**CITY OF INDIANOLA COUNCIL MEETING**
August 17, 2026
6:00 PM
City Council Chambers
110 N 1st Street, Indianola, IA
Agenda

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Public Comment**
5. **Consent Agenda**
   - A. Approval of Agenda
   - B. Approval of Claims
   - C. Approval of Minutes of the prior meetings
   - D. Approval of Applications
     1. Rally Ride for a Purpose Event
        - a. Consideration of the approval of an event and noise permit to 22 Reasons to Stay Rally Ride for a Purpose to be held on August 22, 2026.
        - b. Resolution suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on city streets during the rally ride for a purpose event as requested by 22 Reasons to Stay.
     2. Consideration of the approval of a liquor license from Sticks and Balls for an event at Harley Davidson, contingent upon staff approval.
   - E. Third consideration and adoption of an ordinance amending Chapter 165.05, Zoning District Regulations.
   - F. Third consideration and adoption of an ordinance amending Chapter 171, Parkland Dedication.
   - G. Second consideration of an ordinance amending Ordinance Nos 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, 1668, 1671, 1717, AND 1761 and providing that general property taxes levied and collected each year on certain property located within the amended Hillcrest/Downtown Unified Urban Renewal Area, in the City of Indianola, Couty of Warren, State of Iowa, shall no longer be divided under Iowa Code Section 403.19 in connection with certain subareas of the Hillcrest/Downtown Unified Urban Renewal Area

(Removing “Hillcrest Amendment No. 3 Subarea” and “Downtown Amendment No. 1 Subarea” from Division of Taxes).

H. Resolution suspending enforcement of Indianola Code 47.01(11) regarding the sale and consumption of alcohol in city parks for the Indianola Art Festival in Buxton Park to be held on September 20, 2026.

I. Resolution authorizing a contract with Dr. Gabe Lancaster for Medical Director Services.

J. Resolution authorizing an agreement between Indianola Community Schools and the Indianola Fire Department.

K. Resolution authorizing an agreement between Simpson College and the Indianola Fire Department.

L. Resolution approving an amendment to the Fee Schedule regarding Parkland Dedication fees.

M. Resolution appointing City of Indianola representation to the Des Moines Metropolitan Planning Organization (MPO) and the Central Iowa Regional Transportation Planning Alliance (CIRTPA).

N. Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against properties.

O. Resolution approving salaries.

**6. Council Reports**

A. Receive and file the June 2026 Treasurer's Report.

B. Receive and file the July 2026 Treasurer's Report.

C. Council Committee Reports

**7. Mayor's Report**

A. Community Update

B. Proclamation declaring August 23-29, 2026 as Water and Wasterwater Workers Week in Indianola.

**8. Public Consideration**

A. Old Business

1. Resolution authorizing proceeding with an Exclusive Listing Agreement with Knapp Properties, LLC for the sale of the North Howard Properties.

2. Amendments of Indianola City Code

a. Public hearing regarding the amendment of City Code Chapters 151-153, 155-160, 161A, and adoption of the 2024 International Codes, 2024 Uniform Plumbing Code, and the 2023 National Electric Code (NEC, NFPA 70) for the City of Indianola.

b. First consideration of an ordinance amending City Code Chapters 151-153, 155-160, 161A, and adoption of the 2024 International

Codes, 2024 Uniform Plumbing Code, and the 2023 National Electric Code (NEC, NFPA 70) for the City of Indianola.

B. New Business

1. Discussion and possible action regarding fuel surcharge on recycling contract.
2. Resolution approving site plan for Les Schwab Tire Center (102 East Scenic Valley Avenue).
3. Resolution approving site plan for Kiya Koda Humane Society (1600 East Orchard Place).

**9. Other Business**

A. Discussion and direction regarding borrowing for capital items.

B. City Manager's Report - Jacob Meshke

C. Discussion and action regarding future agenda items.

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

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

**10. Adjourn**

# MEMORANDUM

**To:** Mayor and City Council

**From:**

**Date:** August 17, 2026

**Subject:** Approval of Claims

**Introduction:** The claims report for Council approval totals $311,999.25

**Recommendation:** Staff recommends approval of all claims.

**Attachments:** 1. Vendor Expense Approval 08172026

City of Indianola, IA

# Publication Report
By Vendor Name

Post Dates 8/17/2026 - 8/17/2026

**APPROVAL OF BILLS - CITY**

Josh Rabe, City Council

Ron Dalby, City Council

Steve Armstrong, City Council

Tiffany Davis, City Council

Mellisa Sones, City Council

Bob Lane, City Council

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Vendor: 104867 - 515 TREE SERVICE LLC** | | | | |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| 515 TREE SERVICE LLC | W SALEM & S N ST STORM CLEAN UP - STREETS | 110-2100-64990 | Misc Contractual | 1,150.00 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **1,150.00** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **1,150.00** |
| | | | **Vendor 104867 - 515 TREE SERVICE LLC Total:** | **1,150.00** |
| **Vendor: 002810 - ACCO UNLIMITED CORP.** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4500 - Pool (Memorial)** | | | | |
| ACCO UNLIMITED CORP. | CHEMICALS - VMAC | 001-4500-65010 | Chemicals | 353.00 |
| ACCO UNLIMITED CORP. | CHLORINE - VMAC | 001-4500-65011 | Chlorine | 754.00 |
| ACCO UNLIMITED CORP. | CHLORINE - VMAC | 001-4500-65011 | Chlorine | 932.80 |
| | | | **Department 4500 - Pool (Memorial) Total:** | **2,039.80** |
| | | | **Fund 001 - General Total:** | **2,039.80** |
| | | | **Vendor 002810 - ACCO UNLIMITED CORP. Total:** | **2,039.80** |
| **Vendor: 103749 - ACE HARDWARE** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4300 - Parks** | | | | |
| ACE HARDWARE | MISC FASTNERS - PARKS | 001-4300-65070 | Materials/Supplies | 2.60 |
| ACE HARDWARE | SHOP OFFICE CLOCK - PARKS | 001-4300-63100 | Repair/Maint | 29.99 |
| ACE HARDWARE | CAULK, RUST REMOVER - PARKS | 001-4300-65070 | Materials/Supplies | 54.96 |
| ACE HARDWARE | HOSE SHUT OFF, DUST PAN - PARKS | 001-4300-65070 | Materials/Supplies | 13.58 |
| | | | **Department 4300 - Parks Total:** | **101.13** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Department: 4500 - Pool (Memorial)** | | | | |
| ACE HARDWARE | SQUEEGE & POLES & SCREWS - VMAC | 001-4500-65070 | Materials/Supplies | 74.76 |
| | | | **Department 4500 - Pool (Memorial) Total:** | **74.76** |
| **Department: 6220 - Facilities** | | | | |
| ACE HARDWARE | SUPPLIES TO PATCH WALLS - FACILITIES | 001-6220-63100 | Repair/Maint | 25.56 |
| | | | **Department 6220 - Facilities Total:** | **25.56** |
| **Department: 6500 - General Govt and Buildings** | | | | |
| ACE HARDWARE | IOWA FLAG - BUXTON | 001-6500-65990 | Miscellaneous | 39.99 |
| | | | **Department 6500 - General Govt and Buildings Total:** | **39.99** |
| | | | **Fund 001 - General Total:** | **241.44** |
| **Fund: 680 - Wellness Campus Fund** | | | | |
| **Department: 8700 - Wellness Campus** | | | | |
| ACE HARDWARE | GREASE FOR REC POOL PUMP BASKET - IWC | 680-8700-63100 | Repair/Maint | 12.99 |
| | | | **Department 8700 - Wellness Campus Total:** | **12.99** |
| | | | **Fund 680 - Wellness Campus Fund Total:** | **12.99** |
| | | | **Vendor 103749 - ACE HARDWARE Total:** | **254.43** |
| **Vendor: 048228 - AGRILAND FS INC** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4300 - Parks** | | | | |
| AGRILAND FS INC | FUEL DISTRIBUTION - PARKS | 001-4300-65050 | Vehicle Operating Supplies | 3,031.86 |
| | | | **Department 4300 - Parks Total:** | **3,031.86** |
| | | | **Fund 001 - General Total:** | **3,031.86** |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| AGRILAND FS INC | FUEL DISTRIBUTION - STREETS` | 110-2100-65050 | Vehicle Operating Supplies | 5,012.73 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **5,012.73** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **5,012.73** |
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8300 - Sewer** | | | | |
| AGRILAND FS INC | FUEL DISTRIBUTION | 610-8300-65050 | Vehicle Operating Supplies | 730.93 |
| AGRILAND FS INC | LP GAS BOTTLE FILL - WRRF | 610-8300-65070 | Materials/Supplies | 28.74 |
| | | | **Department 8300 - Sewer Total:** | **759.67** |
| | | | **Fund 610 - Sewer Fund Total:** | **759.67** |
| | | | **Vendor 048228 - AGRILAND FS INC Total:** | **8,804.26** |
| **Vendor: 031150 - AGSOURCE COOPERATIVE SERVICES** | | | | |
| **Fund: 680 - Wellness Campus Fund** | | | | |
| **Department: 8700 - Wellness Campus** | | | | |
| AGSOURCE COOPERATIVE SE... | POOL TESTING - IWC | 680-8700-64200 | Inspections/Testing | 15.25 |
| | | | **Department 8700 - Wellness Campus Total:** | **15.25** |
| | | | **Fund 680 - Wellness Campus Fund Total:** | **15.25** |
| | | | **Vendor 031150 - AGSOURCE COOPERATIVE SERVICES Total:** | **15.25** |
| **Vendor: 103081 - AMAZON CAPITAL SERVICES** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1100 - Police** | | | | |
| AMAZON CAPITAL SERVICES | NOTARY STAMP - POLICE | 001-1100-65060 | Office Supplies | 44.97 |
| | | | **Department 1100 - Police Total:** | **44.97** |
| **Department: 4100 - Library** | | | | |
| AMAZON CAPITAL SERVICES | RETURN BOOK | 001-4100-65020 | Library Books & Periodicals | -15.40 |
| AMAZON CAPITAL SERVICES | Display Furniture | 001-4100-63100 | Repair/Maint | 81.27 |
| AMAZON CAPITAL SERVICES | Marketing supplies | 001-4100-64020 | Advertising & Legal Notices | 53.33 |
| AMAZON CAPITAL SERVICES | Janitorial supplies | 001-4100-64090 | Janitorial Services | 43.43 |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| AMAZON CAPITAL SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 2,270.51 |
| AMAZON CAPITAL SERVICES | Special Collection Materials | 001-4100-65022 | Special Collections | 454.08 |
| AMAZON CAPITAL SERVICES | Office Supplies | 001-4100-65060 | Office Supplies | 130.66 |
| AMAZON CAPITAL SERVICES | Special Use Supplies and Materials | 001-4100-65070 | Materials/Supplies | 152.09 |
| AMAZON CAPITAL SERVICES | Program Supplies | 001-4100-65079 | Materials/Supplies--Program | 150.61 |
| | | | **Department 4100 - Library Total:** | **3,320.58** |
| **Department: 4200 - Park & Rec Administration** | | | | |
| AMAZON CAPITAL SERVICES | LABEL MAKER, LAMINATOR, MISC SUPPLIES - PARK ADMIN | 001-4200-65070 | Materials/Supplies | 247.61 |
| AMAZON CAPITAL SERVICES | SENSORY LIGHT SWITCHES ACTIVITY CENT - P&R | 001-4200-63100 | Repair/Maint | 157.16 |
| | | | **Department 4200 - Park & Rec Administration Total:** | **404.77** |
| **Department: 4500 - Pool (Memorial)** | | | | |
| AMAZON CAPITAL SERVICES | WRENCHES - VMAC | 001-4500-65070 | Materials/Supplies | 9.90 |
| AMAZON CAPITAL SERVICES | REAGENT FOR CALCIUM TESTING - VMAC | 001-4500-65070 | Materials/Supplies | 37.73 |
| AMAZON CAPITAL SERVICES | RETURN FLOOR MAT - VMAC | 001-4500-65070 | Materials/Supplies | -85.95 |
| AMAZON CAPITAL SERVICES | RETURN FIRE EXT TAGS - VMAC | 001-4500-65070 | Materials/Supplies | -14.05 |
| | | | **Department 4500 - Pool (Memorial) Total:** | **-52.37** |
| **Department: 6210 - Info & Tech** | | | | |
| AMAZON CAPITAL SERVICES | KEYBOARD/MOUSE COMBO X 2 - IT | 001-6210-67240 | Computer Hardware/Software | 170.98 |
| AMAZON CAPITAL SERVICES | ALL WEATHER FLOOR MAT - IT | 001-6210-63400 | Repair/Maint--Office Equip | 89.96 |
| AMAZON CAPITAL SERVICES | PAINT ROLLER KIT, DISPLAY RECEIVER, TV MOUNT - IT | 001-6210-65070 | Materials/Supplies | 410.80 |
| AMAZON CAPITAL SERVICES | DIGITAL CONVERTER - IT | 001-6210-67240 | Computer Hardware/Software | 196.97 |
| | | | **Department 6210 - Info & Tech Total:** | **868.71** |
| **Department: 6220 - Facilities** | | | | |
| AMAZON CAPITAL SERVICES | LIGHT FIXTURE REPLACEMENT - FACILITIES | 001-6220-63100 | Repair/Maint | 14.24 |
| AMAZON CAPITAL SERVICES | DRILL TOOL KIT - FACILITIES | 001-6220-63100 | Repair/Maint | 50.99 |
| AMAZON CAPITAL SERVICES | AC DRAIN LINE CLEANER - FACILITIES | 001-6220-63100 | Repair/Maint | 56.02 |
| AMAZON CAPITAL SERVICES | DOOR ACCESS SUPPLIES - FACILITIES | 001-6220-63100 | Repair/Maint | 81.98 |
| AMAZON CAPITAL SERVICES | 2 MOTOR CAPACITORS - FACILITIES | 001-6220-63100 | Repair/Maint | 145.50 |
| | | | **Department 6220 - Facilities Total:** | **348.73** |
| | | | **Fund 001 - General Total:** | **4,935.39** |
| **Fund: 141 - Library Special Revenue** | | | | |
| **Department: 4100 - Library** | | | | |
| AMAZON CAPITAL SERVICES | RETURN GUMMY BEAR POUCHES - LIBRARY | 141-4100-65023 | Summer Reading Program Ex... | -18.29 |
| AMAZON CAPITAL SERVICES | Memorial Fund Purchases | 141-4100-65020 | Library Books & Periodicals | 141.98 |
| AMAZON CAPITAL SERVICES | Friends SRP Purchases | 141-4100-65023 | Summer Reading Program Ex... | 1,519.84 |
| AMAZON CAPITAL SERVICES | Friends General Fund Purchases | 141-4100-65024 | Friends of the Library Expense | 41.30 |
| AMAZON CAPITAL SERVICES | Friends Memorial Purchases | 141-4100-67809 | Friends of the Library Memori... | 198.50 |
| | | | **Department 4100 - Library Total:** | **1,883.33** |
| | | | **Fund 141 - Library Special Revenue Total:** | **1,883.33** |
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8350 - Sewer Plant** | | | | |
| AMAZON CAPITAL SERVICES | NOTEPADS - WRRD | 610-8350-65060 | Office Supplies | 27.53 |
| AMAZON CAPITAL SERVICES | OFFICE SUPPLIES - WRRF | 610-8350-65060 | Office Supplies | 40.04 |
| | | | **Department 8350 - Sewer Plant Total:** | **67.57** |
| | | | **Fund 610 - Sewer Fund Total:** | **67.57** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Fund: 680 - Wellness Campus Fund** | | | | |
| **Department: 8700 - Wellness Campus** | | | | |
| AMAZON CAPITAL SERVICES | WRENCHES - IWC | 680-8700-65070 | Materials/Supplies | 17.97 |
| | | | **Department 8700 - Wellness Campus Total:** | **17.97** |
| | | | **Fund 680 - Wellness Campus Fund Total:** | **17.97** |
| | | | **Vendor 103081 - AMAZON CAPITAL SERVICES Total:** | **6,904.26** |
| **Vendor: 100179 - BLACKSTONE PUBLISHING** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4100 - Library** | | | | |
| BLACKSTONE PUBLISHING | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 77.82 |
| | | | **Department 4100 - Library Total:** | **77.82** |
| | | | **Fund 001 - General Total:** | **77.82** |
| | | | **Vendor 100179 - BLACKSTONE PUBLISHING Total:** | **77.82** |
| **Vendor: 104367 - BLUEMARK ENERGY LLC** | | | | |
| **Fund: 680 - Wellness Campus Fund** | | | | |
| **Department: 8700 - Wellness Campus** | | | | |
| BLUEMARK ENERGY LLC | UTILITIES - IWC | 680-8700-63710 | Utilities | 1,027.48 |
| | | | **Department 8700 - Wellness Campus Total:** | **1,027.48** |
| | | | **Fund 680 - Wellness Campus Fund Total:** | **1,027.48** |
| | | | **Vendor 104367 - BLUEMARK ENERGY LLC Total:** | **1,027.48** |
| **Vendor: 100097 - BOUND TREE MEDICAL LLC** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1600 - Ambulance** | | | | |
| BOUND TREE MEDICAL LLC | AMBULANCE SUPPLIES | 001-1600-65070 | Materials/Supplies | 1,165.18 |
| | | | **Department 1600 - Ambulance Total:** | **1,165.18** |
| | | | **Fund 001 - General Total:** | **1,165.18** |
| | | | **Vendor 100097 - BOUND TREE MEDICAL LLC Total:** | **1,165.18** |
| **Vendor: 100453 - BRAVO GREATER DES MOINES** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 5100 - Community Betterment** | | | | |
| BRAVO GREATER DES MOINES | 28E 4TH QTR FY26 CONTRIBUTION | 001-5100-64130 | Payments to Other Agencies | 17,059.90 |
| | | | **Department 5100 - Community Betterment Total:** | **17,059.90** |
| | | | **Fund 001 - General Total:** | **17,059.90** |
| | | | **Vendor 100453 - BRAVO GREATER DES MOINES Total:** | **17,059.90** |
| **Vendor: 101330 - BRICK GENTRY P.C.** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1100 - Police** | | | | |
| BRICK GENTRY P.C. | LEGAL SERVICE FEES - POLICE | 001-1100-64110 | Legal Service Fees | 140.00 |
| BRICK GENTRY P.C. | LEGAL SERVICE FEES-POLICE | 001-1100-64110 | Legal Service Fees | 240.00 |
| BRICK GENTRY P.C. | LEGAL FEE-POLICE | 001-1100-64110 | Legal Service Fees | 105.00 |
| | | | **Department 1100 - Police Total:** | **485.00** |
| **Department: 1500 - Fire** | | | | |
| BRICK GENTRY P.C. | Legal Service Fees - Fire | 001-1500-64110 | Legal Service Fees | 760.00 |
| | | | **Department 1500 - Fire Total:** | **760.00** |
| **Department: 1700 - Community Development** | | | | |
| BRICK GENTRY P.C. | LEGAL SERVICE FEES-NUISANCE -COMM DEV | 001-1700-64110 | Legal Service Fees | 1,548.22 |
| BRICK GENTRY P.C. | LEGAL FEES-COMM DEV | 001-1700-64110 | Legal Service Fees | 240.00 |
| BRICK GENTRY P.C. | LEGAL SERVICE FEES- COMM DEV | 001-1700-64110 | Legal Service Fees | 500.00 |
| | | | **Department 1700 - Community Development Total:** | **2,288.22** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Department: 4100 - Library** | | | | |
| BRICK GENTRY P.C. | LEGAL FEES-IBRARY | 001-4100-64990 | Misc Contractual | 80.00 |
| | | | **Department 4100 - Library Total:** | **80.00** |
| **Department: 6250 - Human Resources** | | | | |
| BRICK GENTRY P.C. | LEGAL SERVICE FEES--HR | 001-6250-64110 | Legal Service Fees | 140.00 |
| BRICK GENTRY P.C. | LEGAL FEES-HR | 001-6250-64110 | Legal Service Fees | 60.00 |
| | | | **Department 6250 - Human Resources Total:** | **200.00** |
| **Department: 6500 - General Govt and Buildings** | | | | |
| BRICK GENTRY P.C. | LEGAL FEES-GENERAL | 001-6500-64110 | Legal Service Fees | 4,360.00 |
| | | | **Department 6500 - General Govt and Buildings Total:** | **4,360.00** |
| | | | **Fund 001 - General Total:** | **8,173.22** |
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8300 - Sewer** | | | | |
| BRICK GENTRY P.C. | LEGAL FEES-CONTRACT-WRRF | 610-8300-64110 | Legal Service Fees | 580.00 |
| BRICK GENTRY P.C. | LEGAL FEES-HR | 610-8300-64110 | Legal Service Fees | 120.00 |
| BRICK GENTRY P.C. | LEGAL SERVICE FEES--WRRF | 610-8300-64110 | Legal Service Fees | 140.00 |
| | | | **Department 8300 - Sewer Total:** | **840.00** |
| | | | **Fund 610 - Sewer Fund Total:** | **840.00** |
| **Fund: 680 - Wellness Campus Fund** | | | | |
| **Department: 8700 - Wellness Campus** | | | | |
| BRICK GENTRY P.C. | LEGAL SERVICE FEES- IWC | 680-8700-64110 | Legal Service Fees | 200.00 |
| | | | **Department 8700 - Wellness Campus Total:** | **200.00** |
| | | | **Fund 680 - Wellness Campus Fund Total:** | **200.00** |
| | | | **Vendor 101330 - BRICK GENTRY P.C. Total:** | **9,213.22** |
| **Vendor: 008180 - CENTER POINT LARGE PRINT** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4100 - Library** | | | | |
| CENTER POINT LARGE PRINT | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 32.21 |
| | | | **Department 4100 - Library Total:** | **32.21** |
| | | | **Fund 001 - General Total:** | **32.21** |
| | | | **Vendor 008180 - CENTER POINT LARGE PRINT Total:** | **32.21** |
| **Vendor: 103780 - CENTRAL IOWA FASTENERS** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4500 - Pool (Memorial)** | | | | |
| CENTRAL IOWA FASTENERS | CAN LINERS, GLASS CLEANER, SOAP - VMAC | 001-4500-65070 | Materials/Supplies | 413.65 |
| | | | **Department 4500 - Pool (Memorial) Total:** | **413.65** |
| | | | **Fund 001 - General Total:** | **413.65** |
| | | | **Vendor 103780 - CENTRAL IOWA FASTENERS Total:** | **413.65** |
| **Vendor: 101070 - CENTRAL IOWA PEST CONTROL SRVCS** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 6500 - General Govt and Buildings** | | | | |
| CENTRAL IOWA PEST CONTRO... | PEST CONTROL - CITY HALL | 001-6500-63100 | Repair/Maint | 195.00 |
| | | | **Department 6500 - General Govt and Buildings Total:** | **195.00** |
| | | | **Fund 001 - General Total:** | **195.00** |
| | | | **Vendor 101070 - CENTRAL IOWA PEST CONTROL SRVCS Total:** | **195.00** |
| **Vendor: 055927 - CENTURYLINK** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 6210 - Info & Tech** | | | | |
| CENTURYLINK | MONTHLY SERVICE - IT | 001-6210-63730 | Telephone/Cellphone | 76.07 |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| CENTURYLINK | MONTHLY SERVICE - IT | 001-6210-63730 | Telephone/Cellphone | 74.60 |
| | | | **Department 6210 - Info & Tech Total:** | **150.67** |
| | | | **Fund 001 - General Total:** | **150.67** |
| | | | **Vendor 055927 - CENTURYLINK Total:** | **150.67** |
| **Vendor: 101724 - CINTAS CORPORATION** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4200 - Park & Rec Administration** | | | | |
| CINTAS CORPORATION | FIRST AID KIT SUPPLIES - ACITVITY CENTER | 001-4200-65070 | Materials/Supplies | 39.88 |
| | | | **Department 4200 - Park & Rec Administration Total:** | **39.88** |
| | | | **Fund 001 - General Total:** | **39.88** |
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8300 - Sewer** | | | | |
| CINTAS CORPORATION | CINTAS AGREEMENT | 610-8300-64990 | Misc Contractual | 234.00 |
| | | | **Department 8300 - Sewer Total:** | **234.00** |
| | | | **Fund 610 - Sewer Fund Total:** | **234.00** |
| | | | **Vendor 101724 - CINTAS CORPORATION Total:** | **273.88** |
| **Vendor: 008615 - CIRCLE B CASHWAY** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4200 - Park & Rec Administration** | | | | |
| CIRCLE B CASHWAY | TREATED 2X4s FOR SIGN - PARK ADMIN | 001-4200-63100 | Repair/Maint | 11.96 |
| | | | **Department 4200 - Park & Rec Administration Total:** | **11.96** |
| **Department: 4300 - Parks** | | | | |
| CIRCLE B CASHWAY | POLY SEAM SEAL & CONCRETE FILLER - PARKS | 001-4300-65070 | Materials/Supplies | 16.98 |
| | | | **Department 4300 - Parks Total:** | **16.98** |
| | | | **Fund 001 - General Total:** | **28.94** |
| **Fund: 650 - Stormwater Utility Fund** | | | | |
| **Department: 9000 - Stormwater** | | | | |
| CIRCLE B CASHWAY | 4X8s AND NAILS - STREETS | 650-9000-65070 | Materials/Supplies | 97.34 |
| | | | **Department 9000 - Stormwater Total:** | **97.34** |
| | | | **Fund 650 - Stormwater Utility Fund Total:** | **97.34** |
| | | | **Vendor 008615 - CIRCLE B CASHWAY Total:** | **126.28** |
| **Vendor: 104885 - CLEANING CONNECTION, INC** | | | | |
| **Fund: 680 - Wellness Campus Fund** | | | | |
| **Department: 8700 - Wellness Campus** | | | | |
| CLEANING CONNECTION, INC | JANITORIAL SERVICES - IWC | 680-8700-64090 | Janitorial Services | 3,700.00 |
| | | | **Department 8700 - Wellness Campus Total:** | **3,700.00** |
| | | | **Fund 680 - Wellness Campus Fund Total:** | **3,700.00** |
| | | | **Vendor 104885 - CLEANING CONNECTION, INC Total:** | **3,700.00** |
| **Vendor: 104264 - CORE-MARK MIDCONTINENT INC** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4500 - Pool (Memorial)** | | | | |
| CORE-MARK MIDCONTINENT ... | CONCESSIONS - VMAC | 001-4500-65070 | Materials/Supplies | 1,407.65 |
| | | | **Department 4500 - Pool (Memorial) Total:** | **1,407.65** |
| | | | **Fund 001 - General Total:** | **1,407.65** |
| | | | **Vendor 104264 - CORE-MARK MIDCONTINENT INC Total:** | **1,407.65** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Vendor: 104951 - DANIELS FILTER SERVICE** | | | | |
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8325 - Sewer Collection/Distribution** | | | | |
| DANIELS FILTER SERVICE | SINGLE LAYER SCREEN & MOUNT KIT - WRRF | 610-8325-65072 | Materials/Supplies-Maintenan... | 288.80 |
| | | | **Department 8325 - Sewer Collection/Distribution Total:** | **288.80** |
| | | | **Fund 610 - Sewer Fund Total:** | **288.80** |
| | | | **Vendor 104951 - DANIELS FILTER SERVICE Total:** | **288.80** |
| **Vendor: 104911 - DASH SPORTS LLC** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4200 - Park & Rec Administration** | | | | |
| DASH SPORTS LLC | INSTRUCTOR HOCKEY CAMP & TYKES - P&R | 001-4200-64205 | Instructor (Contractual) | 796.00 |
| DASH SPORTS LLC | INSTRUCTOR FLAG FOOTBALL & CHEER CAMP-P&R | 001-4200-64205 | Instructor (Contractual) | 4,514.60 |
| | | | **Department 4200 - Park & Rec Administration Total:** | **5,310.60** |
| | | | **Fund 001 - General Total:** | **5,310.60** |
| | | | **Vendor 104911 - DASH SPORTS LLC Total:** | **5,310.60** |
| **Vendor: 010820 - DEMCO EDUCATIONAL CORP** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4100 - Library** | | | | |
| DEMCO EDUCATIONAL CORP | PAPER MENDING TAPE - LIBRARY | 001-4100-65070 | Materials/Supplies | 69.36 |
| | | | **Department 4100 - Library Total:** | **69.36** |
| | | | **Fund 001 - General Total:** | **69.36** |
| | | | **Vendor 010820 - DEMCO EDUCATIONAL CORP Total:** | **69.36** |
| **Vendor: 010882 - DETAILS PLUS INC** | | | | |
| **Fund: 710 - Sewer Capital Projects Fund** | | | | |
| **Department: 8300 - Sewer** | | | | |
| DETAILS PLUS INC | BELINER - SILVERADO 2500 CREW CAB - WRRF | 710-8300-67270 | Capital Equipment | 575.00 |
| | | | **Department 8300 - Sewer Total:** | **575.00** |
| | | | **Fund 710 - Sewer Capital Projects Fund Total:** | **575.00** |
| | | | **Vendor 010882 - DETAILS PLUS INC Total:** | **575.00** |
| **Vendor: 102543 - DEYARMAN FORD OF INDIANOLA** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1700 - Community Development** | | | | |
| DEYARMAN FORD OF INDIAN... | OIL CHANGE & SERVICE-2022 EXPLORER-COMM DEV | 001-1700-63320 | Repair/Maint--Vehicle | 70.49 |
| | | | **Department 1700 - Community Development Total:** | **70.49** |
| | | | **Fund 001 - General Total:** | **70.49** |
| | | | **Vendor 102543 - DEYARMAN FORD OF INDIANOLA Total:** | **70.49** |
| **Vendor: 104636 - DR. GABE LANCASTER PLLC** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1600 - Ambulance** | | | | |
| DR. GABE LANCASTER PLLC | QRTLY MEDICAL DIRECTOR SERVICES | 001-1600-64122 | Medical Director | 3,750.00 |
| | | | **Department 1600 - Ambulance Total:** | **3,750.00** |
| | | | **Fund 001 - General Total:** | **3,750.00** |
| | | | **Vendor 104636 - DR. GABE LANCASTER PLLC Total:** | **3,750.00** |
| **Vendor: 102092 - DUST PROS JANITORIAL** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1500 - Fire** | | | | |
| DUST PROS JANITORIAL | TOWELS - FIRE | 001-1500-65076 | Materials/Supplies--Shop | 97.00 |
| | | | **Department 1500 - Fire Total:** | **97.00** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Department: 4100 - Library** | | | | |
| DUST PROS JANITORIAL | JANITORIAL SERVICES - LIBRARY | 001-4100-64090 | Janitorial Services | 1,500.00 |
| DUST PROS JANITORIAL | MULTIFOLD TOWELS, SOAP - LIBRARY | 001-4100-64090 | Janitorial Services | 287.50 |
| | | | **Department 4100 - Library Total:** | **1,787.50** |
| **Department: 4200 - Park & Rec Administration** | | | | |
| DUST PROS JANITORIAL | MULTIFOLD TOWELS - ACTIVITY CENTER | 001-4200-65070 | Materials/Supplies | 100.00 |
| | | | **Department 4200 - Park & Rec Administration Total:** | **100.00** |
| **Department: 6210 - Info & Tech** | | | | |
| DUST PROS JANITORIAL | CLEANING BUXTON OFFICE - IT | 001-6210-64990 | Misc Contractual | 550.00 |
| | | | **Department 6210 - Info & Tech Total:** | **550.00** |
| **Department: 6500 - General Govt and Buildings** | | | | |
| DUST PROS JANITORIAL | JANITORIAL SUPPLIES - CITY HALL | 001-6500-65071 | Materials/Supplies--Janitorial | 358.00 |
| | | | **Department 6500 - General Govt and Buildings Total:** | **358.00** |
| | | | **Fund 001 - General Total:** | **2,892.50** |
| | | | **Vendor 102092 - DUST PROS JANITORIAL Total:** | **2,892.50** |
| **Vendor: 104827 - EAGLE ENGRAVING INC** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1500 - Fire** | | | | |
| EAGLE ENGRAVING INC | COMMENDATION BARS & METAL - FIRE | 001-1500-61810 | Uniforms/Clothing Allowance | 374.95 |
| | | | **Department 1500 - Fire Total:** | **374.95** |
| | | | **Fund 001 - General Total:** | **374.95** |
| | | | **Vendor 104827 - EAGLE ENGRAVING INC Total:** | **374.95** |
| **Vendor: 014405 - EMPLOYEE & FAMILY RESOURCES** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1100 - Police** | | | | |
| EMPLOYEE & FAMILY RESOUR... | EMPLOYEE ASSISTANCE PROGRAM 2026-2027 | 001-1100-61430 | Employee Assistance Program | 643.75 |
| | | | **Department 1100 - Police Total:** | **643.75** |
| **Department: 1500 - Fire** | | | | |
| EMPLOYEE & FAMILY RESOUR... | EMPLOYEE ASSISTANCE PROGRAM 2026-2027 | 001-1500-61430 | Employee Assistance Program | 463.50 |
| | | | **Department 1500 - Fire Total:** | **463.50** |
| **Department: 1600 - Ambulance** | | | | |
| EMPLOYEE & FAMILY RESOUR... | EMPLOYEE ASSISTANCE PROGRAM 2026-2027 | 001-1600-61430 | Employee Assistance Program | 489.25 |
| | | | **Department 1600 - Ambulance Total:** | **489.25** |
| **Department: 1700 - Community Development** | | | | |
| EMPLOYEE & FAMILY RESOUR... | EMPLOYEE ASSISTANCE PROGRAM 2026-2027 | 001-1700-61430 | Employee Assistance Program | 128.75 |
| | | | **Department 1700 - Community Development Total:** | **128.75** |
| **Department: 4100 - Library** | | | | |
| EMPLOYEE & FAMILY RESOUR... | EMPLOYEE ASSISTANCE PROGRAM 2026-2027 | 001-4100-61430 | Employee Assistance Program | 309.00 |
| | | | **Department 4100 - Library Total:** | **309.00** |
| **Department: 4200 - Park & Rec Administration** | | | | |
| EMPLOYEE & FAMILY RESOUR... | EMPLOYEE ASSISTANCE PROGRAM 2026-2027 | 001-4200-61430 | Employee Assistance Program | 154.50 |
| | | | **Department 4200 - Park & Rec Administration Total:** | **154.50** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Department: 4300 - Parks** | | | | |
| EMPLOYEE & FAMILY RESOUR... | EMPLOYEE ASSISTANCE PROGRAM 2026-2027 | 001-4300-61430 | Employee Assistance Program | 103.00 |
| | | | **Department 4300 - Parks Total:** | **103.00** |
| **Department: 6150 - City Manager** | | | | |
| EMPLOYEE & FAMILY RESOUR... | EMPLOYEE ASSISTANCE PROGRAM 2026-2027 | 001-6150-61430 | Employee Assistance Program | 25.75 |
| | | | **Department 6150 - City Manager Total:** | **25.75** |
| **Department: 6200 - Clerk/Finance** | | | | |
| EMPLOYEE & FAMILY RESOUR... | EMPLOYEE ASSISTANCE PROGRAM 2026-2027 | 001-6200-61430 | Employee Assistance Program | 77.25 |
| | | | **Department 6200 - Clerk/Finance Total:** | **77.25** |
| **Department: 6210 - Info & Tech** | | | | |
| EMPLOYEE & FAMILY RESOUR... | EMPLOYEE ASSISTANCE PROGRAM 2026-2027 | 001-6210-61430 | Employee Assistance Program | 77.25 |
| | | | **Department 6210 - Info & Tech Total:** | **77.25** |
| **Department: 6250 - Human Resources** | | | | |
| EMPLOYEE & FAMILY RESOUR... | EMPLOYEE ASSISTANCE PROGRAM 2026-2027 | 001-6250-61430 | Employee Assistance Program | 51.50 |
| | | | **Department 6250 - Human Resources Total:** | **51.50** |
| | | | **Fund 001 - General Total:** | **2,523.50** |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| EMPLOYEE & FAMILY RESOUR... | EMPLOYEE ASSISTANCE PROGRAM 2026-2027 | 110-2100-61430 | Employee Assistance Program | 257.50 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **257.50** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **257.50** |
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8300 - Sewer** | | | | |
| EMPLOYEE & FAMILY RESOUR... | EMPLOYEE ASSISTANCE PROGRAM 2026-2027 | 610-8300-61430 | Employee Assistance Program | 206.00 |
| | | | **Department 8300 - Sewer Total:** | **206.00** |
| | | | **Fund 610 - Sewer Fund Total:** | **206.00** |
| **Fund: 680 - Wellness Campus Fund** | | | | |
| **Department: 8700 - Wellness Campus** | | | | |
| EMPLOYEE & FAMILY RESOUR... | EMPLOYEE ASSISTANCE PROGRAM 2026-2027 | 680-8700-61430 | Employee Assistance Program | 257.50 |
| | | | **Department 8700 - Wellness Campus Total:** | **257.50** |
| | | | **Fund 680 - Wellness Campus Fund Total:** | **257.50** |
| | | | **Vendor 014405 - EMPLOYEE & FAMILY RESOURCES Total:** | **3,244.50** |
| **Vendor: 103732 - EMPLOYEE TECH** | | | | |
| **Fund: 820 - Health Insurance Fund** | | | | |
| **Department: 9300 - Vehicle Reserve and Internal Service** | | | | |
| EMPLOYEE TECH | IMPLEMENTATION/DELIVERY 2026 ACA FILING - HR | 820-9300-64990 | Misc Contractual | 3,279.35 |
| | | | **Department 9300 - Vehicle Reserve and Internal Service Total:** | **3,279.35** |
| | | | **Fund 820 - Health Insurance Fund Total:** | **3,279.35** |
| | | | **Vendor 103732 - EMPLOYEE TECH Total:** | **3,279.35** |
| **Vendor: 018096 - GALLS LLC** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1500 - Fire** | | | | |
| GALLS LLC | DOUBLE STRAND CORD - FIRE | 001-1500-61810 | Uniforms/Clothing Allowance | 24.44 |
| | | | **Department 1500 - Fire Total:** | **24.44** |
| | | | **Fund 001 - General Total:** | **24.44** |
| | | | **Vendor 018096 - GALLS LLC Total:** | **24.44** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Vendor: 020400 - GRIMES ASPHALT & PAVING** | | | | |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| GRIMES ASPHALT & PAVING | HOT ASPHALT MIX - STREETS | 110-2100-65072 | Materials/Supplies-Maintenan... | 76.50 |
| GRIMES ASPHALT & PAVING | HOT ASPHALT MIX - STREETS | 110-2100-65072 | Materials/Supplies-Maintenan... | 92.25 |
| GRIMES ASPHALT & PAVING | HOT ASPHALT MIX - STREETS | 110-2100-65072 | Materials/Supplies-Maintenan... | 98.25 |
| GRIMES ASPHALT & PAVING | HOT ASPHALT MIX - STREETS | 110-2100-65072 | Materials/Supplies-Maintenan... | 90.75 |
| GRIMES ASPHALT & PAVING | HOT ASPHALT MIX - STREETS | 110-2100-65072 | Materials/Supplies-Maintenan... | 78.00 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **435.75** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **435.75** |
| | | | **Vendor 020400 - GRIMES ASPHALT & PAVING Total:** | **435.75** |
| **Vendor: 020810 - HACH COMPANY** | | | | |
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8325 - Sewer Collection/Distribution** | | | | |
| HACH COMPANY | PORTABLE METER - WRRF | 610-8325-63410 | Repair/Maint--Equipment | 1,777.15 |
| | | | **Department 8325 - Sewer Collection/Distribution Total:** | **1,777.15** |
| | | | **Fund 610 - Sewer Fund Total:** | **1,777.15** |
| | | | **Vendor 020810 - HACH COMPANY Total:** | **1,777.15** |
| **Vendor: 102033 - HAWKINS INC** | | | | |
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8350 - Sewer Plant** | | | | |
| HAWKINS INC | CHEMICALS - -WRRF | 610-8350-65010 | Chemicals | 8,144.50 |
| | | | **Department 8350 - Sewer Plant Total:** | **8,144.50** |
| | | | **Fund 610 - Sewer Fund Total:** | **8,144.50** |
| | | | **Vendor 102033 - HAWKINS INC Total:** | **8,144.50** |
| **Vendor: 021243 - HEIMAN INC** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1500 - Fire** | | | | |
| HEIMAN INC | REPAIR PANTS & COATS - FIRE | 001-1500-65500 | Personal Protective Equipment | 438.15 |
| | | | **Department 1500 - Fire Total:** | **438.15** |
| | | | **Fund 001 - General Total:** | **438.15** |
| | | | **Vendor 021243 - HEIMAN INC Total:** | **438.15** |
| **Vendor: 022300 - HOTSY CLEANING SYSTEMS** | | | | |
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8350 - Sewer Plant** | | | | |
| HOTSY CLEANING SYSTEMS | CHANGE PUMP OIL & GUNJET, CLEAN NOZZLE - WRRF | 610-8350-65072 | Materials/Supplies-Maintenan... | 357.47 |
| | | | **Department 8350 - Sewer Plant Total:** | **357.47** |
| | | | **Fund 610 - Sewer Fund Total:** | **357.47** |
| | | | **Vendor 022300 - HOTSY CLEANING SYSTEMS Total:** | **357.47** |
| **Vendor: 008629 - IMU - UTILITIES** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1100 - Police** | | | | |
| IMU - UTILITIES | UTILITIES 410 N JEFFERSON - POLICE | 001-1100-63710 | Utilities | 173.95 |
| | | | **Department 1100 - Police Total:** | **173.95** |
| **Department: 1500 - Fire** | | | | |
| IMU - UTILITIES | UTILITIES - RENEWABLE | 001-1500-63710 | Utilities | 53.00 |
| IMU - UTILITIES | UTILITIES - 206 N 1ST - FIRE | 001-1500-63710 | Utilities | 49.92 |
| | | | **Department 1500 - Fire Total:** | **102.92** |
| **Department: 4100 - Library** | | | | |
| IMU - UTILITIES | UTILITIES - LIBRARY | 001-4100-63710 | Utilities | 2,287.35 |
| | | | **Department 4100 - Library Total:** | **2,287.35** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Department: 4200 - Park & Rec Administration** | | | | |
| IMU - UTILITIES | UTILITIES - ADULT SB PICKARD - PARKS ADMIN | 001-4200-63710 | Utilities | 899.00 |
| IMU - UTILITIES | PICKARD YOUTH - PARK & REC | 001-4200-63710 | Utilities | 323.04 |
| IMU - UTILITIES | UTILITIES - ACTIVITY CENTER | 001-4200-63710 | Utilities | 889.42 |
| | | | **Department 4200 - Park & Rec Administration Total:** | **2,111.46** |
| **Department: 4300 - Parks** | | | | |
| IMU - UTILITIES | UTILITIES - PICKARD CAMPGROUND - PARKS | 001-4300-63710 | Utilities | 830.95 |
| IMU - UTILITIES | UTILITIES - BUXTON - PARKS | 001-4300-63710 | Utilities | 751.09 |
| IMU - UTILITIES | UTILITIES - 65-69 MEDIAN IRRIGATION - PARKS | 001-4300-63710 | Utilities | 148.25 |
| IMU - UTILITIES | UTILITIES - MOATS - PARKS | 001-4300-63710 | Utilities | 92.76 |
| IMU - UTILITIES | UTILITIES - PARKS SHOP | 001-4300-63710 | Utilities | 214.13 |
| IMU - UTILITIES | UTILITIES - DOWNEY (DOG PARK) | 001-4300-63710 | Utilities | 69.55 |
| IMU - UTILITIES | UTILITIES - MOATS - PARKS | 001-4300-63710 | Utilities | 147.17 |
| IMU - UTILITIES | UTILITIES - MEMORIAL - PARKS | 001-4300-63710 | Utilities | 98.18 |
| IMU - UTILITIES | UTILITIES - MCVAY TRAILHEAD - PARKS | 001-4300-63710 | Utilities | 85.84 |
| IMU - UTILITIES | UTILITIES - BARKER - PARKS | 001-4300-63710 | Utilities | 47.22 |
| IMU - UTILITIES | UTILITIES - SQUARE PITS IRRIGATION - PARKS | 001-4300-63710 | Utilities | 27.19 |
| | | | **Department 4300 - Parks Total:** | **2,512.33** |
| **Department: 4500 - Pool (Memorial)** | | | | |
| IMU - UTILITIES | UTILITIES - VMAC | 001-4500-63710 | Utilities | 5,765.71 |
| | | | **Department 4500 - Pool (Memorial) Total:** | **5,765.71** |
| **Department: 6210 - Info & Tech** | | | | |
| IMU - UTILITIES | TELEPHONE/CELL SERVICE - IT | 001-6210-63730 | Telephone/Cellphone | 516.00 |
| IMU - UTILITIES | COMPUTER/TECHNOLOGY SERVICES - FIBER | 001-6210-64190 | Computer/Technology Services | 569.00 |
| | | | **Department 6210 - Info & Tech Total:** | **1,085.00** |
| **Department: 6500 - General Govt and Buildings** | | | | |
| IMU - UTILITIES | UTILITIES - CITY | 001-6500-63710 | Utilities | 7,058.18 |
| IMU - UTILITIES | UTILITIES - BUXTON OFFICE | 001-6500-63710 | Utilities | 422.85 |
| IMU - UTILITIES | UTILITIES - 114 N HOWARD | 001-6500-63710 | Utilities | 711.04 |
| IMU - UTILITIES | UTILITIES - 110 N HOWARD | 001-6500-63710 | Utilities | 191.32 |
| | | | **Department 6500 - General Govt and Buildings Total:** | **8,383.39** |
| | | | **Fund 001 - General Total:** | **22,422.11** |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| IMU - UTILITIES | UTILITIES - 706 N 6TH - STREETS | 110-2100-63710 | Utilities | 1,715.69 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **1,715.69** |
| **Department: 2300 - Street Lighting** | | | | |
| IMU - UTILITIES | UTILITIES - STREETLIGHTS | 110-2300-63780 | Street Lighting | 10,882.38 |
| | | | **Department 2300 - Street Lighting Total:** | **10,882.38** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **12,598.07** |
| **Fund: 340 - City Hall Bldg Project** | | | | |
| **Department: 7500 - Local Option Sales Tax & Capital Projects Revenues** | | | | |
| IMU - UTILITIES | FIBER - N HOWARD | 340-7500-63100 | Repair/Maint | 53.39 |
| | | | **Department 7500 - Local Option Sales Tax & Capital Projects Revenues Total:** | **53.39** |
| | | | **Fund 340 - City Hall Bldg Project Total:** | **53.39** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8325 - Sewer Collection/Distribution** | | | | |
| IMU - UTILITIES | UTILITIES - ELECTRIC - WRRF | 610-8325-63710 | Utilities | 10,790.60 |
| | | | **Department 8325 - Sewer Collection/Distribution Total:** | **10,790.60** |
| | | | **Fund 610 - Sewer Fund Total:** | **10,790.60** |
| **Fund: 680 - Wellness Campus Fund** | | | | |
| **Department: 8700 - Wellness Campus** | | | | |
| IMU - UTILITIES | UTILITIES - IWC | 680-8700-63710 | Utilities | 15,217.27 |
| | | | **Department 8700 - Wellness Campus Total:** | **15,217.27** |
| | | | **Fund 680 - Wellness Campus Fund Total:** | **15,217.27** |
| | | | **Vendor 008629 - IMU - UTILITIES Total:** | **61,081.44** |
| **Vendor: 023670 - IMWCA** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1100 - Police** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 001-1100-61599 | Workers' Comp Insurance | 3,602.89 |
| | | | **Department 1100 - Police Total:** | **3,602.89** |
| **Department: 1500 - Fire** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 001-1500-61599 | Workers' Comp Insurance | 4,892.36 |
| | | | **Department 1500 - Fire Total:** | **4,892.36** |
| **Department: 1600 - Ambulance** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 001-1600-61599 | Workers' Comp Insurance | 2,434.98 |
| | | | **Department 1600 - Ambulance Total:** | **2,434.98** |
| **Department: 1700 - Community Development** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 001-1700-61599 | Workers' Comp Insurance | 192.96 |
| | | | **Department 1700 - Community Development Total:** | **192.96** |
| **Department: 2900 - Brush Facility** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 001-2900-61599 | Workers' Comp Insurance | 6.75 |
| | | | **Department 2900 - Brush Facility Total:** | **6.75** |
| **Department: 4100 - Library** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 001-4100-61599 | Workers' Comp Insurance | 29.36 |
| | | | **Department 4100 - Library Total:** | **29.36** |
| **Department: 4200 - Park & Rec Administration** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 001-4200-61599 | Workers' Comp Insurance | 352.29 |
| | | | **Department 4200 - Park & Rec Administration Total:** | **352.29** |
| **Department: 4300 - Parks** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 001-4300-61599 | Workers' Comp Insurance | 321.43 |
| | | | **Department 4300 - Parks Total:** | **321.43** |
| **Department: 4500 - Pool (Memorial)** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 001-4500-61599 | Workers' Comp Insurance | 118.34 |
| | | | **Department 4500 - Pool (Memorial) Total:** | **118.34** |
| **Department: 6100 - Mayor and Council** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 001-6100-61599 | Workers' Comp Insurance | 2.89 |
| | | | **Department 6100 - Mayor and Council Total:** | **2.89** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Department: 6150 - City Manager** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 001-6150-61599 | Workers' Comp Insurance | 20.57 |
| | | | **Department 6150 - City Manager Total:** | **20.57** |
| **Department: 6200 - Clerk/Finance** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 001-6200-61599 | Workers' Comp Insurance | 13.61 |
| | | | **Department 6200 - Clerk/Finance Total:** | **13.61** |
| **Department: 6210 - Info & Tech** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 001-6210-61599 | Workers' Comp Insurance | 129.32 |
| | | | **Department 6210 - Info & Tech Total:** | **129.32** |
| **Department: 6220 - Facilities** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 001-6220-61599 | Workers' Comp Insurance | 88.24 |
| | | | **Department 6220 - Facilities Total:** | **88.24** |
| **Department: 6250 - Human Resources** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 001-6250-61599 | Workers' Comp Insurance | 10.82 |
| | | | **Department 6250 - Human Resources Total:** | **10.82** |
| **Department: 6500 - General Govt and Buildings** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 001-6500-65990 | Miscellaneous | 915.41 |
| | | | **Department 6500 - General Govt and Buildings Total:** | **915.41** |
| | | | **Fund 001 - General Total:** | **13,132.22** |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 110-2100-61599 | Workers' Comp Insurance | 1,370.57 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **1,370.57** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **1,370.57** |
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8300 - Sewer** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 610-8300-61599 | Workers' Comp Insurance | 447.64 |
| | | | **Department 8300 - Sewer Total:** | **447.64** |
| | | | **Fund 610 - Sewer Fund Total:** | **447.64** |
| **Fund: 680 - Wellness Campus Fund** | | | | |
| **Department: 8700 - Wellness Campus** | | | | |
| IMWCA | WORKERS' COMP INSURANCE - INSTALLMENT 2 FY27 | 680-8700-61599 | Workers' Comp Insurance | 137.57 |
| | | | **Department 8700 - Wellness Campus Total:** | **137.57** |
| | | | **Fund 680 - Wellness Campus Fund Total:** | **137.57** |
| | | | **Vendor 023670 - IMWCA Total:** | **15,088.00** |
| **Vendor: 103151 - INDEPENDENT ADVOCATE** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 6500 - General Govt and Buildings** | | | | |
| INDEPENDENT ADVOCATE | 20260713 CC STUDY MINUTES | 001-6500-64020 | Advertising & Legal Notices | 18.97 |
| | | | **Department 6500 - General Govt and Buildings Total:** | **18.97** |
| | | | **Fund 001 - General Total:** | **18.97** |
| | | | **Vendor 103151 - INDEPENDENT ADVOCATE Total:** | **18.97** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Vendor: 024727 - INDIANOLA MUNICIPAL UTILITIES** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 6500 - General Govt and Buildings** | | | | |
| INDIANOLA MUNICIPAL UTILIT… | TRASH, RECYCLING, GAS - BUXTON OFFICE | 001-6500-63710 | Utilities | 114.76 |
| | | | **Department 6500 - General Govt and Buildings Total:** | **114.76** |
| | | | **Fund 001 - General Total:** | **114.76** |
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8300 - Sewer** | | | | |
| INDIANOLA MUNICIPAL UTILIT… | UTILITY SERVICES - SEWER | 610-8300-64905 | Professional Services US | 13,919.94 |
| | | | **Department 8300 - Sewer Total:** | **13,919.94** |
| | | | **Fund 610 - Sewer Fund Total:** | **13,919.94** |
| **Fund: 650 - Stormwater Utility Fund** | | | | |
| **Department: 9000 - Stormwater** | | | | |
| INDIANOLA MUNICIPAL UTILIT… | UTILITY SERVICES - SEWER | 650-9000-64905 | Professional Services US | 3,866.65 |
| | | | **Department 9000 - Stormwater Total:** | **3,866.65** |
| | | | **Fund 650 - Stormwater Utility Fund Total:** | **3,866.65** |
| **Fund: 670 - Recycling Fund** | | | | |
| **Department: 8400 - Recycling** | | | | |
| INDIANOLA MUNICIPAL UTILIT… | UTILITY SERVICES - SEWER | 670-8400-64905 | Professional Services US | 1,546.66 |
| | | | **Department 8400 - Recycling Total:** | **1,546.66** |
| | | | **Fund 670 - Recycling Fund Total:** | **1,546.66** |
| | | | **Vendor 024727 - INDIANOLA MUNICIPAL UTILITIES Total:** | **19,448.01** |
| **Vendor: 104085 - INDIANOLA NOON LIONS** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 6150 - City Manager** | | | | |
| INDIANOLA NOON LIONS | NOON LIONS MEMBERSHIP DUES - CITY MANAGER | 001-6150-62100 | Membership Dues/Subscripti… | 190.00 |
| | | | **Department 6150 - City Manager Total:** | **190.00** |
| | | | **Fund 001 - General Total:** | **190.00** |
| | | | **Vendor 104085 - INDIANOLA NOON LIONS Total:** | **190.00** |
| **Vendor: 024759 - INFOMAX OFFICE SYSTEMS INC.** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 6210 - Info & Tech** | | | | |
| INFOMAX OFFICE SYSTEMS IN… | PRINTER CONTRACT - IT | 001-6210-67250 | Office Equipment | 4,901.20 |
| | | | **Department 6210 - Info & Tech Total:** | **4,901.20** |
| | | | **Fund 001 - General Total:** | **4,901.20** |
| | | | **Vendor 024759 - INFOMAX OFFICE SYSTEMS INC. Total:** | **4,901.20** |
| **Vendor: 104863 - INGRAM LIBRARY SERVICES** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4100 - Library** | | | | |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 11.39 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 71.14 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 11.99 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 11.39 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 11.39 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 23.38 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 141.06 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 11.39 |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 11.39 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 10.79 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 75.56 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 22.78 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 11.39 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 11.99 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 11.39 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 10.79 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 19.98 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 11.99 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 11.99 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS | 001-4100-65020 | Library Books & Periodicals | 14.99 |
| | | | **Department 4100 - Library Total:** | **518.16** |
| | | | **Fund 001 - General Total:** | **518.16** |
| **Fund: 141 - Library Special Revenue** | | | | |
| **Department: 4100 - Library** | | | | |
| INGRAM LIBRARY SERVICES | FRIENDS OF THE LIBRARY MEMORIALS | 141-4100-67809 | Friends of the Library Memori… | 13.20 |
| INGRAM LIBRARY SERVICES | LIBRARY BOOKS & PERIODICALS - MEMORIAL | 141-4100-67809 | Friends of the Library Memori… | 17.97 |
| | | | **Department 4100 - Library Total:** | **31.17** |
| | | | **Fund 141 - Library Special Revenue Total:** | **31.17** |
| | | | **Vendor 104863 - INGRAM LIBRARY SERVICES Total:** | **549.33** |
| **Vendor: 103267 - IOWA DEPT OF INSPECTIONS, APPEALS & LICENSING** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4100 - Library** | | | | |
| IOWA DEPT OF INSPECTIONS, … | BOILER INSPECTION - LIBRARY | 001-4100-63100 | Repair/Maint | 40.00 |
| | | | **Department 4100 - Library Total:** | **40.00** |
| **Department: 6500 - General Govt and Buildings** | | | | |
| IOWA DEPT OF INSPECTIONS, … | ANNUAL BOILER CERTIFICATION - CITY HALL | 001-6500-63100 | Repair/Maint | 80.00 |
| | | | **Department 6500 - General Govt and Buildings Total:** | **80.00** |
| | | | **Fund 001 - General Total:** | **120.00** |
| **Fund: 680 - Wellness Campus Fund** | | | | |
| **Department: 8700 - Wellness Campus** | | | | |
| IOWA DEPT OF INSPECTIONS, … | BOILER CERTIFICATION FEES - IWC | 680-8700-64200 | Inspections/Testing | 80.00 |
| | | | **Department 8700 - Wellness Campus Total:** | **80.00** |
| | | | **Fund 680 - Wellness Campus Fund Total:** | **80.00** |
| | | | **Vendor 103267 - IOWA DEPT OF INSPECTIONS, APPEALS & LICENSING Total:** | **200.00** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Vendor: 024891 - IOWA SIGNAL INC.** | | | | |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| IOWA SIGNAL INC. | JEFFERSON WAY & VALLEY PLACE-GREEN ARROW - STREETS | 110-2100-63451 | Repair/Maint--Traffic Signals | 450.00 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **450.00** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **450.00** |
| | | | **Vendor 024891 - IOWA SIGNAL INC. Total:** | **450.00** |
| **Vendor: 025020 - IOWA WATER MANAGEMENT CO.** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4100 - Library** | | | | |
| IOWA WATER MANAGEMENT... | WATER MGMT - LIBRARY | 001-4100-63100 | Repair/Maint | 54.48 |
| | | | **Department 4100 - Library Total:** | **54.48** |
| **Department: 6500 - General Govt and Buildings** | | | | |
| IOWA WATER MANAGEMENT... | WATER MGMT - MUNICIPAL | 001-6500-63100 | Repair/Maint | 169.98 |
| | | | **Department 6500 - General Govt and Buildings Total:** | **169.98** |
| | | | **Fund 001 - General Total:** | **224.46** |
| | | | **Vendor 025020 - IOWA WATER MANAGEMENT CO. Total:** | **224.46** |
| **Vendor: 080252 - IOWA-DES MOINES SUPPLY INC.** | | | | |
| **Fund: 680 - Wellness Campus Fund** | | | | |
| **Department: 8700 - Wellness Campus** | | | | |
| IOWA-DES MOINES SUPPLY IN... | CUPS, TOILET TISSUE, COFFEE, WIPES - IWC | 680-8700-65074 | Materials/Supplies--Members... | 472.64 |
| | | | **Department 8700 - Wellness Campus Total:** | **472.64** |
| | | | **Fund 680 - Wellness Campus Fund Total:** | **472.64** |
| | | | **Vendor 080252 - IOWA-DES MOINES SUPPLY INC. Total:** | **472.64** |
| **Vendor: 103167 - IP PATHWAYS** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 6210 - Info & Tech** | | | | |
| IP PATHWAYS | MONTHLY CLOUD BACKUPS - IT | 001-6210-67244 | Annual Licensing/Support | 460.75 |
| | | | **Department 6210 - Info & Tech Total:** | **460.75** |
| | | | **Fund 001 - General Total:** | **460.75** |
| | | | **Vendor 103167 - IP PATHWAYS Total:** | **460.75** |
| **Vendor: 104766 - JOHN DEERE FINANCIAL** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4300 - Parks** | | | | |
| JOHN DEERE FINANCIAL | DIESEL FLUID - PARKS | 001-4300-63320 | Repair/Maint--Vehicle | 35.96 |
| JOHN DEERE FINANCIAL | TRIMMER LINE, FRESHNERS - PARKS | 001-4300-65070 | Materials/Supplies | 44.96 |
| JOHN DEERE FINANCIAL | OIL - PARKS | 001-4300-63320 | Repair/Maint--Vehicle | 52.96 |
| JOHN DEERE FINANCIAL | GRINDING WHEEL - PARKS | 001-4300-65070 | Materials/Supplies | 12.99 |
| | | | **Department 4300 - Parks Total:** | **146.87** |
| **Department: 4500 - Pool (Memorial)** | | | | |
| JOHN DEERE FINANCIAL | FLAGPOLE HARDWARE - VMAC | 001-4500-63100 | Repair/Maint | 17.58 |
| | | | **Department 4500 - Pool (Memorial) Total:** | **17.58** |
| **Department: 6220 - Facilities** | | | | |
| JOHN DEERE FINANCIAL | TRUCK LIGHT REPLACEMENT - FACILITIES | 001-6220-63320 | Repair/Maint--Vehicle | 15.99 |
| JOHN DEERE FINANCIAL | TOOL | 001-6220-65070 | Materials/Supplies | 39.99 |
| | | | **Department 6220 - Facilities Total:** | **55.98** |
| | | | **Fund 001 - General Total:** | **220.43** |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| JOHN DEERE FINANCIAL | LONG NOSE PLIERS - STREETS | 110-2100-65076 | Materials/Supplies--Shop | 15.48 |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| JOHN DEERE FINANCIAL | POST HOLE DIGGER - STREETS | 110-2100-65076 | Materials/Supplies--Shop | 49.99 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **65.47** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **65.47** |
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8300 - Sewer** | | | | |
| JOHN DEERE FINANCIAL | HERBICIDE - WRRF | 610-8300-65070 | Materials/Supplies | 29.99 |
| JOHN DEERE FINANCIAL | GREASE | 610-8300-65070 | Materials/Supplies | 42.66 |
| JOHN DEERE FINANCIAL | FIRST AID KIT - WRRF | 610-8300-65500 | Personal Protective Equipment | 19.99 |
| JOHN DEERE FINANCIAL | RUBBER WORKMAN BOOTS - WRRF | 610-8300-65500 | Personal Protective Equipment | 49.99 |
| JOHN DEERE FINANCIAL | CORD WINDER - WRRF | 610-8300-65070 | Materials/Supplies | 4.69 |
| | | | **Department 8300 - Sewer Total:** | **147.32** |
| | | | **Fund 610 - Sewer Fund Total:** | **147.32** |
| **Fund: 680 - Wellness Campus Fund** | | | | |
| **Department: 8700 - Wellness Campus** | | | | |
| JOHN DEERE FINANCIAL | FLAGPOLE HARDWARE - IWC | 680-8700-63100 | Repair/Maint | 8.29 |
| JOHN DEERE FINANCIAL | FLAGPOLE HARDWARE - IWC | 680-8700-63100 | Repair/Maint | 2.29 |
| JOHN DEERE FINANCIAL | FLAGPOLE HARDWARE - IWC | 680-8700-63100 | Repair/Maint | 3.95 |
| JOHN DEERE FINANCIAL | FLAGPOLE HARDWARE - IWC | 680-8700-63100 | Repair/Maint | 2.29 |
| | | | **Department 8700 - Wellness Campus Total:** | **16.82** |
| | | | **Fund 680 - Wellness Campus Fund Total:** | **16.82** |
| | | | **Vendor 104766 - JOHN DEERE FINANCIAL Total:** | **450.04** |
| **Vendor: 101933 - KARL EMERGENCY VEHICLES** | | | | |
| **Fund: 710 - Sewer Capital Projects Fund** | | | | |
| **Department: 8300 - Sewer** | | | | |
| KARL EMERGENCY VEHICLES | FINISH BUILD - 2026 SILVERADO 2500 - WRRD | 710-8300-67270 | Capital Equipment | 2,037.31 |
| | | | **Department 8300 - Sewer Total:** | **2,037.31** |
| | | | **Fund 710 - Sewer Capital Projects Fund Total:** | **2,037.31** |
| | | | **Vendor 101933 - KARL EMERGENCY VEHICLES Total:** | **2,037.31** |
| **Vendor: 104865 - KWIK TRIP INC** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1100 - Police** | | | | |
| KWIK TRIP INC | FUEL DISTRIBUTION - POLICE | 001-1100-65050 | Vehicle Operating Supplies | 4,500.70 |
| | | | **Department 1100 - Police Total:** | **4,500.70** |
| **Department: 1500 - Fire** | | | | |
| KWIK TRIP INC | FUEL DISTRIBUTION | 001-1500-65050 | Vehicle Operating Supplies | 936.29 |
| | | | **Department 1500 - Fire Total:** | **936.29** |
| **Department: 1600 - Ambulance** | | | | |
| KWIK TRIP INC | FUEL DISTRIBUTION | 001-1600-65050 | Vehicle Operating Supplies | 3,364.86 |
| | | | **Department 1600 - Ambulance Total:** | **3,364.86** |
| **Department: 1700 - Community Development** | | | | |
| KWIK TRIP INC | FUEL DISTRIBUTION - BLDG & ZONING | 001-1700-65050 | Vehicle Operating Supplies | 111.33 |
| | | | **Department 1700 - Community Development Total:** | **111.33** |
| **Department: 6220 - Facilities** | | | | |
| KWIK TRIP INC | FUEL DISTRIBUTION - FACILITIES | 001-6220-65050 | Vehicle Operating Supplies | 78.00 |
| | | | **Department 6220 - Facilities Total:** | **78.00** |
| | | | **Fund 001 - General Total:** | **8,991.18** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8300 - Sewer** | | | | |
| KWIK TRIP INC | FUEL DISTRIBUTION - WRRD | 610-8300-65050 | Vehicle Operating Supplies | 882.87 |
| | | | **Department 8300 - Sewer Total:** | **882.87** |
| | | | **Fund 610 - Sewer Fund Total:** | **882.87** |
| | | | **Vendor 104865 - KWIK TRIP INC Total:** | **9,874.05** |
| **Vendor: 102958 - LAWSON PRODUCTS** | | | | |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| LAWSON PRODUCTS | SCREWS, NUTS, CUT OFF WHEEL, HYDRAULIC HOSE-BRUSH | 110-2100-65076 | Materials/Supplies--Shop | 1,132.68 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **1,132.68** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **1,132.68** |
| | | | **Vendor 102958 - LAWSON PRODUCTS Total:** | **1,132.68** |
| **Vendor: 104643 - LEGACY EMERGENCY VEHICLES LLC** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1600 - Ambulance** | | | | |
| LEGACY EMERGENCY VEHICLE... | LABOR - MAKE ROOM FOR LARGER O2 TANK - AMB #247 | 001-1600-65051 | Equipment/Vehicle Parts | 525.00 |
| | | | **Department 1600 - Ambulance Total:** | **525.00** |
| | | | **Fund 001 - General Total:** | **525.00** |
| | | | **Vendor 104643 - LEGACY EMERGENCY VEHICLES LLC Total:** | **525.00** |
| **Vendor: 104463 - MARTIN'S FLAG COMPANY** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 6500 - General Govt and Buildings** | | | | |
| MARTIN'S FLAG COMPANY | IOWA STATE FLAGS | 001-6500-65990 | Miscellaneous | 283.40 |
| | | | **Department 6500 - General Govt and Buildings Total:** | **283.40** |
| | | | **Fund 001 - General Total:** | **283.40** |
| | | | **Vendor 104463 - MARTIN'S FLAG COMPANY Total:** | **283.40** |
| **Vendor: 104890 - MEDIMPACT HEALTHCARE SYSTEMS INC** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1100 - Police** | | | | |
| MEDIMPACT HEALTHCARE SY... | 411 Rx - POLICE | 001-1100-64120 | Medical/Physical/Immunizati... | 35.49 |
| | | | **Department 1100 - Police Total:** | **35.49** |
| | | | **Fund 001 - General Total:** | **35.49** |
| | | | **Vendor 104890 - MEDIMPACT HEALTHCARE SYSTEMS INC Total:** | **35.49** |
| **Vendor: 034173 - MENARDS** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4300 - Parks** | | | | |
| MENARDS | NEW LIGHT & BULBS-McCORD WOMENS RESTROOM-PARKS | 001-4300-63100 | Repair/Maint | 43.98 |
| | | | **Department 4300 - Parks Total:** | **43.98** |
| | | | **Fund 001 - General Total:** | **43.98** |
| | | | **Vendor 034173 - MENARDS Total:** | **43.98** |
| **Vendor: 104772 - MERCYONE CLIVE PHARMACY** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1600 - Ambulance** | | | | |
| MERCYONE CLIVE PHARMACY | AMBULANCE MEDICATION SUPPLY | 001-1600-65070 | Materials/Supplies | 1,313.94 |
| | | | **Department 1600 - Ambulance Total:** | **1,313.94** |
| | | | **Fund 001 - General Total:** | **1,313.94** |
| | | | **Vendor 104772 - MERCYONE CLIVE PHARMACY Total:** | **1,313.94** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Vendor: 034600 - MID AMERICAN ENERGY CO.** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4100 - Library** | | | | |
| MID AMERICAN ENERGY CO. | UTILITIES - LIBRARY | 001-4100-63710 | Utilities | 37.98 |
| | | | **Department 4100 - Library Total:** | **37.98** |
| | | | **Fund 001 - General Total:** | **37.98** |
| | | | **Vendor 034600 - MID AMERICAN ENERGY CO. Total:** | **37.98** |
| **Vendor: 100358 - MIDWEST ALARM SERVICES** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4100 - Library** | | | | |
| MIDWEST ALARM SERVICES | FIRE EXT INSPECTION - LIBRARY | 001-4100-63100 | Repair/Maint | 39.00 |
| | | | **Department 4100 - Library Total:** | **39.00** |
| | | | **Fund 001 - General Total:** | **39.00** |
| | | | **Vendor 100358 - MIDWEST ALARM SERVICES Total:** | **39.00** |
| **Vendor: 034642 - MILLER ELECTRICAL SERVICES** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4500 - Pool (Memorial)** | | | | |
| MILLER ELECTRICAL SERVICES | REPLACE 2 LIGHT POLES IN PARKING LOT - VMAC | 001-4500-63100 | Repair/Maint | 7,556.66 |
| | | | **Department 4500 - Pool (Memorial) Total:** | **7,556.66** |
| | | | **Fund 001 - General Total:** | **7,556.66** |
| | | | **Vendor 034642 - MILLER ELECTRICAL SERVICES Total:** | **7,556.66** |
| **Vendor: 102901 - MUTUAL OF OMAHA** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 0000 - Non-Departmental** | | | | |
| MUTUAL OF OMAHA | LIFE, AD&D,LTD, STD AUG 2026 | 001-0000-21206 | LIFE INS PAYABLE | 1,431.69 |
| | | | **Department 0000 - Non-Departmental Total:** | **1,431.69** |
| **Department: 1100 - Police** | | | | |
| MUTUAL OF OMAHA | LIFE, AD&D,LTD, STD AUG 2026 | 001-1100-61550 | Life Insurance/ADD/LTD/STD | 1,805.48 |
| | | | **Department 1100 - Police Total:** | **1,805.48** |
| **Department: 1500 - Fire** | | | | |
| MUTUAL OF OMAHA | LIFE, AD&D,LTD, STD AUG 2026 | 001-1500-61550 | Life Insurance/ADD/LTD/STD | 182.82 |
| | | | **Department 1500 - Fire Total:** | **182.82** |
| **Department: 1600 - Ambulance** | | | | |
| MUTUAL OF OMAHA | LIFE, AD&D,LTD, STD AUG 2026 | 001-1600-61550 | Life Insurance/ADD/LTD/STD | 1,035.95 |
| | | | **Department 1600 - Ambulance Total:** | **1,035.95** |
| **Department: 1700 - Community Development** | | | | |
| MUTUAL OF OMAHA | LIFE, AD&D,LTD, STD AUG 2026 | 001-1700-61550 | Life Insurance/ADD/LTD/STD | 402.76 |
| | | | **Department 1700 - Community Development Total:** | **402.76** |
| **Department: 4100 - Library** | | | | |
| MUTUAL OF OMAHA | LIFE, AD&D,LTD, STD AUG 2026 | 001-4100-61550 | Life Insurance/ADD/LTD/STD | 340.63 |
| | | | **Department 4100 - Library Total:** | **340.63** |
| **Department: 4200 - Park & Rec Administration** | | | | |
| MUTUAL OF OMAHA | LIFE, AD&D,LTD, STD AUG 2026 | 001-4200-61550 | Life Insurance/ADD/LTD/STD | 319.23 |
| | | | **Department 4200 - Park & Rec Administration Total:** | **319.23** |
| **Department: 4300 - Parks** | | | | |
| MUTUAL OF OMAHA | LIFE, AD&D,LTD, STD AUG 2026 | 001-4300-61550 | Life Insurance/ADD/LTD/STD | 285.27 |
| | | | **Department 4300 - Parks Total:** | **285.27** |
| **Department: 6150 - City Manager** | | | | |
| MUTUAL OF OMAHA | LIFE, AD&D,LTD, STD AUG 2026 | 001-6150-61550 | Life Insurance/ADD/LTD/STD | 94.00 |
| | | | **Department 6150 - City Manager Total:** | **94.00** |
| **Department: 6200 - Clerk/Finance** | | | | |
| MUTUAL OF OMAHA | LIFE, AD&D,LTD, STD AUG 2026 | 001-6200-61550 | Life Insurance/ADD/LTD/STD | 241.98 |
| | | | **Department 6200 - Clerk/Finance Total:** | **241.98** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Department: 6210 - Info & Tech** | | | | |
| MUTUAL OF OMAHA | LIFE, AD&D,LTD, STD AUG 2026 | 001-6210-61550 | Life Insurance/ADD/LTD/STD | 249.92 |
| | | | **Department 6210 - Info & Tech Total:** | **249.92** |
| **Department: 6250 - Human Resources** | | | | |
| MUTUAL OF OMAHA | LIFE, AD&D,LTD, STD AUG 2026 | 001-6250-61550 | Life Insurance/ADD/LTD/STD | 174.35 |
| | | | **Department 6250 - Human Resources Total:** | **174.35** |
| | | | **Fund 001 - General Total:** | **6,564.08** |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| MUTUAL OF OMAHA | LIFE, AD&D,LTD, STD AUG 2026 | 110-2100-61550 | Life Insurance/ADD/LTD/STD | 573.27 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **573.27** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **573.27** |
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8300 - Sewer** | | | | |
| MUTUAL OF OMAHA | LIFE, AD&D,LTD, STD AUG 2026 | 610-8300-61550 | Life Insurance/ADD/LTD/STD | 532.54 |
| | | | **Department 8300 - Sewer Total:** | **532.54** |
| | | | **Fund 610 - Sewer Fund Total:** | **532.54** |
| **Fund: 680 - Wellness Campus Fund** | | | | |
| **Department: 8700 - Wellness Campus** | | | | |
| MUTUAL OF OMAHA | LIFE, AD&D,LTD, STD AUG 2026 | 680-8700-61550 | Life Insurance/ADD/LTD/STD | 107.68 |
| | | | **Department 8700 - Wellness Campus Total:** | **107.68** |
| | | | **Fund 680 - Wellness Campus Fund Total:** | **107.68** |
| | | | **Vendor 102901 - MUTUAL OF OMAHA Total:** | **7,777.57** |
| **Vendor: 035949 - NAPA AUTO PARTS** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4300 - Parks** | | | | |
| NAPA AUTO PARTS | TAILLIGHT FOR UTILITY TRAILER - PARKS | 001-4300-63320 | Repair/Maint--Vehicle | 40.99 |
| | | | **Department 4300 - Parks Total:** | **40.99** |
| | | | **Fund 001 - General Total:** | **40.99** |
| | | | **Vendor 035949 - NAPA AUTO PARTS Total:** | **40.99** |
| **Vendor: 024738 - NORWALK READY-MIXED CONCRETE INC** | | | | |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| NORWALK READY-MIXED CO... | LIMESTONE - N C ST & W NORWOOD PL - STREETS | 110-2100-65072 | Materials/Supplies-Maintenan... | 1,553.50 |
| NORWALK READY-MIXED CO... | LIMESTONE - 1500 N C ST - STREETS | 110-2100-65072 | Materials/Supplies-Maintenan... | 2,398.25 |
| NORWALK READY-MIXED CO... | LIMESTONE - 1500 N C ST - STREETS | 110-2100-65072 | Materials/Supplies-Maintenan... | 1,583.75 |
| NORWALK READY-MIXED CO... | LIMESTONE - 1500 N C ST - STREETS | 110-2100-65072 | Materials/Supplies-Maintenan... | 1,538.50 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **7,074.00** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **7,074.00** |
| | | | **Vendor 024738 - NORWALK READY-MIXED CONCRETE INC Total:** | **7,074.00** |
| **Vendor: 100711 - OPN ARCHITECTS INC** | | | | |
| **Fund: 301 - Capital Projects Fund** | | | | |
| **Department: 4100 - Library** | | | | |
| OPN ARCHITECTS INC | CONCEPT DESIGN | 301-4100-67900 | Capital Project Expense | 1,075.68 |
| | | | **Department 4100 - Library Total:** | **1,075.68** |
| | | | **Fund 301 - Capital Projects Fund Total:** | **1,075.68** |
| | | | **Vendor 100711 - OPN ARCHITECTS INC Total:** | **1,075.68** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Vendor: 040157 - O'REILLY AUTO PARTS** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4300 - Parks** | | | | |
| O'REILLY AUTO PARTS | OIL & AIR FILTER - PARKS | 001-4300-63320 | Repair/Maint--Vehicle | 50.20 |
| | | | **Department 4300 - Parks Total:** | **50.20** |
| | | | **Fund 001 - General Total:** | **50.20** |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| O'REILLY AUTO PARTS | LIFT SUPPORT - STREETS | 110-2100-63320 | Repair/Maint--Vehicle | 39.66 |
| O'REILLY AUTO PARTS | BATTERY - STREETS unit 41 | 110-2100-63320 | Repair/Maint--Vehicle | 171.99 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **211.65** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **211.65** |
| | | | **Vendor 040157 - O'REILLY AUTO PARTS Total:** | **261.85** |
| **Vendor: 103744 - ORTLUND, TANNER** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1100 - Police** | | | | |
| ORTLUND, TANNER | REIMBURSE FOR FIREARMS SUPPLIES | 001-1100-65070 | Materials/Supplies | 130.88 |
| | | | **Department 1100 - Police Total:** | **130.88** |
| | | | **Fund 001 - General Total:** | **130.88** |
| | | | **Vendor 103744 - ORTLUND, TANNER Total:** | **130.88** |
| **Vendor: 101452 - PROIMAGE SIGN & LIGHTING** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4200 - Park & Rec Administration** | | | | |
| PROIMAGE SIGN & LIGHTING | NO BALLOON PARKING SIGNS - PARKS ADMIN | 001-4200-65070 | Materials/Supplies | 55.50 |
| PROIMAGE SIGN & LIGHTING | BIG BRAND SPONSOR SIGN PICKARD PARK - P&R | 001-4200-64020 | Advertising & Legal Notices | 396.00 |
| PROIMAGE SIGN & LIGHTING | P&R, VMAC, IWC ADMIN SIGN, P&R SIGNS MOUNTED | 001-4200-65070 | Materials/Supplies | 365.50 |
| | | | **Department 4200 - Park & Rec Administration Total:** | **817.00** |
| | | | **Fund 001 - General Total:** | **817.00** |
| **Fund: 680 - Wellness Campus Fund** | | | | |
| **Department: 8700 - Wellness Campus** | | | | |
| PROIMAGE SIGN & LIGHTING | P&R, VMAC, IWC ADMIN SIGN, P&R SIGNS MOUNTED | 680-8700-65070 | Materials/Supplies | 220.50 |
| | | | **Department 8700 - Wellness Campus Total:** | **220.50** |
| | | | **Fund 680 - Wellness Campus Fund Total:** | **220.50** |
| **Fund: 710 - Sewer Capital Projects Fund** | | | | |
| **Department: 8300 - Sewer** | | | | |
| PROIMAGE SIGN & LIGHTING | GRAPHICS FOR NEW 2500HD TRUCK - WRRF | 710-8300-67270 | Capital Equipment | 110.00 |
| | | | **Department 8300 - Sewer Total:** | **110.00** |
| | | | **Fund 710 - Sewer Capital Projects Fund Total:** | **110.00** |
| | | | **Vendor 101452 - PROIMAGE SIGN & LIGHTING Total:** | **1,147.50** |
| **Vendor: 103080 - PROSCREENING LLC** | | | | |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| PROSCREENING LLC | PRE EMPLOYMENT SCREENING-STINEMAN... | 110-2100-64121 | Drug & Alcohol Testing | 48.00 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **48.00** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **48.00** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Fund: 680 - Wellness Campus Fund** | | | | |
| **Department: 8700 - Wellness Campus** | | | | |
| PROSCREENING LLC | PRE EMPLOYMENT SCREENING-OSTRANDER-IWC | 680-8700-64990 | Misc Contractual | 34.00 |
| | | | **Department 8700 - Wellness Campus Total:** | **34.00** |
| | | | **Fund 680 - Wellness Campus Fund Total:** | **34.00** |
| | | | **Vendor 103080 - PROSCREENING LLC Total:** | **82.00** |
| **Vendor: 044440 - PURCHASE POWER** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 6500 - General Govt and Buildings** | | | | |
| PURCHASE POWER | POSTAGE REFILL 7/31/26 | 001-6500-65080 | Postage | 500.00 |
| | | | **Department 6500 - General Govt and Buildings Total:** | **500.00** |
| | | | **Fund 001 - General Total:** | **500.00** |
| | | | **Vendor 044440 - PURCHASE POWER Total:** | **500.00** |
| **Vendor: 104697 - RENEW BIOMEDICAL** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1600 - Ambulance** | | | | |
| RENEW BIOMEDICAL | GAS SPRING BACKREST - AMBULANCE EQUIPMENT | 001-1600-63410 | Repair/Maint--Equipment | 168.72 |
| | | | **Department 1600 - Ambulance Total:** | **168.72** |
| | | | **Fund 001 - General Total:** | **168.72** |
| | | | **Vendor 104697 - RENEW BIOMEDICAL Total:** | **168.72** |
| **Vendor: 100061 - RM LANDSCAPE MAINTENANCE** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1700 - Community Development** | | | | |
| RM LANDSCAPE MAINTENAN... | MOWING - 503 N 5TH - ABATEMENT | 001-1700-64111 | Property Maintenance Enforc... | 785.00 |
| RM LANDSCAPE MAINTENAN... | MOWING - 503 N 5TH - ABATEMENT | 001-1700-64111 | Property Maintenance Enforc... | 485.00 |
| RM LANDSCAPE MAINTENAN... | BRUSH HOG MOWING - 1001 NORTH L - ABATEMENT | 001-1700-64111 | Property Maintenance Enforc... | 75.00 |
| RM LANDSCAPE MAINTENAN... | BRUSH HOG MOWING - 1301 W 14TH | 001-1700-64111 | Property Maintenance Enforc... | 75.00 |
| | | | **Department 1700 - Community Development Total:** | **1,420.00** |
| | | | **Fund 001 - General Total:** | **1,420.00** |
| | | | **Vendor 100061 - RM LANDSCAPE MAINTENANCE Total:** | **1,420.00** |
| **Vendor: 102836 - SHERWIN-WILLIAMS** | | | | |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| SHERWIN-WILLIAMS | PAINTING - ARROW - STREETS | 110-2100-65088 | Materials/Supplies--Traffic Si | 208.67 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **208.67** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **208.67** |
| | | | **Vendor 102836 - SHERWIN-WILLIAMS Total:** | **208.67** |
| **Vendor: 102758 - SHI INTERNATIONAL CORP** | | | | |
| **Fund: 890 - Vehicle and Equipment** | | | | |
| **Department: 9300 - Vehicle Reserve and Internal Service** | | | | |
| SHI INTERNATIONAL CORP | PANASONIC 3 YR EXTENDED CARE - IT | 890-9300-67102 | V&E-GENERAL | 1,188.40 |
| | | | **Department 9300 - Vehicle Reserve and Internal Service Total:** | **1,188.40** |
| | | | **Fund 890 - Vehicle and Equipment Total:** | **1,188.40** |
| | | | **Vendor 102758 - SHI INTERNATIONAL CORP Total:** | **1,188.40** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Vendor: 103288 - SPRINGER PROFESSIONAL HOME SERVICES** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4100 - Library** | | | | |
| SPRINGER PROFESSIONAL H... | PEST CONTROL | 001-4100-63100 | Repair/Maint | 91.30 |
| | | | **Department 4100 - Library Total:** | **91.30** |
| **Department: 4200 - Park & Rec Administration** | | | | |
| SPRINGER PROFESSIONAL H... | PEST CONTROL - ACTIVITY CENTER | 001-4200-64090 | Janitorial Services | 70.40 |
| | | | **Department 4200 - Park & Rec Administration Total:** | **70.40** |
| | | | **Fund 001 - General Total:** | **161.70** |
| | | | **Vendor 103288 - SPRINGER PROFESSIONAL HOME SERVICES Total:** | **161.70** |
| **Vendor: 104244 - STAPLES** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1100 - Police** | | | | |
| STAPLES | IPD PROPERTY SHEETS - POLICE | 001-1100-65060 | Office Supplies | 64.00 |
| | | | **Department 1100 - Police Total:** | **64.00** |
| | | | **Fund 001 - General Total:** | **64.00** |
| | | | **Vendor 104244 - STAPLES Total:** | **64.00** |
| **Vendor: 050360 - STERNQUIST CONST. INC.** | | | | |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| STERNQUIST CONST. INC. | CRUSHED CONCRETE - STOCK - STREETS | 110-2100-65072 | Materials/Supplies-Maintenan... | 2,139.59 |
| STERNQUIST CONST. INC. | CRUSHED CONCRETE - STOCK - STREETS | 110-2100-65072 | Materials/Supplies-Maintenan... | 2,455.94 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **4,595.53** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **4,595.53** |
| | | | **Vendor 050360 - STERNQUIST CONST. INC. Total:** | **4,595.53** |
| **Vendor: 101016 - T.R.M. DISPOSAL LLC** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4100 - Library** | | | | |
| T.R.M. DISPOSAL LLC | WEEKLY HAULING SERVICE - LIBRARY | 001-4100-64090 | Janitorial Services | 133.00 |
| | | | **Department 4100 - Library Total:** | **133.00** |
| | | | **Fund 001 - General Total:** | **133.00** |
| **Fund: 680 - Wellness Campus Fund** | | | | |
| **Department: 8700 - Wellness Campus** | | | | |
| T.R.M. DISPOSAL LLC | TRASH REMOVAL - IWC | 680-8700-64090 | Janitorial Services | 132.00 |
| | | | **Department 8700 - Wellness Campus Total:** | **132.00** |
| | | | **Fund 680 - Wellness Campus Fund Total:** | **132.00** |
| | | | **Vendor 101016 - T.R.M. DISPOSAL LLC Total:** | **265.00** |
| **Vendor: 024771 - TANNER CONSULTING LLC** | | | | |
| **Fund: 820 - Health Insurance Fund** | | | | |
| **Department: 9300 - Vehicle Reserve and Internal Service** | | | | |
| TANNER CONSULTING LLC | 509A FILING FYE 06/30/2026 - HR | 820-9300-64990 | Misc Contractual | 1,095.00 |
| | | | **Department 9300 - Vehicle Reserve and Internal Service Total:** | **1,095.00** |
| | | | **Fund 820 - Health Insurance Fund Total:** | **1,095.00** |
| | | | **Vendor 024771 - TANNER CONSULTING LLC Total:** | **1,095.00** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Vendor: 103313 - TELEFLEX LLC** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1600 - Ambulance** | | | | |
| TELEFLEX LLC | AMBULANCE SUPPLIES - NEEDLES | 001-1600-65070 | Materials/Supplies | 1,100.00 |
| | | | **Department 1600 - Ambulance Total:** | **1,100.00** |
| | | | **Fund 001 - General Total:** | **1,100.00** |
| | | | **Vendor 103313 - TELEFLEX LLC Total:** | **1,100.00** |
| **Vendor: 103203 - TEXTCASTER** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4200 - Park & Rec Administration** | | | | |
| TEXTCASTER | TEXTING SERVICE - PARKS ADMIN | 001-4200-64190 | Computer/Technology Services | 290.22 |
| | | | **Department 4200 - Park & Rec Administration Total:** | **290.22** |
| | | | **Fund 001 - General Total:** | **290.22** |
| | | | **Vendor 103203 - TEXTCASTER Total:** | **290.22** |
| **Vendor: 006920 - THE WALDINGER CORPORATION** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 6500 - General Govt and Buildings** | | | | |
| THE WALDINGER CORPORATI... | REPAIR COMPRESSOR - EOC UNIT 5 - FACILITIES | 001-6500-63100 | Repair/Maint | 949.50 |
| | | | **Department 6500 - General Govt and Buildings Total:** | **949.50** |
| | | | **Fund 001 - General Total:** | **949.50** |
| | | | **Vendor 006920 - THE WALDINGER CORPORATION Total:** | **949.50** |
| **Vendor: 104959 - THOMPSON, MARGARET S.** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1600 - Ambulance** | | | | |
| THOMPSON, MARGARET S. | PATIENT OVERPAID RESPONSIBILITY - AMBULANCE | 001-1600-66990 | Refund/Reimbursement | 40.00 |
| | | | **Department 1600 - Ambulance Total:** | **40.00** |
| | | | **Fund 001 - General Total:** | **40.00** |
| | | | **Vendor 104959 - THOMPSON, MARGARET S. Total:** | **40.00** |
| **Vendor: 103022 - T-MOBILE USA INC** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1100 - Police** | | | | |
| T-MOBILE USA INC | MOBILE INTERNET - POLICE | 001-1100-63730 | Telephone/Cellphone | 61.72 |
| | | | **Department 1100 - Police Total:** | **61.72** |
| | | | **Fund 001 - General Total:** | **61.72** |
| | | | **Vendor 103022 - T-MOBILE USA INC Total:** | **61.72** |
| **Vendor: 101914 - TRANSUNION RISK AND ALTERNATIVE** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1100 - Police** | | | | |
| TRANSUNION RISK AND ALTE... | TRANSUNION CONTRACT - POLICE | 001-1100-64990 | Misc Contractual | 200.00 |
| | | | **Department 1100 - Police Total:** | **200.00** |
| | | | **Fund 001 - General Total:** | **200.00** |
| | | | **Vendor 101914 - TRANSUNION RISK AND ALTERNATIVE Total:** | **200.00** |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| **Vendor: 104754 - UNIFIED CONTRACTING SERVICES INC** | | | | |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| UNIFIED CONTRACTING SERVI... | FUEL FACILITY REMOVAL - STREETS | 110-2100-64990 | Misc Contractual | 27,825.55 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **27,825.55** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **27,825.55** |
| | | | **Vendor 104754 - UNIFIED CONTRACTING SERVICES INC Total:** | **27,825.55** |
| **Vendor: 057230 - VANDERPOOL CONSTRUCTION** | | | | |
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8325 - Sewer Collection/Distribution** | | | | |
| VANDERPOOL CONSTRUCTION | EMERGENCY SEWER REPAIR - S JEFFERSON-WRRF | 610-8325-63453 | Repair/Maint--System | 2,999.51 |
| | | | **Department 8325 - Sewer Collection/Distribution Total:** | **2,999.51** |
| | | | **Fund 610 - Sewer Fund Total:** | **2,999.51** |
| | | | **Vendor 057230 - VANDERPOOL CONSTRUCTION Total:** | **2,999.51** |
| **Vendor: 104556 - VANNONI, STACEY** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 6250 - Human Resources** | | | | |
| VANNONI, STACEY | JUNE, JULY, AUGUST 2026 WELLNESS PROGRAM | 001-6250-61440 | Wellness Program | 75.00 |
| | | | **Department 6250 - Human Resources Total:** | **75.00** |
| | | | **Fund 001 - General Total:** | **75.00** |
| | | | **Vendor 104556 - VANNONI, STACEY Total:** | **75.00** |
| **Vendor: 003535 - VERIZON WIRELESS** | | | | |
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8300 - Sewer** | | | | |
| VERIZON WIRELESS | LOCATE LAPTOP - WRRF | 610-8300-63730 | Telephone/Cellphone | 40.01 |
| | | | **Department 8300 - Sewer Total:** | **40.01** |
| | | | **Fund 610 - Sewer Fund Total:** | **40.01** |
| | | | **Vendor 003535 - VERIZON WIRELESS Total:** | **40.01** |
| **Vendor: 100066 - VETTER EQUIPMENT CO** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4300 - Parks** | | | | |
| VETTER EQUIPMENT CO | BLADES FOR LANDPRIDE MOWER - PARKS | 001-4300-63320 | Repair/Maint--Vehicle | 310.62 |
| | | | **Department 4300 - Parks Total:** | **310.62** |
| | | | **Fund 001 - General Total:** | **310.62** |
| | | | **Vendor 100066 - VETTER EQUIPMENT CO Total:** | **310.62** |
| **Vendor: 009263 - WASTE MANAGEMENT OF IOWA** | | | | |
| **Fund: 110 - Road Use Tax Fund** | | | | |
| **Department: 2100 - Streets and Debt Service Fund** | | | | |
| WASTE MANAGEMENT OF IO... | DUMPSTER @ 706 N 6TH-3 OVER SERVICE CHARGES-STREET | 110-2100-63710 | Utilities | 532.56 |
| | | | **Department 2100 - Streets and Debt Service Fund Total:** | **532.56** |
| | | | **Fund 110 - Road Use Tax Fund Total:** | **532.56** |
| **Fund: 670 - Recycling Fund** | | | | |
| **Department: 8400 - Recycling** | | | | |
| WASTE MANAGEMENT OF IO... | RECYCLING - APARTMENTS | 670-8400-64701 | Recycling--Apartments | 80.37 |
| WASTE MANAGEMENT OF IO... | RECYCLING - RESIDENTIAL | 670-8400-64700 | Recycling--Residential | 26,394.88 |

| Vendor Name | Description (Item) | Account Number | Account Name | Amount |
|---|---|---|---|---|
| WASTE MANAGEMENT OF IO... | RECYCLING - APARTMENTS MASTER | 670-8400-64701 | Recycling--Apartments | 4,679.92 |
| | | | **Department 8400 - Recycling Total:** | **31,155.17** |
| | | | **Fund 670 - Recycling Fund Total:** | **31,155.17** |
| | | | **Vendor 009263 - WASTE MANAGEMENT OF IOWA Total:** | **31,687.73** |
| **Vendor: 104749 - WELLPOINT IOWA INC** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 1600 - Ambulance** | | | | |
| WELLPOINT IOWA INC | SECONDARY PAYER DETERMINATION - AMBULANCE | 001-1600-66990 | Refund/Reimbursement | 1,531.94 |
| | | | **Department 1600 - Ambulance Total:** | **1,531.94** |
| | | | **Fund 001 - General Total:** | **1,531.94** |
| | | | **Vendor 104749 - WELLPOINT IOWA INC Total:** | **1,531.94** |
| **Vendor: 060437 - WIEGERT DISPOSAL CO.** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 2900 - Brush Facility** | | | | |
| WIEGERT DISPOSAL CO. | KYBO @ BRUSH FACILITY | 001-2900-64990 | Misc Contractual | 65.00 |
| | | | **Department 2900 - Brush Facility Total:** | **65.00** |
| **Department: 4200 - Park & Rec Administration** | | | | |
| WIEGERT DISPOSAL CO. | JANITORIAL SERVICES - PARKS, VMAC, P & R | 001-4200-64090 | Janitorial Services | 50.00 |
| | | | **Department 4200 - Park & Rec Administration Total:** | **50.00** |
| **Department: 4300 - Parks** | | | | |
| WIEGERT DISPOSAL CO. | JANITORIAL SERVICES - PARKS, VMAC, P & R | 001-4300-64090 | Janitorial Services | 1,020.00 |
| | | | **Department 4300 - Parks Total:** | **1,020.00** |
| **Department: 4500 - Pool (Memorial)** | | | | |
| WIEGERT DISPOSAL CO. | JANITORIAL SERVICES - PARKS, VMAC, P & R | 001-4500-64090 | Janitorial Services | 95.00 |
| | | | **Department 4500 - Pool (Memorial) Total:** | **95.00** |
| | | | **Fund 001 - General Total:** | **1,230.00** |
| | | | **Vendor 060437 - WIEGERT DISPOSAL CO. Total:** | **1,230.00** |
| **Vendor: 061992 - WOOSLEY LANDSCAPING & MOWING LLC** | | | | |
| **Fund: 610 - Sewer Fund** | | | | |
| **Department: 8300 - Sewer** | | | | |
| WOOSLEY LANDSCAPING & ... | MOWING PLANTS - WRRF | 610-8300-64990 | Misc Contractual | 2,890.00 |
| | | | **Department 8300 - Sewer Total:** | **2,890.00** |
| | | | **Fund 610 - Sewer Fund Total:** | **2,890.00** |
| | | | **Vendor 061992 - WOOSLEY LANDSCAPING & MOWING LLC Total:** | **2,890.00** |
| **Vendor: 062030 - WT. COX SUBSCRIPTIONS** | | | | |
| **Fund: 001 - General** | | | | |
| **Department: 4100 - Library** | | | | |
| WT. COX SUBSCRIPTIONS | CREDIT ON CEASED TITLE-LIBRARY | 001-4100-65020 | Library Books & Periodicals | -19.76 |
| WT. COX SUBSCRIPTIONS | LIBRARY MAGAZINES AND NEWSPAPERS | 001-4100-65020 | Library Books & Periodicals | 2,071.44 |
| | | | **Department 4100 - Library Total:** | **2,051.68** |
| | | | **Fund 001 - General Total:** | **2,051.68** |
| | | | **Vendor 062030 - WT. COX SUBSCRIPTIONS Total:** | **2,051.68** |
| | | | **Grand Total:** | **311,999.25** |

# Report Summary

## Fund Summary

| Fund | Expense Amount |
|---|---|
| 001 - General | 133,487.54 |
| 110 - Road Use Tax Fund | 63,542.00 |
| 141 - Library Special Revenue | 1,914.50 |
| 301 - Capital Projects Fund | 1,075.68 |
| 340 - City Hall Bldg Project | 53.39 |
| 610 - Sewer Fund | 45,325.59 |
| 650 - Stormwater Utility Fund | 3,963.99 |
| 670 - Recycling Fund | 32,701.83 |
| 680 - Wellness Campus Fund | 21,649.67 |
| 710 - Sewer Capital Projects Fund | 2,722.31 |
| 820 - Health Insurance Fund | 4,374.35 |
| 890 - Vehicle and Equipment | 1,188.40 |
| **Grand Total:** | **311,999.25** |

## Account Summary

| Account Number | Account Name | Expense Amount |
|---|---|---|
| 001-0000-21206 | LIFE INS PAYABLE | 1,431.69 |
| 001-1100-61430 | Employee Assistance Pr… | 643.75 |
| 001-1100-61550 | Life Insurance/ADD/LTD… | 1,805.48 |
| 001-1100-61599 | Workers' Comp Insurance | 3,602.89 |
| 001-1100-63710 | Utilities | 173.95 |
| 001-1100-63730 | Telephone/Cellphone | 61.72 |
| 001-1100-64110 | Legal Service Fees | 485.00 |
| 001-1100-64120 | Medical/Physical/Immun… | 35.49 |
| 001-1100-64990 | Misc Contractual | 200.00 |
| 001-1100-65050 | Vehicle Operating Suppli… | 4,500.70 |
| 001-1100-65060 | Office Supplies | 108.97 |
| 001-1100-65070 | Materials/Supplies | 130.88 |
| 001-1500-61430 | Employee Assistance Pr… | 463.50 |
| 001-1500-61550 | Life Insurance/ADD/LTD… | 182.82 |
| 001-1500-61599 | Workers' Comp Insurance | 4,892.36 |
| 001-1500-61810 | Uniforms/Clothing Allow… | 399.39 |
| 001-1500-63710 | Utilities | 102.92 |
| 001-1500-64110 | Legal Service Fees | 760.00 |
| 001-1500-65050 | Vehicle Operating Suppli… | 936.29 |
| 001-1500-65076 | Materials/Supplies--Shop | 97.00 |
| 001-1500-65500 | Personal Protective Equi… | 438.15 |
| 001-1600-61430 | Employee Assistance Pr… | 489.25 |
| 001-1600-61550 | Life Insurance/ADD/LTD… | 1,035.95 |
| 001-1600-61599 | Workers' Comp Insurance | 2,434.98 |
| 001-1600-63410 | Repair/Maint--Equipment | 168.72 |
| 001-1600-64122 | Medical Director | 3,750.00 |
| 001-1600-65050 | Vehicle Operating Suppli… | 3,364.86 |
| 001-1600-65051 | Equipment/Vehicle Parts | 525.00 |
| 001-1600-65070 | Materials/Supplies | 3,579.12 |
| 001-1600-66990 | Refund/Reimbursement | 1,571.94 |
| 001-1700-61430 | Employee Assistance Pr… | 128.75 |
| 001-1700-61550 | Life Insurance/ADD/LTD… | 402.76 |
| 001-1700-61599 | Workers' Comp Insurance | 192.96 |
| 001-1700-63320 | Repair/Maint--Vehicle | 70.49 |
| 001-1700-64110 | Legal Service Fees | 2,288.22 |
| 001-1700-64111 | Property Maintenance E… | 1,420.00 |
| 001-1700-65050 | Vehicle Operating Suppli… | 111.33 |
| 001-2900-61599 | Workers' Comp Insurance | 6.75 |
| 001-2900-64990 | Misc Contractual | 65.00 |
| 001-4100-61430 | Employee Assistance Pr… | 309.00 |
| 001-4100-61550 | Life Insurance/ADD/LTD… | 340.63 |

## Account Summary

| Account Number | Account Name | Expense Amount |
|---|---|---|
| 001-4100-61599 | Workers' Comp Insurance | 29.36 |
| 001-4100-63100 | Repair/Maint | 306.05 |
| 001-4100-63710 | Utilities | 2,325.33 |
| 001-4100-64020 | Advertising & Legal Noti… | 53.33 |
| 001-4100-64090 | Janitorial Services | 1,963.93 |
| 001-4100-64990 | Misc Contractual | 80.00 |
| 001-4100-65020 | Library Books & Periodic… | 4,934.98 |
| 001-4100-65022 | Special Collections | 454.08 |
| 001-4100-65060 | Office Supplies | 130.66 |
| 001-4100-65070 | Materials/Supplies | 221.45 |
| 001-4100-65079 | Materials/Supplies--Prog… | 150.61 |
| 001-4200-61430 | Employee Assistance Pr… | 154.50 |
| 001-4200-61550 | Life Insurance/ADD/LTD… | 319.23 |
| 001-4200-61599 | Workers' Comp Insurance | 352.29 |
| 001-4200-63100 | Repair/Maint | 169.12 |
| 001-4200-63710 | Utilities | 2,111.46 |
| 001-4200-64020 | Advertising & Legal Noti… | 396.00 |
| 001-4200-64090 | Janitorial Services | 120.40 |
| 001-4200-64190 | Computer/Technology S… | 290.22 |
| 001-4200-64205 | Instructor (Contractual) | 5,310.60 |
| 001-4200-65070 | Materials/Supplies | 808.49 |
| 001-4300-61430 | Employee Assistance Pr… | 103.00 |
| 001-4300-61550 | Life Insurance/ADD/LTD… | 285.27 |
| 001-4300-61599 | Workers' Comp Insurance | 321.43 |
| 001-4300-63100 | Repair/Maint | 73.97 |
| 001-4300-63320 | Repair/Maint--Vehicle | 490.73 |
| 001-4300-63710 | Utilities | 2,512.33 |
| 001-4300-64090 | Janitorial Services | 1,020.00 |
| 001-4300-65050 | Vehicle Operating Suppli… | 3,031.86 |
| 001-4300-65070 | Materials/Supplies | 146.07 |
| 001-4500-61599 | Workers' Comp Insurance | 118.34 |
| 001-4500-63100 | Repair/Maint | 7,574.24 |
| 001-4500-63710 | Utilities | 5,765.71 |
| 001-4500-64090 | Janitorial Services | 95.00 |
| 001-4500-65010 | Chemicals | 353.00 |
| 001-4500-65011 | Chlorine | 1,686.80 |
| 001-4500-65070 | Materials/Supplies | 1,843.69 |
| 001-5100-64130 | Payments to Other Agen… | 17,059.90 |
| 001-6100-61599 | Workers' Comp Insurance | 2.89 |
| 001-6150-61430 | Employee Assistance Pr… | 25.75 |
| 001-6150-61550 | Life Insurance/ADD/LTD… | 94.00 |
| 001-6150-61599 | Workers' Comp Insurance | 20.57 |
| 001-6150-62100 | Membership Dues/Subsc… | 190.00 |
| 001-6200-61430 | Employee Assistance Pr… | 77.25 |
| 001-6200-61550 | Life Insurance/ADD/LTD… | 241.98 |
| 001-6200-61599 | Workers' Comp Insurance | 13.61 |
| 001-6210-61430 | Employee Assistance Pr… | 77.25 |
| 001-6210-61550 | Life Insurance/ADD/LTD… | 249.92 |
| 001-6210-61599 | Workers' Comp Insurance | 129.32 |
| 001-6210-63400 | Repair/Maint--Office Equ… | 89.96 |
| 001-6210-63730 | Telephone/Cellphone | 666.67 |
| 001-6210-64190 | Computer/Technology S… | 569.00 |
| 001-6210-64990 | Misc Contractual | 550.00 |
| 001-6210-65070 | Materials/Supplies | 410.80 |
| 001-6210-67240 | Computer Hardware/Sof… | 367.95 |
| 001-6210-67244 | Annual Licensing/Support | 460.75 |
| 001-6210-67250 | Office Equipment | 4,901.20 |
| 001-6220-61599 | Workers' Comp Insurance | 88.24 |

## Account Summary

| Account Number | Account Name | Expense Amount |
|---|---|---|
| 001-6220-63100 | Repair/Maint | 374.29 |
| 001-6220-63320 | Repair/Maint--Vehicle | 15.99 |
| 001-6220-65050 | Vehicle Operating Suppli… | 78.00 |
| 001-6220-65070 | Materials/Supplies | 39.99 |
| 001-6250-61430 | Employee Assistance Pr… | 51.50 |
| 001-6250-61440 | Wellness Program | 75.00 |
| 001-6250-61550 | Life Insurance/ADD/LTD… | 174.35 |
| 001-6250-61599 | Workers' Comp Insurance | 10.82 |
| 001-6250-64110 | Legal Service Fees | 200.00 |
| 001-6500-63100 | Repair/Maint | 1,394.48 |
| 001-6500-63710 | Utilities | 8,498.15 |
| 001-6500-64020 | Advertising & Legal Noti… | 18.97 |
| 001-6500-64110 | Legal Service Fees | 4,360.00 |
| 001-6500-65071 | Materials/Supplies--Jani… | 358.00 |
| 001-6500-65080 | Postage | 500.00 |
| 001-6500-65990 | Miscellaneous | 1,238.80 |
| 110-2100-61430 | Employee Assistance Pr… | 257.50 |
| 110-2100-61550 | Life Insurance/ADD/LTD… | 573.27 |
| 110-2100-61599 | Workers' Comp Insurance | 1,370.57 |
| 110-2100-63320 | Repair/Maint--Vehicle | 211.65 |
| 110-2100-63451 | Repair/Maint--Traffic Sig… | 450.00 |
| 110-2100-63710 | Utilities | 2,248.25 |
| 110-2100-64121 | Drug & Alcohol Testing | 48.00 |
| 110-2100-64990 | Misc Contractual | 28,975.55 |
| 110-2100-65050 | Vehicle Operating Suppli… | 5,012.73 |
| 110-2100-65072 | Materials/Supplies-Main… | 12,105.28 |
| 110-2100-65076 | Materials/Supplies--Shop | 1,198.15 |
| 110-2100-65088 | Materials/Supplies--Traff… | 208.67 |
| 110-2300-63780 | Street Lighting | 10,882.38 |
| 141-4100-65020 | Library Books & Periodic… | 141.98 |
| 141-4100-65023 | Summer Reading Progr… | 1,501.55 |
| 141-4100-65024 | Friends of the Library Ex… | 41.30 |
| 141-4100-67809 | Friends of the Library M… | 229.67 |
| 301-4100-67900 | Capital Project Expense | 1,075.68 |
| 340-7500-63100 | Repair/Maint | 53.39 |
| 610-8300-61430 | Employee Assistance Pr… | 206.00 |
| 610-8300-61550 | Life Insurance/ADD/LTD… | 532.54 |
| 610-8300-61599 | Workers' Comp Insurance | 447.64 |
| 610-8300-63730 | Telephone/Cellphone | 40.01 |
| 610-8300-64110 | Legal Service Fees | 840.00 |
| 610-8300-64905 | Professional Services US | 13,919.94 |
| 610-8300-64990 | Misc Contractual | 3,124.00 |
| 610-8300-65050 | Vehicle Operating Suppli… | 1,613.80 |
| 610-8300-65070 | Materials/Supplies | 106.08 |
| 610-8300-65500 | Personal Protective Equi… | 69.98 |
| 610-8325-63410 | Repair/Maint--Equipment | 1,777.15 |
| 610-8325-63453 | Repair/Maint--System | 2,999.51 |
| 610-8325-63710 | Utilities | 10,790.60 |
| 610-8325-65072 | Materials/Supplies-Main… | 288.80 |
| 610-8350-65010 | Chemicals | 8,144.50 |
| 610-8350-65060 | Office Supplies | 67.57 |
| 610-8350-65072 | Materials/Supplies-Main… | 357.47 |
| 650-9000-64905 | Professional Services US | 3,866.65 |
| 650-9000-65070 | Materials/Supplies | 97.34 |
| 670-8400-64700 | Recycling--Residential | 26,394.88 |
| 670-8400-64701 | Recycling--Apartments | 4,760.29 |
| 670-8400-64905 | Professional Services US | 1,546.66 |
| 680-8700-61430 | Employee Assistance Pr… | 257.50 |

## Account Summary

| Account Number | Account Name | Expense Amount |
|---|---|---|
| 680-8700-61550 | Life Insurance/ADD/LTD… | 107.68 |
| 680-8700-61599 | Workers' Comp Insurance | 137.57 |
| 680-8700-63100 | Repair/Maint | 29.81 |
| 680-8700-63710 | Utilities | 16,244.75 |
| 680-8700-64090 | Janitorial Services | 3,832.00 |
| 680-8700-64110 | Legal Service Fees | 200.00 |
| 680-8700-64200 | Inspections/Testing | 95.25 |
| 680-8700-64990 | Misc Contractual | 34.00 |
| 680-8700-65070 | Materials/Supplies | 238.47 |
| 680-8700-65074 | Materials/Supplies--Me… | 472.64 |
| 710-8300-67270 | Capital Equipment | 2,722.31 |
| 820-9300-64990 | Misc Contractual | 4,374.35 |
| 890-9300-67102 | V&E-GENERAL | 1,188.40 |
| | **Grand Total:** | **311,999.25** |

## Project Account Summary

| Project Account Key | | Expense Amount |
|---|---|---|
| **None** | | 311,999.25 |
| | **Grand Total:** | **311,999.25** |

# MEMORANDUM

**To:** Mayor and City Council

**From:**

**Date:** August 17, 2026

**Subject:** Approval of Minutes of the prior meetings

**Introduction:** Attached are the minutes of the August 3, 2026 and August 10, 2026 council meetings for review and approval.

**Recommendation:** Staff recommends approval of the meeting minutes from August 3, 2026 and August 10, 2026.

**Attachments:**
1. 20260803 CC Minutes
2. 20260810 CC Special Meeting Minutes

**CITY OF INDIANOLA COUNCIL MEETING**
August 3, 2026
6:00 PM
City Council Chambers
110 N 1st Street, Indianola, IA
**Minutes**

## Call to Order
The Indianola City Council met in regular session at 6:00 pm on August 3, 2026 in the City Hall Council Chambers. Mayor Steve Richardson called the meeting to order and on roll call the following members were present: Josh Rabe, Ron Dalby, Tiffany Davis, Mellisa Sones, Bob Lane. Absent: Steve Armstrong.

## Oath of Office
Mayor Richardson administered the Oath of Office to Firefighter/Paramedics Nicole Frost, Justin Helgens, and James Sauter.

## Public Comment
No public comments were offered.

## Consent Agenda
The second consideration of an ordinance amending Chapter 165.05, Zoning District Regulations was pulled from the consent agenda. Council Member Lane moved to approve the Consent Agenda and Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The Consent Agenda was as follows:

- Approval of Agenda
- Approval of Claims
- Approval of Minutes of the prior meetings
- Resolution 2026-147 setting a public hearing for August 17, 2026 at 6 PM regarding the amendment of City Code Chapters 151, 152, 153, 155, 156, 157, 158, 159, 160, and 161A, and adoption of the 2024 International Codes, 2024 Uniform Plumbing Code, and the 2023 National Electrical Code (NEC, NFPA 70) for the City of Indianola.
- Consideration of the approval of a liquor license renewal for The Zoo Inc.
- Consideration of the approval of a liquor license renewal for Kwik Trip Inc. doing business as Kwik Star #1742.
- Consideration of the approval of a refuse hauling permit renewal to Wiegert Disposal Inc.
- Consideration of the issuance of a special event and noise permit to A.B.A.T.E. of Iowa District 4 for the Toy Run event to be held on October 11, 2026.
- Resolution 2026-148 suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on city streets during a toy run event as requested by A.B.A.T.E. of Iowa District 4
- Second consideration of an ordinance amending Chapter 171, Parkland Dedication.
- Resolution 2026-149 approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance, and levying a tax to pay the Notes.

- Resolution 2026-150 approving a professional services agreement with HR Green for Fiscal Year 27 On-Call General Wastewater Engineering Services.
- Resolution 2026-151 approving a professional services agreement with HR Green for Fiscal Year 27 On-Call General Engineering Services.
- Resolution 2026-152 approving Payment Application Number 1 in the amount of $67,611.40 for the EV Charging Station Project.
- Resolution 2026-153 approving salaries.

Council Member Rabe moved to approve the second consideration of an ordinance amending Chapter 165.05, Zoning District Regulations. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Lane. NAYS: Sones. Whereas the Mayor declared the motion carried unanimously.

**Introduction of Public Works Director**
City Manager Jacob Meshke introduced new Public Works Director Brian Stineman.

**Council Reports**
Council Member Dalby moved to approve the consideration of the reappointment of Jess Lundquist to the Indianola Public Arts Commission for a term beginning July 1, 2026 and ending July 1, 2029. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones moved to approve the consideration of the reappointment of Lin Stecker to the Planning & Zoning Commission for a term beginning July 1, 2026 and ending July 1, 2031. Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones moved to approve the consideration of the reappointment for Anita Christensen for the Sustainability Committee for a term beginning July 1, 2026 and ending July 1, 2029. Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones reported on the Indianola Dough initiative and the Celebrate Warren County Parade.

Council Member Rabe reported on the Community and Economic Development Subcommittee meeting.

**Mayor's Report**
Mayor Richardson provided a community update.

Mayor Richardson attended the Iowa League of Cities workshop with City Manager Jacob Meshke.

Mayor Richardson issued proclamations for Book Lovers Day and Purple Heart Day in Indianola.

Council Member Dalby moved to approve the consideration of the reappointment of Elizabeth Miller to the Civil Service Commission for a term beginning April 1, 2026 and ending April 1, 2030. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane.
NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones moved to approve the consideration of the appointment of Lindsay Armstrong for the Parks & Recreation Commission for a term beginning July 1, 2026 and ending July 1, 2028. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

**Old Business**

Council Member Davis moved to open the public hearing regarding the vacation of 30’ landscape buffer easement in Lot 5 of Scenic Pointe. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Community and Economic Director Bryce Johnson explained the buffer easement. No other public comments were offered.

Council Member Lane moved to close the public hearing. Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones moved to approve Resolution 2026-154 approving the vacation of 30’ landscape buffer easement in Lot 5 of Scenic Pointe. Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Davis moved to open the public hearing regarding the adoption of a 2026 Amended and Restated 1998 Citywide Urban Revitalization Plan for the 1998 Citywide Urban Revitalization area. Rabe seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None.

Community and Economic Director Bryce Johnson explained the amendments. No public comments were offered.

Davis moved to close the public hearing. Rabe seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Council Member Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Lane moved to approve Resolution 2026-155 adopting the proposed 2026 Amended and Restated 1998 Citywide Urban Revitalization Plan for the 1998 Citywide Urban Revitalization Area. Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.
Council Member Davis moved to approve Resolution 2026-156 approving the First Amendment to the Lease Agreement between the City of Indianola, Iowa and House of Mercy. Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Lane moved to approve Resolution 2026-157 of intent that the City of Indianola and Warren County (“Parties”) will collaborate and work in good faith regarding acquisition of real property commonly known as 207 North B Street and related parcels (“Property”). Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

**New Business**

Council Member Davis moved to approve the f irst consideration of an ordinance amending Ordinance Nos 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, 1668, 1671, 1717, AND 1761 and providing that general property taxes levied and collected each year on certain property located within the amended Hillcrest/Downtown Unified Urban Renewal Area, in the City of Indianola, Couty of Warren, State of Iowa, shall no longer be divided under Iowa Code Section 403.19 in connection with certain subareas of the Hillcrest/Downtown Unified Urban Renewal Area (Removing “Hillcrest Amendment No. 3 Subarea” and “Downtown Amendment No. 1 Subarea” from Division of Taxes). Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Davis moved to approve Resolution 2026-158 approving a letter of support for the proposed Habitat for Humanity home at 402 W 19th Place. Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones moved to approve Resolution 2026-159 approving an exception for Indianola Main Street Downtown District Banner Usage. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Council Member Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

**Other Business**

City Manager Jacob Meshke provided Council with an update on the City Hotel Motel Tax Funding Process. Meshke also thanked staff for their work with the Warren County Fair.

Council Member Davis moved to approve holding a special meeting on August 10, 2026 to approve change orders for the CDBG facade program. Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

**Adjourn**

The meeting was adjourned at 7:45 PM on a motion by Council Member Davis and seconded by Lane. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

_____

Steve Richardson, Mayor

ATTEST:

_____

Jackie Raffety, City Clerk

**CITY OF INDIANOLA COUNCIL MEETING**
August 10, 2026
6:00 PM
City Council Chambers
110 N 1st Street, Indianola, IA
Minutes

The Indianola City Council met in special session at 6:00 PM on August 10, 2026 in the City Hall Council Chambers. Mayor Steve Richardson called the meeting to order and on roll call the following members were present: Josh Rabe, Steve Armstrong, Tiffany Davis (via Teams), Mellisa Sones, Bob Lane. Absent: Ron Dalby.

Council Member Rabe moved to approve the Consent Agenda. Lane seconded it. On roll call, the vote was AYES: Rabe, Armstrong, Davis, Sones, Lane. NAYS: None. The consent agenda was as follows:

- Resolution 2026-160 approving Change Orders Number 2-7 and Payment Application Number 3 for the CDBG Facade Program Project.
- Resolution 2026-161 approving a hold harmless agreement with Indianola Main Street.

The meeting was adjourned at 6:03 PM on a motion by Council Member Sones seconded by Lane. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

_____
Steve Richardson, Mayor

ATTEST:

_____
Jackie Raffety, City Clerk

# MEMORANDUM

**To:** Mayor and City Council

**From:** Cassandra Hofer, Deputy City Clerk

**Date:** August 17, 2026

**Subject:** Consideration of the approval of an event and noise permit to 22 Reasons to Stay Rally Ride for a Purpose to be held on August 22, 2026.

---

**Introduction:** 22 Reasons to Stay is an organization hosting a Rally Ride for a Purpose on August 22, 2026.

**Background:** This is the first time 22 Reasons to Stay is holding this event in Indianola.

**Discussion:** The event is scheduled for August 22, 2026.The noise permit is for a band to perform during the event. The band will be set up in the Sticks and Balls parking lot. Setup for the event will begin at 3:00 PM. The motorcycle riders are expected to arrive around 5:45 PM. The event will end at 11:00 PM, with dismantle to follow.

The applicant has requested the following road closures.

- East Ashland from North First Street to North Howard Street.
- North First Street from East Ashland to East Boston Avenue.

**Budget Impact:** None

**Recommendation:** Staff has reviewed the application and recommends approval of the special event and noise permit.

**Attachments:** 1. Rally Ride PKT

# City of Indianola Special Event Application

Event Name: Rally Ride For A Purpose

Event Sponsor(s): 22reasonstostay.com

Event Type: Check all that apply

Parade ☐ Bike Ride/Race ☑ Concert ☐ Fun Run ☐ Timed Race ☐

Other describe:

Will trails/sidewalks be utilized? Yes ☐ No ☑

Date of Event: 8/22/26

Location: Sticks + Balls

Anticipated Attendance: Per Day Total 200 Bikes + residents

Organization: 22 reasons to stay

Contact Name: Jesse McAnich

Phone: 515-326-5980

Address: Indianola

Email Address: ———

Please describe your request and event:

Bike ride to bring awareness and support for those who need a reason to stay.

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

[redacted]

- Closed East Ashland from N. 1st Street to N. Howard
- Closed N 1st Street to East Boston

Please describe your plan for cleanup and removal of recyclable goods and garbage during and after your event.

trash on premises

# City of Indianola Special Event Application

| | Date | Time | Day of Week |
|---|---|---|---|
| Set Up Begins | 8/22/26 | 3-11pm | Sat |
| Event Starts | ↓ | ↓ | ↓ |
| Event Ends | ↓ | ↓ | ↓ |
| Event Dismantle | ↓ | ↓ | ↓ |

Please describe your safety plan including crowd control. *The Police Chief and Fire Chief will review your safety plans to determine if safety is adequate for the planned event. In reviewing the application, they will review the anticipated crowd size, demographics, entertainment, alcohol, prior history with this event or similar events and other criteria.*

We are directly across from the police station.

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

See above

Suspension of Indianola Code 47.01(11) Sale and Consumption of Alcohol upon City Property

If the applicant is requesting suspension of enforcement of Indianola Code 47.01(11) regarding the sale and consumption of alcohol upon City Property, the City Council will need to approve this request by resolution each year.

☑ I am requesting suspension of Indianola Code 47.01(11) regarding the sale and consumption of alcohol upon City property. Please state the location.

☐ I am not requesting suspension of Indianola Code 47.01(11)

Restroom Rental

☐ I am requesting to rent the restrooms at 114 N Howard Street for my event. I also understand there is a $50 non-refundable fee for bathroom access and a $50 deposit (of which all or a portion of will be returned after the keys are turned in and cleaning is complete.

Please enter a organization contact and phone number to coordinate with _____

☐ I am not requesting to rent the restrooms at 114 N Howard Street for my event.

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

Applicant Signature: _____ Date: JULY 10TH 2026

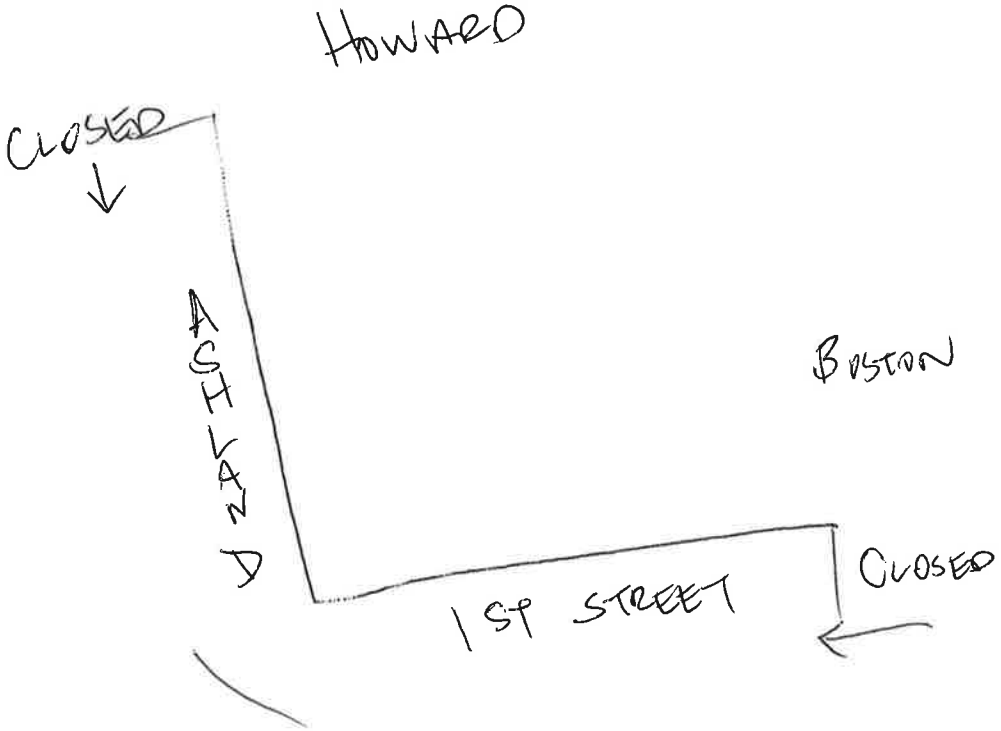
# City of Indianola Special Event Application

**Before submitting this application be sure to complete the following.**

- ✓ The event application is completely filled out.
- ✓ Map A attached – Showing streets/trails/parks/lane closures, locations of barriers/barricades, stages, platforms, events/activities, vendors, parking etc. Please be as detailed as possible.
- ✓ Map B attached – Shows where vendors are expected to park vehicles off the square.
- ✓ Noise Permit if applicable, attached. Application is available on the website under "How do I apply for noise permit"
- ✓ An insurance certificate showing the City as an additional insured in the amount of $1,000,000 is attached to the application.

Return application with attachments to:
City of Indianola
Attn: Event Applications
110 N 1st St. PO Box 299
Indianola, Iowa 50125
Email: cityclerk@indianolaiowa.gov
City Website: indianolaiowa.gov

*Thank you for your interest in holding a neighborhood or community event! You will receive communication after the request has been to Council unless there are questions regarding your application.*




N Howard
E Ashland
N 1st Ave

# City of Indianola

# Noise Permit Application

Today's Date: 7/16/26

Event Name: Rally Ride for a Purpose

Date/Time/ Location of Event: August 22, 2026 - Sticks & Balls

Event Sponsor(s): Sticks & Balls

**Contact Information**

Organization: 22 Reasons to Stay

Contact Name: Jesse McAninch

Address: _____

Telephone Number: 515-326-5980 Cell Phone: 515-326-5980

Email Address: _____

Anticipated Attendance: 200 Per Day 200 Total

Event Information:

Event Starts: Date: 8/22/26 Time: 3:00 PM Day of Week: Sat

Event Ends: Date: 8/22/26 Time: 11:00 PM Day of Week: Sat

Previous Event Information:

Date of Event: NA Time of Event: NA

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

X Band _____ DJ _____ Other (please specify)

Applicant Signature: _____

*Office Use Only:*

Received By: _____

Date Received in office: _____

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

# MEMORANDUM

**To:** Mayor and City Council

**From:** Cassandra Hofer, Deputy City Clerk

**Date:** August 17, 2026

**Subject:** Resolution suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on city streets during the rally ride for a purpose event as requested by 22 Reasons to Stay.

---

**Introduction:** 22 Reasons to Stay has applied for a special event and noise permit as part of their Rally Ride for a Purpose Event to be held on August 22, 2026. The applicant has requested the suspension of Indianola Code 45.02(2) regarding the consumption of alcohol in City Streets.

**Recommendation:** Staff recommends approval.

**Attachments:** 1. Res 2026- Suspending enforcement- alcohol Rally Ride - 22 Reasons to Stay

**RESOLUTION NO. 2026-**

**RESOLUTION SUSPENDING ENFORCEMENT OF INDIANOLA CODE § 45.02(2) REGARDING THE CONSUMPTION OF ALCOHOL ON CITY STREETS DURING THE RALLY FOR A PURPOSE EVENT REQUESTED BY 22 REASONS TO STAY**

**WHEREAS**, 22 Reasons to Stay intends to hold a Rally Ride for a Purpose event on August 22, 2026; and

**WHEREAS,** the event organizers plan to close streets to vehicular traffic including East Ashland Avenue from North First Street to North Howard and North First Street between Ashland Avenue and Boston Avenue; and

**WHEREAS**, the organizer has requested that alcohol consumption be permitted on East Ashland Avenue and North First Street for the duration of said event; and

**WHEREAS**, alcoholic beverages for the event will be served in accordance with the authorization by the State of Iowa; and

**WHEREAS**, Indianola Code Section 45.02(2) governing alcoholic beverages on City streets reads: “A person shall not use or consume alcoholic liquor, wine or beer upon the public streets or highways. A person shall not use or consume alcoholic liquor in any public place, except premises covered by a liquor control license;” and

**WHEREAS**, the sales and consumption of alcohol will be required to comply with all other requirements of the Municipal Code of the City for the event along with the terms of the liquor license held by the vendors.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Indianola, Iowa, that the City of Indianola hereby confirms that enforcement of Indianola Code Section 45.02(2) will be temporarily suspended on August 22, 2026 on Ashland Avenue and North First Street 5:45 PM – 11:00 PM

**BE IT FURTHER RESOLVED** that all participants and sponsors of said event shall be required to comply with all other requirements of the Municipal Code of the City, but that enforcement of the prohibition of the consumption of alcohol upon certain public streets is hereby waived.

**Dated** this 17th day of August 2026.

_____
Steve Richardson, Mayor

ATTEST:

_____
Jackie Raffety, City Clerk

# MEMORANDUM

**To:** Mayor and City Council

**From:** Cassandra Hofer, Deputy City Clerk

**Date:** August 17, 2026

**Subject:** Consideration of the approval of a liquor license from Sticks and Balls for an event at Harley Davidson, contingent upon staff approval.

---

**Introduction:** Sticks and Balls has applied for a Class C Retail Alcohol License. This application is for an event at Harley-Davidson, located at 1300 S Jefferson Way on August 29, 2026.

**Background:** The permit application is for five days (August 29, 2026 - September 2, 2026).

**Discussion:** Staff was notified by the ABD on August 11, 2026, that this application was pending dramshop (insurance) approval. A complete application is not available to the local authority until it has passed the dramshop approval process.

Due to the limited time between receipt of the complete application and the scheduled Council meeting, staff has not had sufficient time to fully review the application or inspect the premises prior to bringing the application forward for Council approval.

Sticks and Balls is a limited liability company. The owner on the application is Crystal Inman.

**Budget Impact:** None.

**Recommendation:** Staff is asking for council approval, contingent upon approval from the Fire, Police, and Community and Economic Development Departments.

**Attachments:** 1. Harley Davidson & Sticks & Balls App 2026

# SPECIAL CLASS "C" RETAIL ALCOHOL LICENSE APPLICATION

## Business Information

Name of Legal Entity: STICKS AND BALLS LLC

FEIN: XX-XXX1513

Business Type: Limited Liability Company

This business is registered with the Secretary of State.

Business Number of Secretary of State: 660929

## Premises Information

Premises DBA: ROUTE 65 HD

Premises Address: 1300 S JEFFERSON WAY INDIANOLA IA 50125-3274

Premises Type: Special Event

Number of Floors: 1

Control of Premises: Other  Other control description: vendor at special event

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?
Yes

Does your premises conform to all local and state health, fire and building laws and regulations?
Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?
No

## License Information

Effective Date: 29-Aug-2026

Length of License Requested: 5 days

**Endorsements**

Local Authority: City of Indianola

Dramshop Company: FOUNDERS INSURANCE COMPANY

**Ownership Information**

| Type | Name | ID Type | ID | DOB | Phone | Address | Percentage |
|---|---|---|---|---|---|---|---|
| Individual | INMAN, CRYSTAL | SSN | | | | 307 NORTH KENWOOD BOULEVARD INDIANOLA IA 50125 | 100.00 |

**Criminal History Details**

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

**Criminal Violations**

**Contact Information**

Contact Name: CRYSTAL INMAN

Phone Number: 5152109539

Email Address: inmancrystal@gmail.com

Address: 307 N KENWOOD BLVD INDIANOLA IA 50125-2108

**Attestation Information**

Attestation Name: CRYSTAL INMAN

Attestation Date: 10-Aug-2026

# MEMORANDUM

**To:** Mayor and City Council

**From:** Bill Mettee, Senior Planner

**Date:** August 17, 2026

**Subject:** Third consideration and adoption of an ordinance amending Chapter 165.05, Zoning District Regulations.

---

**Introduction:** Staff has continued to review the zoning and subdivision ordinances for potential amendments and located a discrepancy between the Comprehensive Plan and the Zoning Code and proposes to align the two documents.

**Background:** Section 165 Zoning District Regulations. Adopted on May 18, 2020, Elevate Indianola became the City of Indianola's updated Comprehensive Plan, a document meant to help guide the future growth and development of the city. Within the document are classes of different future land uses for both residential and commercial/industrial growth. The residential classes are divided into three:

- Low-Density Residential
- Low to Medium-Density Residential
- Medium to High-Density Residential

Specifically, each calls out a recommended density, or dwelling units per acre. The Low to Medium-Density Residential classification recommends a density of "up to 15 dwelling units per gross acre" for allowable housing types such as "single-family detached (plus accessory dwelling units), single-family attached (townhomes and row houses), multi-family (condos and apartments) and student housing."

Ordinance Approval:
First Reading: July 20, 2026 - AYES: Rabe, Dalby, Davis, Lane. NAYS: Armstrong, Sones.
Second Reading: August 3, 2026 - AYES: Rabe, Dalby, Davis, Lane. NAYS: Sones.

**Discussion:**

Staff was approached with a proposed townhome project. When cross-referencing the recommendations of the comprehensive plan with what is codified in the zoning ordinance, staff found a contradiction relating to townhome development. The zoning code only permits townhomes and row houses to have a density of 10 units per acre, conflicting what the comprehensive plan recommends – "up to 15 dwelling units."

When discussing density standards, it is important that the zoning code implements the vision established in the comprehensive plan. The comprehensive plan answers the question of what the community wants, while the zoning ordinance answers how that vision is carried out. Under Iowa law,

zoning regulations are intended to be made in accordance with a comprehensive plan. While the comprehensive plan itself is generally a policy document rather than a regulatory ordinance, courts and planning best practices recognize it as the foundation for zoning decisions. Aligning density standards between the comprehensive plan and zoning ordinance helps ensure growth is orderly, transparent, and consistent with the community's long-term goals.

The intent of this ordinance amendment is to align the zoning code with the recommendations of the comprehensive plan as it relates to density for townhomes and row homes and update the zoning ordinance to permit up to 15 dwelling units per acres.

Peer Communities Townhome Density standards:

- Waukee: 3,500 sf per unit (12.4 units per acre)
- Altoona: 20 units per acre
- Norwalk: 12 units per acre
- Pleasant Hill: 12 units per acre
- Grimes: 16 units per acre
- Marshalltown: 11.44 to 11.54 per acre
- Newton: 25 units per acre
- Indianola: 10 units (proposing 15 units / acre)

Average = 15.6 units per acre

The Community & Economic Development (CED) Subcommittee heard this proposed amendment at their scheduled meeting on June 19, 2026. The CED Subcommittee was supportive of this change and recommended staff bring it forward for Council consideration.

The Planning and Zoning Commission recommended 5-2 to approve of the zoning code amendment at their July 14, 2026, meeting.

**Budget Impact:** None.

**Recommendation:** Staff recommends approval.

**Attachments:**
1. Code Amendment Memo - CC
2. ORD Amending Chapter 165.05 Zoning District Regs

To: City Council
From: Bill Mettee, Senior Planner
Date: July 15, 2026
Re: Consideration of code amendments

City Council:

Community Development staff has continued to review the zoning and subdivision ordinances and is offering the following recommendations:

1. Section 165 Zoning District Regulations. Adopted on May 18, 2020, Elevate Indianola became the City of Indianola's updated Comprehensive Plan, a document meant to help guide the future growth and development of the city. Within the document are classes of different future land uses for both residential and commercial/industrial growth. The residential classes are divided into three:
   a. Low-Density Residential
   b. Low to Medium-Density Residential
   c. Medium to High-Density Residential

   Specifically, each calls out a recommended density, or dwelling units per acre. The Low to Medium-Density Residential classification recommends a density of "up to 15 dwelling units per gross acre" for allowable housing types such as "single-family detached (plus accessory dwelling units), single-family attached (townhomes and row houses), multi-family (condos and apartments) and student housing.

   Community Development was approached with a proposed townhome project and when cross-referencing the recommendations of the comprehensive plan against what is codified in the zoning ordinance, staff found a contradiction relating to townhome development. The zoning code only permits townhomes and row houses to have a density of 10 units per acre, conflicting what the comprehensive plan recommends – "up to 15 dwelling units."

   The intent of this ordinance amendment is to align the zoning code with the recommendations of the comprehensive plan as it relates to density for townhomes and row homes and update the zoning ordinance to permit up to 15 dwelling units per acres.

The Bulk Regulations chart is below showing the only proposed amendment.

At their July 14 meeting, the Planning Commission recommended to approve the zoning code amendment as presented with a 5-2 vote.

| 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 | ~~10~~ 15 | 25 | n/a |

Bill Mettee
Senior Planner

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING CHAPTER 165.05 REGARDING ZONING DISTRICT REGULATIONS**

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA:**

**SECTION ONE**: The Code of Ordinances of the City of Indianola, Chapter 165.05, Zoning District Regulations, shall be and is hereby amended by striking certain language and adopting the underlined the language as follows:

165.05(2) RESIDENTIAL ZONING DISTRICTS BUILDING BULK AND DENSITY REGULATIONS TABLE:

Townhouse or Row Dwelling Density Max. Dwelling Units Per Acre: ~~10~~

Townhouse or Row Dwelling Density Max. Dwelling Units Per Acre: 15

| 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 | ~~10~~ 15 | 25 | 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* |

**SECTION TWO**: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed.

**SECTION THREE**: 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 FOUR**: 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 _____, 2026, and approved
this _____ day of _____, 2026.

_____
Steve Richardson, Mayor

ATTEST:

_____
Jackie Raffety, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2026, and was published on _____, 2026.

# MEMORANDUM

**To:** Mayor and City Council

**From:** Bryce Johnson, Community and Economic Development Director

**Date:** August 17, 2026

**Subject:** Third consideration and adoption of an ordinance amending Chapter 171, Parkland Dedication.

---

**Introduction:** Second reading regarding an amendment to the City's Parkland Dedication requirement.

**Background:** In 2024, City Council adopted the Parkland Dedication ordinance. The intent of this ordinance is for developers of residential projects to dedicate areas for parkland. If there is not enough space in the plat for parkland, the developer may instead provide a fee-in-lieu of amount to be used for park improvements or towards the development of a future park.

Ordiance Approval:
First Reading: July 20, 2026 - AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None.
Second Reading: August 3, 2026 - AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None.

**Discussion:**

In collaboration with the Chief of Culture and Recreation, staff is proposing several amendments to Chapter 171 of the zoning ordinance. The amendments below are proposed and further outlined in the attached documents. Yellow highlighted text identifies language added, text with strikethrough is to be removed.

- Amending the Amount of Parkland Required. The current ordinance states that 16 acres of parkland per 1,000 residents (0.016 acres per resident) is required. This amount is 130% more than our peer communities and in the metro area. Staff proposes to reduce this to 7-acres of parkland per 1,000 residents (0.007 acres per resident). This amendment aligns with other communities and helps Indianola remain competitive in the residential development market. The chart below shows data from six peer communities with parkland requirements.

- Amending Determination of Market Value. A developer may pay a fee-in-lieu instead of dedicating parkland space. Per the current ordinance, a "mutually appointed appraiser" shall determine a fair market value that the developer then pays. In recent applications, this has caused confusion between developers and appraisers about what exactly their role is and how this number should be calculated (e.g. raw land, shovel ready land, existing parkland). Staff reviewed other communities and their parkland fee per acre and collectively decided that City Council shall establish the "average per-acre fair market value based on… undeveloped real estate within City limits and surrounding comparable communities." The codified line referencing the "mutually appointed appraiser" will be removed. The goal of establishing a set fee, rather than relying on an appraisal, is to allow developers to better estimate development

costs and streamline the entitlement process. Based on peer community review, staff recommend setting the per acre value at $30,000. A separate action will be required by City Council to establish this amount in the City's fee schedule. Placing this amount in the fee schedule is intentional as it allows staff to easily amend it during the annual fee schedule review process.

- Several other minor amendments are proposed including updating the calculations based on the proposed per-acre amount, updates in minimum park size, and proximity to the development where funds may be used. The current code requires parkland dedication or fee-in-lieu contributions to be located within ½ mile of a proposed development. The proposal will allow staff to determine parkland dedication location needs. Additionally, staff recommends a more flexible approach that allows the City to determine where parkland should be designated or where cash-in-lieu funds should be allocated.

| City | Acre / Resident | Acres per Resident | Persons per Household |
|---|---|---|---|
| Norwalk | 8.5 acres / 1,000 people | 0.0085 | 2.05 |
| Waukee | 6.5 acres / 1,000 people | 0.0065 | 2.33 |
| Van Meter | 5 acres / 1,000 people | 0.005 | 2.175 |
| Bonduarant | 5 acres / 1,000 people | 0.005 | 2.5 |
| Polk City | 8.284 acres /1,000 people | 0.008284 | 2.086 |
| Clive | 8.36 acres / 1,000 people | 0.00836 | 1.98 |
| Altoona | No standard | | |
| Newton | No standard | | |
| Average | 6.94 acres / 1,000 people | 0.006941 | 2.19 |
| Median | 7.33 acres / 1,000 people | 0.007392 | 2.13 |
| | | | |
| **Indianola** | **16 acres / 1,000 residents** | **0.016** | **2.4** |
| current | | (130% more) | (10% higher) |
| | | | |
| **Indianola** | **7 acres / 1,000 residents** | **0.007** | **2.4** |
| proposed | | equal to avg | higher than average |

The Parks and Recreation Commission reviewed the proposed language on March 11, 2026, and was in favor of the amendments.

The Planning and Zoning Commission (PZC) reviewed the proposed language at their March 24, 2026, meeting. At this meeting, the PZC recommended increasing the acres-per-1,000 residents requirement. Staff originally recommended 6 acres per 1,000 residents (0.006 acres per resident). The Commission recommended increasing that to 7-acres per 1,000 residents (0.007 acres per resident). Staff supports that recommended change.

The Planning and Zoning Commission also discussed the following:

- Under Chapter 165.06.3 – removing "… into a fund to be used for future park improvements..." The Commission suggested parkland fees should not be used for park maintenance and only for parkland acquisition. Staff explained there is a fund specifically designated for parkland but Council ultimately has authority over the use of those funds. Additionally, the city would not want to put itself in a position where there is funding to purchase land, but no funding to place any park improvements on the land.

- Concerns with the current 2.4 per person household figure, which is used to calculate the acre requirement. This number was calculated through a study, likely derived from the Census, conducted by Confluence when the zoning code underwent a complete rewrite.

On May 13, 2026, city staff took the revised parkland dedication amendment back to the Parks and Recreation Commission to ensure the increase to 7-acres per 1,000 resident change was acceptable, which they agreed was.

The city's legal counsel has reviewed, and is in support of, the proposed zoning code amendment language.

On June 15, 2026, City Council reviewed the proposed amendment as a discussion item, which was unanimously supported.

Next Steps:

- 2nd Reading: August 3
- 3rd Reading/Adoption: August 17
- Amending Fee Schedule: August 17 (separate action item setting per acre fee)

**Budget Impact:** None.

**Recommendation:** Staff recommends approval.

**Attachments:**
1. Parkland Dedication Amendment_05-06-2026
2. ORD Amending Chapter 171 Parkland Dedication

**171.01 TITLE.**

This chapter shall be known and cited as the "Parkland Dedication Ordinance of the City of Indianola, Iowa."

**171.02 PURPOSE.**

The purpose of this Parkland Dedication ordinance is to ensure that new developments support the health, safety, and welfare of future residents by providing land for public parks within the City and within areas being newly developed or redeveloped for residential purposes.

**171.03 APPLICATION.**

When a preliminary plat for new single-family development (detached or semi-detached), two-family, and/or townhouse development is proposed or a site plan or building permit is submitted for a new multi-family residential development, including manufacture housing community, parkland dedication in a manner consistent with this ordinance shall be required.

Any developer who, after the effective date of the ordinance seeks to develop land for residential purposes within the City shall be required to dedicate public parkland as prescribed herein. No new plats or site plans for residential development shall be approved unless and until the provisions of this chapter are complied with.

**171.04 STANDARD FOR PUBLIC PARKLAND PER RESIDENT.**

The standard for the amount of neighborhood parkland required is 7 ~~16~~-acres per 1,000 residents or 0.007~~016~~ acres per resident. Based on the estimated persons per household number, as determined by the last decennial census, the following calculations shall be applied for new residential developments.

**(Number of lots or dwelling units) x (Census estimated persons per household) x (0.0007 ~~016~~ acres/resident) = required parkland dedication (Decimals rounded up the nearest hundredth)**

*Examples (assuming 2.4 estimated persons per household):*

*A 100-lot single family subdivision would be required to dedicate 1.68 ~~3.84~~ acres of parkland.*

*(100 lots) x (2.4 residents) x (0.007 ~~016~~ acres/resident) = 1.68~~3.84~~ acres*

*A 120-unit apartment complex would be required to dedicate 2.02 ~~4.61~~ acres of parkland*

*(120-units) x (2.4 residents) x (0.007 ~~016~~ acres/resident) = 2.02 ~~4.61~~ acres*

**171.05 PARKLAND DEDICATION MINIMUM DESIGN STANDARDS.**

1. ~~Land dedicated for parkland shall be located within ½ mile of the proposed development.~~ The specific location of the land to be dedicated shall be acceptable to the City and shall be located and planned with future parkland dedications to create a neighborhood park site that will be no less than 10,000 square feet in area~~1 acre in size~~.

A. Public Recreational Trail corridors deeded to the City or dedicated by easements may be included in this calculation of land dedication.

2. All land to be dedicated to meet this parkland dedication requirement shall be useable park space and shall not be located within any floodway, delineated wetlands, shall not contain any areas for storm water detention, and shall have cross slopes no greater than 5%. An exception may be granted by the City Council to accept parkland that includes wetlands, ponds, and/or storm water retention areas that provide a recreational benefit.

3. The dedicator of parkland shall be responsible for rough grading, stabilization, and seeding of the parkland and providing paved public street access, sanitary sewer services, and water service to the property.

4. The developer shall designate on the plat map or site plan the proposed number of dwelling units by type. Designation shall be for park dedication calculation purposes only.

5. The developer shall be required to prepare the parkland prior to dedication in a manner acceptable to the City. This includes:

A. The site shall be located adjacent to an improved street with sidewalks and utilities, as required by the City. The site shall have access to such a fully improve street across at least ten (10) percent of the distance of its perimeter. Any access route shall be at least thirty (30) feet wide for trails and fifty (50) feet for roadway access.

B. On-site drainage patterns shall be designed and constructed by the developer with the approval of the City.

C. Grading shall comply with approved plans.

D. Top-soil shall be spread evenly and lightly compacted to an adequate depth for turf growth.

E. Seeding shall occur during the fall or spring, in accordance with standard specifications of the City. A maintainable stand of grass shall be established prior to acceptancy by the city.

## 171.06 ALTERNATIVES TO DEDICATION OF PARKLAND.

1. When all or a portion of the required parkland cannot be dedicated, the developer shall construct or otherwise complete park improvements and/or trail improvements as determined by the City. ~~within ½ mile of the proposed development.~~ The value of the improvements shall be equal to the value of the required parkland dedication. The value of these improvements shall be based on the fair market value of the land to be dedicated. Subject to approval by the City, park improvements may include construction and installation of trails, parking lots, playground equipment, park shelters, tennis courts, basketball courts, ball fields and appurtenances, and landscaping and the dedication of land or easements necessary for planned trails. The developer shall provide written proof of the land's value and written estimates of the costs of the park improvements.

2. The City may further allow a portion of the parkland dedication requirement be satisfied by the dedication of greenways and stream buffers as may be desired by the City. Because this land has a reduced value as neighborhood park space, the following dedication conversation rate should be applied: 1-acre of greenway or stream buffer dedicated to the City shall be equivalent and worth 0.10-acre of required parkland.

3. In lieu of dedicating parkland, the developer may request the ability to make a cash payment~~.~~, as hereinafter determined, into a fund to be used for future park improvements or park land acquisition for a park facility~~. that is within ½ mile of the proposed development.~~ The City Council shall evaluate this request giving due consideration to all of the factors listed in Section 171.05. The donation shall be no less than the minimum number of acres required. ~~A mutually appointed Appraiser will determine parkland Fair Market Value. The Developer shall pay any expenses accrued in the determination of the payment amount.~~ Annually, the City Council shall, by resolution, establish the average per-acre fair market value based on the average per-acre value of undeveloped real estate within City limits and surrounding comparable communities. The established average per-acre fair market value continues until such value is changed or amended by subsequent resolution. Payment in lieu shall be completed prior to development recording or issuance of building permits.

## 171.07 PARKLAND DEDICATION CREDIT.

Should a new development desire to dedicate more parkland than is required, the dedicator may sell or transfer the parkland credit to another developer or apply as credit for a current or future parkland dedication requirement. Written notice and copies of a transfer agreement shall be provided to the City as record of all credits transferred or sold to another party.

### 171.08 PARKLAND DEDICATION AGREEMENT AND SURETY.

At the time of development, the developer shall enter into a written agreement with the City to detail the parkland dedication and/or park improvement. Depending on the timing of the dedication or park improvement, the developer may propose, and/or the City may require the developer to provide adequate surety to the City to ensure completion of the dedication or improvement. The form and amount of surety shall be determined by the City at its full discretion.

### 171.09 EXEMPTIONS.

The following shall be exempted from the requirements this chapter:

1. The construction of any non-residential building or structure.

2. Alterations or expansion of an existing building where no additional residential units are created.

3. The construction of an accessory dwelling unit.

4. The replacement of a destroyed or partially destroyed building or structure with a new building or structure where there are no additional residential units created.

5. The installation of a replacement mobile home.

6. The division of a parcel into no more than two (2) lots.

7. The replat of an existing subdivision where no additional residential lots are created.

8. Any claim of exemption shall be made no later than the time of application for a preliminary plat approval. Any claim not so made shall be deemed waived.

**ORDINANCE NO. 2026- _____**

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING CHAPTER 171 REGARDING PARKLAND DEDICATION REGULATIONS**

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA:**

**SECTION ONE**: The Code of Ordinances of the City of Indianola, Chapter 171, Parkland Dedication Regulations, shall be and is hereby amended by striking certain language and adopting the underlined the language as follows:

**171.01 TITLE.**

This chapter shall be known and cited as the "Parkland Dedication Ordinance of the City of Indianola, Iowa."

**171.02 PURPOSE.**

The purpose of this Parkland Dedication ordinance is to ensure that new developments support the health, safety, and welfare of future residents by providing land for public parks within the City and within areas being newly developed or redeveloped for residential purposes.

**171.03 APPLICATION.**

When a preliminary plat for new single-family development (detached or semi-detached), two-family, and/or townhouse development is proposed or a site plan or building permit is submitted for a new multi-family residential development, including manufacture housing community, parkland dedication in a manner consistent with this ordinance shall be required.

Any developer who, after the effective date of the ordinance seeks to develop land for residential purposes within the City shall be required to dedicate public parkland as prescribed herein. No new plats or site plans for residential development shall be approved unless and until the provisions of this chapter are complied with.

**171.04 STANDARD FOR PUBLIC PARKLAND PER RESIDENT.**

The standard for the amount of neighborhood parkland required is 7 ~~16~~-acres per 1,000 residents or 0.007~~016~~ acres per resident. Based on the estimated persons per household number, as determined by the last decennial census, the following calculations shall be applied for new residential developments.

(**Number of lots or dwelling units) x (Census estimated persons per household) x (0.0.007 ~~016~~ acres/resident) = required parkland dedication (Decimals rounded up the nearest hundredth)**

*Examples (assuming 2.4 estimated persons per household):*

*A 100-lot single family subdivision would be required to dedicate 1.68 ~~3.84~~ acres of parkland.*

*(100 lots) x (2.4 residents) x (0.007 ~~016~~ acres/resident) = 1.68~~3.84~~ acres*

*A 120-unit apartment complex would be required to dedicate 2.02 ~~4.61~~ acres of parkland*

*(120-units) x (2.4 residents) x (0.007 ~~016~~ acres/resident) = 2.02 ~~4.61~~ acres*

**171.05 PARKLAND DEDICATION MINIMUM DESIGN STANDARDS.**

1. ~~Land dedicated for parkland shall be located within ½ mile of the proposed development.~~ The specific location of the land to be dedicated shall be acceptable to the City and shall be located and planned with future parkland dedications to create a neighborhood park site that will be no less than 10,000 square feet in area~~1 acre in size~~.

A. Public Recreational Trail corridors deeded to the City or dedicated by easements may be included in this calculation of land dedication.

2. All land to be dedicated to meet this parkland dedication requirement shall be useable park space and shall not be located within any floodway, delineated wetlands, shall not contain any areas for storm water detention, and shall have cross slopes no greater than 5%. An exception may be granted by the City Council to accept parkland that includes wetlands, ponds, and/or storm water retention areas that provide a recreational benefit.

3. The dedicator of parkland shall be responsible for rough grading, stabilization, and seeding of the parkland and providing paved public street access, sanitary sewer services, and water service to the property.

4. The developer shall designate on the plat map or site plan the proposed number of dwelling units by type. Designation shall be for park dedication calculation purposes only.

5. The developer shall be required to prepare the parkland prior to dedication in a manner acceptable to the City. This includes:

A. The site shall be located adjacent to an improved street with sidewalks and utilities, as required by the City. The site shall have access to such a fully improve street across at least ten (10) percent of the distance of its perimeter. Any access route shall be at least thirty (30) feet wide for trails and fifty (50) feet for roadway access.

B. On-site drainage patterns shall be designed and constructed by the developer with the approval of the City.

C. Grading shall comply with approved plans.

D. Top-soil shall be spread evenly and lightly compacted to an adequate depth for turf growth.

E. Seeding shall occur during the fall or spring, in accordance with standard specifications of the City. A maintainable stand of grass shall be established prior to acceptancy by the city.

**171.06 ALTERNATIVES TO DEDICATION OF PARKLAND.**

1. When all or a portion of the required parkland cannot be dedicated, the developer shall construct or otherwise complete park improvements and/or trail improvements as determined by the City. ~~within ½ mile of the proposed development.~~ The value of the improvements shall be equal to the value of the required parkland dedication. The value of these improvements shall be based on the fair market value of the land to be dedicated. Subject to approval by the City, park improvements may include construction and installation of trails, parking lots, playground equipment, park shelters, tennis courts,

basketball courts, ball fields and appurtenances, and landscaping and the dedication of land or easements necessary for planned trails. The developer shall provide written proof of the land's value and written estimates of the costs of the park improvements.

2. The City may further allow a portion of the parkland dedication requirement be satisfied by the dedication of greenways and stream buffers as may be desired by the City. Because this land has a reduced value as neighborhood park space, the following dedication conversation rate should be applied: 1-acre of greenway or stream buffer dedicated to the City shall be equivalent and worth 0.10-acre of required parkland.

3. In lieu of dedicating parkland, the developer may request the ability to make a cash payment~~-~~, as hereinafter determined, into a fund to be used for future park improvements or park land acquisition for a park facility~~. that is within ½ mile of the proposed development.~~ The City Council shall evaluate this request giving due consideration to all of the factors listed in Section 171.05. The donation shall be no less than the minimum number of acres required. ~~A mutually appointed Appraiser will determine parkland Fair Market Value. The Developer shall pay any expenses accrued in the determination of the payment amount.~~ Annually, the City Council shall, by resolution, establish the average per-acre fair market value based on the average per-acre value of undeveloped real estate within City limits and surrounding comparable communities. The established average per-acre fair market value continues until such value is changed or amended by subsequent resolution. Payment in lieu shall be completed prior to development recording or issuance of building permits.

**171.07 PARKLAND DEDICATION CREDIT.**

Should a new development desire to dedicate more parkland than is required, the dedicator may sell or transfer the parkland credit to another developer or apply as credit for a current or future parkland dedication requirement. Written notice and copies of a transfer agreement shall be provided to the City as record of all credits transferred or sold to another party.

**171.08 PARKLAND DEDICATION AGREEMENT AND SURETY.**

At the time of development, the developer shall enter into a written agreement with the City to detail the parkland dedication and/or park improvement. Depending on the timing of the dedication or park improvement, the developer may propose, and/or the City may require the developer to provide adequate surety to the City to ensure completion of the dedication or improvement. The form and amount of surety shall be determined by the City at its full discretion.

**171.09 EXEMPTIONS.**

The following shall be exempted from the requirements this chapter:

1. The construction of any non-residential building or structure.

2. Alterations or expansion of an existing building where no additional residential units are created.

3. The construction of an accessory dwelling unit.

4. The replacement of a destroyed or partially destroyed building or structure with a new building or structure where there are no additional residential units created.

5. The installation of a replacement mobile home.

6. The division of a parcel into no more than two (2) lots.

7. The replat of an existing subdivision where no additional residential lots are created.

8. Any claim of exemption shall be made no later than the time of application for a preliminary plat approval. Any claim not so made shall be deemed waived.

**SECTION TWO**: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed.

**SECTION THREE**: 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 FOUR**: 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 _____, 2026, and approved this _____ day of _____, 2026.

_____
Steve Richardson, Mayor

ATTEST:

_____
Jackie Raffety, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2026, and was published on _____, 2026.

# MEMORANDUM

**To:** Mayor and City Council

**From:** Bryce Johnson, Community and Economic Development Director

**Date:** August 17, 2026

**Subject:** Second consideration of an ordinance amending Ordinance Nos 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, 1668, 1671, 1717, AND 1761 and providing that general property taxes levied and collected each year on certain property located within the amended Hillcrest/Downtown Unified Urban Renewal Area, in the City of Indianola, Couty of Warren, State of Iowa, shall no longer be divided under Iowa Code Section 403.19 in connection with certain subareas of the Hillcrest/Downtown Unified Urban Renewal Area (Removing “Hillcrest Amendment No. 3 Subarea” and “Downtown Amendment No. 1 Subarea” from Division of Taxes).

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**Introduction:**

The City of Indianola has established and amended the Hillcrest/Downtown Unified Urban Renewal Area over many years to facilitate public improvements and economic development projects through tax increment financing (TIF) pursuant to Iowa Code Chapter 403.

As redevelopment activities have been completed and associated obligations have been satisfied, it is appropriate to remove certain subareas from the division of tax increment revenues. This action continues the City's practice of retiring completed TIF areas when they are no longer needed for urban renewal financing. Previously, the City removed the Amendment No. 2 Subarea and the Downtown Original Urban Renewal Area through Ordinance No. 1717.

**Background:**

The proposed Ordinance removes the following subareas from the TIF revenue division established under Iowa Code Section 403.19:

- Hillcrest Amendment No. 3 Subarea
- Downtown Amendment No. 1 Subarea

Upon adoption, property taxes generated within these subareas will no longer be subject to TIF revenue allocation. Instead, future tax revenues from these properties will be distributed among the taxing entities in the same manner as other non-TIF properties.

Ordinance Approval:
First Reading - August 3, 2026 - AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None.

**Discussion:**

This ordinance does not remove property from the Hillcrest/Downtown Unified Urban Renewal Area. The affected properties will remain within the Urban Renewal Area for planning and urban renewal purposes. The ordinance only removes these subareas from the tax increment financing provisions established under Iowa Code Section 403.19.

Removing the completed subareas allows the incremental valuation to return to the regular property tax rolls for distribution to all taxing jurisdictions. Because the City can no longer collect TIF revenues from these areas, the action reflects the completion of the intended public financing purpose.

DA Davidson and the Warren County Auditor's office have both reviewed, accepted, and understand, the city's intention to terminate this TIF Ordinance.

**Budget Impact:** None

**Recommendation:** Staff recommends approval.

**Attachments:**
1. Unified URP Removal Area - Ordinance
2. 20260724_143030

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NOS. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, 1668, 1671, 1717, AND 1761 AND PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON **CERTAIN** PROPERTY LOCATED WITHIN THE AMENDED HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL AREA, IN THE CITY OF INDIANOLA, COUNTY OF WARREN, STATE OF IOWA, **SHALL NO LONGER** BE DIVIDED UNDER IOWA CODE SECTION 403.19 IN CONNECTION WITH CERTAIN SUBAREAS OF THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL AREA (**REMOVING "HILLCREST AMENDMENT NO. 3 SUBAREA" AND "DOWNTOWN AMENDMENT NO. 1 SUBAREA" FROM DIVISION OF TAXES**)

WHEREAS, the City Council of the City of Indianola, State of Iowa, has heretofore, in Ordinance Nos. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, 1668, 1671, 1717, and 1761 (collectively, the "TIF Ordinance"), provided for the division of taxes within the Hillcrest/Downtown Unified Urban Renewal Area ("Area" or "Urban Renewal Area"), pursuant to Iowa Code Section 403.19; and

WHEREAS, the City has previously removed the Amendment No. 2 Subarea and the Downtown Original Urban Renewal Area from the division of revenue through Ordinance No. 1717; and

WHEREAS, the City Council of the City of Indianola has determined that in order to fulfill the purposes, objectives, and projects for the Urban Renewal Area, and comply with the Urban Renewal Law, certain additional portions of the Urban Renewal Area must be removed from the TIF Ordinance and should cease being subject to the division of taxes under Iowa Code Section 403.19.

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

Section 1. The following portions of the Hillcrest/Downtown Unified Urban Renewal Area (referred to as the "Hillcrest Amendment No. 3 Subarea" and "Downtown Amendment No. 1 Subarea") shall be and are hereby removed from the TIF Ordinance, and shall no longer be subject to the division of taxes under Iowa Code Section 403.19:

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.

AND

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.

[*Note: A portion of the above Subarea was removed from the division of revenue by Ordinance No. 1761, but for ease of reference, the City is using the original description of the Subarea to reflect that the entire Subarea is now removed from the division of revenue*]

Section 2. That the "Amended Area", as that term is defined in the TIF Ordinance, shall no longer include the "Hillcrest Amendment No. 3 Subarea" or "Downtown Amendment No. 1 Subarea".

Section 3. That all other portions of the Urban Renewal Area described as comprising the Amended Area in the TIF Ordinance shall be and remain subject to the division of taxes and all the provisions of the TIF Ordinance; and that, except as amended herein, Ordinance Nos. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, 1668, 1671, 1717, and 1761 shall remain in full force and effect.

Section 4. That nothing herein shall be interpreted as altering the boundaries or removing any property from the Urban Renewal Area (for purposes of clarity, while the Hillcrest Amendment No. 3 Subarea and Downtown Amendment No. 1 Subarea are no longer subject to

the division of revenue provided for in Iowa Code Section 403.19, those portions of the Hillcrest Amendment No. 3 Subarea and Downtown Amendment No. 1 Subarea currently within the Hillcrest/Downtown Unified Urban Renewal Area will remain therein).

Section 5. That 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 or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Read First Time: _____, 2026

Read Second Time: _____, 2026

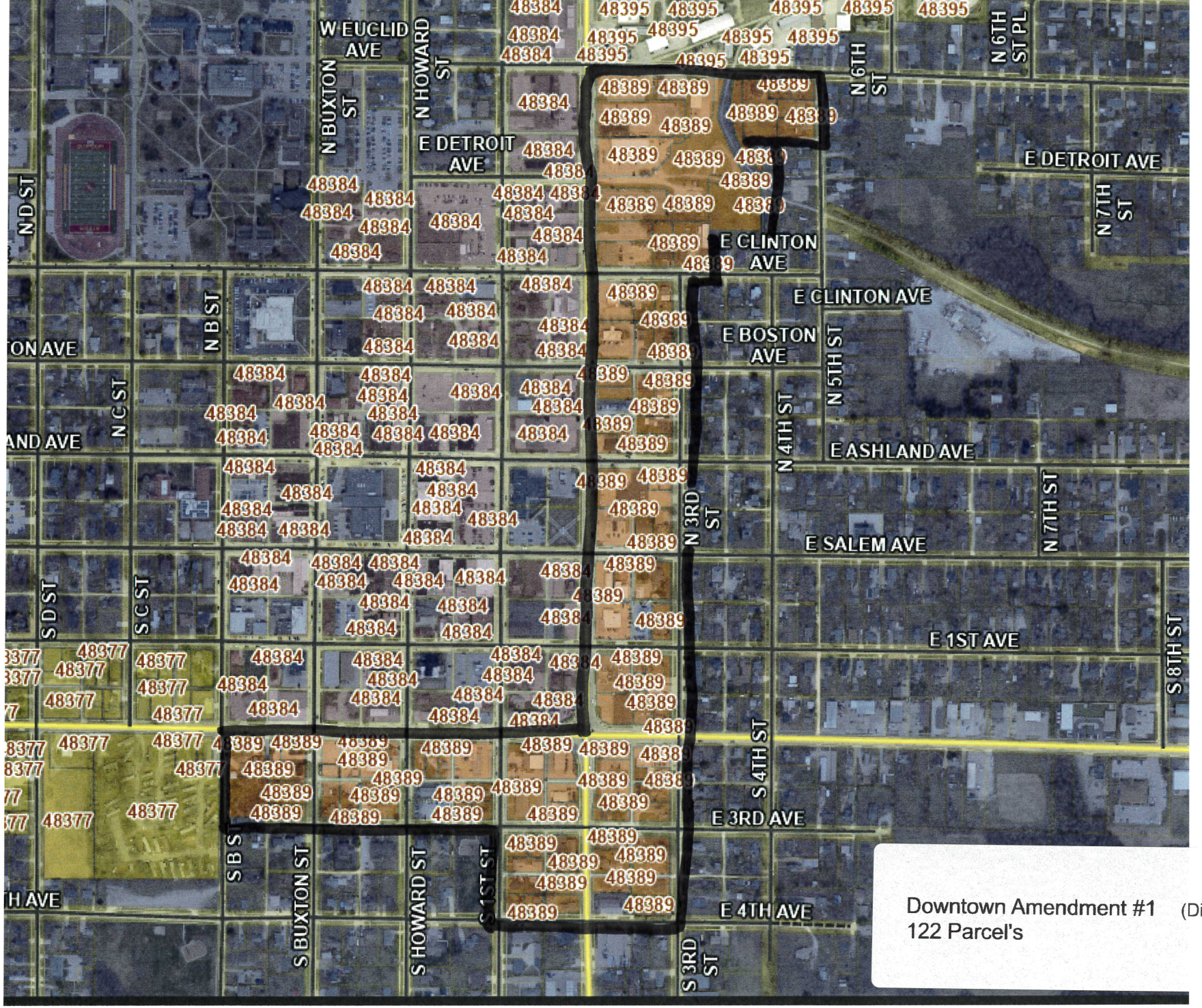
Read Third Time: _____, 2026

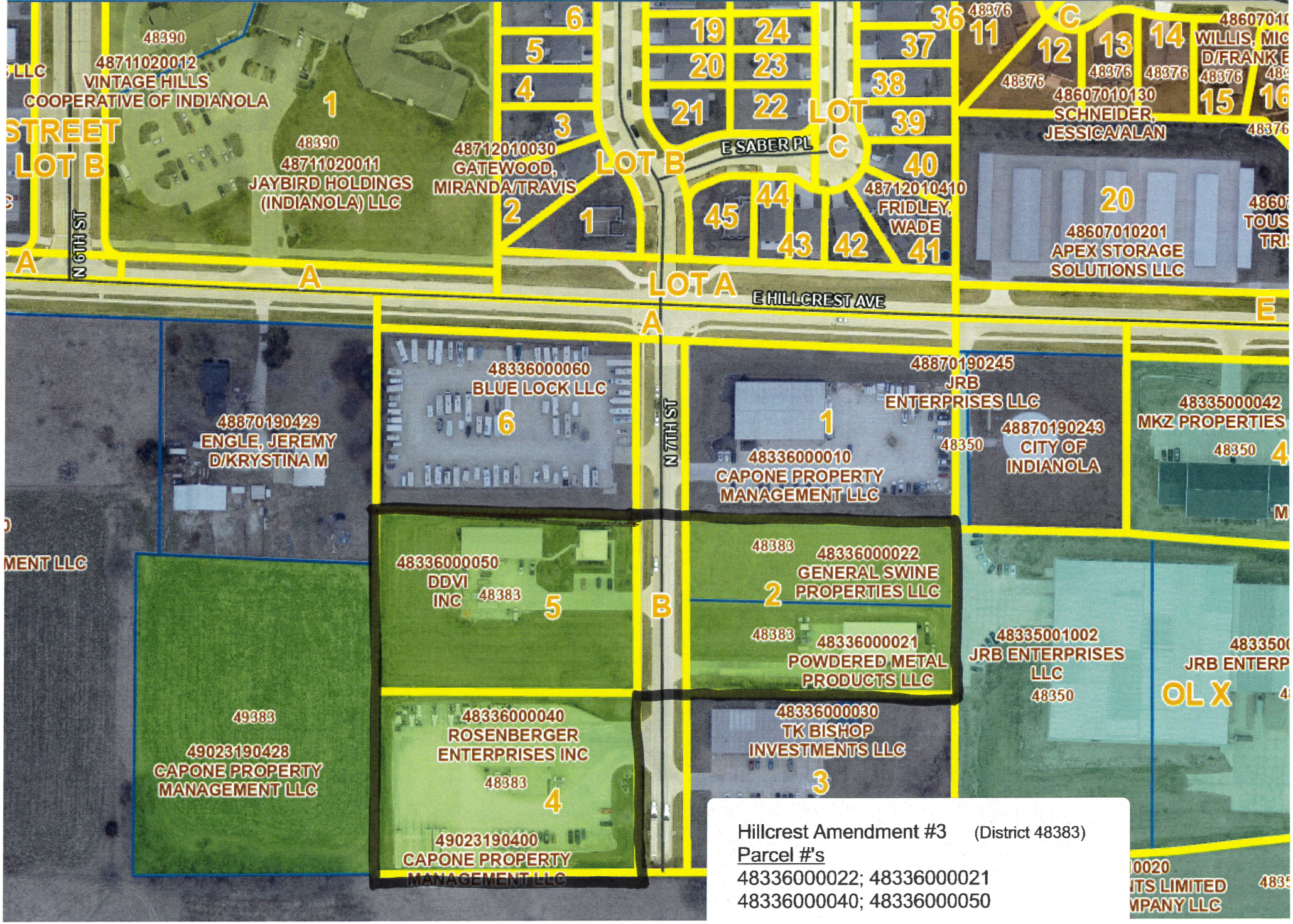
I, _____, City Clerk of the City of Indianola, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2026, signed by the Mayor on _____, 2026, and published in the Indianola Record Herald on _____, 2026.

_____
City Clerk, City of Indianola, State of Iowa

(SEAL)

4916-3422-1201-1\13538-198


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Downtown Amendment #1 (District 48389)
122 Parcel's




Hillcrest Amendment #3 (District 48383)

Parcel #'s

48336000022; 48336000021

48336000040; 48336000050

# MEMORANDUM

**To:** Mayor and City Council

**From:** Cassandra Hofer, Deputy City Clerk

**Date:** August 17, 2026

**Subject:** Resolution suspending enforcement of Indianola Code 47.01(11) regarding the sale and consumption of alcohol in city parks for the Indianola Art Festival in Buxton Park to be held on September 20, 2026.

---

**Introduction:** The Indianola Public Arts Commission intends to host the Indianola Art Festival on September 20, 2026. Wine vendors are invited to sample their wines and sell sealed bottles of wine.

**Background:** The Art Festival is a Council-approved annual event. Council has passed this resolution for past Art Festivals, and there have been no issues.

**Discussion:** Event applications that request suspension of enforcement of Indianola Code 47.01(11) regarding the sale and consumption of alcohol in City Parks are required to have City Council approve their request by passing a resolution each year.

**Budget Impact:** None

**Recommendation:** Staff recommends approval.

**Attachments:** 1. Res 2026-suspending enforcement art festival

City of Indianola

**RESOLUTION NO. 2026-**

**RESOLUTION SUSPENDING ENFORCEMENT OF INDIANOLA CODE § 47.01(11) REGARDING THE SALE AND CONSUMPTION OF ALCOHOL IN CITY PARKS FOR THE INDIANOLA ART FESTIVAL IN BUXTON PARK**

**WHEREAS**, the Indianola Public Arts Commission intends to hold an Art Festival at Buxton Park; and

**WHEREAS**, said event is set to occur on Sunday, September 20, 2026, from 10:00 a.m. to 5:00 p.m. at Buxton Park, in the City of Indianola; and

**WHEREAS**, the City has been notified of said event because wine vendors will be providing samples and selling sealed bottles of wine to attendants at the event; and

**WHEREAS**, the wine vendors are required to obtain a liquor license permit for the premise with outdoor sales privileges through the State of Iowa to sell alcoholic beverages at Buxton Park; and

**WHEREAS**, wine samples and sales during the Indianola Art Festival will be served and sold in accordance with the authorization by the State of Iowa; and

**WHEREAS**, Indianola Code Section 47.01(11) governing alcoholic beverages in parks reads: “No person shall bring within, sell, give away or drink alcoholic beverages, except beer, at any time in the park, or be under the influence of intoxicating liquor or a controlled substance while in any park;” and

**WHEREAS**, the Indianola Public Arts Commission and wine vendors will be required to comply with all other requirements of the Municipal Code of the City for the event along with the terms of the liquor license issued by the State.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Indianola, Iowa, that the City of Indianola hereby acknowledges receipt of notification of the Indianola Art Festival on September 20, 2026, confirms that enforcement of Indianola Code Section 47.01(11) will be temporarily suspended from 10:00 a.m. – 5:00 p.m. for the Indianola Art Festival, and confirms that the liquor license with outdoor sales privileges to be obtained for said event is hereby approved.

**BE IT FURTHER RESOLVED** that all participants and sponsors of said event shall be required to comply with all other requirements of the Municipal Code of the City, but that enforcement of the prohibition on the sale, use, and consumption of wine in the park is hereby waived.

**Dated** this 17th day of August 2026.

_____
Steve Richardson, Mayor

ATTEST:

_____
Jackie Raffety, City Clerk

# MEMORANDUM

**To:** Mayor and City Council

**From:** Aaron Hurt, Fire Chief

**Date:** August 17, 2026

**Subject:** Resolution authorizing a contract with Dr. Gabe Lancaster for Medical Director Services.

---

**Introduction:** The Indianola Fire Department (IFD) is requesting Council approval to enter into a two-year agreement with Dr. Gabe Lancaster to continue serving as Medical Director for the department's ambulance service in accordance with Iowa Code Chapter 147A and the attached agreement. The proposed agreement to be effective September 1, 2026, through August 31, 2028.

**Background:** Dr. Lancaster currently serves as Medical Director for the Indianola Fire Department. The current agreement expires August 31, 2026. Dr. Lancaster has expressed interest in continuing his relationship with the City by serving as Medical Director for the Fire Department. The proposed agreement would continue his services for an additional two-year term, through August 31, 2028.

**Discussion:** Iowa Code Chapter 147A requires the department's EMS service to operate under medical direction. Under the proposed agreement, Dr. Lancaster will continue to provide medical oversight of the EMS program, including development and approval of medical protocols, evaluation of service and provider performance, continuing education assistance, medical audits, consultation with personnel, and assistance with operational issues.

The agreement also provides for review of the department's immunization and bloodborne pathogens programs and requires attendance at service meetings at least quarterly.

**Budget Impact:** The annual cost of the agreement is $19,500, consisting of $15,000 for medical director services and up to $4,500 annually for professional liability insurance. The maximum cost over the two-year agreement is $39,000.

The annual cost is unchanged from the current agreement. The medical director expense is included in the approved FY 27 budget. Professional liability insurance premiums may increase during the term of the agreement. If the annual premium exceeds the $4,500 amount provided for in the contract, staff would request an amendment to the agreement and approval of any additional associated expense.

**Recommendation:** Staff recommends approval.

**Attachments:**
1. Res 2026- Medical Director Services
2. Medical Director Agreement 2026-2028

City of Indianola

**RESOLUTION NO 2026-**

**RESOLUTION AUTHORIZING AN AGREEMENT FOR MEDICAL DIRECTOR SERVICES**

**WHEREAS,** the City of Indianola Fire Department ("City") entered a one-year contract with Gabe Lancaster for medical director services in September 2024 and 2025 as required by Iowa Code Chapter 147A; and

**WHEREAS,** the contract needs to be renewed; and

**WHEREAS**, the attached contract is for a two-year term and describes the responsibilities and duties of the medical director for the annual fee of $19,500.00; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Indianola, Iowa, that the attached agreement with Gabe Lancaster is hereby approved and the Mayor or City Manager is authorized and directed to execute the agreement on behalf of the City of Indianola.

Approved this 17th day of August 2026.

_____
Steve Richardson, Mayor

ATTEST:

_____
Jackie Raffety, City Clerk

CITY OF INDIANOLA EST. 1849

FIRE DEPARTMENT

# MEDICAL DIRECTION AGREEMENT

This Agreement is entered into by and between the City of Indianola ("City") and Dr. Gabe Lancaster ("Contractor").

## DESCRIPTION OF ITEMS CONTRACTED

Contractor agrees to provide Medical Direction to the City's Emergency Medical Services as required by Iowa Code Chapter 147A.

The medical director shall be responsible for providing appropriate medical direction and overall supervision of the medical aspects of the Emergency Medical Services Department and shall ensure that those duties and responsibilities are not relinquished before a new or temporary replacement is functioning in that capacity. The medical director shall at all times maintain a medical license in good standing and shall notify the City immediately upon any change in the status of the medical license.

**The medical director's duties include, but are not limited to:**

- Develop, approve, and update protocols to be used by the service program.
- Develop and maintain liaisons between the service, other physicians, physician designees, and the hospitals.
- Monitor and evaluate the activities of the service program and individual personal performance.
- Assess the continuing education needs of the service and service personnel and assist as needed in providing appropriate continuing education.
- Make themselves available for individual evaluation and consultation to service personnel.
- Perform or appoint a designee to complete medical audits as required.
- Ensure maintenance of skills of service program personnel.
- Inform the medical community of the emergency medical care being provided according to approved protocols in the service program area.
- Help resolve service operational programs.

The medical director shall also:

- Review and approve the Fire Department immunization programs and bloodborne pathogens programs.
- Attend service meetings at least quarterly.



110 N. First Street • PO Box 299 • Indianola, Iowa 50125 • phone: (515) 961-9405 • www.indianolaiowa.gov

## PERFORMANCE

This Agreement shall become effective on September 1, 2026 (the "Effective Date") and shall remain in effect until August 31, 2028 (the "Termination Date").

## COMPENSATION

The annual fee for the above services shall be Nineteen Thousand Five Hundred Dollars ($19,500.00), paid in four quarterly payments of Three Thousand Seven Hundred Fifty Dollars ($3,750 X 4 = $15,000), and an annual premium payment to the agreed-upon insurance carrier not to exceed Four Thousand Five Hundred Dollars ($4,500). Make check payable to:

Gabe Lancaster
110 North 1st Street

## SIGNATURES

City of Indianola

By: _____

Title: _____

Date: _____

Contractor
Dr. Gabe Lancaster

By: Gabe Lancaster, MD _____

Date: 8/5/2026 _____

# MEMORANDUM

**To:** Mayor and City Council

**From:** Aaron Hurt, Fire Chief

**Date:** August 17, 2026

**Subject:** Resolution authorizing an agreement between Indianola Community Schools and the Indianola Fire Department.

---

**Introduction:** The Indianola Fire Department and Indianola Community School District request consideration to enter into an agreement for the Fire Department to provide emergency medical services during designated Indianola High School varsity home football games for the 2026 season.

**Background:** The Indianola Fire Department has historically provided onsite emergency medical coverage for community events where attendance, activity, or other risk factors warrant dedicated medical personnel.

Indianola High School has requested that the Fire Department provide EMS personnel and necessary medical equipment for designated varsity home football games during the 2026 season. Under the proposed agreement, Fire Department personnel would be present onsite to provide immediate medical response during the scheduled events. The agreement identifies four home football games occurring between September 4 and October 16, 2026.

**Discussion:** Under the agreement, the Fire Department will determine appropriate staffing levels based upon the anticipated risk and operational needs of each event. The Department will provide the personnel, medical equipment, supplies, and vehicles determined necessary to support the assignment. Fire Department personnel will remain under the operational authority of the City of Indianola and will provide medical response in accordance with applicable Iowa EMS requirements and the National Incident Management System.

Providing designated personnel for these events allows medical needs occurring at the school event to be addressed promptly while maintaining clear responsibility for staffing, equipment, command, and reimbursement between the City and the school.

The agreement is effective September 4, 2026, through October 17, 2026.

**Budget Impact:** Indianola High School will reimburse the City for the personnel costs associated with providing the requested EMS coverage. Reimbursement will be based on the applicable hourly rates of the personnel assigned to each event and is expected to result in a budget-neutral impact to the City.

**Recommendation:** Staff recommends approval.

**Attachments:**
1. Res 2026- ICSD Football Games Medical Standby
2. Fire Department Contract 2026

City of Indianola

**RESOLUTION NO. 2026-**

**RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN INDIANOLA COMMUNITY SCHOOL DISTRICT AND THE CITY OF INDIANOLA FIRE DEPARTMENT**

**WHEREAS,** the Indianola Fire Department is the agency established to prevent and extinguish fires and to protect lives and property against fires, to promote fire prevention and fire safety, and to answer all emergency calls in the City of Indianola; and

**WHEREAS,** the Indianola Community School District (ICSD) has requested emergency medical services at their events during their 2026 football season from the Indianola Fire Department; and

**WHEREAS,** the attached contract sets forth obligations for the 2026 ICSD football season and the Indianola Fire Department.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Indianola that the contract with the Indianola Community School District is hereby approved and the Mayor or City Manager are authorized to execute the contract on behalf of the City of Indianola.

Approved this 17th day of August 2026.

_____

Steve Richardson, Mayor

ATTEST:

_____

Jackie Raffety, City Clerk

CITY OF INDIANOLA EST. 1849

FIRE DEPARTMENT

# CONTRACT FOR FIRE DEPARTMENT SERVICES

This Agreement is made and entered into this 1st day of August, 2026, by and between the Indianola Fire Department ("IFD"), located at 110 N. 1st Street, Indianola, Iowa, and Indianola High School ("IHS"), located at 1304 E. 1st Avenue, Indianola, Iowa.

## 1. Scope of Services

The IFD agrees to provide emergency medical services during the event or events set forth in Exhibit A. The specific services to be provided are detailed in Exhibit A.

## 2. Staffing

The IFD shall ensure that licensed and certified emergency medical personnel are present on-site during the event(s) set forth in Exhibit A. Staffing levels shall be determined by IFD based on risk assessments and operational considerations.

## 3. Equipment and Supplies

The IFD shall provide and maintain necessary medical equipment, supplies, and vehicles (if applicable) required for adequate emergency response. All equipment shall be in good working order and compliant with applicable state and federal regulations. The IFD reserves the right to charge fees if a significant amount of additional public or privately sourced resources are needed for an event.

## 4. Response and Coordination

The IFD shall maintain command authority over medical response operations in accordance with the National Incident Management System (NIMS) and Iowa EMS protocols. The IFD shall coordinate with local emergency services, law enforcement, and other relevant agencies as needed.

## 5. Liability and Insurance

a. The IFD shall maintain liability insurance coverage suitable for the services provided under this Agreement and provide proof of coverage upon request.

b. Each party shall be responsible for the acts and omissions of its own employees, officers, or agents.

c. To the fullest extent permitted by law, IHS agrees to indemnify, defend, and hold harmless the IDF, its employees, representatives and agents, from and against any claims, damages, or liabilities arising out of its own negligence or misconduct.

d. IHS hereby waives all claims against IDF for damages to any property, buildings, or injury to persons in and about the IHS's premises, from any cause arising at any time during the services set forth in Exhibit A.

## 6. Compliance

The IFD agrees to comply with all applicable federal, state, and local laws, including but not limited to Iowa Code provisions governing emergency medical services.

## 7. Compensation

IHS agrees to compensate IFD for services rendered (see Exhibit B for details), with a minimum of two (2) hours. Cancellations must be received at least 12-hours prior to the event's scheduled start time. Cancellations made with less than a 12-hour notice will be subject to the minimum hours charged. The IFD shall submit invoices within 30 days of services rendered, and IHS shall remit payment within 30 days of receipt.

## 8. Relationship of the Parties

It is expressly understood that IFD personnel remain employees of the City of Indianola. Nothing in this Agreement shall be construed to create an employment or agency relationship between IHS and IFD personnel.

## 9. Term and Termination

This Agreement shall commence on 9/4/26, and terminate on 10/17/26, unless earlier terminated by either party upon thirty (30) days written notice.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

Indianola Fire Department

By: _____
[Fire Chief or Authorized Official]
Date: _____

Indianola High School

By: _____
[Authorized Official]
Date: 7-31-26

## Exhibit A – Scope of Services

The IFD agrees to provide emergency medical services during IHS Varsity Home Games, including but not limited to the provision of personnel, equipment, and supplies necessary to respond to and manage medical emergencies.

September 4 @ 7:00 pm - 9:30 pm
Carlisle vs Indianola

September 18 @ 7:00 pm - 9:00 pm
Newton vs Indianola

October 9 @ 7:00 pm - 9:30 pm
Ankeny Centennial vs Indianola

October 16 @ 7:00 pm - 9:30 pm
Sioux City North vs Indianola

## Exhibit B – Pay Ranges

IFD currently has hourly rates for active personnel ranging from $25 – $62/hr. As always, IFD will do its best to schedule personnel who are not only qualified, but also equitable for the event.

# MEMORANDUM

**To:** Mayor and City Council

**From:** Aaron Hurt, Fire Chief

**Date:** August 17, 2026

**Subject:** Resolution authorizing an agreement between Simpson College and the Indianola Fire Department.

---

**Introduction:** Simpson College has requested dedicated emergency medical coverage from the Indianola Fire Department for designated home football games during the 2026 season. The proposed agreement formalizes the services and responsibilities of both parties.

**Background:** Athletic events can create additional operational demands due to increased attendance, concentrated activity, and the potential need for dedicated emergency medical resources. Providing planned event coverage allows the Fire Department to assign appropriate resources while preserving normal emergency response capabilities for the broader community.

**Discussion:** The proposed agreement provides dedicated EMS coverage for eight Simpson College home football games during the 2026 season. Staffing levels will be determined by the Fire Department based on operational needs and risk considerations.

The agreement also ensures that the cost of requested event coverage is assigned to Simpson College rather than being absorbed through the City's general emergency response resources.

**Budget Impact:** The agreement is designed to maintain an expense-neutral budget impact. Simpson College will compensate the City for services rendered based on applicable personnel hourly rates, with a minimum of two hours per event.

**Recommendation:** Staff recommends approval

**Attachments:**
1. Res 2026- Simpson Games Medical Standby
2. SCF-IFD Contract for Services 2026

City of Indianola

**RESOLUTION NO. 2026-**

**RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN SIMPSON COLLEGE AND THE CITY OF INDIANOLA FIRE DEPARTMENT**

**WHEREAS,** the Indianola Fire Department is the agency established to prevent and extinguish fires and to protect lives and property against fires, to promote fire prevention and fire safety, and to answer all emergency calls in the City of Indianola; and

**WHEREAS,** Simpson College has requested emergency medical services at their home football games during their 2026-2027 school year from the Indianola Fire Department; and

**WHEREAS,** the attached contract sets forth obligations for Simpson College and the Indianola Fire Department.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Indianola that the contract with Simpson College is hereby approved and the Mayor or City Manager are authorized to execute the contract on behalf of the City of Indianola.

Approved this 17th day of August 2026.

_____

Steve Richardson, Mayor

ATTEST:

_____

Jackie Raffety, City Clerk

CITY OF INDIANOLA EST. 1849

FIRE DEPARTMENT

# CONTRACT FOR FIRE DEPARTMENT SERVICES

This Agreement is made and entered into this 1st day of August, 2026, by and between the Indianola Fire Department ("IFD"), located at 110 N. 1st Street, Indianola, Iowa, and Simpson College, located at 701 North C Street, Indianola, Iowa ("SC").

## 1. Scope of Services

The IFD agrees to provide emergency medical services during the event or events set forth in Exhibit A. The specific services to be provided are detailed in Exhibit A.

## 2. Staffing

The IFD shall ensure that licensed and certified emergency medical personnel are present on-site during the event(s) set forth in Exhibit A. Staffing levels shall be determined by IFD based on risk assessments and operational considerations.

## 3. Equipment and Supplies

The IFD shall provide and maintain necessary medical equipment, supplies, and vehicles (if applicable) required for adequate emergency response. All equipment shall be in good working order and compliant with applicable state and federal regulations. The IFD reserves the right to charge fees if a significant amount of additional public or privately sourced resources are needed for an event.

## 4. Response and Coordination

The IFD shall maintain command authority over medical response operations in accordance with the National Incident Management System (NIMS) and Iowa EMS protocols. The IFD shall coordinate with local emergency services, law enforcement, and other relevant agencies as needed.

## 5. Liability and Insurance

a. The IFD shall maintain liability insurance coverage suitable for the services provided under this Agreement and provide proof of coverage upon request.

b. Each party shall be responsible for the acts and omissions of its own employees, officers, or agents.

c. To the fullest extent permitted by law, SC agrees to indemnify, defend, and hold harmless the IDF, its employees, representatives and agents, from and against any claims, damages, or liabilities arising out of its own negligence or misconduct.

d. SC hereby waives all claims against IDF for damages to any property, buildings, injury to persons in and about the SC's premises, from any cause arising at any time during the services set forth in Exhibit A.

## 6. Compliance

The IFD agrees to comply with all applicable federal, state, and local laws, including but not limited to Iowa Code provisions governing emergency medical services.

## 7. Compensation

SC agrees to compensate IFD for services rendered (see Exhibit B for details), with a minimum of two (2) hours. Cancellations must be received at least 12-hours prior to the event's scheduled start time. Cancellations made with less than a 12-hour notice will be subject to the minimum hours charged. The IFD shall submit invoices within 30 days of services rendered, and SC0 shall remit payment within 30 days of receipt.

## 8. Relationship of the Parties

It is expressly understood that IFD personnel remain employees of the City of Indianola. Nothing in this Agreement shall be construed to create an employment or agency relationship between SC and IFD personnel.

## 9. Term and Termination

This Agreement shall commence on September 6th, 2026, and terminate after the events on November 14th, 2026, unless earlier terminated by either party upon thirty (30) days written notice.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

Indianola Fire Department

By: _____

[Fire Chief or Authorized Official]

Date: _____

Simpson College

By: _____

[Authorized Official]

Date: 8/11/26

# Exhibit A – Scope of Services

The IFD agrees to provide emergency medical services during the 2026 Simpson College Football Season (home games), including but not limited to the provision of personnel, equipment, and supplies necessary to respond to and manage medical emergencies.

| Date | Start Time | Varsity/JV |
|---|---|---|
| 9/6/2026 (Sun) | 2:00PM | JV |
| 9/12/2026 (Sat) | 6:00PM | Varsity |
| 9/20/2026 (Sun) | 2:00PM | JV |
| 10/11/2026 (Sun) | 2:00PM | JV |
| 10/17/2026 (Sat) | 1:00PM | Varsity |
| 10/24/2026 (Sat) | 1:00PM | Varsity |
| 10/25/2026 (Sun) | 2:00PM | JV |
| 11/14/2026 (Sat) | 1:00PM | Varsity |

# Exhibit B – Pay Ranges

IFD currently has hourly rates for active personnel ranging from $25 – $62/hr. As always, IFD will do its best to schedule personnel who are not only qualified, but also equitable for the event.

# MEMORANDUM

**To:** Mayor and City Council

**From:** Bill Mettee, Senior Planner

**Date:** August 17, 2026

**Subject:** Resolution approving an amendment to the Fee Schedule regarding Parkland Dedication fees.

---

**Introduction:** Staff is proposing to establish a set amount of $30,000 per acre when a developer proposes to pay a fee-in-lieu of amount instead of dedicating parkland as part of residential developments.

**Background:** Staff has worked to improve the language and requirements for parkland dedication and several amendments have recently been approved by City Council. One alternative to dedicating parkland is to pay a fee-in-lieu of amount where "a mutually appointed appraiser will determine parkland fair market value." During the most recent residential development, the developer hired an appraiser to determine market value as per code applicable at that time. The appraiser determined the land to be worth between $20,000 and $40,000 and it was the appraiser's professional opinion that the land in question appraise at approximately $30,000. The report from Rally Appraisal, LLC is attached.

**Discussion:** Community Development staff has reached out to other communities to determine what their price per acre is, with the following results:

**Indianola**: Proposing $30,000
**Marshalltown:** Does not have parkland dedication requirements
**Newton:** Does not have parkland dedication requirements
**Pella:** Does not have parkland dedication requirements
**Clive and Norwalk**: Developer proposes amount, negotiates with City
**Grimes and Urbandale**: The cash value of said land dedication shall be determined by multiplying the total purchase price or cost of all the land in the proposed development by 10%; provided, that the total purchase price or cost is the current fair and reasonable value of the entire property. If the total purchase price does not reflect the current fair and reasonable value of the land, the fair value of said land shall be determined by an impartial appraisal, and in such manner as may be designated by the City Council, cost for said appraisal to be shared equally between developer and city.
**Waukee**: $35,000
**Ankeny**: $35,000
**Bondurant**: $30,274. Each year the City Council sets the fair market land valuation.
**Rally Appraisal, LLC**: Between $20,000 and $40,000 with professional opinion of $30,000.

**Budget Impact:** None.

**Recommendation:** Staff recommends approval.

**Attachments:**

1. Res 2026- Amend Fee Schedule_Parkland Dedication
2. Fee Schedule Amendment
3. Z26C2MG07
4. Parkland Data

CITY OF INDIANOLA, IOWA

**RESOLUTION NO. 2026-**

**RESOLUTION APPROVING AMENDMENT TO FEE SCHEDULE**

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

**WHEREAS**, the Fee Schedule is being amended to include Parkland Dedication fees; and

**WHEREAS,** the attached amendment is being presented for the Council's consideration.

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

Adopted this 17th day of August 2026.

_____
Steve Richardson, Mayor

Attest:

_____
Jackie Raffety, City Clerk

## Parks and Recreation Facility Fees

| Space | Cost | Cost Description | Deposit |
|---|---|---|---|
| Buxton Room – Weekend/No Alcohol | $440.00 | Per Day | $200 deposit |
| Buxton Room – Weekend/Alcohol | $660.00 | Per Day | $400 deposit |
| Buxton Room – Weekday | $53.00 | Per Hour | $200/$400 |
| Conference & Arts/Craft Rooms | $18.00 | Per Hour | $50.00 |
| Park Shelters | $11.00 per hour<br>$44.00 per four hours | | |
| Pickard Campground - Closed | $14.00 | Per Day | |
| Buxton Gazebo | $45.00 | Per Day | $50.00 deposit |
| Amphitheater | $80.00 | Per Day | $100 deposit |
| Amphitheater Back Stage | $33.00 | Per Day | |
| Selling Concessions Permit | $35.00 | Per Day | |
| Charging Admissions Permit | $35.00 | Per Day | |
| Softball Field Practices – Spring | $375.00 | Per Team | |
| Softball Field Practices – Fall | $250.00 | Per Team | |
| Softball Field Practices | $25.00 | Per 75 minutes | |
| Adult Softball Field | $100.00 | Per Day | |
| Youth Softball Field | $85.00 | Per Day | |
| Youth Baseball Tournament | $45.00 | Per Game | |
| Youth Softball Tournament | $35.00 | Per Game | |
| Softball Field Light Tournament Use | $25.00 | Per Hour/Per Field | |
| Softball Field Temporary Fences | $120.00 | Per Field/Per Tournament | |
| Softball Field Dry | $17.00 | Per Bag | |
| Pickard Sports Complex Food Truck Permit | $100.00 | Per Day | |
| Dog Park Pass | $33.00 | Per Year | |
| Recreation Equipment | $2.50- $6.00 | Per Day | $25.00 per item |
| Cross Country Course | $150.00 | Per Day | |
| Disc Golf Course | $75.00 | Per Day | |
| Buxton Memorial Brick | $125.00 | 4x8 Inch Brick | |
| Buxton Memorial Paver | $300.00 | 8x8 Inch Paver | |
| Memorial Tree | $450.00 | Tree & Plaque | |
| Memorial Bench | $1,000.00 | Bench & Plaque | |

## Parkland Dedication

| | |
|---|---|
| Fee-in-lieu of Parkland Dedication | $30,00/acre |

File No. Z26C2MG07
Case No.

# INVOICE

| | |
|---|---|
| Company | Rally Appraisal , LLC |
| Appraiser | Gary Gioffredi II |
| Address | 2535 Tech Drive Suite 102 |
| City, State, Zip | Bettendorf, IA 52722 |
| | Fed Tax ID #42-152644 |

**Contract Information**

Accounts Receivable
(515)226-8733

**BILL TO**

Gary Gioffredi
1454 30th St.
W. Des Moines, IA 50266

**PROPERTY**

Sinclair, Cody
.23 percent of parcel 48510020060 Unit No.
Indianola, IA 50125

| LENDER NO. | LOAN NO. | LOAN OFFICER | INVOICE DATE | INVOICE NO. |
|---|---|---|---|---|
| 10026 | | | 03/16/2026 | Z26C2MG07 |

| DESCRIPTION | PRICE INFO. | MISC INFO. | INVOICE AMOUNT |
|---|---|---|---|
| Vacant Land Appraisal | | | $375.00 |

Comments/Notes

| | | |
|---|---|---|
| Subtotal | | $ 375.00 |
| Shipping & Handling | | $ |
| Sales Tax @ | % | $ |
| **Total** | | $ 375.00 |

**(Office Copy - Clients Copy - Lenders Copy)**

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| LENDER. NO. | LOAN NO. | LOAN OFFICER | INVOICE DATE | INVOICE NO. |
|---|---|---|---|---|
| 10026 | | | 03/16/2026 | Z26C2MG07 |

Borrower: Sinclair, Cody Property Address: .23 percent of parcel 48510020060, Indianola, IA 50125

Billed To: Gary Gioffredi
1454 30th St.
W. Des Moines, IA 50266

| | |
|---|---|
| **Amount Due** | **$** 375.00 |
| **Amount Paid** | **$** 375.00 |

Mail To: Rally Appraisal , LLC
2535 Tech Drive Suite 102
Bettendorf, IA 52722

Contact: Gary Gioffredi II

Phone #: 515-226-8733

# APPRAISAL REPORT OF

.23 percent of parcel 48510020060

Indianola, IA 50125

# AS OF

03/13/2026

# PREPARED FOR

Gary Gioffredi
1454 30th St.
W. Des Moines, IA 50266

# PREPARED BY

Gary Gioffredi II
Rally Appraisal , LLC
2535 Tech Drive Suite 102
Bettendorf, IA 52722



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# LAND APPRAISAL REPORT

File No. Z26C2MG07
Case No.

## IDENTIFICATION

Borrower Sinclair, Cody | Census Tract 0209.00 | Map Reference 19780-19-181
Property Address .23 percent of parcel 48510020060
City Indianola | County Warren | State IA | Zip Code 50125
Legal Description 26-76-24 LEONARD SUB DIV PLAT 2 LOT 6
Sale Price $ | Date of Sale | Loan Term | yrs. | Property Rights Appraised [X] Fee [ ] Leasehold [ ] De Minimis PUD
Actual Real Estate Taxes $ 0 (yr) | Loan Charges to be paid by seller $ NA | Other Sales Concessions None
Lender/Client Gary Gioffredi | Address 1454 30th St., W. Des Moines, IA 50266
Occupant Vacant | Appraiser Gary Gioffredi II | Instructions to Appraiser Standard

## NEIGHBORHOOD

| | | | |
|---|---|---|---|
| Location | [ ] Urban | [ ] Suburban | [X] Rural |
| Built Up | [ ] Over 75% | [ ] 25% to 75% | [X] Under 25% |
| Growth Rate | [ ] Fully Dev. | [ ] Rapid | [X] Steady | [ ] Slow |
| Property Values | [ ] Increasing | [X] Stable | [ ] Declining |
| Demand/Supply | [ ] Shortage | [X] In Balance | [ ] Oversupply |
| Marketing Time | [ ] Under 3 Mos, | [X] 3-6 Mos. | [ ] Over 6 Mos. |

Present Land Use 40 %1 Family 10 %2-4 Family 6 % Apts 2 % Condo 12 % Commercial 10 %Industrial 15 % Vacant 5 % ____
Change In Present Land Use [X] Not Likely [ ] Likely(*) [ ] Taking Place (*)
(*) From ____ To ____
Predominate Occupancy [X] Owner [ ] Tenant ____ % Vacant
Single Family Price Range $ 100 to $ 600 Predominant Value $ 325
Single Family Age New yrs to 130 yrs. Predominant Age 35 yrs

| | Good | Avg. | Fair | Poor |
|---|---|---|---|---|
| Employment Stability | [ ] | [X] | [ ] | [ ] |
| Convenience to Employment | [ ] | [X] | [ ] | [ ] |
| Convenience to Shopping | [ ] | [X] | [ ] | [ ] |
| Convenience to Schools | [ ] | [X] | [ ] | [ ] |
| Adequacy of Public Transportation | [ ] | [X] | [ ] | [ ] |
| Recreational Facilities | [ ] | [X] | [ ] | [ ] |
| Adequacy of Utilities | [ ] | [X] | [ ] | [ ] |
| Property of Compatibility | [ ] | [X] | [ ] | [ ] |
| Protection from Detrimental Conditions | [ ] | [X] | [ ] | [ ] |
| Police and Fire Protection | [ ] | [X] | [ ] | [ ] |
| General Appearance of Properties | [ ] | [X] | [ ] | [ ] |
| Appeal to Market | [ ] | [X] | [ ] | [ ] |

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Zoned R-2 Single and Two Family Residential. Located on Hwy 92 west (West 2nd Ave). See Plat Map for detail on page 7. Moderate price increases on vacant land over the past 24 months. Interest rates available financing at approx. +-6.5% for 30 year fixed.

## SITE

Dimensions Irregular = 10920 [ ] Corner Lot
Zoning Classification Rural Residential | Present Improvements [X] do [ ] do not conform to zoning regulations
Highest and best use [X] Present use [ ] Other (specify) ____

| | Public | Other (Describe) |
|---|---|---|
| Elec. | [X] | |
| Gas | [X] | |
| Water | [X] | |
| San. Sewer | [X] | |
| | [ ] | Underground Elect. & Tel. |

OFF SITE IMPROVEMENTS
Street Access [X] Public [ ] Private
Surface Pavement
Maintenance [X] Public [ ] Private
[ ] Storm Sewer [ ] Curb/Gutter
[ ] Sidewalk [ ] Street Lights

Topo Gently Rolling
Size 10920 sf
Shape Rectangular
View Residential
Drainage Appears Adaquate
**Is the property located in a HUD identified Special Flood Hazard Area? [X] No [ ] Yes**

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): No adverse environmental conditions or uses observed, readily apparent, known or reported on the subject site nor adjacent perimeter as observed during physical inspection of the property, as of this valuation date.

## MARKET DATA ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

| | SUBJECT PROPERTY | COMPARABLE NO.1 | +(-)$ Adjustment | COMPARABLE NO.2 | +(-)$ Adjustment | COMPARABLE NO.3 | +(-)$ Adjustment |
|---|---|---|---|---|---|---|---|
| Address | .23 percent of parcel 48510020060 Indianola, IA 50125 | 1205 S G St Indianola, IA 50125 | | Parcel 820002601035000 Winterset, IA 50273 | | 801 W Orchard Ave Indianola, IA 50125 | |
| Proximity to Subject | | 0.88 miles S | | 23.03 miles W | | 1.04 miles NE | |
| Sales Price | $ | $ 45,000 | | $ 15,000 | | $ 59,999 | |
| Price / | $ 0.00 | $ 2.93 | | $ 2.02 | | $ 4.35 | |
| Data Source | CH/INSPECTION | MLS#713292 | | MLS#732915 | | MLS#590931 | |
| Date of Sale and Time Adjustment | DESCRIPTION | DESCRIPTION 05/21/2025 | | DESCRIPTION 02/09/2026 | | DESCRIPTION 06/19/2024 | |
| Location | Residential | Residential | | Residential | | Residential | -15,000 |
| Site/View | 10920 sf | 15375 sf | -10,000 | 7410 sf | +5,000 | 13800 sf | -5,000 |
| Topography | Nearly Flat | Nearly Flat | | Nearly Flat | | Nearly Flat | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Sales or Financing Concessions | None Disclosed | None Disclosed | | None Disclosed | | None Disclosed | |
| Net Adj.(Total) | | [ ] Plus [X] Minus | $ -10,000 | [X] Plus [ ] Minus | $ 5,000 | [ ] Plus [X] Minus | $ -20,000 |
| Indicated Value of Subject | | Net=-22% Gross=22% | $ 35,000 | Net=33% Gross=33% | $ 20,000 | Net=-33% Gross=33% | $ 39,999 |

Comments on Market Data See page 2.

## RECONCILIATION

Comments and Conditions of Appraisal: Appraisal rendered to estimate value, no way warrants the property.

Final Reconciliation: Income Approach & Cost Approach are not applicable due to vacant land appraisal. Market Approach has most influence. All sales are considered influential.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 03/13/2026 to be $ 30,000

Appraiser(s) Gary Gioffredi II
Date Report Signed 03/16/2026
State Certification # CR03550 State IA
Or State License # ____ State ____
Expiration Date of License or Certification 06/30/2026

Review Appraiser (if applicable) [ ] Did [ ] Did Not Physically Inspect Property
Date Report Signed ____
State Certification # ____ State ____
Or State License # ____ State ____
Expiration Date of License or Certification 06/30/2021

File No. Z26C2MG07
Case No.

Borrower Sinclair, Cody
Property Address .23 percent of parcel 48510020060
City Indianola County Warren State IA Zip Code 50125
Lender/Client Gary Gioffredi Address 1454 30th St., W. Des Moines, IA 50266

**Comments on Marketing Data** - Sales data is very limited due to the subject's location. Therefore it is necessary to exceed recommended guidelines for date of sale and distance of sale in order to demonstrate demand and bracket the range of value for acreages similar to the subject size and overall market location. Indicated value is supported by the adjusted comparable sales setting a range of value for vacant land values similar to the subject between $20,000 - $40,000 (rounded). Due to the subject's size/shape/topography, location and influence of sale 1 having the most influence, the appraiser's opinion of value moved toward the mid-range, or $30,000.

Subject had a multiparcel sale on 11/11/2025 for $125,000 appearing to have been at arms length. No other prior sales/transfers of subject property for past 36 months. No prior sales of comparables in past 12 months.

FIRREA CERTIFICATION STATEMENT
The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S. C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signed the appraisal certification.

The appraiser has not performed any services regarding the subject property within three years prior to accepting this assignment in any capacity.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazard wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.

4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.

5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

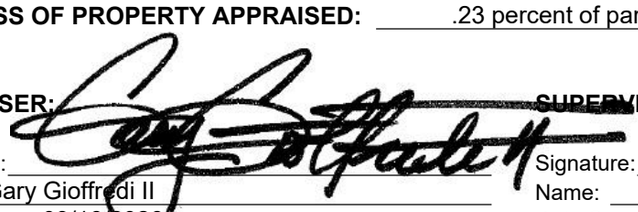
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.

8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraiser report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** .23 percent of parcel 48510020060, Indianola, IA 50125

| **APPRAISER:** | **SUPERVISORY APPRAISER** (only if required) |
|---|---|
| Signature:  | Signature: |
| Name: Gary Gioffredi II | Name: |
| Date Signed: 03/16/2026 | Date Signed: |
| State Certification #: CR03550 | State Certification #: |
| or State License #: | or State License #: |
| State: IA | State: IA |
| Expiration Date of Certification or License: 06/30/2026 | Expiration Date of Certification or License: |
| | ☐ Did ☐ Did Not Inspect Property |

Rally Appraisal , LLC

# SUBJECT PHOTO ADDENDUM

File No. Z26C2MG07
Case No.

Borrower Sinclair, Cody
Property Address .23 percent of parcel 48510020060
City Indianola County Warren State IA Zip Code 50125
Lender/Client Gary Gioffredi Address 1454 30th St., W. Des Moines, IA 50266



Subject Front

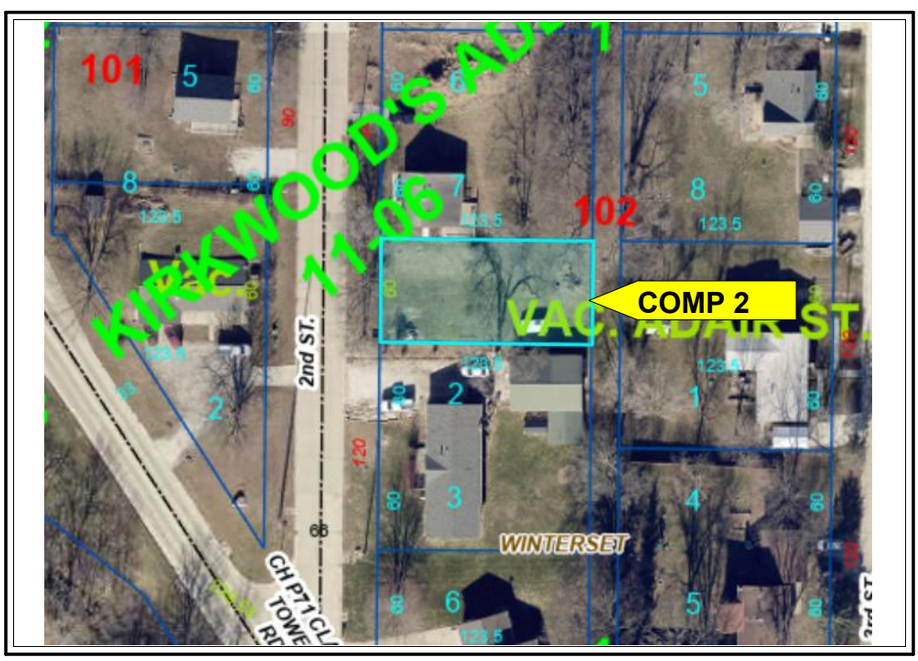


Photo Street

Owner SNA Properties LLC
Property Address .23 percent of parcel 48510020060
City Indianola County Warren State IA Zip Code 50125
Client Gary Gioffredi Address 1454 30th St., W. Des Moines, IA 50266




**COMPARABLE SALE #** 1
1205 S G St
Indianola, IA 50125




**COMPARABLE SALE #** 2
Parcel 820002601035000
Winterset, IA 50273

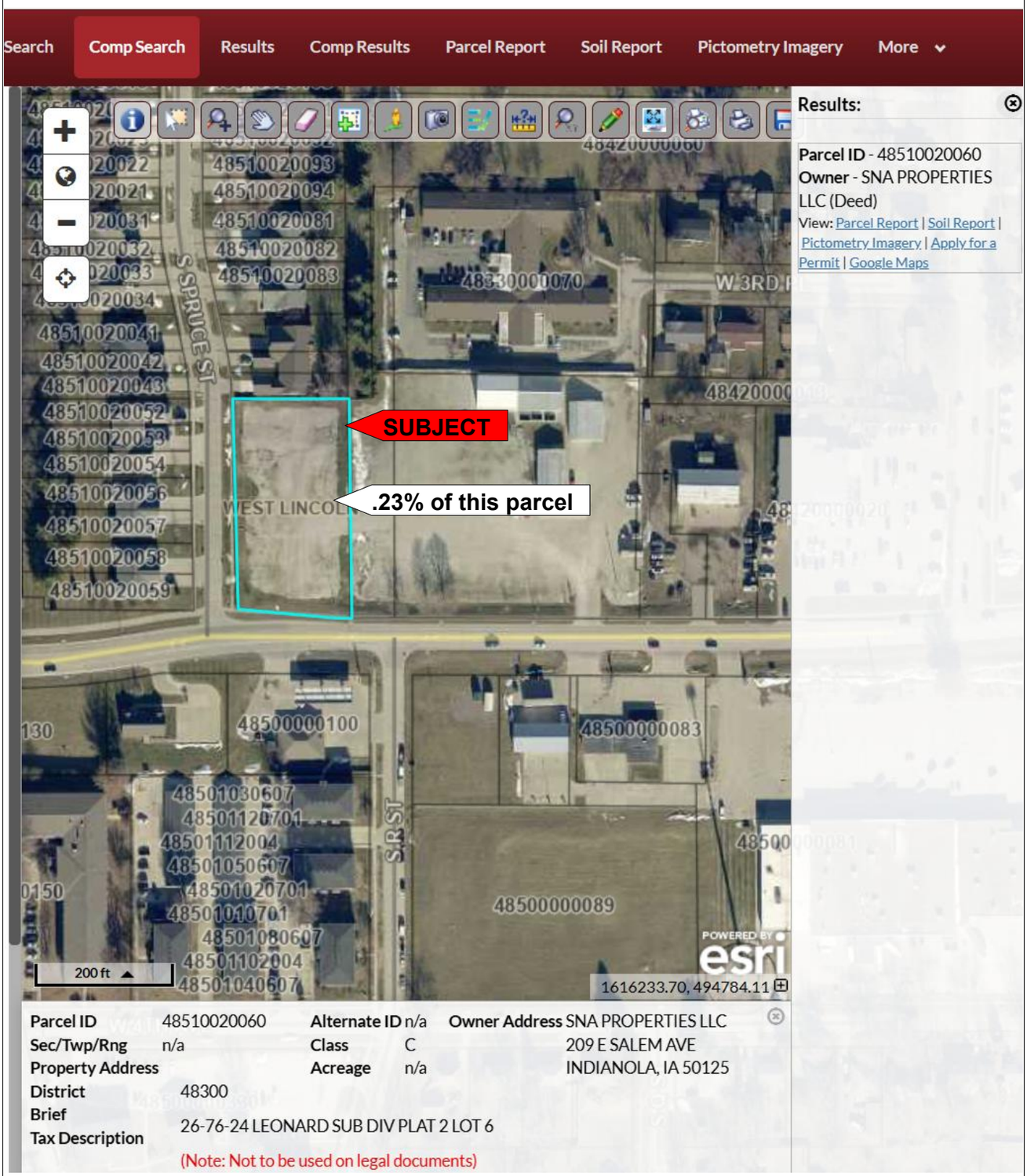



**COMPARABLE SALE #** 3
801 W Orchard Ave
Indianola, IA 50125

# PLAT MAP

File No. Z26C2MG07
Case No.

Borrower Sinclair, Cody
Property Address .23 percent of parcel 48510020060
City Indianola County Warren State IA Zip Code 50125
Lender/Client Gary Gioffredi Address 1454 30th St., W. Des Moines, IA 50266

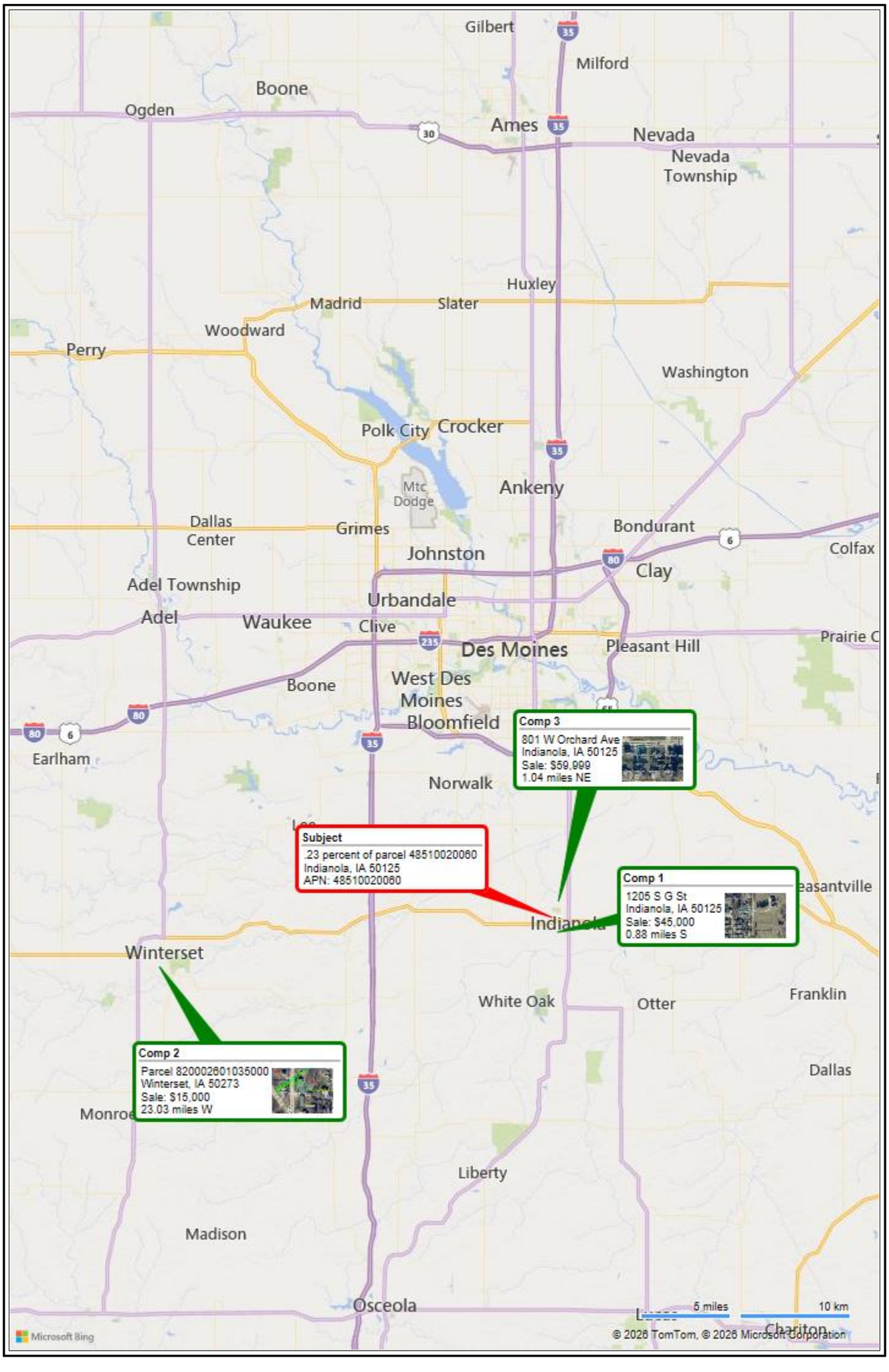


Rally Appraisal , LLC

# LOCATION MAP ADDENDUM

File No. Z26C2MG07
Case No.

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Sinclair, Cody | | | | | | |
| Property Address | .23 percent of parcel 48510020060 | | | | | | |
| City | Indianola | County | Warren | State | IA | Zip Code | 50125 |
| Lender/Client | Gary Gioffredi | Address | 1454 30th St., W. Des Moines, IA 50266 | | | | |



Borrower Sinclair, Cody
Property Address .23 percent of parcel 48510020060
City Indianola County Warren State IA Zip Code 50125
Lender/Client Gary Gioffredi Address 1454 30th St., W. Des Moines, IA 50266

IOWA | Department of Inspections, Appeals, & Licensing

This is to certify that the below named has been granted a certification as:
Certified Residential Appraiser.

Certification Number: CR03550 Expires: June 30, 2026

Status: Active

Gary John Gioffredi II
Rally Appraisal
2940 104th St
Urbandale, Iowa 50322

Owner SNA Properties LLC
Property Address .23 percent of parcel 48510020060
City Indianola County Warren State IA Zip Code 50125
Client Gary Gioffredi Address 1454 30th St., W. Des Moines, IA 50266

**Declarations Page**

# Real Estate Services Professional Liability Insurance

**NOTICE: THIS POLICY PROVIDES COVERAGE ON A CLAIMS MADE AND REPORTED BASIS SUBJECT TO ITS TERMS. THIS POLICY APPLIES ONLY TO ANY CLAIM FIRST MADE AGAINST THE INSUREDS AND REPORTED TO THE COMPANY IN ACCORDANCE WITH SECTION V. A. OF THIS POLICY.**

**PLEASE READ THE POLICY CAREFULLY AND DISCUSS THE COVERAGE WITH YOUR INSURANCE AGENT OR BROKER.**

Whenever printed in this Declarations Page, the boldface type terms shall have the same meanings as indicated in the **Policy**.

Issuing **Company**: Nautilus Insurance Company, an Arizona Corporation
7233 East Butherus Drive
Scottsdale, AZ 85260

**Item 1.** **Name and Address of Named Insured:** **Policy Number: REA9091243-1025**

Rally Appraisal LLC
2535 Tech Dr. Ste. 102
Bettendorf, IA 52722

**Item 2.** **Policy Period:**

From October 3, 2025 (inception date) to October 3, 2026 (expiration date)
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured**)

**Item 3.** **Limits of Liability for the Policy Period:**

A. $1,000,000 each **Claim**, but in no event exceeding
B. $1,000,000 in the aggregate for all **Claims**
C. $0 in the aggregate for all **Lock Box Claims**
D. $500,000 in the aggregate for all **Contingent Bodily Injury / Property Damage Claims**
E. $500,000 in the aggregate for all **Discrimination Claims**

**Item 4.** **Deductible:**

A. $40,000 each and every **Claim**
B. Not Applicable in the aggregate for all **Claims**

**Item 5.** **Retroactive Date:** 10/3/1989

**Item 6.** **Premium:** [redacted]

**Item 7.** **Professional Services:** see Professional Services Definition endorsement

**Item 8.** **Supplementary Payments:**

A. Loss of Earnings: $250 each Day but in no event exceeding $10,000 per **Policy Period**
B. **Disciplinary Proceedings:** $10,000 per **Policy Period**
C. Subpoena: $10,000 per **Policy Period**
D. **Cyber Security Breach** Response: $0 per **Policy Period**

**Item 9.** **Forms and Endorsements attached at inception:**

REL07160100 Real Estate Services Professional Liability Insurance Policy

| | | | |
|---|---|---|---|
| 1 | BSP01170008 | (01-17) | Privacy Notice |
| 2 | BSP02220010 | (02-22) | Service of Suit |
| 3 | BSP03190004 | (03-19) | In Witness Provision - Nautilus Insurance Company |
| 4 | BSP04230295 | - | Biometric Identifiers and Biometric Information Exclusion |
| 5 | BSP05240001 | (05-24) | Fraud Notice |
| 6 | BSP07160003 | (07-16) | Claim and Circumstance Reporting Procedures |
| 7 | BSP07160006 | (07-16) | Important Notice To Policyholders |

Policy Issuance Date: September 10, 2025
Policy Issuance Office: Berkley Service Professionals, A Division of Berkley Managers Insurance Services, LLC (CA License No. 0H05115)
180 Glastonbury Blvd, Suite 402, Glastonbury, CT 06033

Parkland Dedication Dollars per Acre

Indianola
Waukee
Ankeny
Grimes and Urbandale

Norwalk
Newton
Bondurant
Rally Appraisal, LLC

Proposes $30,000
$35,000
$35,000

The cash value of said land dedication shall be determined by multiplying the total purchase price or cost of all the land in the proposed development by 10%; provided, that the total purchase price or cost is the current fair and reasonable value of the entire property. If the total purchase price does not reflect the current fair and reasonable value of the land, the fair value of said land shall be determined by an impartial appraisal, and in such manner as may be designated by the City Council, cost for said appraisal to be shared equally between developer and city.

Developer proposes amount, City reacts
Waiting on Response
$30,274. Council sets fair market land valuation each year.
Appraiser estimates $20,000 - $40,000 with professional opinion that $30,000 is market value

# MEMORANDUM

**To:** Mayor and City Council

**From:** Jackie Raffety, City Clerk/Finance Director

**Date:** August 17, 2026

**Subject:** Resolution appointing City of Indianola representation to the Des Moines Metropolitan Planning Organization (MPO) and the Central Iowa Regional Transportation Planning Alliance (CIRTPA).

---

**Introduction:** Council is asked to approve the resolution updating the appointment to the technical committees of MPO and CIRTPA.

**Background:** The Public Works Director is appointed to serve on the technical committees.

**Discussion:** The resolution appoints Public Works Director Brian Stineman as the City's primary technical committee representative to CIRTPA and the alternate to MPO.

**Budget Impact:** No impact.

**Recommendation:** Staff recommends approval.

**Attachments:** 1. Res 2026- DMMPO CIRTPA Representation 2026_Stineman

City of Indianola

**RESOLUTION 2026-**

**RESOLUTION APPOINTING THE CITY OF INDIANOLA REPRESENTATION TO THE DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION AND THE CENTRAL IOWA REGIONAL TRANSPORTATION PLANNING ALLIANCE**

**WHEREAS,** the City of Indianola is a member of the Des Moines Metropolitan Planning Organization (DMMPO) and the Central Iowa Regional Transportation Planning Alliance (CIRTPA); and

**WHEREAS,** the Des Moines Area MPO has requested its member governments to appoint primary and alternate representatives to serve on its Policy Committee and Technical Committee for terms that will run from January 1, 2026, through December 31, 2026.

**NOW, THEREFORE,** be it resolved by the City Council the City of Indianola to appoint the following representatives to the Des Moines Area MPO and CIRTPA:

**DMMPO**

| | |
|---|---|
| Policy Committee Primary Representative | Bob Lane, Council Member |
| Policy Committee Alternate Representative | Mellisa Sones, Council Member |
| Technical Committee Primary Representative | Bryce Johnson, Community and Economic Development Director |
| Technical Committee Alternate Representative | Brian Stineman, Public Works Director |

**CIRTPA**

| | |
|---|---|
| Policy Committee Primary Representative | Mellisa Sones, Council Member |
| Policy Committee Alternate Representative | Ron Dalby, Council Member |
| Technical Committee Primary Representative | Brian Stineman, Public Works Director |
| Technical Committee Alternate Representative | Jacob Meshke, City Manager |

PASSED AND APPROVED this 17th day of August 2026.

_____
Steve Richardson, Mayor

ATTEST:

_____
Jackie Raffety, Clerk

# MEMORANDUM

**To:** Mayor and City Council

**From:** Cassandra Hofer, Deputy City Clerk

**Date:** August 17, 2026

**Subject:** Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against properties.

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**Introduction:** Council approval of the certification of liens against properties that have not paid their nuisance abatements is requested.

**Background:** Per Iowa Code, property owners have the option to pay nuisance abatement costs (or any portion) within 30 days after the first publication of this list on August 25, 2026, at City Hall at 110 N 1st St.

**Discussion:** The assessment term is for 10 years. The resolution authorizes publication of the list twice in the newspaper, mailing it to property owners and the submission to the county.

**Budget Impact:** The costs will be paid through property taxes, generally received in October and April.

**Recommendation:** Staff recommends approval.

**Attachments:**
1. Res 2026-Authorizing nuisance abatements to county
2. Nuisance Abatements 7.31.26

City of Indianola

**RESOLUTION NO. 2026-**

**RESOLUTION AUTHORIZING THE CERTIFICATION OF LIENS TO THE WARREN COUNTY TREASURER FOR PURPOSES OF ASSESSING THE COST OF NUISANCE ABATEMENTS AGAINST PROPERTIES**

**WHEREAS,** the properties listed on the attached exhibit have unpaid nuisance abatement costs with the City of Indianola; and

**WHEREAS,** in the event that a property owner fails to make payment within the required notice period the Iowa law allows for a lien to be placed upon that property; and

**WHEREAS,** the City now wishes to authorize assessment of a lien against the properties for the cost of nuisance abatements.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** that the City of Indianola hereby authorizes the assessment of a lien against the properties listed on the attached exhibit.

**BE IT FURTHER RESOLVED** that the City Clerk is authorized to certify said list to the Warren County Treasurer and to publish.

**BE IT FURTHER RESOLVED** that all assessments exceeding $500.00 may be paid up to ten (10) annual installments, to be paid in the same manner and with the same interest rate provided for assessments against benefited property under state law.

Adopted this 17th day of August 2026.

_____
Steve Richardson, Mayor

ATTEST:

_____
Jackie Raffety, City Clerk

| Notice of Filing of Assessments for Nuisance Abatement | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| *To the person(s) owning land located with the City of Indianola, Warren County, Iowa, particulary described as follows:* | | | | | | | | |
| | | | | | | | | |
| **Parcel #** | **Legal Description** | **Property Address** | **Reason** | **Fee** | **Admin Fee** | **Amount Paid** | **Amount Due** | **Invoice #** |
| 48240030040 | 25-76-24 FAIRVIEW LOT 4 BLK 3 | 207 S H ST | Mowing 5/21/26 | $ 145.00 | $ 125.00 | $ - | $ 270.00 | INV00238 |
| 48240030040 | 25-76-24 FAIRVIEW LOT 4 BLK 3 | 207 S H ST | Mowing 6/18/26 | $ 135.00 | $ 125.00 | $ - | $ 260.00 | INV00270 |
| 48390110020 | 25-76-24 JONES & WINDLES ADD | 403 W CLINTON AVE | Mowing 6/18/26 | $ 135.00 | $ 125.00 | $ - | $ 260.00 | INV00267 |
| 48390120110 | 25-76-24 JONES & WINDLES ADD | 402 W ASHLAND AVE | Junk Hauling/Landfill Fees 6/4/26 | $ 252.50 | $ 125.00 | $ - | $ 377.50 | INV00254 |
| 48775011000 | 23-76-24 AMENDED PLAT OF | 1001 N L ST | Mowing 5/28/26 | $ 145.00 | $ 125.00 | $ - | $ 270.00 | INV00246 |
| 48160000380 | 24-76-24 COUNTRY CLUB | 500 W MADISON PL | Mowing 5/21/26 | $ 290.00 | $ 125.00 | $ - | $ 415.00 | INV00237 |

# MEMORANDUM

**To:** Mayor and City Council

**From:**

**Date:** August 17, 2026

**Subject:** Resolution approving salaries.

**Introduction:** Staff recommends the City Council approve the salary resolution to set salaries in accordance with the personnel management guide, union contracts, and seasonal salaries.

**Recommendation:** Staff recommends approval.

**Attachments:** 1. Res 2026- Approving salaries 20260817

City of Indianola

**RESOLUTION NO. 2026-**

**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:**

Tanner Bishop, Full-time Firefighter/Paramedic, to 5-F, $84,166.92/year, effective August 9, 2026; and

Joe Mason, Full-time Firefighter/Paramedic, to 5-F, $84,166.92/year, effective August 9, 2026; and

Aidan Ostrander to Part-time non-benefitted Lifeguard, $11.90/hour, effective August 17, 2026; and

Chloe Tyson to Full-time Public Information Officer, 4-B, $66,454.78/year, effective August 17, 2026; and

Nikita Stephens to Part-time Non-benefitted Non-certified IWC Instructor, $14.00/hour, effective August 20, 2026; and

Clayton Dale, Full-time Police Officer, to PO3, $89,435.03/year, effective August 23, 2026; and

Justin Helgens, Full-time Firefighter/Paramedic, to 5-C, $76,134.21/year, effective August 23, 2026; and

Jody Ross, Full-time Circulation Services Coordinator, to 2-F, $62,780.25/year, effective August 23, 2026; and

Courtney Silliman, Full-time Human Resources Director, to 9D, $132,925.30/year, effective September 6, 2026.

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

Passed and approved this 17th day of August 2026.

_____
Steve Richardson, Mayor

ATTEST:

_____
Jackie Raffety, City Clerk

# MEMORANDUM

**To:** Mayor and City Council

**From:** Jackie Raffety, City Clerk/Finance Director

**Date:** August 17, 2026

**Subject:** Receive and file the June 2026 Treasurer's Report.

**Introduction:** Review and file the June 2026 Treasurer's Report.

**Background:** June is the last month of the fiscal year.

**Discussion:** As the report shows, funds were within their expense budgets, except the Recycling Fund, which was slightly over-budget. Revenues in the Recycling Fund were higher than budgeted, so no reserves were used to cover the excess expenses.

The Fiscal Year 26 Audit will occur in August, with the final report provided to the City Council around November. A preliminary review of the FY26 general fund budget shows that revenues were higher and expenses lower than the amended budget amounts. Higher-than-expected revenues were driven primarily by state backfill payments, increased interest earnings, more in ambulance service fee revenue, and township property tax revenue. Additional contributors included reimbursements, permits and licenses, event and concession fees, and user fees. Actual expenses were lower than projected, mainly due to savings in employee-related costs such as salaries, benefits, uniforms, and training. Full staffing across departments would have aligned actual expenses more closely with the projections. The reserve amount for the general fund is projected to be above 30%. The remaining departments, except Recycling, had expenses under budget. The Wellness Campus and Sewer Funds had revenues lower than projected; their revenue primarily comes from user fees.

Preliminary actual vs budgeted is shown below. These are not the final numbers, as some transfers will need to be done as part of the final audit.

| | |
|---|---|
| Budgeted Expenses | $49,645,634.78 |
| Actual Expenses | $43,962,862.41 |
| Budgeted Revenues | $45,169,914.24 |
| Actual Revenues | $44,903,672.25 |
| Budgeted Expenses over Revenues | $4,475,720.54 |
| Actual Revenues over Expenses | $940,809.84 |

**Budget Impact:** None.

**Recommendation:** Receive and file the report.

**Attachments:**

1. June 2026 Treasurer's Report
2. June 2026 General Fund Budget Expense Report

**June 2026**

| | Account Type | FY Beginning Balance | June Activity | YTDActivity | FY Ending Balance | Percent Remaining for Year -0% | Total Current Budget |
|---|---|---|---|---|---|---|---|
| **Fund: 001 - General** | | $ 5,540,769.34 | | | $ 5,530,991.74 | | |
| | Revenue | | $ 568,569.80 | $ 14,622,063.76 | | 0% | $ 13,838,369.32 |
| | Expense | | $ 1,252,195.02 | $ 14,631,841.36 | | 6% | $ 15,628,022.63 |
| **Fund: 099 - Franchise Fee Fund** | | $ 666,828.17 | | | $ 878,830.13 | | |
| | Revenue | | $ - | $ 212,001.96 | | 41% | $ 150,000.00 |
| **Fund: 110 - Road Use Tax Fund** | | $ 1,956,689.50 | | | $ 2,359,725.86 | | |
| | Revenue | | $ 253,827.59 | $ 2,567,069.24 | | 0% | $ 2,501,000.00 |
| | Expense | | $ 240,061.91 | $ 2,164,032.88 | | 14% | $ 2,520,083.04 |
| **Fund: 112 - Trust & Agency Fund** | | $ 180,420.00 | | | $ 256,249.20 | | |
| | Revenue | | $ 18,725.73 | $ 2,780,008.91 | | 1% | $ 2,747,534.00 |
| | Expense | | $ - | $ 2,704,179.71 | | 0% | $ 2,703,534.00 |
| **Fund: 121 - Local Option Sales Tax** | | $ 339,031.48 | | | $ 770,058.90 | | |
| | Revenue | | $ 166,669.13 | $ 2,389,090.52 | | 0% | $ 2,300,000.00 |
| | Expense | | $ 149,420.84 | $ 1,958,063.10 | | 0% | $ 1,958,063.00 |
| **Fund: 125 - TIF Downtown Fund** | | $ 6,247,864.18 | | | $ 6,382,025.54 | | |
| | Revenue | | $ 22,644.03 | $ 1,578,446.36 | | 10% | $ 1,580,000.00 |
| | Expense | | $ 177,648.75 | $ 1,444,285.00 | | 0% | $ 1,444,285.00 |
| **Fund: 141 - Library Special Revenue** | | $ 66,113.74 | | | $ 73,823.85 | | |
| | Revenue | | $ 25.00 | $ 39,715.21 | | 25% | $ 53,000.00 |
| | Expense | | $ 4,856.75 | $ 32,005.10 | | 32% | $ 47,294.00 |
| **Fund: 142 - Park & Rec Special Rev Fund** | | $ 44,198.25 | | | $ 44,304.11 | | |
| | Revenue | | $ - | $ 11,800.00 | | 0% | $ - |
| | Expense | | $ - | $ 11,694.14 | | 68% | $ 36,682.00 |
| **Fund: 160 - Downtown Revolving Loan** | | $ 340.43 | | | $ 340.43 | | |
| **Fund: 161 - Downtown Biz Incentive Program** | | $ 181,713.44 | | | $ 150,804.82 | | |
| | Revenue | | $ 9,673.39 | $ 21,933.30 | | 96% | $ 575,071.00 |
| | Expense | | $ 46,700.60 | $ 52,841.92 | | 95% | $ 1,096,506.00 |
| **Fund: 200 - Debt Service Fund** | | $ 334,936.02 | | | $ 358,951.29 | | |
| | Revenue | | $ 204,971.15 | $ 3,414,697.77 | | 0% | $ 3,386,286.00 |
| | Expense | | $ 3,069,341.25 | $ 3,390,682.50 | | 0% | $ 3,390,683.00 |
| **Fund: 301 - Capital Projects Fund** | | $ 768,441.48 | | | $ 728,066.10 | | |
| | Revenue | | $ - | $ 1,375.00 | | 92% | $ 16,500.00 |
| | Expense | | $ 725.00 | $ 41,750.38 | | 5% | $ 43,806.00 |
| **Fund: 321 - Street Capital Projects Fund** | | $ 1,750,843.62 | | | $ 1,805,840.12 | | |
| | Revenue | | $ 27,050.30 | $ 567,396.00 | | 89% | $ 300,000.00 |
| | Expense | | $ - | $ 512,399.50 | | 28% | $ 715,000.00 |
| **Fund: 322 - Square Streetscape Project** | | $ 160,807.91 | | | $ 165,807.91 | | |
| | Revenue | | $ - | $ 5,000.00 | | | |
| **Fund: 323 - Hillcrest Avenue** | | $ (251,665.51) | | | $ 9,649.71 | | |
| | Revenue | | $ 610,000.00 | $ 610,000.00 | | 0% | $ 610,000.00 |
| | Expense | | $ - | $ 348,684.78 | | 30% | $ 495,797.00 |
| **Fund: 324 - K Street Construction** | | $ 1,027,433.03 | | | $ 612,342.29 | | |
| | Revenue | | $ - | $ 222,737.58 | | 2% | $ 217,534.00 |
| | Expense | | $ - | $ 637,828.32 | | 15% | $ 746,895.00 |
| **Fund: 327 - Willowcrest Avenue** | | | | | | | |
| | Revenue | | $ - | $ - | | | |
| | Expense | | $ - | $ - | | 100% | |
| **Fund: 340 - City Hall Bldg Project** | | $ (256,544.14) | | | $ (301,463.80) | | |
| | Revenue | | $ - | $ 1,692.85 | | 0% | $ - |
| | Expense | | $ 399.67 | $ 46,612.51 | | 13% | $ 53,720.00 |
| **Fund: 353 - Real Property Improvement** | | $ (1,681.52) | | | $ (1,681.52) | | |
| **Fund: 354 - Industrial Park Infrastructure** | | $ 496,170.22 | | | $ 432,094.98 | | |
| | Expense | | $ - | $ 64,075.24 | | 1% | $ 65,000.00 |
| **Fund: 541 - Library Endowment** | | $ 67,229.03 | | | $ 73,931.33 | | |
| | Revenue | | $ 718.64 | $ 6,702.30 | | 0% | $ - |
| **Fund: 610 - Sewer Fund** | | $ 634,062.06 | | | $ 556,123.91 | | |
| | Revenue | | $ 237,500.00 | $ 2,851,695.81 | | 0% | $ 2,850,000.00 |
| | Expense | | $ 201,909.46 | $ 2,929,633.96 | | 8% | $ 3,168,554.27 |
| **Fund: 650 - Stormwater Utility Fund** | | $ 919,310.26 | | | $ 1,100,535.49 | | |
| | Revenue | | $ 76,048.97 | $ 715,923.02 | | 2% | $ 700,000.00 |
| | Expense | | $ 40,952.73 | $ 534,697.79 | | 29% | $ 752,184.00 |
| **Fund: 670 - Recycling Fund** | | $ 232,759.85 | | | $ 245,538.61 | | |
| | Revenue | | $ 40,513.16 | $ 479,890.15 | | 4% | $ 460,000.00 |
| | Expense | | $ 39,737.17 | $ 467,111.39 | | -1% | $ 460,676.00 |
| **Fund: 680 - Wellness Campus Fund** | | $ (207,157.56) | | | $ (30,505.83) | | |
| | Revenue | | $ 106,640.14 | $ 1,473,083.59 | | 10% | $ 1,628,877.00 |
| | Expense | | $ 81,977.48 | $ 1,296,431.86 | | 6% | $ 1,382,518.00 |
| **Fund: 681 - Wellness Campus Capital** | | $ 22,995.24 | | | $ 11,665.73 | | |
| | Revenue | | $ 636.88 | $ 13,675.49 | | 0% | $ 10,000.00 |
| | Expense | | $ - | $ 25,005.00 | | 85% | $ 170,000.00 |
| **Fund: 710 - Sewer Capital Projects Fund** | | $ 910,839.12 | | | $ 1,540,212.15 | | |
| | Revenue | | $ 489,282.78 | $ 6,060,574.67 | | 6% | $ 6,423,296.00 |
| | Expense | | $ 448,993.62 | $ 5,431,201.64 | | 17% | $ 6,538,368.00 |
| **Fund: 771 - Sewer Reserve Fund** | | $ 114,238.70 | | | $ 114,238.70 | | |
| **Fund: 781 - WWTP Facility Construction** | | $ 746,627.14 | | | $ 81,403.51 | | |
| | Expense | | $ - | $ 665,223.63 | | 11% | $ 750,273.00 |
| **Fund: 791 - Sewer Revenue Bonds Fund** | | $ 516,591.16 | | | $ 516,607.84 | | |
| | Revenue | | $ 205,524.60 | $ 2,466,295.12 | | 0% | $ 2,466,295.00 |
| | Expense | | $ 1,981,946.45 | $ 2,466,278.44 | | 0% | $ 2,466,295.40 |
| **Fund: 820 - Health Insurance Fund** | | $ 2,565,531.89 | | | $ 2,138,001.07 | | |
| | Revenue | | $ 140,608.20 | $ 1,249,078.64 | | 5% | $ 1,314,651.92 |
| | Expense | | $ 85,772.38 | $ 1,676,609.46 | | 15% | $ 1,962,295.44 |
| **Fund: 840 - Flex/STD Fund** | | $ 37,876.66 | | | $ 37,354.00 | | |
| | Revenue | | $ - | $ 725.00 | | 45% | $ 500.00 |
| | Expense | | $ - | $ 1,247.66 | | 63% | $ 3,100.00 |
| **Fund: 850 - City Liab Ins Reserve Fund** | | $ 1,303.91 | | | $ 1,303.91 | | |
| | Revenue | | $ - | $ 20,000.00 | | | $ 20,000.00 |
| | Expense | | $ - | $ 20,000.00 | | 20% | $ 25,000.00 |
| **Fund: 890 - Vehicle and Equipment** | | $ 947,402.05 | | | $ 1,059,956.91 | | |
| | Revenue | | $ 11,750.00 | $ 521,000.00 | | 0% | $ 521,000.00 |
| | Expense | | $ 28,637.22 | $ 408,445.14 | | 22% | $ 521,000.00 |
| | | $ 26,762,319.15 | | | $ 27,703,128.99 | | |

**Account Balances**

Bankers Trust - Investement Acct $ 23,520,352.62

Budgeted Expenses $ 49,645,634.78
Budgeted Revenues $ 45,169,914.24

| | | |
|---|---|---|
| Bankers Trust - EMS Account | $ | 139,998.60 |
| IA Public Agency Inv. Trust | $ | 137,339.68 |
| Payroll - TruBank -9582 | | |
| Comm. - Trubank | $ | 110,036.16 |
| Sweep - TruBank -9579 | $ | 3,418,362.69 |
| Indianola Hometown Pride - TruBank | $ | 25,902.90 |
| Indianola EMS - TruBank | $ | 759,794.10 |
| | **$** | **28,111,786.75** |

**Interest**

| | | |
|---|---|---|
| TruBank - Comm | $ | 36.16 |
| Sweep | $ | 10,975.97 |
| Commerce Bank | $ | 106.17 |
| IPAIT | $ | 382.64 |
| Bankers Trust City Inv | | $37,105.46 |
| Bankers Trust City Inv - Gains/Losses | $ | 23,257.50 |
| | **$** | **71,863.90** |

| | |
|---|---|
| Actual Expenses | $ 43,962,862.41 |
| Actual Revenues | $ 44,903,672.25 |

| General Fund Expense Breakout for June 2026 | June Activity | YTD Activity - Expenses | Percent Remaining for Year 8.3% | Total Current Budget - Expenses |
|---|---|---|---|---|
| **Department** | | | | |
| 1100 - Police | $ 331,275.13 | $ 4,144,127.63 | 5% | $ 4,350,162.40 |
| 1109 - Police | $ 124.89 | $ 1,333.36 | 78% | $ 6,200.00 |
| 1500 - Fire | $ 68,986.75 | $ 1,050,124.32 | 10% | $ 1,166,936.17 |
| 1530 - Fire | $ - | $ 3,925.23 | 86% | $ 28,000.00 |
| 1600 - Ambulance | $ 210,356.27 | $ 2,934,330.41 | 5% | $ 3,087,016.48 |
| 1700 - Community Development | $ 68,566.37 | $ 687,343.23 | 9% | $ 754,386.00 |
| 2900 - Brush Facility | $ 46,014.23 | $ 135,070.39 | 1% | $ 137,012.00 |
| 4100 - Library | $ 68,185.96 | $ 892,464.79 | 5% | $ 934,570.28 |
| 4200 - Park & Rec Administration | $ 80,488.52 | $ 754,715.57 | 4% | $ 782,551.26 |
| 4300 - Parks | $ 103,330.56 | $ 696,568.53 | 10% | $ 774,250.18 |
| 4500 - Pool (Memorial) | $ 56,083.79 | $ 284,454.62 | 17% | $ 342,679.32 |
| 5100 - Community Betterment | $ 16,387.25 | $ 232,400.27 | 4% | $ 241,197.00 |
| 5200 - Economic Development | $ 2,710.50 | $ 122,210.00 | 30% | $ 175,000.00 |
| 6100 - Mayor and Council | $ 4,700.93 | $ 53,923.18 | 9% | $ 59,262.00 |
| 6150 - City Manager | $ 20,611.94 | $ 259,423.59 | 2% | $ 264,345.00 |
| 6200 - Clerk/Finance | $ 27,412.85 | $ 348,621.04 | 5% | $ 365,838.00 |
| 6210 - Info & Tech | $ 88,017.49 | $ 953,389.78 | 7% | $ 1,027,433.00 |
| 6220 - Facilities | $ 12,251.49 | $ 124,032.31 | 10% | $ 138,337.00 |
| 6250 - Human Resources | $ 21,135.28 | $ 277,509.10 | 3% | $ 286,139.00 |
| 6500 - General Govt and Buildings | $ 25,554.82 | $ 475,774.01 | 6% | $ 506,707.54 |
| 9500 - Non-Program General Revenue | $ - | $ 200,100.00 | 0% | $ 200,000.00 |
| | $ 1,252,195.02 | $ 14,631,841.36 | | |

# MEMORANDUM

**To:** Mayor and City Council

**From:** Jackie Raffety, City Clerk/Finance Director

**Date:** August 17, 2026

**Subject:** Receive and file the July 2026 Treasurer's Report.

---

**Introduction:** Council is asked to receive and file the July 2026 Treasurer's Report.

**Background:** July is the first month of the Fiscal Year.

**Discussion:** The projected budget amount remaining for the year is 92%. With July being the first month of the Fiscal Year, some funds may have expended more than 1/12 of the budgeted amounts due to one-time expenses paid at the beginning of the year. For example, many memberships and subscriptions are paid the first of the year. The Pool is below benchmark in expenses because of the seasonal nature of the facility.

**Budget Impact:** A budget amendment will be brought forward to roll some expenses from FY26 to FY27, namely the CDBG Facade Project.

**Recommendation:** Receive and file the report.

**Attachments:**
1. July 2026 Treasurer's Report
2. July 2026 General Fund Breakout

**July 2026**

| | Account Type | FY Beginning Balance | July Activity | YTDActivity | FY Ending Balance | Percent Remaining for Year: 92% | Current Total Budget |
|---|---|---|---|---|---|---|---|
| **Fund: 001 - General** | | $ 5,530,991.74 | | | $ 4,357,404.56 | | |
| | Revenue | | $ 508,912.28 | $ 508,912.28 | | 97% | $ 14,341,756.61 |
| | Expense | | $ 1,682,499.46 | $ 1,682,499.46 | | 88% | $ 14,364,071.24 |
| **Fund: 099 - Franchise Fee Fund** | | $ 878,830.13 | | | $ 870,496.80 | | |
| | Revenue | | | | | 100% | $ 100,000.00 |
| | Expense | | $ 8,333.33 | $ 8,333.33 | | 92% | $ 100,000.00 |
| **Fund: 110 - Road Use Tax Fund** | | $ 2,359,725.86 | | | $ 2,312,431.10 | | |
| | Revenue | | $ 212,173.82 | $ 212,173.82 | | 92% | $ 2,816,803.43 |
| | Expense | | $ 259,468.58 | $ 259,468.58 | | 91% | $ 2,813,926.93 |
| **Fund: 112 - Trust & Agency Fund** | | $ 256,249.20 | | | $ 282,759.68 | | |
| | Revenue | | $ 26,510.48 | $ 26,510.48 | | 99% | $ 3,112,806.57 |
| | Expense | | $ - | $ - | | 100% | $ 3,111,354.25 |
| **Fund: 121 - Local Option Sales Tax** | | $ 770,058.90 | | | $ 819,424.75 | | |
| | Revenue | | $ 225,865.85 | $ 225,865.85 | | 90% | $ 2,251,700.00 |
| | Expense | | $ 176,500.00 | $ 176,500.00 | | 92% | $ 2,118,000.00 |
| **Fund: 125 - TIF Downtown Fund** | | $ 6,382,025.54 | | | $ 6,318,668.68 | | |
| | Revenue | | $ 59,608.14 | $ 59,608.14 | | 96% | $ 1,589,000.00 |
| | Expense | | $ 122,965.00 | $ 122,965.00 | | 92% | $ 1,566,580.00 |
| **Fund: 141 - Library Special Revenue** | | $ 73,823.85 | | | $ 70,150.17 | | |
| | Revenue | | $ 17.20 | $ 17.20 | | 100% | $ 53,000.00 |
| | Expense | | $ 3,690.88 | $ 3,690.88 | | 93% | $ 53,000.00 |
| **Fund: 142 - Park & Rec Special Rev Fund** | | $ 44,304.11 | | | $ 19,304.11 | | |
| | Revenue | | $ - | $ - | | 0% | |
| | Expense | | $ 25,000.00 | $ 25,000.00 | | 0% | $ - |
| **Fund: 160 - Downtown Revolving Loan** | | $ 340.43 | | | $ 340.43 | | $ 5,000.00 |
| **Fund: 161 - Downtown Biz Incentive Program** | | $ 150,804.82 | | | $ 57,732.57 | | |
| | Revenue | | $ 70,397.69 | $ 70,397.69 | | 0% | |
| | Expense | | $ 163,469.94 | $ 163,469.94 | | 0% | $ 150.00 |
| **Fund: 200 - Debt Service Fund** | | $ 358,951.29 | | | $ 574,869.74 | | |
| | Revenue | | $ 215,918.45 | $ 215,918.45 | | 94% | $ 3,744,866.00 |
| | Expense | | $ - | $ - | | 100% | $ 3,744,724.00 |
| **Fund: 301 - Capital Projects Fund** | | $ 728,066.10 | | | $ 728,066.10 | | |
| | Revenue | | $ - | $ - | | 100% | |
| | Expense | | $ - | $ - | | 100% | |
| **Fund: 321 - Street Capital Projects Fund** | | $ 1,805,840.12 | | | $ 1,852,948.45 | | |
| | Revenue | | $ 47,108.33 | $ 47,108.33 | | 92% | $ 565,000.00 |
| | Expense | | $ - | $ - | | 100% | $ 1,045,000.00 |
| **Fund: 322 - Square Streetscape Project** | | $ 165,807.91 | | | $ 165,807.91 | | |
| | Revenue | | $ - | $ - | | | |
| **Fund: 323 - Hillcrest Avenue** | | $ 9,649.71 | | | $ 9,649.71 | | |
| | Revenue | | $ - | $ - | | | |
| | Expense | | $ - | $ - | | | |
| **Fund: 324 - K Street Construction** | | $ 612,342.29 | | | $ 612,342.29 | | |
| | Revenue | | $ - | $ - | | | |
| | Expense | | $ - | $ - | | | |
| **Fund: 327 - Willowcrest Avenue** | | | | | | | |
| | Revenue | | $ - | $ - | | | |
| | Expense | | $ - | $ - | | | |
| **Fund: 340 - City Hall Bldg Project** | | $ (301,463.80) | | | $ (301,517.19) | | |
| | Revenue | | $ - | $ - | | 0% | |
| | Expense | | $ 53.39 | $ 53.39 | | 0% | |
| **Fund: 353 - Real Property Improvement** | | $ (1,681.52) | | | $ (1,681.52) | | |
| **Fund: 354 - Industrial Park Infrastructure** | | $ 432,094.98 | | | $ 432,094.98 | | |
| | Expense | | $ - | $ - | | 0% | |
| **Fund: 541 - Library Endowment** | | $ 73,931.33 | | | $ 74,527.55 | | |
| | Revenue | | $ 596.22 | $ 596.22 | | 0% | |
| **Fund: 610 - Sewer Fund** | | $ 556,123.91 | | | $ 410,320.99 | | |
| | Revenue | | $ 226,081.67 | $ 226,081.67 | | 92% | $ 2,712,980.00 |
| | Expense | | $ 371,884.59 | $ 371,884.59 | | 86% | $ 2,732,497.29 |
| **Fund: 650 - Stormwater Utility Fund** | | $ 1,100,535.49 | | | $ 1,120,579.29 | | |
| | Revenue | | $ 58,307.10 | $ 58,307.10 | | 92% | $ 700,000.00 |
| | Expense | | $ 38,263.30 | $ 38,263.30 | | 94% | $ 694,399.80 |
| **Fund: 670 - Recycling Fund** | | $ 245,538.61 | | | $ 280,569.55 | | |
| | Revenue | | $ 42,423.05 | $ 42,423.05 | | 91% | $ 485,000.00 |
| | Expense | | $ 7,392.11 | $ 7,392.11 | | 98% | $ 479,559.92 |
| **Fund: 680 - Wellness Campus Fund** | | $ (30,505.83) | | | $ (82,731.39) | | |
| | Revenue | | $ 100,488.53 | $ 100,488.53 | | 92% | $ 1,321,650.00 |
| | Expense | | $ 152,714.09 | $ 152,714.09 | | 88% | $ 1,301,417.61 |
| **Fund: 681 - Wellness Campus Capital** | | $ 11,665.73 | | | $ 16,117.68 | | |
| | Revenue | | $ 4,451.95 | $ 4,451.95 | | 100% | $ 2,555,000.00 |
| | Expense | | $ - | $ - | | 100% | $ 2,555,000.00 |
| **Fund: 710 - Sewer Capital Projects Fund** | | $ 1,540,212.15 | | | $ 1,614,459.54 | | |
| | Revenue | | $ 561,624.09 | $ 561,624.09 | | 91% | $ 6,602,799.00 |
| | Expense | | $ 487,376.70 | $ 487,376.70 | | 92% | $ 5,832,416.00 |
| **Fund: 771 - Sewer Reserve Fund** | | $ 114,238.70 | | | $ 114,238.70 | | |
| **Fund: 781 - WWTP Facility Construction** | | $ 81,403.51 | | | $ 81,403.51 | | |
| | Expense | | $ - | $ - | | 0% | |
| **Fund: 791 - Sewer Revenue Bonds Fund** | | $ 516,607.84 | | | $ 722,360.84 | | |
| | Revenue | | $ 205,753.00 | $ 205,753.00 | | 92% | $ 2,469,036.00 |
| | Expense | | $ - | $ - | | 100% | $ 2,469,036.00 |
| **Fund: 820 - Health Insurance Fund** | | $ 2,138,001.07 | | | $ 2,042,358.34 | | |
| | Revenue | | $ 142,166.46 | $ 142,166.46 | | 89% | $ 1,329,254.44 |
| | Expense | | $ 237,809.19 | $ 237,809.19 | | 87% | $ 1,864,103.80 |
| **Fund: 840 - Flex/STD Fund** | | $ 37,354.00 | | | $ 37,399.90 | | |
| | Revenue | | $ 51.00 | $ 51.00 | | 0% | |
| | Expense | | $ 5.10 | $ 5.10 | | 100% | $ 2,600.00 |
| **Fund: 850 - City Liab Ins Reserve Fund** | | $ 1,303.91 | | | $ 1,303.91 | | |
| | Revenue | | $ - | $ - | | | |
| | Expense | | $ - | $ - | | 0% | |
| **Fund: 890 - Vehicle and Equipment** | | $ 1,059,956.91 | | | $ 1,061,989.60 | | |
| | Revenue | | $ 2,783.33 | $ 2,783.33 | | 100% | $ 5,033,400.00 |
| | Expense | | $ 750.64 | $ 750.64 | | 100% | $ 2,033,400.00 |
| | | $ 27,703,128.99 | | | $ 26,676,191.33 | | |

| **Account Balances** | | |
|---|---|---|
| Bankers Trust - Investement Acct | $ | 23,646,443.02 |
| Bankers Trust - EMS Account | $ | 174,279.76 |
| IA Public Agency Inv. Trust | $ | 137,735.48 |
| Payroll - TruBank -9582 | $ | - |
| Comm. - Trubank | $ | 110,037.37 |
| Sweep - TruBank -9579 | $ | 2,272,694.79 |
| Indianola Hometown Pride - TruBank | $ | 25,902.90 |
| Indianola EMS - TruBank | $ | 806,672.57 |
| | **$** | **27,173,765.89** |

| **Interest** | | |
|---|---|---|
| TruBank - Comm | $ | 37.37 |
| Sweep | $ | 9,335.52 |
| Commerce Bank | $ | 44.29 |
| IPAIT | $ | 395.80 |
| Bankers Trust City Inv | $ | 61,984.08 |
| Bankers Trust City Inv - Gains/Losses | $ | 64,106.32 |
| | **$** | **135,903.38** |

| General Fund Expense Breakout for July 2026 | July Activity | YTD Activity - Expenses | Percent Remaining for Year: 92% | Current Total Budget - Expenses |
|---|---|---|---|---|
| **Department** | | | | |
| 1100 - Police | $ 485,672.26 | $ 485,672.26 | 88% | $ 4,127,612.69 |
| 1109 - Police | $ - | $ - | 100% | $ 3,300.00 |
| 1111 - Police | $ - | $ - | 100% | $ 5,510.00 |
| 1500 - Fire | $ 134,073.81 | $ 134,073.81 | 87% | $ 1,016,608.62 |
| 1530 - Fire | $ - | $ - | 100% | $ 7,000.00 |
| 1600 - Ambulance | $ 277,126.35 | $ 277,126.35 | 91% | $ 3,007,522.21 |
| 1700 - Community Development | $ 74,639.88 | $ 74,639.88 | 91% | $ 791,089.50 |
| 2900 - Brush Facility | $ 1,693.35 | $ 1,693.35 | 98% | $ 107,915.32 |
| 4100 - Library | $ 145,343.66 | $ 145,343.66 | 85% | $ 947,598.52 |
| 4200 - Park & Rec Administration | $ 109,993.32 | $ 109,993.32 | 84% | $ 693,296.33 |
| 4300 - Parks | $ 104,892.27 | $ 104,892.27 | 86% | $ 757,025.61 |
| 4500 - Pool (Memorial) | $ 106,677.70 | $ 106,677.70 | 63% | $ 285,239.76 |
| 5100 - Community Betterment | $ 14,316.39 | $ 14,316.39 | 93% | $ 201,500.00 |
| 5200 - Economic Development | $ 2,826.00 | $ 2,826.00 | 96% | $ 80,000.00 |
| 6100 - Mayor and Council | $ 5,796.69 | $ 5,796.69 | 90% | $ 59,795.00 |
| 6150 - City Manager | $ 30,671.99 | $ 30,671.99 | 89% | $ 275,150.86 |
| 6200 - Clerk/Finance | $ 39,490.96 | $ 39,490.96 | 90% | $ 376,325.37 |
| 6210 - Info & Tech | $ 48,671.89 | $ 48,671.89 | 94% | $ 751,008.85 |
| 6220 - Facilities | $ 18,729.54 | $ 18,729.54 | 86% | $ 134,875.64 |
| 6250 - Human Resources | $ 30,195.09 | $ 30,195.09 | 90% | $ 290,068.96 |
| 6500 - General Govt and Buildings | $ 51,688.31 | $ 51,688.31 | 88% | $ 445,628.00 |
| 9500 - Non-Program General Revenue | $ - | $ - | 0% | $ - |
| | $ 1,682,499.46 | $ 1,682,499.46 | | |

— Office of the Mayor —

**PROCLAMATION**
**Water and Wastewater Workers Week**

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

**WHEREAS**, a clean and reliable supply of safe drinking water sustains life, supports development, and ensures the health, welfare and safety of our community; and

**WHEREAS,** wastewater treatment facilities are essential to healthy communities, protecting public health through proper sanitation, treatment and the safe transport of wastewater, thereby improving the quality of our streams, rivers and lakes; and

**WHEREAS,** water and wastewater professionals design, operate, maintain, and invest in critical infrastructure and services that are foundational to resilient, safe, and thriving communities; and

**WHEREAS,** the City of Indianola and Indianola Municipal Utilities are fortunate to have dedicated, skilled professionals who work around the clock to protect public health, safeguard the environment, and preserve our natural resources; and

**WHEREAS**, the State of Iowa, recognizes the vital contributions of these workers through the observance of Water and Wastewater Workers Week.

**NOW THEREFORE**, I, Steve Richardson, Mayor of the City of Indianola, do hereby proclaim the week of August 23-29, 2026 as Water and Wastewater Workers Week in Indianola and encourage all residents to join me in recognizing and thanking the dedicated water and wastewater professionals who serve our community.

**PROCLAIMED** this the 17th day of August 2026.

Steve Richardson, Mayor

# MEMORANDUM

**To:** Mayor and City Council

**From:** Jason Holder, Chief of Innovation and Internal Services

**Date:** August 17, 2026

**Subject:** Resolution authorizing proceeding with an Exclusive Listing Agreement with Knapp Properties, LLC for the sale of the North Howard Properties.

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**Introduction:** Council is asked to consider a resolution engaging Knapp Properties to market and sell the City-owned property at 110 N Howard Street under an Exclusive Listing Agreement.

**Background:** The City owns the property at 110 N Howard Street on the Square, commonly known as the Regions Bank Building. The City purchased the property on April 17, 2023 under Resolution 2023-091. On June 15, 2026, Council adopted Resolution 2026-109 authorizing staff to proceed with disposition and to engage a real estate broker.

A request for qualifications was issued July 1, 2026 and closed July 22, 2026. Two responses were received, from Hansen Real Estate Services, Inc. and Knapp Properties. Staff and the Facilities and Property Subcommittee reviewed the responses and recommend moving forward with Knapp Properties.

The resolution before Council engages Knapp Properties to market and sell the property under an Exclusive Listing Agreement (ELA) in substantially the form attached, and authorizes the City Manager to negotiate the terms of that agreement and execute it on behalf of the City.

**Discussion: What the Resolution Does.**
The finalized ELA is still being negotiated. The City Attorney has provided a redline version of the ELA to Knapp, and the draft included in this packet reflects the current state of that document rather than a final version. Approving the resolution allows the engagement to move forward while the remaining terms are settled, with execution held until legal review is satisfactory.

Approving the resolution does not authorize a sale. Any sale of the property remains subject to Iowa Code section 364.7, which requires a resolution setting out the proposal, published notice, a public hearing, and a final determination by resolution before the City may dispose of an interest in real property. That process comes back to Council separately once an offer is in hand.

**Terms Reflected in the Draft Agreement.**
The commission is six percent of the gross sale price, payable only if and when a sale closes. Knapp's response states the fee is all-inclusive of marketing, online listing fees, photography, standard signage, and administrative support, and that any reimbursable expense requires prior City approval, itemization, and pass-through at cost with no markup. Council directed two conditions on any sale. The buyer must be taxable so the property remains a tax-producing entity, and all exterior changes must comply with the Downtown Design Standards. The instrument that carries those conditions into the transaction is being developed with the City Attorney. An independent MAI

appraisal will be obtained before the property is listed. The broker does not perform the appraisal.

**Budget Impact:** There is no cost to enter into the agreement. The commission is paid at closing out of sale proceeds and only if a sale closes. Abstract continuation and the escrow company's closing fee are additional City costs at the time of sale

**Recommendation:** Staff recommends approval.

**Attachments:**
1. Res 2026- Agreement with Knapp Properties
2. 26.08 KnappProperties.ELA.Sale - TEMPLATE-BG edits

City of Indianola

**RESOLUTION NO. 2026-**

**RESOLUTION AUTHORIZING PROCEEDING WITH AN EXCLUSIVE LISTING AGREEMENT WITH KNAPP PROPERTIES, LLC FOR THE SALE OF THE NORTH HOWARD PROPERTIES**

**WHEREAS,** the City of Indianola is the owner of property located at 110 N Howard St., Indianola, Iowa, commonly known as the Regions Bank Building (the "Property"); and

**WHEREAS,** the City Council previously determined that it was in the best interest of the City to sell the Property in a manner that achieves fair market value, and directed staff to develop a request for qualifications for commercial real estate broker services; and

**WHEREAS,** the City of Indianola requested proposals for a real estate broker for the sale of the Property; and

**WHEREAS,** after a review of the proposals, the City Council believes it to be in the best interest of the City to list the Property with Knapp Properties, LLC under the terms and conditions set out in an Exclusive Listing Agreement.

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

1. The City shall engage Knapp Properties, LLC to market and sell the property in accordance with an Exclusive Listing Agreement, in substantially the form as attached hereto.
2. The City Manager is authorized to negotiate the terms of the Exclusive Listing Agreement and execute the Agreement on behalf of the City of Indianola upon satisfactory legal review.
3. City staff is authorized to do all things necessary to carry out the terms and conditions of said agreement.

Passed and approved this 17th day of August 2026.

_____
Steve Richardson, Mayor

ATTEST:

_____
Jackie Raffety, City Clerk




**This form is required by the real estate laws of the State of Iowa.**

**EXCLUSIVE LISTING AGREEMENT – FOR SALE**

**THIS AGREEMENT** is made_____, at West Des Moines, Iowa, between **Knapp Properties, L.C.,** hereinafter designated as the Broker and_____whose address for the purposes of this agreement shall be hereinafter designated as the Seller.

In consideration of agreements herein:

**ENGAGEMENT:** Seller enters into this Agreement with Knapp Properties, L.C., ("**Broker**") for the purpose of engaging the Appointed Agent[s] designated in the Seller Disclosure of Appointed Agency (the "**Appointed Agent[s]**") as the exclusive agents to sell the following described property:_____, which property is locally known as _____ .

Except for other sales associates of Broker who are appointed as Seller's agents, neither Broker, nor any other sales associate affiliated with Broker will be acting as Seller's agent. Broker, with Seller's consent, may name additional Appointed Agent[s] for Seller from time to time if the Appointed Agent[s] is unable to fulfill the terms of this Agreement, or by agreement between Broker and Seller. An appointment of another Appointed Agent[s] does not relieve the original Appointed Agent[s] of any duties owed to Seller.

Appointed Agent[s] shall use his/her best efforts to sell this property during the term of this listing or any extension thereof.

Seller acknowledges that Appointed Agent[s] is/are being retained solely as a real estate agent and that neither Broker nor the Appointed Agent[s] are acting as an attorney, tax advisor, lender, appraiser, surveyor, structural engineer, property inspector, or other professional service adviser. Seller is hereby advised to seek professional advice concerning the condition of the property, status of title and other legal and tax matters concerning any proposed transaction.

**TERM OF AGREEMENT:** Knapp Properties, L.C., shall have a period of nine (9) months beginning on the date of This Agreement, the sole and exclusive right to find a Buyer for the property upon the following sale terms:

1) **Terms.** Sale Price:_____or amount to be determined by the Seller. Property to be sold as-is, where-is, cash at Closing. Seller agrees to furnish the Buyer a Warranty Deed and abstract continued to the date of sale showing merchantable title to said property in said Seller.

   All monies involved in the completion of a sale, such as Earnest Money, Option Fees, etc., shall be paid to the Broker and held in Trust until closing or until appropriate release documentation has been executed by all parties.

2) **Seller's Role.** Seller understands and agrees that during the term of this Agreement, or any extension thereof, Seller is obligated to refer all leads and inquiries on the listed property to the Appointed Agent[s].

3) **Compensation.** In the event of a sale during the Term of Agreement, Seller agrees to pay Broker at closing, six percent (6%) of the sale price, or in the event of an exchange, six percent (6%) of the value of the real property exchanged, plus any other value received.

   Broker will share commission with procuring broker with proof of Buyer Representation.

   Seller understands and agrees that the commission shall be payable to Broker at the closing whether the property is sold by the Appointed Agents, by the Seller or by any other person during the period of this listing or any extension thereof.

   If the property is conveyed by any other means, such as an exchange, or sale of capital stock, it shall be considered a sale within the meaning of this Contract.

4) **Protection.** Before the expiration or termination of this Exclusive Listing Agreement, the Broker shall provide the Seller with a list of all persons, firms or corporations whom (i) Broker actively marketed the property to, or (ii) contacted Broker as a result of its marketing efforts, during the term of the listing, or any extension thereof (the "Protection List"). If within one hundred eighty (180) days after the expiration of this listing, or any extension thereof, Seller executes a lease or purchase agreement with any persons, firm or corporation on the Protection List, then the Seller agrees to pay Broker the agreed upon commission. No commission shall be due to Broker for any sale, lease or other conveyance if, after expiration or termination of this Agreement, the Seller enters into a written listing agreement with another real estate broker and such broker procures the sale of the property.

5) **Other Sellers.** The Appointed Agent[s] may also represent Sellers of other property that is in competition with Seller's property. If this occurs, the Appointed Agent[s] will not disclose to either the Seller or such other Sellers, the terms of offers made or accepted by either such Seller or any other confidential information provided by either such Seller.

6) **Possibility of Separate Representation.** Broker may also have affiliated salespersons, other than your Appointed Agent(s), who represent potential Buyers of your property or Sellers of other property that is in competition with your property.

7) **Cooperation with Other Brokers.** Broker shall reciprocate cooperation and compensation with brokerage firms at it's discretion, and the Seller consents to such payment. It is the Broker's policy not to offer subagency to any other brokerage firm. Seller agrees that, in the event any broker other than Broker or a broker affiliated with Broker is involved in the disposition of the property, Broker shall have no liability to Seller for the acts or omissions of such other broker, who shall not be deemed to be a subagent of Broker.

8) **Appointed Agency.** The Seller acknowledges receipt of the Seller Disclosure of Appointed Agency prior to entering into this Agreement and expressly consents to the appointment of the agent identified therein. The Appointed Agent owes the duties set forth in the Disclosure of Agency Relationship form executed by Seller.

9) **Dual Agency Disclosure.** Potential Buyers who are represented by the Appointed Agent[s] may want to be shown the Seller's property. The Appointed Agent[s] cannot show the Seller's property to these potential Buyers unless both the Seller and the potential Buyer provide a written consent permitting dual agency.

10) **Representations about Property.** Seller has furnished to the Appointed Agent all material information concerning this property and represents that, to the best of the Seller knowledge and belief, all representations made by the Seller to the Appointed Agent and Broker are true and correct. If it is established that such information and representations are incorrect or untrue, the Seller shall indemnify and hold the Appointed Agent, Broker and all Broker's agents and licensees harmless from any and all loss, damage or expense in connection therewith, including court costs and

reasonable attorney fees incurred, to the extent such damages or expenses are caused by Seller's knowing misrepresentation or willful failure to disclose.

11) **Escrow Company Fee.** Seller shall pay the escrow company's fee for closing the transaction.

12) **Material Defects.** The Seller acknowledges it has a legal duty to disclose to any proposed Buyer any material defects which the Seller has actual knowledge and which a reasonable inspection by the proposed Buyer would not reveal.

13) **Approval.** It is expressly understood that any offer to purchase the Property shall be subject to the approval of Seller. Seller may refuse to accept an offer for any reason it deems appropriate in its sole and absolute discretion.

14) **Excluded Property.** The following items, which would ordinarily be considered a part of the real estate, shall not be included in this sale:_____.

15) **Equal Opportunity.** This property is offered without regard to race, color, creed, religion, national origin or physical disability. The parties hereto agree to comply with all applicable federal, state and local laws, regulations, codes, ordinances and administrative orders having jurisdiction over the parties, property or the subject matter of this Agreement, including, but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment In Real Property Tax Act, the Comprehensive Environmental Response Compensation and Liability Act, and The Americans With Disabilities Act.

16) **Costs and Fees.** In the event a dispute arises between the Parties with respect to matters covered by this Agreement, the prevailing party shall be entitled to receive reasonable attorneys' fees and expenses incurred in such proceeding from the non-prevailing party.

17) **Notices.** Any notice required to be given shall be in writing and may be served on either party in person or may be given by certified or registered mail, return receipt requested, addressed to the respective party at the address shown below, or such other address the parties may specify in writing, and shall be deemed delivered upon receipt.

18) **Authorization to Execute.** All individuals signing this Agreement, represent by his/her signature that he/she is authorized to sign this Agreement and bind the Seller and Broker to the terms and conditions described herein.

This Agreement shall be binding upon the heirs, successors, and assigns of the Owner.

**BROKER:**

KNAPP PROPERTIES, L.C.

By: _____

Korey Birkenholtz, Appointed Agent

By: _____

(Title: _____)

ADDRESS:_____

PHONE NO:_____

By: _____

**SELLER:**

Angie Tessau, Appointed Agent

## SELLER DISCLOSURE OF APPOINTED AGENCY

**I. IF KNAPP PROPERTIES, LC, (the "Broker) LISTS YOUR PROPERTY FOR SALE:**

a) When a Knapp Properties, L. C. agent or designated group of Knapp Properties, L.C. agents (the "Listing Agent') lists your property for sale, it is the policy of The Broker to appoint the Listing Agent to act solely on your behalf to the exclusion of all other affiliated agents of The Broker This is known as appointed agency.

b) When the Broker's appointed agent lists your property for sale but an outside brokerage firm or another licensee of The Broker other than your Listing Agent(s) procures the Buyer, it is the policy of The Broker that the Listing Agent(s) solely represents you. This is known as single appointed agency.

c) When a The Broker's agent both 1) lists or has a financial interest in a property, and 2) sells or has a financial interest in the Buyer, it is the policy of The Broker that the Appointed Agent(s) with your consent represent both the Seller and the Buyer as a disclosed dual agent. This is known as a disclosed dual agency.

II. **DUTIES OF APPOINTED AGENT(S):** Your Appointed Agent(s) owes to you and to all parties those duties set forth in the Disclosure of Agency Relationship and, if applicable, the Dual Agency Consent Agreement.

III. **APPOINTED AGENT(S):** With your approval, the Broker appoints Korey Birkenholtz and Angie Tessau (Appointed Agent(s)), sales associates affiliated with Broker to represent you in the sale of Iowa real estate. Except for other sales associates of Broker who are appointed by Broker as your Appointed Agent(s), neither Broker, nor any other sales associates affiliated with Broker will be acting as your agent.

Broker with your consent may name additional Appointed Agent(s) to represent you from time to time if the Appointed Agent(s) is unable to fulfill the terms of this Agreement or by agreement between Broker and you. A designation of another or additional Appointed Agent(s) to represent you does not relieve any other Appointed Agent(s) of any duties owed to you.

IV. **DUAL AGENCY DISCLOSURE:** Potential Buyers who are also represented by your Appointed Agent(s) may want to be shown your property. Your Appointed Agent[s] cannot show your property to those potential Buyers unless both you and the potential Buyer provide a written consent for the Appointed Agent(s) to act as a disclosed dual agent(s).

V. **POSSIBILITY OF SEPARATE REPRESENTATION:** Broker may also have affiliated salespersons, other than your Appointed Agent(s), who represents potential Buyers of your property or Sellers of other property that is in competition with your property.

VI. **OTHER SELLERS:** Your Appointed Agent(s) may also represent the Sellers of other property that is in competition with your property. Your Appointed Agent(s) may represent those Sellers.

**THE FULL TERMS AND CONDITIONS OF THE BROKERAGE SERVICES THAT WILL BE PROVIDED YOU WILL BE SET FORTH IN THE SEPARATE SELLER LISTING AGREEMENT.**

**DISCLOSURE OF AGENCY RELATIONSHIP**

The undersigned acknowledge that Korey Birkenholtz and Angie Tessau as Appointed Agent(s) of Knapp Properties, L.C., represents Seller named below (hereinafter the "Client") with respect to the sale of the following property: _____ _____ , which property is locally known as _____ .

If the Appointed Agent(s) represents both the Seller and Buyer, the duties of the Appointed Agent(s) are set forth in the Dual Agency Consent Forms executed by each client and those forms are incorporated herein as if fully set forth. If the Appointed Agent(s) represents either the Seller or Buyer, but not both, the Appointed Agent has the following duties to its client:

a) Place the client's interests ahead of the interests of any other party unless loyalty to a client violates a duty as a disclosed dual agent or other applicable law.
b) Disclose all information known that is material to the transaction that is not known by the client or could not be discovered by the client through a reasonably diligent inspection.
c) Fulfill any obligations within the scope of the brokerage agreement, except those obligations which are inconsistent with other duties the Appointed Agent[s] has under law.
d) Disclose any financial interests Appointed Agent[s] has in any business entity to which the client has been referred for any service or product related to this transaction.

The following duties apply to all parties:

a) To provide brokerage services to all parties in the transaction honestly and in good faith.
b) To diligently exercise reasonable skill and care in providing brokerage services to all parties.
c) To disclose to each party all material adverse facts that we know, except for the following:
    [1] Material adverse facts known by that party.
    [2] Material adverse facts a party could discover through a reasonably diligent inspection and which would be discovered by a reasonably prudent person under like or similar circumstances.
    [3] Material adverse facts the disclosure of which is prohibited by law.
    [4] Material adverse facts that are known to a person who conducts an inspection on behalf of a party.
d) To account for all property coming into the possession of the Broker or the Appointed Agent(s) that belongs to any party within a reasonable time after receiving the property.

Knapp Properties, L.C. and its licensees may provide brokerage services simultaneously to more than one party in different transactions.

Each party by signing this form acknowledges that this disclosure was made prior to providing specific assistance or prior to any offer being made or accepted by a party to a transaction, whichever is sooner.

| **SELLER:** | | **BUYER:** | |
|---|---|---|---|
| By: | _____ | By: | _____ |
| Its: | _____ | Its: | _____ |
| Date: | _____ | Date: | _____ |

# MEMORANDUM

**To:** Mayor and City Council

**From:** Aaron Hurt, Fire Chief, Bryce Johnson, Community and Economic Development Director

**Date:** August 17, 2026

**Subject:** Amendments of Indianola City Code

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**Introduction:** Council must hold a public hearing prior to adopting amendments for the building and fire code.

**Background:** The City is currently using the 2018 International Codes and is requesting adoption of the 2024 International Codes, 2024 Uniform Plumbing Code and the 2023 National Electrical Code (NEC, NFPA 70) for the City of Indianola. The adoption of the respective codes will be applied throughout the City Code including Chapters 151, 152, 153, 155, 156, 157, 158, 159, 160, and 160A.

**Discussion:** Building Official, Tim Little, and Fire Marshall, Ted Neller, presented the 2024 International Codes, 2024 Uniform Plumbing Code and the 2023 National Electrical Code (NEC, NFPA 70) updates for Council at the July 13 City Council Work Session. Staff is proposing adoption of the proposed codes by reference in the City Code. The international code books have been made available to the public since July 1, 2026, for review and comment. To date, staff has not received any questions or comments regarding the proposed codes.

Following the July 13 City Council Work Session, the Fire Department further developed proposed IFC Section 3107.8, Temporary Potable Water Stations, to provide more specific criteria regarding when potable water is required at outdoor assembly events and the associated water-supply and distribution requirements. While the general fire code amendments were discussed during the Work Session, the expanded language contained in Section 3107.8 was not specifically included in the PowerPoint presentation provided to Council. The additional language is intended to provide clearer, objective requirements for event organizers and staff when addressing potable drinking water needs during periods of elevated heat and can be reviewed in the attached 2024 International Fire Code Document attached.

Next Steps:

- Public Hearing/1st Reading: August 17
- 2nd Reading: September 8
- 3rd Reading/Adoption: September 21

**Budget Impact:** None.

**Recommendation:** Staff recommends approval.

**Attachments:**

1. Ord Amending Building and Fire Codes
2. Ch 151
3. Ch 152
4. Ch 153
5. Ch 155
6. Ch 156
7. Ch 157
8. Ch 158
9. Ch 159
10. Ch 160 and Ch 160A

**Ordinance No**

**AN ORDINANCE AMENDING CHAPTERS 151-153, 155-160 AND 160A**

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

**Section 1.** Chapter 151 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by deleting the stricken language and inserting the underlined language as shown in Attachment A.

**Section 2.** Chapter 152 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by deleting the stricken language and inserting the underlined language as shown in Attachment B.

**Section 3.** Chapter 153 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by deleting the stricken language and inserting the underlined language as shown in Attachment C.

**Section 4.** Chapter 155 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by deleting the stricken language and inserting the underlined language as shown in Attachment D.

**Section 5.** Chapter 156 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by deleting the stricken language and inserting the underlined language as shown in Attachment E.

**Section 6.** Chapter 157 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by deleting the stricken language and inserting the underlined language as shown in Attachment F.

**Section 7.** Chapter 158 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by deleting the stricken language and inserting the underlined language as shown in Attachment G.

**Section 8.** Chapter 159 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by deleting the stricken language and inserting the underlined language as shown in Attachment H.

**Section 9.** Chapter 160 of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by deleting the stricken language and inserting the underlined language as shown in Attachment I.

**Section 10.** Chapter 160A of the Code of Ordinances of the City of Indianola, Iowa is hereby amended by deleting the stricken language and inserting the underlined 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 and approved this _____ day of _____ 2026.

_____
Steve Richardson, Mayor

ATTEST:

_____
Jackie Raffety, City Clerk

The foregoing Ordinance No _____ was adopted by the Indianola City Council on _____ and was published on _____.

_____
Jackie Raffety, City Clerk

# CHAPTER 151
# RESIDENTIAL CODE

151.01 Adoption of Residential Code

151.02 Amendments, Modifications, Additions and Deletions

## 151.01 ADOPTION OF RESIDENTIAL CODE.

That a certain document, being marked and designated as the International Residential Code, ~~2018~~ 2024 edition, including Appendix Chapters BC, BD, BE, BF, BO, NB, ND, NF ~~M,~~ as published by the International Code Council, be and is hereby adopted as the Residential Code of the City of Indianola, Iowa, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 151.02.

## 151.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS.

The following sections of the International Residential Code, ~~2018~~ 2024 edition, including Appendix Chapters BC, BD, BE, BF, BO, NB, ND, NF ~~M~~, as published by the International Code Council, are hereby revised:

1. Section R101.1. Insert: City of Indianola, Iowa

2. Table R301.2 (1) Insert:

TABLE 301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

| GROUND SNOW LOAD | WIND DESIGN | | | | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM | | | WINTER DESIGN TEMP | ICE BARRIER UNDERLAYMENT REQUIRED | FLOOD HAZARDS | AIR FREEZING INDEX | MEAN ANNUAL TEMP |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Speed (mph) | Topographic effects | Special wind | Windborne debris zone | | Weathering | Frost line depth | Termite | | | | | |
| | | | | | | | | | | | The Flood Insurance Rate Maps (FIRM) prepared as part of the Flood Insurance Study for Warren County and Incorporated Areas, City of Indianola, Panels 19181C0164F, 0168F, 0276F, 0277F, 0279F, 0285F dated November 16, 2018, which were prepared as part of the Flood Insurance Study for Warren County, were adopted on October 15, 2018 by Ordinance 1603, and are referced in Chapter 161. | | |
| 30 PSF* | 115 | No | No | No | A | SEVERE | 48" | No | -5° F | Yes | | 1852 | 50.3 |
| See Manual J for HVAC Design Criteria | | | | | | | | | | | | | |

* minimum flat roof snow load 24 PSF

TABLE 301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

| GROUND SNOW LOAD | WIND DESIGN | | | | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM | | | WINTER DESIGN TEMP | ICE BARRIER UNDERLAYMENT REQUIRED | FLOOD HAZARDS | AIR FREEZING INDEX | MEAN ANNUAL TEMP |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Speed (mph) | Topographic effects | Special wind | Windborne debris zone | | Weathering | Frost line depth | Termite | | | | | |
| 31psf | 107mph | No | No | No | A | SEVERE | 42" | Yes | -5° F | Yes | The Flood Insurance Rate Maps (FIRM) prepared as part of the Flood Insurance Study for Warren County and Incorporated Areas, City of Indianola, Panels 1918C0164F, 0168F, 0276F, 0277F, 0279F, 0285F dated November 16, 2018, which were prepared as part of the Flood Insurance Study for Warren County, were adopted on October 15, 2018 by Ordinance 1603, and are referced in Chapter 161. | 1852 | 50.3 |
| See Manual J for HVAC Design Criteria | | | | | | | | | | | | | |

* minimum flat roof snow load 24 PSF

3. Section ~~P2603.6.1~~ P2603.5.1 Insert: ~~48 inches and 48 inches~~ 42 inches and 42 inches.

4. Modify Code Section: IRC R101.2. Replace with and add the following language:

R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of ~~the following:~~ detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

~~1. Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.~~

~~2~~1. ~~Owner-occupied lodging houses with five or fewer guestrooms.~~

~~3. Detached one- and two-family dwellings and townhouses that contain offices of up to 20 percent of the dwelling unit area.~~

~~4. Live/work units within detached one- and two-family dwellings and townhouses that comply with the requirements of Section 419 of the International Building Code.~~

~~5. Care facilities within detached one- and two-family dwellings and townhouses with eight or fewer persons receiving care who have the ability to respond to emergency situations and evacuate.~~

~~6. In-home child care facilities within detached one- and two-family dwellings and townhouses where in-home child care is provided to no more than eight children, and of these eight children no more than six are five years old or younger, no more than four are twenty-four months old or younger, and no more than three are eighteen months old or younger.~~

~~7. In-home child care facilities that provide custodial care for 16 or fewer persons in detached one- and two-family dwellings and townhouses that were registered with the State of Iowa Department of Human Services as child development homes and have held such registration continuously in good standing since on or before January 1, 2017.~~

~~8. Care facilities within detached one- and two-family dwellings and townhouses that are provided with a residential fire sprinkler system complying with Section P2904 or NFPA 13D with eight or fewer persons receiving care who have impairments that prevent them from responding to emergency situations and evacuating.~~

1. Insert Code Section: IRC R103 – (CODE COMPLIANCE AGENCY).
2. Modify Code Subsection R103.1 Creation of Agency. Replace with the following language: The BUILDING DEPARTMENT is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

~~5. Modify Code Section: IRC R105 (Building). Replace with the following language and exception:~~

~~R105.2 Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:~~

~~Building:~~

~~1. One-story detached accessory structures of 80 square feet or less, no taller than 12 feet in height and of a movable design.~~

~~2. Fences not over 7 feet (2134 mm) high.~~

~~3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.~~

~~4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.~~

~~5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.~~

~~6. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.~~

~~7. Swings and other playground equipment.~~

~~8. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.~~

~~9. Decks not exceeding 200 square feet (18.58 m2) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.~~

(Ord. 1651 - Mar. 21 Supp.)

6. Insert Definition into Code Section: IRC R~~202~~ 201. Add the following language:

BUILDING DEPARTMENT. Agency of any governmental subdivision charged with the administration, supervision or enforcement of building regulations, prescribed or required by state or local building regulations.

CONSTRUCTION COST. The total cost of the work to the owner of all elements of the project designed or specified or specified by the design professional including the cost at current market rates of labor and materials furnished by the owner and equipment designed, specified or specifically provided by the design professional. Construction costs include the costs of management or supervision of construction or installation provided by a separate construction manager or contractor, plus a reasonable allowance for each construction manager's or contractor's overhead and profit.

~~CARE FACILITY. A building or structure where care is provided to persons who need some level of assistance or supervision.~~

~~7. Insert Definition into Code Section: IRC R202. Add the following language:~~

~~IN-HOME CHILD CARE. A dwelling where care is provided to children by a person other than the child's parent, guardian, or custodian for periods of less than twenty-four hours per day per child on a regular basis.~~

~~8. Modify Table: IRC R302.6. Replace with the following revised table:~~

~~TABLE R302.6 - DWELLING-GARAGE SEPARATION~~

| SEPARATION | MATERIAL |
|---|---|
| From the residence and attics | Not less than 5/8-inch gypsum board or equivalent applied to the garage side |
| From habitable rooms above the garage and structure(s) supporting floor/ceiling assemblies used for separation required by this section | Not less than 5/8-inch gypsum board or equivalent |
| Garages located less than 5 feet from a dwelling unit on the same lot | Not less than 5/8-inch gypsum board or equivalent applied to the interior side of exterior walls and ceilings within the garage |

~~For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.~~

~~9. Modify Code Section: IRC R302.13. Replace with the following language and exception:~~

R302.13 Fire protection of floors. Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1 /2-inch (12.7 mm) gypsum wallboard membrane, 5 /8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.

2. Floor assemblies located directly over a crawl space not intended for storage or for the installation of fuel-fired or electric-powered heating appliances.

3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:

3.1. The aggregate area of the unprotected portions does not exceed 80 square feet (7.4 m2 ) per story.

3.2. Fireblocking in accordance with Section R302.11.1 is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.

3.3. A 20-minute fire rated door with self-closing hinges must be installed as part of fire separation and a combination smoke/CO alarm is installed inside of the unprotected portion.

4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

~~(Ord. 1651 - Mar. 21 Supp.)~~

~~10. Modify Code Section: IRC R303.3. Replace with the following language and exception:~~

~~Section R303.3 Bathrooms. Bathrooms shall be provided with a mechanical ventilation system. The minimum ventilation rates shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.~~

~~Exception: Toilet rooms containing only a water closet and/or lavatory may be provided with a recirculating fan.~~

~~11. Modify Code Section: IRC R305.11 Exception. Replace with the following exception:~~

~~Exception: Existing basements not having a height as specified in this section are allowed to be finished with a ceiling height that is not decreased more than the minimal measurement created by applying a finished ceiling of gypsum board or acoustical ceiling tiles.~~

~~12. Modify Code Section: IRC R308.4.2 (Existing exceptions to remain). Replace with the following language:~~

~~Section R308.4.2 Glazing Adjacent to Doors. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the walking surface shall be considered to be a hazardous location.~~

~~Exceptions:~~

~~1. Decorative glazing.~~

~~2. Where there is an intervening wall or other permanent barrier between the door and the glazing.~~

~~3. Where access through the door is to a closet or storage area three feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.~~

~~4. Glazing that is adjacent to the fixed panel of patio doors.~~

~~13. Delete Exception 2 of Section: IRC 310.1. Do not replace with any other language.~~

~~14. Insert Exception #1 into Code Section: IRC 310.2.2. Add the following language:~~

~~Exception~~

~~1. A landing may be provided to meet the maximum sill height of 44 inches above the floor or landing provided. The landing shall be not less than 36 inches wide, not less than 12 inches out from the exterior wall, and not more than 24 inches in height. The landing shall be permanently affixed to the floor below or the wall under the window it serves.~~

~~15. Modify Code Section: IRC R310.2.4. Replace with the following language:~~

~~Section R310.2.4 Emergency escape windows under decks and porches. Emergency escape and rescue openings installed under decks and porches shall be fully openable and provide a path not less than 36 inches (914mm) in height to a yard or court. Cantilever areas of all construction elements shall be regulated in accordance with this section.~~

~~16. Modify Exception to Code Section: IRC R310.6. Replace with the following language:~~

~~Exception: New habitable spaces created in an existing basement shall be provided with emergency escape and rescue openings in accordance with Section R310.1.~~

~~17. Modify Exception to Code Section: IRC R311.3.2. Replace with the following language:~~

~~Exception: A top landing is not required where a stairway of not more than four risers is located on the exterior side of a door, provided the door does not swing over the stairway.~~

~~18. Insert Exception #3 into Code Section: IRC 311.7.5.1. Add to the following language:~~

~~Exception~~

~~3. The dimension of the top and bottom riser of a stair may vary up to 1-inch (25.4 mm) from the stairway riser dimension; however, in no case shall the riser height exceed seven and three-quarter inches.~~

~~19. Modify/Add Exceptions to Code Section: IRC R311.7.8.2. Add the following exception:~~

~~Exception~~

~~2. Handrails within a dwelling unit or serving an individual dwelling unit shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.~~

~~20. Modify Code Section: IRC R312.1.1. Replace with the following language and add exception:~~

~~R312.1.1 Where required. Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, driveways, sidewalks, patios, and decks that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.~~

~~Exception: Portions of retaining wall where the horizontal distance between the edge of the walking surface and the face of the wall is greater than 36-inches.~~

~~21. Delete Code Section: IRC 313.1. Replace with the following language:~~

~~313.1 Townhomes automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses.~~

~~Exceptions:~~

~~1. An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.~~

~~2. Townhouse structures that contain eight or less dwelling units.~~

~~3. Townhouse structures less than 18,000 square feet floor space, exclusive of any garages.~~

~~22. Delete Code Section: IRC 313.2. Replace with the following language:~~

~~313.2 One- and two-family dwelling automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.~~

~~Exceptions:~~

~~1. An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing buildings that are not already provided with an automatic residential fire sprinkler system.~~

~~2. One-and two-family dwellings containing less than 8,000 square feet of floor space, excluding attached garages and other unenclosed areas.~~

~~23. Modify Exception #1 to Code Section: IRC R403.1.4.1. Replace with the following exception:~~

~~Exception~~

~~1. Detached garages of light frame wood construction with an area of 1024 square feet or less and located more than 10 feet from a dwelling or attached garage may be provided with a floating slab; where all the following conditions are met:~~

~~The bottom portion of the thickened slab area shall be 12 by 12 inches with one number four bar placed near the top and bottom of the edge.~~

~~The slab floor shall be not less than four inches thick with one number four bar placed every two feet on center or in a six by six mesh.~~

~~The slab pour shall be continuous.~~

~~24. Modify Exception #3 to Code Section: IRC R403.1.4.1. Replace with the following exception:~~

~~Exception~~

~~3. Decks less than 30" above grade (measured at any point within 36" horizontally to the edge of any side), or decks not supported by a dwelling, shall not require footings that extend below the frost line.~~

~~25. Modify Code Section: IRC R404.1. Replace with the following language:~~

~~Section R404.1 Concrete and masonry foundation walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.3. Masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. If backfill prior to a poured in place floor slab is desired, one of the following methods to provide bottom lateral support shall be completed: (1) a full depth (minimum 1-1/2") nominal 2" x 4" keyway may be formed into the footings to secure the bottom of the foundation wall -or- (2) 36" long vertical # 4 rebar may be embedded a minimum of 6" into the footings not to exceed 7' on center spacing.~~

~~26. Add Code Section: IRC R404.1.3.2.3. Insert the following language and table:~~

~~R404.1.3.2.3 Foundation Walls for Conventional Light Frame Wood Construction. Concrete and masonry foundation walls shall be permitted to be designed in accordance with the following Table 'Foundation Walls for Conventional Light Frame Construction' may be used:~~

~~Table R404.1.3.2.3 - 'Foundation Walls for Conventional Light Frame Construction'~~

| Height of Foundation Wall (Net measured from top of basement slab to top of foundation wall) * | | Thickness of Foundation Walls | | Reinforcement type and placement within Foundation Wall** | Reinforcement type and placement within Foundation Wall** (maximum 12' span between corners and supporting cross walls.) | Type of Mortar |
|---|---|---|---|---|---|---|
| | | Unit | | | | |
| Gross | Net | Concrete | Masonry | Concrete | Masonry | Masonry |
| 8 | 7' 8" | 7 ½" | 8" | ½" horizontal bars, placement in the middle, and near the top & bottom – ½" bars @ 6' max. vertically | 0.075 square inch bar 8' o.c. vertically in fully grouted cells. If block is 12" nominal thickness, may be unreinforced. | Type M or S. Grout & Mortar shall meet provisions of Chapter 21 IBC |
| 9 | 8' 8" | 8" | See Chapter 18 IBC | ½" bars 2' o.c. horizontally & 20" vertically o.c. | See Chapter 18 IBC | Same as above |
| 10 | 9' 8" | 8" | See Chapter 18 IBC | (5/8" bars 2' o.c. horizontally & 30" vertically o.c.) | See Chapter 18 IBC | Same as above |
| *Concrete floor slab to be nominal 4". If such floor slab is not provided prior to backfill, provide 1) 36" vertical #4 rebar embedded in the footing @ maximum 7' O.C. spacing -and/or- 2) full depth nominal 2" depth x 4" width keyway in footing | | | | | | |
| ** All reinforcement bars shall meet ASTM A6175 grade 40 minimum and be deformed. Placement of bars shall be in center of wall and meet the provisions of chapters 18, 19, and 21 of the International Building Code. | | | | | | |
| NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs. @ 28 days. Footings shall contain continuous reinforcement of minimum 2 – ½" diameter rebar throughout. Placement of reinforcement and concrete shall meet the requirements of Chapter 19 of the International Building Code. | | | | | | |
| NOTE: Material used for backfilling shall be carefully placed granular soil of average or high permeability and shall be drained with an approved drainage system as prescribed in Section 1805.4 of the International Building Code. Where soils containing a high percentage of clay, fine silt or similar materials of low permeability or expansive soils are encountered or where backfill materials are not drained or an unusually high surcharge is to be placed adjacent to the wall, a specially designed wall shall be required. | | | | | | |
| Note: Foundation plate or sill anchorage shall be installed in accordance with the respective codes as applicable. | | | | | | |

~~27. Add Code Section: IRC R506.2.4. Insert the following language and Exception:~~

~~Section R506.2.4. Reinforcement Support. Where provided in slabs-on-ground, reinforcement shall be supported to remain in place from the center to upper one-third of the slab for the duration of the concrete placement.~~

~~Exception: Non-structural slabs~~

~~28. Modify Code Section: IRC R1305.1.1. Replace with the following language:~~

~~M1305.1.1 Appliances in rooms. Appliances installed in a basement or similar space shall be accessed by an opening or door and an unobstructed passageway measuring not less than 24 inches (610 mm) wide and large enough to allow removal of the largest appliance in the space, provided there is a level service space of not less than 30 inches (762 mm) deep and the height of the appliance, but not less than 30 inches (762 mm), at the front or service side of the appliance with the door open.~~

~~29. Add Code Section: IRC R1305.1.1.1. Insert the following language:~~

~~M1305.1.1.1 Appliances in Closets, Alcoves, or similar compartments. Appliances installed within a closet, alcove or compartment, such space shall measure no less than 30 inches wide and the opening into such space shall also be no less than 30 inches wide.~~

~~30. Modify Code Section: IRC M1502.4.2. Replace with the following language and exception:~~

~~M1502.4.2 Duct installation. Exhaust ducts shall be supported at intervals not to exceed four feet, (3658 mm) and shall be secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Exhaust duct joints shall be sealed in accordance with Section M1601.4.1 and shall be mechanically fastened. Ducts shall not be joined with screws or similar fasteners. Where dryer exhaust ducts are enclosed in wall or ceiling cavities, such cavities shall be of sufficient size to allow the installation of the duct, without changing the configuration of the duct.~~

~~Exception: Dryer duct sections that are longer than four feet shall be supported minimally every six feet.~~

~~31. Add additional item to Code Section: IRC M1601.3. Insert the following language:~~

~~5. The use of air-inflated/encapsulated duct wrap to achieve required R-values shall be prohibited.~~

~~32. Add additional item to Code Section: IRC M1602.3. Insert the following language:~~

~~4. Return air openings shall be a minimum four feet measured in any direction from Supply Air Diffusers.~~

~~33. Delete Code Section: IRC G2414.5.3 (403.5.4). Replace with the following language:~~

~~G2414.5.3 (403.5.4): Corrugated Stainless Steel Tubing. Arc resistant corrugated stainless steel tubing shall be listed in accordance with ANSI LC 1 (Optional Section 5.16)/CSA 6.26.~~

~~34. Delete Code Section: IRC G2415.5.2 (404.2). Replace with the following language:~~

~~G2415.2 (404.2) CSST. Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section G2411. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.~~

~~35. Add Code Section: IRC E3704.7.1. Insert the following language:~~

~~3704.7 Prohibited Locations. Feeders supplying a Townhome shall not cross a property line other than the individual unit served. For the purposes of this provision, the term Townhome shall mean a single-family dwelling unit constructed in a group of two or more~~

~~attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.~~

# CHAPTER 152
# EXISTING BUILDING CODE

152.01 Adoption of Existing Building Code

152.02 Amendments, Modifications, Additions and Deletions

## 152.01 ADOPTION OF EXISTING BUILDING CODE.

That a certain document, being marked and designated as the International Existing Building Code, ~~2018~~ 2024 edition, as published by the International Code Council, be and is hereby adopted as the Existing Building Code of the City of Indianola, Iowa, for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Existing Building Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 152.02.

## 152.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS.

The following sections of the International Existing Building Code, ~~2018~~ 2024 edition, as published by the International Code Council, are hereby revised:

1. Section 101.1. Insert: City of Indianola, Iowa

1. Insert Code Section: 103 – (CODE COMPLIANCE AGENCY).

2. Modify Code Section 103.1 Creation of Agency. Replace with the following language: The BUILDING DEPARTMENT is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

~~2. Insert New Code Section: IEBC 302.7. Insert the following language:~~

~~Section 302.7 Fire Protection. Existing buildings containing R-2 occupancies shall be made to comply with the International Building Code section 903.2.8 within two years of any of the following situations:~~

~~1. Fire damage to three or more dwelling units, not including smoke or water damage or other damage from fire-fighting operations.~~

~~2. Issuance of a building permit for a Level III alteration as identified in Chapter 6 of the International Existing Building Code.~~

~~3. Delete Code Section: IEBC 1106. Replace with the following language (Sections 1106.1, 1106.1.2, & 1106.1.3):~~

~~Section 1106.1 Addition to a Group E occupancy. Where an addition is added to an existing Group E occupancy located in an area where the shelter design wind speed for tornadoes in 250 mph in accordance with Figure 304.2 (1) of ICC 500 and the occupant load of the addition is 50 or more, the addition shall have a storm shelter constructed in accordance with Chapters 1 through 5 & 8 of ICC 500.~~

~~For the purposes of this section the installation of portable buildings for utilization on the campus or site for educational purposes shall be considered as an addition.~~

~~Exceptions:~~

~~1. Group E day care facilities.~~

~~2. Group E occupancies accessory to place of religious worship.~~

~~3. Additions meeting the requirements for shelter design in ICC 500.~~

~~4. Accessory structures and additions to existing group E sites where the occupancy classification of said structures are classified as Groups A-5 and U~~

~~The aggregate area of all additions within a 10 year period shall be factored when determining the requirements of this section.~~

~~1106.1.2 Required Occupant capacity. The required occupant capacity of the storm shelter shall include all buildings classified as a Group E occupancy on the campus or site, whichever is larger and shall be the greater of the following:~~

~~1. The total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.~~

~~2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.~~

~~Exceptions:~~

~~1. Where an addition is being added on an existing Group E site, and where the addition is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required capacity for the addition.~~

~~2. Where approved by the code official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the campus or site.~~

~~1106.1.3 Location. Storm shelters shall be located within the buildings they serve or shall be located where the maximum distance of travel from not fewer than one exterior door of each building to a door of the shelter serving that b~~uilding does not exceed 1,000 feet.

# CHAPTER 153
# ENERGY CONSERVATION CODE

153.01 Adoption of Energy Conservation Code

153.02 Amendments, Modifications, Additions and Deletions

## 153.01 ADOPTION OF ENERGY CONSERVATION CODE.

That a certain document, being marked and designated as the ~~2012~~ ~~2023~~ 2024 International Energy Conservation Code, as adopted by the State of Iowa, and published by the International Code Council, be and hereby is adopted as the Energy Code of the City of Indianola, Iowa, for regulating energy conservation requirements for all aspects of energy uses in both commercial and residential construction including heating and ventilating, lighting water heating and power usage for appliances and building systems as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Energy Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 153.02.

## 153.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS.

The following sections of the ~~2012~~ 2024 International Energy Conservation Code, as adopted by the State of Iowa, and published by the International Code Council, are hereby revised:

1. Insert Code Section: C103 – (CODE COMPLIANCE AGENCY).

2. Modify Code Section C103.1 Creation of Agency. Replace with the following language: The BUILDING DEPARTMENT is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

~~1. Modify Code Section: C408.2. Replace with the following language:~~

~~C408.2 Mechanical systems and service water-heating systems commissioning and completion requirements. Prior to the final mechanical and plumbing inspections, the registered design professional or approved agency shall provide evidence of mechanical systems commissioning and completion in accordance with the provisions of this section. The Commissioning Agent shall be in no way affiliated with the project's design, installation or sale of products, to avoid any conflict of interest. The Commissioning Agent shall be accredited by an industry-recognized certification program, to be determined by the AHJ.~~

~~2. Insert the following language and document as an addendum to the International Energy Conservation Code.~~

~~The proposed document is a guide for jurisdictions to use for projects that are required to follow the 2012 International Energy Conservation Code. Guidance is given as to what is required at permit stage and at final inspection stage before a certificate of occupancy is granted. The purpose of this document is to help promote consistency amongst jurisdictions. (see attachment)~~

~~3. Add Code Section C402.1.1.1 Seasonal Structures:~~

~~C402.1.1.1 Seasonal Structures. The following seasonal type structures are exempt from meeting the provisions of this code. (These facilities are allowed to have heating and/or cooling equipment for the temporary comfort of patrons and employees during operating hours.)~~

~~1. Food Service Buildings that serve patrons at amusement parks, water parks and outdoor sporting facilities. The buildings can only be occupied by employees, must not be able to allow patrons to be served within the facility and must have as its sole means of serving customers, an operable exterior serving window.~~

~~2. Restroom Facilities that serve amusement parks, water parks and outdoor sporting facilities.~~

# CHAPTER 155
# GAS CODES

155.01 Fuel Gas Code  155.02 Liquefied Petroleum Gas Code

## 155.01 FUEL GAS CODE.

1. Adoption of Fuel Gas Code. That a certain document, being marked and designated as the National Fuel Gas Code, ~~2015~~ 2024 edition, as published by the National Fire Protection Association®, published by the National Fire Protection Association, 1 Battery march Park, Quincy, MA 02169-7471, be and is hereby adopted as the Fuel Gas Code of the City of Indianola, Iowa, for regulating and governing the installation of fuel gas piping systems, appliances, equipment, and related accessories; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Subsection 2.

2. Amendments, Modifications, Additions and Deletions. The following sections of the National Fuel Gas Code, 2015 edition, as published by the National Fire Protection Association®, are hereby revised:

A. Delete Code Section: NFPA 54: 5.6.3.4. Replace with the following language:

5.6.3.4 Corrugated Stainless Steel. Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section 7.13.2. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

## 155.02 LIQUEFIED PETROLEUM GAS CODE.

1. Adoption of Liquefied Petroleum Gas Code. That a certain document, being marked and designated as the Liquefied Petroleum Gas Code, 2014 edition, as published by the National Fire Protection Association®, 1 Batterymarch Park, Quincy, MA 02169-7471, be and is hereby adopted as the Fuel Gas Code of the City of Indianola, Iowa, for regulating and governing the operation of all LP-Gas systems; and each and all of the regulations, provisions, penalties, conditions and terms of said Liquefied Petroleum Gas Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Subsection 2.

2. Amendments, Modifications, Additions and Deletions. The following sections of the Liquefied Petroleum Gas Code, 2014 edition, as published by the National Fire Protection Association®, are hereby revised:

A. Delete Code Section: NFPA 58: 5.9.3.2. Replace with the following language:

5.9.3.2 (5) Corrugated Stainless Steel. Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section 7.13.2. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

# CHAPTER 156
# BUILDING CODE

156.01 Adoption of Building Code

156.02 Amendments, Modifications, Additions and Deletions

## 156.01 ADOPTION OF BUILDING CODE.

That a certain document, being marked and designated as the International Building Code, ~~2018~~ 2024 edition, as published by the International Code Council, be and is hereby adopted as the Building Code of the City of Indianola, Iowa, for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 156.02.

## 156.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS.

The following sections of the International Building Code, ~~2018~~ 2024 edition, as published by the International Code Council, are hereby revised:

1. Section 101.1. Insert: City of Indianola, Iowa
2. Section 1612.3. Insert: City of Indianola, Iowa
3. Section 1612.3. Insert: ~~City of Indianola, Iowa~~[DATE]

1. 4. Insert Code Section: IBC 103 – (CODE COMPLIANCE AGENCY).

2. Modify Code Section 103.1 Creation of Agency. Replace with the following language: The BUILDING DEPARTMENT is hereby created and the official in charge thereof shall be known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

5. Insert Definition into Code Section: IBC 202. Add the following language:

BUILDING DEPARTMENT. Agency of any governmental subdivision charged with the administration, supervision or enforcement of building regulations, prescribed or required by state or local building regulations.

CONSTRUCTION COST. The total cost of the work to the owner of all elements of the project designed or specified or specified by the design professional including the cost at current market rates of labor and materials furnished by the owner and equipment designed, specified or specifically provided by the design professional. Construction costs include the costs of management or supervision of construction or installation provided by a separate construction manager or contractor, plus a reasonable allowance for each construction manager's or contractor's overhead and profit.

~~Delete Code Section: IBC 308.5.4. Replace with and add the following language:~~

~~308.5.4 Eight or fewer persons receiving care in a dwelling unit. Eight or fewer persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having eight or fewer persons receiving custodial care shall be classified as a group R-3 occupancy or shall comply with the International Residential Code.~~

~~Exception: Day care facilities that provide custodial care for 16 or fewer persons for less than 24-hours per day in a single-family dwelling, and where registered with the State of Iowa Department of Human Services as child development homes on or before January 1, 2017, are permitted to comply with the International Residential Code."~~

~~5. Delete Code Section: IBC 310.4.1. Replace with and add the following language:~~

~~310.4.1 Care facilities within a dwelling. Care facilities within a dwelling refer to 308.5.4.~~

~~6. Modify Code Section: IBC 403.3.2 (correlation: IFC 914.3.1.2). Replace with the following language:~~

403.3.2 Water supply to required fire pumps. Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.

~~7. Delete Code Section: IBC 419.1. Replace with the following language:~~

~~419.1 General. A live/work unit shall comply with Sections 419.1 through 419.9~~

~~Exceptions:~~

~~1. Dwelling or sleeping units that include an office that is less than 10 percent of the area of the dwelling unit are permitted to be classified as dwelling units with accessory occupancies in accordance with Section 508.2~~

~~2. Detached one- and two-family dwellings and townhouses that include an office that is less than 20 percent of the area of the dwelling unit and constructed in accordance with the International Residential Code are not required to comply with Sections 419.1 through 419.9.~~

~~8. Modify Code Section: IBC 419.1.1 Item #3. Delete and Replace with the following language:~~

~~3. The nonresidential area function shall be limited to floors of the live/work unit with exit at the 1st story or a basement walkout of the live/work unit.~~

~~9. Add Exception to Code Section: IBC 419.2. Add the following language (Exception #2):~~

~~2. Live/work units located within detached one- and two-family dwellings and townhouses may be constructed in accordance with the International Residential Code.~~

~~10. Delete Code Section: IBC 423.4 (including subsections 432.4.1 and 423.4.2). Replace with and add the following language:~~

~~423.4 Group E occupancy. In areas where the shelter design wind speed for tornadoes in 250 mph in accordance with Figure 304.2 (1) of ICC 500, all Group E occupancies with a program occupant load of 50 or more shall have a storm shelter constructed in accordance with Chapters 1 through 5 & 8 of ICC 500.~~

~~The installation of portable buildings for utilization on the campus or site for educational purposes is considered new construction and classified as Group E occupancies.~~

~~Exceptions:~~

~~1. Group E day care facilities.~~

~~2. Group E occupancies accessory to place of religious worship.~~

~~3. Buildings meeting the requirements for shelter design in ICC 500.~~

~~4. Accessory structures to existing group E sites where the occupancy classification of said structures are classified as Groups A-5 and U~~

~~423.4.1 Required Occupant Capacity. The required occupant capacity of the storm shelter shall include all buildings classified as a Group E occupancy on the campus or site (whichever is larger) and shall be the greater of the following:~~

~~1. The total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.~~

~~2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.~~

~~Exceptions:~~

~~1. Where a new building is being added on an existing Group E site, and where the new building is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all the buildings on-site, the storm shelter shall at a minimum accommodate the required capacity for the new building.~~

~~2. Where approved by the code official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the campus or site.~~

~~423.4.2 Location. Storm shelters shall be located within the buildings they serve or shall be located where the maximum distance of travel from not fewer than one exterior door of each building to a door of the shelter serving that building does not exceed 1,000 feet.~~

~~11. Delete Code Section: IBC 502.1. Replace with the following language:~~

~~502.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the fire code official, address numbers shall be provided in greater dimension or additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 505.1. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.~~

~~Table 502.1~~

~~Minimum Height and Stroke Width~~

~~Distance from the centerline of the Public Way (ft)~~

~~Minimum Height (in)~~

~~Minimum Stroke Width (in)~~

~~Less than 100~~

~~4~~

~~1/2~~

~~100~~

~~199~~

~~6~~

~~3/4~~

~~200~~

~~299~~

~~8~~

~~1~~

~~For each additional 100~~

~~Increase 2~~

~~Increase 1/2~~

~~Exterior suite identification, minimum height shall be 4 inches and stroke width shall be ½ inch.~~

~~Interior suite identification, minimum height shall be 2 inches and stroke width shall be ¼ inch.~~

~~12. Add Exception to Code Section: IBC 707.5. Add the following language (Exception #3):~~

~~3. Shafts required to be constructed as per section 713.3.2 having exterior walls that are not required to be fire rated per section 707.4 shall be permitted to be constructed of materials permitted by the building type of construction so long as a complete non-combustible separation of two hours is provided between the shaft and adjoining structure. In addition, the provisions of section 1023.7 shall be met.~~

~~13. Delete Code Section: IBC 713.3. Replace with the following language:~~

~~713.3 Materials. Shaft enclosures shall be as described in Sections 713.3.1 and 713.3.2.~~

~~14. Add Code Section: IBC 713.3.1. Add the following language:~~

~~713.3.1 – 1 Hour Shafts. Shafts that are allowed to have a fire resistance rating of one hour or less are allowed to be constructed of materials permitted by the building type of construction.~~

~~15. Add Code Section: IBC 713.3.2. Add the following language:~~

~~713.3.2 – 2 Hour Shafts. Shafts that are required to have a fire resistance rating of two hours or more serving Interior exit stairs or Interior exit ramps shall be constructed of concrete or masonry. All other shafts that are required to have a fire resistance rating of two hours or more shall be constructed of non-combustible materials.~~

~~16. Insert New Code Section: IBC 902.1.1.1 (correlation: IFC 901.4.6.1.1). Language:~~

902.1.1.1 Fire Sprinkler Riser Room. A fire sprinkler riser room shall be separated from the electrical room. The riser room shall have no electrical panels, devices, or apparatus inside the room other than the outlets or support equipment (lighting, air compressor, and heater) required for the use of the fire sprinkler system and/or the fire alarm panel. The sprinkler riser room shall not be accessed from the electrical room, but the electrical room may be accessed from the fire riser room.

~~17. Insert New Code Section: IBC 903.1.2 (correlation: IFC 903.1.2). Insert the following language:~~

~~903.1.2 Existing Buildings. For other than new construction or where current code contains retroactive provisions an automatic sprinkler system shall be provided pursuant to the building and fire codes in effect at the time of construction in accordance with provisions of the International Existing Building Code.~~

Insert code section 903 – AUTOMATIC SPRINKLER SYSTEMS. Modify and add the following sections:

903.2.1 .1 Group A-1.

1. The fire area exceeds 8,000 square feet.

903.2.1.2 Group A-2.

1. The fire area exceeds 4,000 square feet.

903.2.1.3 Group A-3

1. The fire area exceeds 8,000 square feet.

903.2.1.4 Group A-4

1. The fire area exceeds 8,000 square feet.

903.2.1.5 Group A-5. An automatic sprinkler system shall be provided for all enclosed Group A-5 accessory use areas~~. in excess of 1,000 square feet.~~

Modify Code Section: IBC 903.2.2. Replace with the following language:

903.2.2 Group B. An automatic sprinkler system shall be provided for Group B occupancies as required in Sections 903.2.2.1.1 and 903.2.2.2 or where one of the following conditions exists:

1. The fire area exceeds 10,000 square feet.

2. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Modify Code Section: IBC 903.2.3. Replace with the following language:

903.2.3 Group E. An automatic sprinkler system shall be provided for all Group E occupancies.

Modify Code Section: IBC 903.2.4. Replace with the following language:

1. A Group F-1 fire area exceeds 6,000 square feet.

2. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 12,000 square feet.

Modify Code Section IBC 903.2.4.1 Woodworking operations. Replace with the following language:

An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in area that generate finely divided combustible waste or use finely divided combustible materials.

Modify Code Section IBC 903.2.7 Group M. Replace with the following language:

1. A Group M fire area exceeds 12,000 square feet.

2. A Group M fire area is located more than 2 stories above grade plane.

3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 12,000 square feet.

Modify Code Section IBC 903.2.7.2 Group M upholstered furniture or mattresses. Replace with the following language:

An automatic sprinkler system shall be provided throughout a Group M fire area where the area used for the display and sale of upholstered furniture or mattresses exceeds 2,500 square feet.

Modify Code Section IBC 903.2.9 Group S-1. Replace with the following language:

1. A Group S-1 fire area exceeds 6,000 square feet.

18. Modify Code Section: IBC 903.4.2 (correlation: IFC 903.4.2). Replace with the following language:

903.4.2 Alarms. An approved weather proof audible device suitable for outdoor use with 110 candela visual signal shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

19. Insert Code Section: IBC 905.3.9 (correlation: IFC 905.3.9). Language:

905.3.9 Building Footprint and Access. Where the most remote portion of a floor or story is more than 400 feet from a hose connection or fire department access road the fire code

official is authorized to require standpipes to be provided in approved locations. Class I manual standpipes shall be allowed.

20. Modify Code Section: IBC 907.2 (correlation: IFC 907.2). Add the following exception:

3. Prior to July 1, 2016 any jurisdiction requiring reduced fire areas or reduced occupant loads in 907.2.1 through 907.2.23 may continue to utilize these methods as previously established by local jurisdiction determining the requirements for fire alarm systems in Section 907.2.1 through 907.2.23.

21. Insert Code Section: IBC 907.1.4 (correlation: IFC 907.1.4). Language:

907.1.4 FACP (Fire Alarm Control Panels). Each building shall have no more than one FACP.

Installation of fire alarm panel shall not exceed six feet in height measured from the floor to the top of the unit.

Exception: Suppression system releasing panels are not required to meet the height requirement or the limitation in the number of panels.

**907.1.5 Smoke Detectors**. ~~In addition to meeting the requirements of IFC 2018 section 907.2.17.1,~~ all businesses located on the Public Square, the area with addresses 100 through 200 blocks on Salem, Ashland, Howard and Buxton, also known as the Public Square will be required to install smoke detectors with the issuance of a building permit for change of occupancy or remodel. Smoke detectors will be installed one per/500 square feet. The make-up of the square requires additional fire safety precautions IEBC 803.4, NFPA 72.

29. Modify Code Section: IFC 907.2 (correlation: IBC 907.2). Add the following exception:

3. Prior to July 1, 2016 any jurisdiction requiring reduced fire areas or reduced occupant loads in 907.2.1 through 907.2.23 may continue to utilize these methods as previously established by local jurisdiction determining the requirements for fire alarm systems in Section 907.2.1 through 907.2.23

30. Insert Code Section: IFC 907.1.4 (correlation: IBC 907.1.4). Insert the following language:

22. Modify Code Section: IBC 907.6.6 (correlation: IFC 907.6.6). Replace with the following language:

907.6.6 Monitoring. Fire alarm systems required by this chapter or by the International Building Code shall be monitored a central station approved and listed under UL 827 in accordance with NFPA 72.

Exception: Monitoring station is not required for:

1. Single – and multiple-station smoke alarms required by Section 907.2.11.
2. Smoke detectors in Group I-3 occupancies

3. Automatic sprinkler and fire alarm systems in one and two-family dwellings.

23. Modify Code Section IBC 1008.3 Replace with the following language:

3.5 Public restrooms that contain more than one water closet/urinal or that are required to be accessible.

3.6 Classrooms in an E occupancy.

24. Modify Code Section: IBC 1009.2 (correlation: IFC 1009.2). Add Item # 11 with the following language:

11. Components of exterior walking surfaces shall be concrete, asphalt, or another approved hard surface.

25. Add Code Section: IBC 1010.1.5.1 (correlation: IFC 1010.1.5.1). Insert the following language:

1010.1.6.1 Frost Protection. Landings required by Section 1010.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.

~~26. Modify Code Section: IBC 1010.1.9.1 (correlation: IFC 1010.1.9.1). Replace with the following language:~~

~~1010.1.9.1 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. This includes thumb turn locks.~~

~~27. Insert Code Section: IBC 1013.1.1 (correlation: IFC 1013.1.1). Language:~~1013.1. 1 Additional Exit Signs. Exit signs may be required at the discretion of the Code Official to clarify an exit or exit access.

Modify Code Section IBC 1013.2 Low level exit signs in Group R-1. Replace with the following language:

Where exit signs are required in Groups E and R occupancies, additional low-level exit signs shall be required.

Modify Code Section IBC 1013.3 Illumination. Replace with the following language.

Exit signs shall be internally or externally illuminated green in color.

~~28. Modify Code Section: IBC 1014.5 (correlation: IFC 1014.5). Insert item # 6 with the following language:~~

~~6. Handrails within a dwelling unit or serving an individual dwelling unit of groups R-2 and R-3 shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.~~

~~29. Add Code Section: IBC 1015.9 (correlation: IFC 1015.9). Insert the following language:~~

~~1015.9 Walking surfaces. A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.~~

30. Insert Code Section: IBC 1028.5.1 (correlation: IFC 1028.5.1). Language:

1028.5.1 Hard Surfaces. Components of exterior walking surfaces shall be concrete, asphalt, or another approved hard surface.

31. Insert Code Section: IBC 1030.4.3 (correlation: IFC 1030.4.3). Language:

~~32. Modify Code Section: IBC 1301.1. Replace with the following language:~~

~~Section 1301.1 Scope. The provisions of the International Energy Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency. Administration shall be as prescribed in chapter 1 of the currently State adoption of the IECC and these regulations shall be known as the City of Indianola, Iowa.~~

~~33. Modify Code Section: IBC 1608.2. Replace with the following language:~~

~~1608.2 Ground Snow Load. The ground snow load to be used in determining the design snow load for roofs is hereby established at 30 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided by code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.~~

# CHAPTER 157
# ELECTRICAL CODE

157.01 Adoption of Electrical Code

~~157.02 Amendments, Modifications, Additions and Deletions~~

## 157.01 ADOPTION OF ELECTRICAL CODE.

That a certain document, being marked, designated, and adopted by the State of Iowa as the National Electrical Code, ~~2017~~ ~~2024~~ 2023 edition, published by the National Fire Protection Association®, 1 Batterymarch Park, Quincy, MA 02169-7471, be and is hereby adopted as the Electrical Code of the City of Indianola, Iowa, for regulating and governing the erection, installation, alteration, repair, relocation, replacement, addition to, use, or maintenance of electrical systems as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said electrical code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation. ~~, with the additions, insertions, deletions and changes, if any, prescribed in Section 157.02.~~

## ~~157.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS.~~

~~The following sections of the National Electrical Code, 2017 edition, as published by the National Fire Protection Association®, are hereby revised:~~

~~1. Insert the following language and document as an addendum to the national electrical code.~~

~~The proposed electrical service update code is an opportunity for jurisdictions to adopt code provisions that would require minimum safety measures be met/installed when electrical service updates are made. (see attachment)~~

~~2. Add Code Section: NEC 215.13 Prohibited Locations. Add Code Section and Exception: NEC 215.13.1 Townhomes not to be supplied through another.~~

~~NEC 215.13 Prohibited Locations. Feeders supplying townhomes shall not extend through any townhome unit other than the unit served. For the purposes of this provision, the term townhome shall mean a single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.~~

~~Exception: If a recorded easement is established in a concealed space or attic within a townhome unit, feeders are allowed within that easement.~~

# CHAPTER 158
# PLUMBING CODE

158.01 Adoption of Plumbing Code

~~158.02 Amendments, Modifications, Additions and Deletions~~

## 158.01 ADOPTION OF PLUMBING CODE.

That a certain document, being marked and designated as the Uniform Plumbing Code, ~~2018~~ 2024 edition, as published by the International Association of Plumbing and Mechanical Officials, 4755 E. Philadelphia Street, Ontario, CA 91761-2816, be and is hereby adopted as the Plumbing Code of the City of Indianola, Iowa, for regulating and governing the erection, installation, alteration, repair, relocation, replacement, addition to, use, or maintenance of plumbing systems as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Plumbing Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation. ~~, with the additions, insertions, deletions and changes, if any, prescribed in Section 158.02.~~

## ~~158.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS.~~

~~The following sections of the Uniform Plumbing Code, 2018 edition, as published by the International Association of Plumbing and Mechanical Officials, are hereby revised:~~

~~1. Modify Code Section: UPC 402.5. Insert the following language at the end of the Exception:~~

~~Sanitary napkin receptor shall not be within the clear space of the water closet or bidet unless installed on the back wall.~~

~~2. Modify Code Section: UPC 407.3. Insert the following language at the end of the Code section:~~

~~Tempering devices shall be installed at or as close as possible to the point of use only in commercial application where there is a public restroom.~~

~~3. Modify Code Section: UPC 408.4. Insert the following Exception.~~

~~Exception: In a residential dwelling unit where a 2-inch waste pipe is not accessible, and approval from the Authority Having Jurisdiction has been granted, the waste outlet, fixture tailpiece, trap and trap arm may be 1½ inch when an existing tub is being replaced by a shower sized per Section 408.6(2). This exception only applies where one shower head rated at 2.5 gpm is installed.~~

~~4. Modify Code Section: UPC 409.4. Insert the following language at the end of the Code section:~~

~~Tempering devices shall be installed at or as close as possible to the point of use only in commercial application where there is a public restroom.~~

~~5. Modify Code Section: UPC 410.3. Insert the following language at the end of the Code Section:~~

~~Tempering devices shall be installed at or as close as possible to the point of use only in commercial application where there is a public restroom.~~

~~6. Modify Code Section: UPC 418.3. Insert the following language:~~

~~(5) At least one floor drain or receptor approved by the AHJ shall be provided in each room where an automatic water heater is or will be installed and in each mechanical room. When installed in a basement floor, such floor drain shall be at least three inches in diameter. Floor drains in other locations may be no less than two inches in diameter.~~

~~7. Modify Code Section: UPC 608.5. Insert the following language to the end of Code section (2):~~

~~Relief valve drains shall be copper, and installation shall meet the manufacture approved temperature and pressure rating of the relief valve.~~

~~8. Modify Code Section: UPC 609.1. Insert the following language at the end of the Code Section:~~

~~Building supply yard piping wherever feasible shall be not less than 60 inches below earth cover.~~

~~9. Modify Code Section: UPC 701.2. Insert the following underlined language into the Code Section:~~

~~(2) ABS and PVC DWV piping installations shall be installed in accordance with applicable standards referenced in Table 701.2 and Chapter 14 "Firestop Protection." Except for individual single-family dwelling units, materials exposed within ducts or plenums shall have a flame-spread index of not more than 25 and a smoke-developed index of not more than 50, where tested in accordance with ASTM E84 or UL 723. These tests shall comply with all requirements of the standards to include the sample size, both for width and length. Plastic pipe shall be tested filled with water.~~

~~10. Add Code Section: UPC 703.1.1. Insert the following language:~~

~~703.1.1 Size of Drainage Piping. The main building drain shall be a minimum 4" diameter.~~

~~11. Modify Code Section: UPC 715.3. Insert the following language at the end of the Code Section:~~

~~Compromised piping is determined by the AHJ that would consist of significant cracks, out of alignment piping, missing pieces from piping, and or fittings. If any portion of a~~

~~bituminous fiber ("Orangeburg") building sewer fails, the Orangeburg sewer shall be replaced in its entirety from the building to the public sanitary sewer with new sewer that fully complies with this Code.~~

~~12. Modify Code Section: UPC 717.1. Replace the last sentence of the Code Section with:~~

~~No building sewer shall be smaller than 4" in diameter and or the building drain.~~

~~13. Add Code Section: UPC 718.3.1. Insert the following underlined language to the Code Section:~~

~~718.3 Protection from Damage. No building sewer or other drainage piping or part thereof, which is constructed of materials other than those approved for use under or within a building, shall be installed under or within 2 feet (610 mm) of a building or structure, or part thereof, nor less than 1 foot (305 mm) below the surface of the ground. Building sewers less than 42" below grade shall be protected with an engineered system to prevent damage from freezing and frost heave. The provisions of this subsection include structures such as porches and steps, whether covered or uncovered; breezeways; roofed porte cochere; roofed patios; carports; covered walks; covered driveways; and similar structures or appurtenances.~~

~~14. Modify Code Section: UPC 813.1. Insert the following underlined language to the Code Section:~~

~~813.1 General. In other than single family dwellings and duplexes, pipes carrying wastewater from swimming pools, wading pools, or hot tubs, including pool drainage, backwash from filters, shall be installed as an indirect waste by an air gap. Where the recirculation pump is used to discharge waste pool water to the drainage system, the pump discharge shall be installed as an indirect waste, with an air gap, to the sanitary sewer.~~

~~15. Modify Code Section: UPC 814.5. Insert the following underlined language to the Code Section:~~

~~814.5 Point of Discharge. Air-conditioning condensate waste pipes shall connect indirectly to a properly trapped fixture, floor drain or open sight drain, or except where permitted in Section 814.6, to the drainage system through an air gap or air break to trapped and vented receptors, dry wells, leach pits, sump pump, surface area (permission must be obtained from the building official for this point of discharge), the tailpiece of plumbing fixtures or indirectly to the building storm sewer through a roof drain. A condensate drain shall be trapped in accordance with the appliance manufacturer's instructions or as approved.~~

~~16. Modify Code Section: UPC 1014.1. Insert the following language at the end of the Code Section:~~

~~Notwithstanding provisions of section 1014.1, regulations of Fat Oil and Grease (FOG) and sizing of FOG removal devices where connected to Wastewater Reclamation Authority (WRA) system shall be in accordance with WRA regulations for the regulations of industrial~~

~~wastewater and commercial wastewater. Grease drainage lines shall be clearly identified by one of the following ways.~~

~~1. Stenciled with "Grease Drainage". Letters size shall be 1½" for 2" piping, and 2" for 3" and larger piping. Stenciling shall be applied every three feet of piping and labeled at the future stubbed locations.~~

~~Or~~

~~2. Prior approval of an identification system approved by the AHJ.~~

~~17. Modify Code Section: UPC 1103.1. Insert the following language at the end of the Code Section:~~

~~Vertical leader shall be sized based on a four inch per hour rainfall.~~

~~18. Modify Code Section: UPC 1103.2. Insert the following language at the end of the Code Section:~~

~~Horizontal storm drains shall be sized based on a four inch per hour rainfall.~~

~~19. Modify Code Section: UPC 1103.3. Insert the following language at the end of the Code Section:~~

~~Gutters shall be sized based on a four inch per hour rainfall.~~

~~20. Modify Code Section: UPC 1208.5.3.4. Insert the following language:~~

~~1208.5.3.4 Corrugated Stainless Steel. Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section 1211.2. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.~~

## CHAPTER 159
## MECHANICAL CODE

159.01 Adoption of Mechanical Code

~~159.02 Amendments, Modifications, Additions and Deletions~~

### 159.01 ADOPTION OF MECHANICAL CODE.

That a certain document, being marked and designated as the International Mechanical Code, ~~2018~~ 2024 edition, as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the City of Indianola, Iowa, for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation. ~~, with the additions, insertions, deletions and changes, if any, prescribed in Section 159.02.~~

### ~~159.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS.~~

~~The following sections of the International Mechanical Code, 2018 edition, as published by the International Code Council, are hereby revised:~~

~~1. Delete all references to the "International Fuel Gas Code" and insert in lieu thereof "NFPA 54 and NFPA 58".~~

~~2. Modify Code Section: IMC 304.11. Remove and Insert the following language to the Exception:~~

~~Exception: Guards are not required where permanent fall arrest/restraint anchorage connector device that comply with ANSI/ASSE Z 359.1 are and affixed for the use during the entire lifetime of the roof covering. The devices shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and places not less than 10 feet (3048 mm) from the roof edges and the open sides of walking surfaces.~~

~~3. Modify Code Section: IMC 306.1. Insert the following language at the end of the code section:~~

~~An unobstructed level working space at least 30 inches deep and 30 inches wide shall be provided on any side of equipment where service access is required. Code official may~~

~~approve service space reductions prior to equipment installation, provided manufacturer's instructions are met. (Excluding suspended ceiling)~~

~~4. Modify Code Section: IMC 306.5. Insert the following language at the end of the code section:~~

~~If the tenants of a multiple tenant building have, or are allowed to have, mechanical facilities on or which penetrate the roof, then roof access ladders must be provided for use by all such tenants and their agents and contractors in a manner that does not require accessing space under the control of another tenant.~~

~~5. Modify Code Section: IMC 306.5. Remove the Exception:~~

~~Exception: This shall not apply to Group R-3 occupancies.~~

~~6. Delete Code Section: IMC 307.2.4.1. Replace with the following language:~~

~~Ductless mini-split equipment that produces condensate shall be installed per manufacturer's instructions.~~

~~7. Delete Code Section: IMC 401.2. Replace with the following language:~~

~~Every occupied space shall be ventilated by mechanical means in accordance with section 403. Where the air infiltration rate in a dwelling is less than 5 air changes per hour when tested with a blower door at a pressure of .2 inches of water column in accordance with Section 402.4.1.2 of the energy conservation code, the dwelling shall be ventilated by mechanical means in accordance with Section 403.~~

~~8. Delete Code Section: IMC 402. Do not replace with any additional language:~~

~~9. Modify Code Section: IMC 508.1.1. Insert the following language at the end of the code section:~~

~~The temperature differential between makeup air and the air in the conditioned space shall not exceed 10ºF (6ºC) except where the added heating and cooling loads of the makeup air do not exceed the capacity of the HVAC system. All kitchen makeup air shall be tempered.~~

~~Exception: An Iowa Registered Mechanical Engineer submits a report to the local jurisdiction verifying the kitchen HVAC system is capable of handling the additional load created by non-tempered make up air.~~

~~10. Modify Code Section: IMC 603.1. Insert the following language at the end of the code section:~~

~~Air plenums and ducts located in floor and wall cavities shall be separated from unconditioned space by construction with insulation to meet energy code requirements. These areas include but are not limited to exterior walls, cantilevered floors, and floors above garages.~~

~~11. Modify Code Section: IMC 603.6.1.1. Insert the following language at the end of the code section:~~

~~Flexible air ducts shall be designed and installed per manufacturer's installation instructions and requirements.~~

~~12. Modify Code Section: IMC 604.3. Insert the following language at the end of the code section:~~

~~The use of air-inflated/encapsulated duct wrap to achieve required R-values shall be prohibited.~~

~~13. Modify Code Section: IMC 1107.5.4. Insert the following language at the end of the code section:~~

~~All press-connect fittings must be listed and labeled for refrigerant piping and installed per manufacturer's instructions.~~

# City of Indianola

## 2024 International Fire Code Adoption

Proposed Local Code Amendments to the 2024 IFC

This document presents proposed amendments associated with the City's transition from the 2018 International Fire Code to the 2024 International Fire Code.

The following formatting conventions are used throughout the document to identify the current code language and the proposed changes recommended in the adoption of the 2024 IFC:

**Black Typeface**

Language shown in **black typeface** represents the ordinance or locally adopted fire code language as it currently exists.

~~**Strikethrough Typeface**~~

Language shown with a ~~strikethrough~~ is proposed to be deleted, removed or replaced.

**Red Typeface**

Language shown in **red typeface and underlined** represents proposed new language, revised language or amendments recommended for inclusion in the updated ordinance.

Where an entire section is proposed for deletion, the existing language will be shown with a strikethrough. Where a section is being revised, only the language proposed for removal will be struck through, and the proposed replacement or additional language will be shown in red and underlined.

Section numbers, internal references and code citations may also be revised to correspond with the organization and numbering of the 2024 International Fire Code.

This document is intended to provide a clear comparison between the currently adopted provisions and the proposed amendments. All proposed language remains subject to review and approval by City staff, the City Attorney and the City Council.

# Chapter 160
# Fire Code

**160.01 ADOPTION OF FIRE CODE.**
That a certain document, being marked and designated as the *International Fire Code*, ~~2018 edition~~, 2024 edition including Appendix Chapters B, C, D, I, K, N, and O ~~M~~ (see *International Fire Code* Section 101.2.1~~, 2018~~ 2024 edition), as published by the International Code Council, be and is hereby recommended as the Fire Code of the City of Indianola, Iowa, for regulating and governing the safeguarding of life and from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 160.02.

**160.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS.**
The following sections of the *International Fire Code*, ~~2018 edition~~, 2024 edition, including Appendix Chapters B, C, D, I, K, N, and ~~M~~ O (see *International Fire Code* Section 101.2.1, ~~2018~~ 2024 edition), as published by the International Code Council, are hereby revised:

1. Section 101.1. Insert: City of Indianola, Iowa

~~2. Delete Code Section: IFC 105.6.40. Replace with the following language:~~

*2.) Amend IFC Section 105.5.44 by deleting it and replacing it with the following:*

~~**105.6.40**~~ **105.5.44 Pyrotechnic special effects material**. An operational permit is required for use and handling of pyrotechnic special effects material. Pyrotechnic Permits shall be valid for a single event on the date applied for unless the Fire Chief gives special permission for weather-related delays according to APA Standard 87-1 and NFPA 1124.

~~3. Add Code Section: IFC 107.2.3:~~

*3.) Amend IFC Section 110.3 by adding Item 110.3.1 as follows:*

~~**107.2.3 Fire Protection System Inspection and Maintenance**~~ **110.3.1. Recordkeeping .** All inspection, testing, and maintenance reports on fire protection systems and extinguishers shall be ~~digitally submitted for review by the Indianola Fire Department through the vendor Brycer-Compliance Engine, according to 2018 IFC~~ submitted electronically for review by the Indianola Fire Department through the approved third-party reporting service designated by the fire code official.

~~4. Delete Code Section IFC 110.4. Insert the following language~~:

*4.) Amend IFC Section 113.4 by deleting it and replacing it with the following:*

~~**110.4**~~ **113.4 Violation penalties**. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code shall, upon conviction, be subject to the penalties set forth in Section 1.14 of this Code of Ordinances or a violation of any of the provisions of this chapter shall constitute a municipal infraction and may be enforced under Chapter 4 of this Code of Ordinances.

~~5. Delete Code Section IFC 112.4. Insert the following language:~~

*5.) Amend IFC Section 114.4 by deleting it and replacing it with the following:*

~~112.4.~~ **114.4 Failure to comply**. Any person who shall continue any work after having been served with stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition shall, upon conviction, be subject to the penalties set forth in Section 1.14 of this Code of Ordinances or a violation of any of the provisions of this chapter shall constitute a municipal infraction and may be enforced under Chapter 4 of this Code of Ordinances.

~~6. **Section 3.** That the geographic limits referred to in certain sections of the 2018 *International Fire Code* are hereby established as follows:~~

## ESTABLISHING OF GEOGRAPHICAL LIMITS

*6.) The geographic limits required by the following IFC sections are established as follows:*

**Section 5704.2.9.6.1** (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited): Corporate Limits of the City of Indianola, Iowa.

**Section 5706.2.4.4** (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks is prohibited): Corporate Limits of the City of Indianola, Iowa.

**Section 5806.2** (geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited): Corporate Limits of the City of Indianola, Iowa.

**Section 6104.2** (geographic limits in which the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas): Corporate Limits of the City of Indianola, Iowa.

## SECTION 202
## GENERAL DEFINITIONS

~~7. Add to Code Section: IFC 202:~~

*7.) Amend IFC Section 202 by adding the following definitions:*

**ALARM COMPANY.** Any person, firm, partnership, corporations or association who owns, manages, conducts or carries on the business of installing, servicing, maintaining, monitoring, replacing, or removing of fire protection equipment in any building or other property within the jurisdiction of the city.

**MALFUNCTION**. Any unintentional activation of any alarm system caused by a mechanical malfunction, flaw in the design, installation, or maintenance of the system. This shall not include any activation caused by extraordinary violent conditions of nature such as tornadoes, floods, and earthquakes.

**INTENTIONAL MISUSE**. Any intentional activation of an alarm system when no fire or other emergency exists or is in progress.

**RECURRING ALARM**. Three (3) or more alarms in a twenty-four (24) hour period.

**SPECULATIVE BUILDING.** A Group S, F or M occupancy having an interior clear height greater than 12 feet (3657 mm) where high-piled storage may accrue and the client leasing or the occupant owner does not know the commodity that will be stored or the method of storage.

## SECTION 307
## OPEN BURNING, RECREATINAL FIRES AND PORTABLE OUTDOOR FIREPLACES

~~8. *Delete Code Section: IFC 307. Replace with the following language:*~~
*8.) Amend IFC Section 307 by deleting it and replacing it with the following:*

**307.1 General**. A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless conducted and approved in accordance with Sections 307.1.1 through 307.5.

~~Open burning is not allowed within the City of Indianola city limits without first obtaining a permit. Contact the Fire Department for assistance in determining the types of permits needed and procedures for obtaining such permits.~~

**307.1.1 Prohibited open burning**. Open burning shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous.

**Exceptions:** Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official.

Permitted burning in commercial and industrial areas shall be subject to the location of adjacent structures and at the discretion of the Fire Chief or his/her designated Fire Official.

**307.1.2** Open burning shall be limited to clean, dry, natural materials and untreated wood unless otherwise approved by the fire code official. The burning of garbage, rubbish, trade waste, plastics, rubber or other materials that produce excessive smoke shall be prohibited.

**307.2 Permit required.** (Bonfires, Open Burns) A permit shall be obtained from the fire code official in accordance with Section ~~105.6~~ 105 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land on which the fire is to be kindled.

**307.2.1 Authorization** Where required by state or local law or regulations, open burning shall only be permitted with prior approval from the state or local air and water quality management authority, provided that all conditions specified in the authorization are followed.

**307.2.2 Permits.** Permits can be obtained online from the Indianola Fire Department or in person at City Hall. The City Council shall establish the amount of the fee by resolution.

**307.3 Extinguishment authority**. Where open burning creates or adds to a hazardous situation, creates a public nuisance, or a required permit for open burning has not been obtained, the Fire Department is authorized to order the extinguishment of the open burning operation and take any additional, appropriate actions.

**307.4 Location**. The location for open burning shall be not less than 50 feet (15,240 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within 50 feet (15,240 mm) of any structure.

**Exceptions:**

1. Fires in approved containers that are not less than 15 feet (4572 mm) from a structure.

2. The minimum required distance from a structure shall be 25 feet (7620 mm) where the pile size is 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height.

**307.4.1 Bonfires**. A bonfire shall not be conducted within 50 feet (15,240 mm) of a structure or combustible material unless the fire is contained in a barbecue pit. Conditions that could cause a fire to spread within 50 feet (15,240 mm) of a structure shall be eliminated prior to ignition.

**307.4.2 Recreational fires**. Recreational fires shall not be conducted within 25 feet (7620 mm) of a structure or combustible material. Conditions that could cause a fire to spread within 25 feet (7620 mm) of a structure shall be eliminated prior to ignition.

**307.4.3 Portable outdoor fireplaces**. Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (4572 mm) of a structure or combustible material.

Exception: Portable outdoor fireplaces shall not be used in multi-family units, on decks, or closer than 15 feet of a structure or combustible material.

**307.5 Attendance**. Open burning, bonfires, recreational fires and use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. Not fewer than one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.

~~**Permits**. Permits can be obtained online from the Indianola Fire Department or in person at City Hall. The City Council shall establish the amount of the fee by resolution.~~

**307.6 Fuels Permitted**. Untreated wood, seasoned logs and branches or firewood, coal.

**307.7 Fuels Not Permitted.** include, but are not limited to, rubbish/refuse such as - painted/stained/treated wood, wet wood, garbage, rubbish, vegetation, grass clippings, leaves, rubber, plastic, flammable/combustible liquids (paint, used oil, etc.)

**307.8 VIOLATIONS.** Any provision violation of section 307 shall be a municipal infraction punishable by a penalty of $250 for a person's first violation thereof and a penalty of $500 for each repeat violation (City of Indianola Municipal Code, Chapter 4, Section 4.03, Penalties)

*9.) Delete the existing local amendment to IFC Section 308.1.4 The unamended 2024 IFC provision shall apply.*

***(Ord. 1779 – Jun. 25 Supp.)***

~~9. Delete Code Section: IFC 308.1.4. Replace with the following language:~~

~~**4104.2 Open-flame cooking devices.** Charcoal burners, other open-flame cooking devices, and other devices that produce ashes or embers shall not be operated on balconies or within 20 feet 10 feet (3048 mm) of combustible construction. Location of LP containers shall comply with Section 6104.~~

~~**Exceptions:**~~

~~**503.** One- and two-family *dwellings,* constructed in accordance with the *International Residential Code*.~~

~~2. LP-gas cooking devices having LP-gas container with a water capacity not greater than 20 pounds.~~

## SECTION 503
## FIRE APPARATUS ACCESS ROADDS

*10.) Amend IFC Section 503.1.1 by adding the following exception:*

**503.1.1 Buildings and Facilities**

**Exception:** 3. The fire code official is authorized to increase the dimension of 350 feet where emergency access roads cannot be installed because of location on property, topography, waterway, nonnegotiable grades, or other similar conditions, and an approved alternative means of emergency access is provided.

*11.) Add new IFC Section 503.1.4 as follows:*

~~10. Insert New Code Section: IFC 503.1.4. Insert the following language:~~

**503.1.4 Outdoor Venue Access.** A 10 ft. wide emergency access roads designed to support 36,000 lb. weight load shall be provided within 350-feet of all portions of an outdoor venue (e.g. soccer complex, park, skate park, sports fields) to facilitate emergency vehicle access.

*12.) Amend IFC Section 503.2.1 by deleting it and replacing it with the following:*

~~11. Delete Code Section: IFC 503.2.1. Replace with the following language:~~

**503.2.1 Dimensions.** Fire apparatus access roads shall have a minimum unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet (4268 mm).

## SECTION 505
## PREMISES IDENTIFICATION

*13.) Amend IFC Section 505.1 by deleting it and replacing it with the following:*

~~12. Delete Code Section: IFC 505.1. Replace with the following language:~~

**505.1 Address identification.** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the *fire code official*, address numbers shall be provided in greater dimension or additional *approved* locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 505.1. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

**Table 505.1**
**Minimum Height and Stroke Width**

| Distance from the centerline of the Public Way (ft) | Minimum Height (in) | Minimum Stroke Width (in) |
|---|---|---|
| Less than 100 | 4 | 1/2 |
| 100 - 199 | 6 | 3/4 |
| 200 - 299 | 8 | 1 |
| For each additional 100 | Increase 2 | Increase 1/2 |

Exterior suite identification, minimum height shall be 4 inches and stroke width shall be ½ inch.

Interior suite identification, minimum height shall be 2 inches and stroke width shall be ¼ inch.

## SECTION 506
## KEY BOXES

*14.) Amend IFC Section 506.1 by deleting it and replacing it with the following:*

~~13. Delete Code Section: IFC 506.1. Replace with the following language:~~

**506.1 Where required**. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The box will be installed at the owner's expense and will only be used as a fire department tool to gain access in an emergency. Existing properties are required to install a key vault system any time improvements are made to the property that require a building permit. The key vault per city requirement will be purchased from The Knox Company specific to the City of Indianola requirements.

## SECTION 507
## FIRE PROTECTION WATER SUPPLIES

*15.) Amend IFC Section 507.5.1.1 by deleting it and replacing it with the following:*

~~14. Delete Code Section: IFC 507.5.1.1. Replace with the following language:~~

**507.5.1.1 Hydrant for fire department connections.** Buildings equipped with a fire department connection installed in accordance with Section 912 shall have a fire hydrant located on a fire access road within 100 feet (30 m) of the fire department connection as measured by an approved route around the exterior of the building. **Exception:** The distance shall be permitted to exceed 100 feet (30 m) where approved by the *fire code official.*

*16.) Amend IFC Section 507.5.5 by deleting it and replacing it with the following:*

~~15. Delete Code Section: IFC 507.5.5. Replace with the following language:~~

**507.5.5 Clear space around hydrants.** A 5-foot (1524 mm) horizontal clear space shall be maintained around the circumference of fire hydrants, as measured from the center-point of the hydrant, except as otherwise required or *approved*.

*17.) Add new IFC Section 507.5.7 as follows:*

~~16. Insert New Code Section: IFC 507.5.7. Insert the following language:~~

**507.5.7 Fire Hydrant Markers and Identification Color.** When required by the Fire Code Official, hydrant locations shall be identified by the installation of an *approved* reflective marker. Both public and private hydrants shall comply with and be painted to Local Water Utility specifications.

*18.) Add new IFC Section 507.5.8 as follows:*

~~17. Insert New Code Section: IFC 507.5.8. Insert the following language:~~

**507.5.8 Fire Hydrant Installation.** Fire hydrants shall be installed with the grade mark on the fire hydrant at the level of finished grade. The large diameter connection shall be installed such that the connection is oriented facing the fire department access road.

## SECTION 508
## FIRE COMMAND CENTER

*19.) Amend IFC Section 508.1 by deleting it and replacing it with the following:*

~~18. Modify Code Section: IFC 508.1. Replace with the following language:~~

**508.1 General.** Where required by other sections of this code, Table 508.1, and in all buildings classified as high-rise buildings by the *International Building Code*, a *fire command center* for fire department operations shall be provided and shall comply with Sections 508.1.1 through ~~508.1.6~~ 508.1.7.

*20.) Add new IFC Section Table 508.1as follows:*

~~19. Add Code Section: IFC Table 508.1. Add the following language:~~

**Table 508.1 Fire Command Center Thresholds**

| Occupancy | Threshold Requiring a Fire Command Center |
|---|---|
| **Occupancy** | **Threshold Requiring a Fire Command Center** |
| Group A | 1,000 occupants |
| Group E | 100,000 gross square feet |
| Group F | 200,000 gross square feet |
| Group H | 100,000 gross square feet |
| Group I-2 or I-3 | 100,000 gross square feet |
| Group M | 100,000 gross square feet |
| Group R1 | Greater than 200 dwelling units or sleeping units |
| Group S | 200,000 gross square feet |

The unamended 2024 IFC provisions shall apply to subsections 508.1.1 through 508.1.7 as prescribed.

*21.) Add new IFC Section 511 as follows:*

~~20. Add Code Section: IFC 511. Language:~~

## SECTION 511
## FIRE AND EMERGENCY VEHICLE LANES

**Section 511.1 General.** Fire and emergency vehicle lanes shall be provided and maintained in accordance with section 511.1 through 511.6 and referred to as fire lanes in this ordinance.

**Section 511.2 Purpose.** The requirement that Fire Lanes be established in certain parking areas and the enforcement of restrictions on parking in such Fire Lanes established in this Chapter are designed to ensure adequate access to commercial, office, multi-family, and other high density use facilities by fire-fighting and other emergency vehicles.

**Section 511.3 Designation.** The Fire Code Official may designate fire lanes on private and public property as deemed necessary for the protection of life and property.
**Section 511.4 Obstruction.** No person shall park or place a vehicle or other obstruction in a designated fire lane that would prevent such fire lane from being immediately accessible to emergency vehicles or deter or hinder emergency vehicles from gaining immediate access to the fire lane. A written request to the jurisdictional Fire Code Official for temporary obstruction of a fire lane shall be submitted for approval.
**Section 511.5 Signs and markings.** Wherever a fire lane has been designated, the Code Official shall cause appropriate signs and markings to be placed identifying such fire lanes. Signs or markings shall always be maintained in a clean and legible condition and shall be replaced or repaired when necessary to provide adequate visibility. Fire lanes may be established or relocated at the time of plan review, pre-construction site inspection, and/or post construction site inspection, as well as any time during the life of the occupancy as needed to provide and maintain emergency vehicle access. All designated fire lanes shall be clearly marked in the following manner:

1. Vertical curbs shall be painted red on the top and side, extending the length of the designated fire lane. Rolled curbs or surfaces without curbs shall have a red six inch wide stripe painted the length of the designated fire lane. One of the following identification lettering methods shall be utilized:

A. The words “NO PARKING – FIRE LANE (Except for Emergency Vehicles)” shall be stenciled with three inch white letters and a minimum ¾ inch stroke on the face of the curbing, or in the absence of vertical curbing, on the red stripe, and spaced at 50 foot intervals or portions thereof, or

B. The pavement adjacent to the painted curbs shall be marked with minimum 18 inch in height block lettering with a minimum three inch brush stroke reading: “NO PARKING - FIRE LANE.” Lettering shall be red and spaced at 50 foot intervals or portions thereof.

2. Signage identifying fire lanes shall conform to the following: Fire lane signs shall be 18 inches tall x 12 inches wide with red letters on a white reflective background to read “Fire Lane No Parking Except For Emergency Vehicles” or similar verbiage as approved by the code official. Fire lane signs shall be placed 2 - 4 feet from the edge of the Fire Lane. The bottom of fire lane signs shall be between five and seven feet from the ground. Intermediate fire lane signs shall be set every 100 feet in a continuous fire lane. The BEGINS sign shall mark the beginning of a fire lane and shall be mounted below the first fire lane sign. The ENDS sign shall mark the ending of a fire lane and shall be mounted below the last fire lane sign. The BEGINS and ENDS signage may be omitted by the Code Official due to the location of the fire lane. Signs may be placed on a building when approved by the Fire Code Official.

**Section 511.6 Maintenance.** The owner, manager, or person in charge of any property upon which designated fire lanes have been established shall provide marking as required above and, shall maintain fire lanes at their expense as often as needed to clearly identify the designated area as being a fire lane.

22.) ~~**21.**~~ *Delete Code Section: IFC 605.12.4 Item #5 “By other approved means.” Do not replace with any other additional language.*

23.) ~~22.~~ *Delete Code Section: IFC 806.1.1 Exception #2 "Trees shall be allowed within dwelling units in Group R-2 occupancies." Do not replace with any other additional language.*

## FIRE PROTECTION AND LIFE SAFETY SYSTEMS
## SECTION 901
## GENERAL

*24.) Add new IFC Section 901.4.7.1.1 as follows:*

~~**23.** Insert new Add Code Section: IFC 901.4.6.1.1 (correlation: IBC 902.1.1.1). Insert the following language:~~

~~**901.4.6.1.1**~~ **901.4.7.1.1 Fire Sprinkler Riser Room.** A fire sprinkler riser room shall be separated from the electrical room. The riser room shall have no electrical panels, devices, or apparatus inside the room other than the outlets or support equipment (lighting, air compressor, and heater) required for the use of the fire sprinkler system and/or the fire alarm panel. The sprinkler riser room shall not be exclusively accessed from the electrical room, but the electrical room may be accessed from the fire riser room.

## SECTION 903
## AUTOMATIC FIRE SPRINKLER SYSTEMS

*25.) Amend IFC Section 903.2.1.1 by deleting it and replacing it with the following:*

**903.2.1.1 Group A-1.** An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 8,000 square feet (743 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies
4. The fire area contains a multiple-theater complex

*26.) Amend IFC Section 903.2.1.2 by deleting it and replacing it with the following:*

**903.2.1.2 Group A-2**. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exist:

1. The fire area exceeds 4,000 square feet (372 m²).
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

*27.) Amend IFC Section 903.2.1.3 by deleting it and replacing it with the following:*

**903.2.1.3 Group A-3.** An automatic sprinkler system shall be provided throughout stories containing group A-3 occupancies and throughout all stories from the group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 8,000 square feet (743 m²).

2.The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than level of exit discharge serving such occupancies.
*28.) Amend IFC Section 903.2.1.4 by deleting it and replacing it with the following:*
**903.2.1.4 Group A-4** An automatic sprinkler system shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy and where one of the following conditions exists:
1. The fire area exceeds 8,000 square feet (743 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
*29.) Amend IFC Section 903.2.1.5 by deleting it and replacing it with the following:*
**903.2.1.5 Group A-5.** An automatic sprinkler system shall be provided for all enclosed Group A-5 accessory use areas.
*30.) Amend IFC Section 903.2.2 by deleting it and replacing it with the following:*
**903.2.2 Group B.** An automatic sprinkler system shall be provided for Group B occupancies as required in Sections 903.2.2.1 and 903.2.2.2 or where one of the following conditions exists:
1. The fire area exceeds 10,000 square feet (929 m²).
2. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
The unamended 2024 IFC provisions shall apply to subsections 903.2.2.1 through 903.2.2.2 as prescribed.
*31.) Amend IFC Section 903.2.3 by deleting it and replacing it with the following:*
**903.2.3 Group E.** An automatic sprinkler system shall be provided for all Group E occupancies.
*32.) Modify Code Section: IFC 903.2.4. Replace with the following language:*
**903.2.4 Group F-1** An automatic sprinkler system shall be provided throughout all buildings containing a group F-1 occupancy where one of the following conditions exists:
1. A Group F-1 fire area exceeds 6,000 square feet (557 m²).
2. A group F-1 fire area is located more then three stories above grade plane.
3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).
4. A group F-1 occupancy is used to manufacture lithium-ion or lithium metal batteries.
5. A group F-1 occupancy is used to manufacture vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.
33.) Modify Code Section IFC 903.2.4.1 Woodworking operations. Replace with the following language:
**903.2.4.1 Woodworking Operations** An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations.
*34.) Amend IFC Section 903.2.7 by deleting it and replacing it with the following:*
**903.2.7 Group M** An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 12,000 square feet (1115 m²).
2. A Group M fire area is located more than two stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).

*35.) Amend IFC Section 903.2.7.2 by deleting it and replacing it with the following:*

**903.2.7.2 Group M upholstered furniture or mattresses.** An automatic sprinkler system shall be provided throughout a Group M fire area where the area used for the display and sale of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

*36.) Amend IFC Section 903.2.9 by deleting it and replacing it with the following:*

**903.2.9 Group S-1** An automatic sprinkler system shall be provided throughout all buildings containing a group S-1 occupancy where one of the following conditions exist:
1. A Group S-1 fire area exceeds 6,000 square feet (557 m²).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).
4. A group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5000 square feet (465 m²).
5. A group S-1 fire area used for the storage of lithium ion or lithium metal powered vehicles where the fire area exceeds 250 square feet (23 m²).

The unamended 2024 IFC provisions shall apply to subsections 903.2.9.1 through 903 .2.9.4 as prescribed.

*37.) Delete the existing local amendment to IFC Section 903.1.2. The unamended 2024 IFC provision shall apply.*

~~24. Insert New Code Section: IFC 903.1.2 (correlation: IBC903.1.2). Insert the following language:~~

~~**903.1.2 Existing Buildings.** For other than new construction or where current code contains retroactive provisions an automatic sprinkler system shall be provided pursuant to the building and fire codes in effect at the time of construction in accordance with provisions of the International Existing Building Code.~~

*38.) Amend IFC Section 903.4.3 by deleting it and replacing it with the following:*

~~25 Modify Code Section: IFC 903.4.2 (correlation: IBC 903.4.2). Replace with the following language:~~

~~**903.4.2**~~ **903.4.3 Alarms.** *An approved weatherproof audible device suitable for outdoor use with* 110 ~~candela visua~~l signal audible/visual notification appliance shall be connected to every *automatic sprinkler system*. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an *approved* location. Where a fire alarm system is installed, actuation of the *automatic sprinkler system* shall actuate the building fire alarm system.

## SECTION 905
## STANDPIPE SYSTEMS

*39.) Add new IFC Section 905.3.8 as follows:*

~~26. Insert Code Section: IFC 905.3.9 (correlation: IBC 905.3.9). Insert the following language:~~

~~905.3.9~~ 905.3.8 **Building Footprint and Access.** Where the most remote portion of a floor or story is more than 400 feet from a hose connection or fire department access road the fire code official is authorized to require standpipes to be provided in *approved* locations. Class I manual standpipes shall be allowed.

## SECTION 907
## FIRE ALARM AND DETECTION SYSTEMS

*40.) Add new IFC Section 907.1.3.1 as follows:*

~~27. Add Code Section: IFC 907.1.4:~~

~~907.1.4~~ 907.1.3.1 **Addressable Fire Alarms**. Upon new installation and/or system upgrades where there are 10 or more initiating devices within the properties that are required, the installer will install a fire alarm system that shall be addressable to each device and display the individual device location on the fire alarm panel and any annunciator panel within the system.

*41.) Add new IFC Section 907.1.5 as follows:*

~~28. Add Code Section: IFC 907.1.5:~~

**907.1.5 Smoke Detectors**. ~~In addition to meeting the requirements of IFC 2018 section 907.2.17.1,~~ all businesses located on the Public Square, the area with addresses 100 through 200 blocks on Salem, Ashland, Howard and Buxton, also known as the Public Square will be required to install smoke detectors with the issuance of a building permit for change of occupancy or remodel. Smoke detectors will be installed one per/500 square feet. The make-up of the square requires additional fire safety precautions IEBC 803.4, NFPA 72.

*42.) Amend IFC Section 907.2 by adding the following exception:*

~~29.~~ Modify Code Section: IFC 907.2 (correlation: IBC 907.2). Add the following exception:

**907.2 Where required – new buildings and structures.**

Exception 3. Prior to July 1, 2016 any jurisdiction requiring reduced fire areas or reduced occupant loads in 907.2.1 through 907.2.23 may continue to utilize these methods as previously established by local jurisdiction determining the requirements for fire alarm systems in Section 907.2.1 through 907.2.23

*43.) Add new IFC Section 907.1.3.2 as follows:*

~~30.Insert Code Section: IFC 907.1.4 (correlation: IBC 907.1.4). Insert the following language:~~

~~907.1.4~~ 907.1.3.2 **FACP (Fire Alarm Control Panels).** Each building shall have no more than one FACP. Installation of fire alarm panel shall not exceed six feet in height measured from the floor to the top of the unit.

**Exception:** Suppression system releasing panels are not required to meet the height requirement or the limitation in the number of panels.

*44.) Amend IFC Section 907.6.6 by deleting it and replacing it with the following:*

~~31. Delete Code Section: IFC 907.6.6 (correlation: IBC 907.6.6). Replace with the following language:~~

**907.6.6 Monitoring.** Fire alarm systems required by this chapter or by the International Building Code shall be monitored by a central station approved and listed under UL 827 in accordance with NFPA 72.

**Exception:** Monitoring station is not required for:

1. Single – and multiple-station smoke alarms required by Section 907.2.11.
2. Smoke detectors in Group I-3 occupancies
~~1.~~ 3. Automatic sprinkler and fire alarm systems in one- and two- family dwellings.

The unamended 2024 IFC provisions shall apply to subsections 907.6.6.1 through 907.6.6.3 as prescribed.

*45.) Amend IFC Section 907.11 by deleting it and replacing it with the following:*

~~32. Add Code Section: IFC 907.11:~~

~~**907.11 False Alarms**. No person shall knowingly or intentionally activate any alarm system when no emergency exists. Any person who knowingly or intentionally activates any false alarm shall be guilty of a municipal infraction Chapter 4 of this code.~~

~~**Exception**: No person shall knowingly or intentionally test any actively monitored alarm system without first notifying and receiving approval from the Warren County Sheriff's Office Dispatch Center.~~

**907.11 False Alarms.** No person shall knowingly or intentionally activate a fire alarm system when no fire emergency exists. A violation of this section constitutes a municipal infraction and may be enforced in accordance with Chapter 4 of this Code of Ordinances.

**Exception:** Alarm System Testing. A person conducting a test of an alarm system that is connected to a monitoring service shall notify the monitoring station and the Warren County Sheriff's Office Dispatch Center before beginning the test. The person conducting the test shall notify both entities when the test is complete and the system has been returned to normal service.

Exception: An alarm activation occurring during an authorized test conducted in accordance with this section shall not constitute a false alarm.

**907.11.1 False Alarm Fees**. A service charge shall be made for each false alarm beyond the number permitted in this section. The service charge for each of these shall be as ~~follows:~~ listed in the currently adopted fees schedule established through Council resolution.

| ~~Number of False Alarms in a Calendar Year~~ | ~~Service Charge~~ |
|---|---|
| ~~3 or less~~ | ~~$0.00~~ |
| ~~4th~~ | ~~$50.00~~ |
| ~~6th~~ | ~~100.00 $210.00~~ |
| ~~Each additional occurrence beyond 6~~ | ~~$200.00 S~~ |

*46.) Add new IFC Section 907.12 as follows:*

~~33. Add Code Section: IFC 907.12:~~

**907.12. Failure to Respond Penalty**. After being personally notified, failure of an alarm owner or responsible party to respond to the location of an activated alarm following a request from the fire or police department will be subject to a municipal infraction according to 4.03, 4.04.

*47.) Add new IFC Section 907.13 as follows:*

~~34. Add Code Section: IFC 907.13:~~

**907.13 Response**. In the case of a fire alarm, the alarms will not be reset until the fire department has had the opportunity to fully investigate the location within any building and determine the reason for the alarm signal.

## SECTION 914
## FIRE PROTECTION BASED ON SPECIAL DETAILED REQUIREMENTS OF USE AND OCCUPANCY

*48.) Amend IFC Section 914.3.1.2 by deleting it and replacing it with the following:*

~~35. Modify Code Section: IFC 914.3.1.2 (correlation: IBC 403.3.2). Replace with the following language:~~

**914.3.1.2 Water supply to required fire pumps.** Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.
**Exception:** Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.

## SECTION ~~4007~~ 914.7
## SPECIAL AMUSEMENT BUILDINGS

~~**4007.1 General.** [B] Special amusement buildings shall be in accordance with this section and Section 411 of the International Building Code.~~
~~**Exception:** Amusement buildings or portions thereof, which are without walls or a roof and are constructed to prevent the accumulation of smoke.~~
~~**4007.2 Use of combustible decorative materials.** Use of combustible decorative materials shall be in accordance with Chapter 8.~~

*49.) Add new IFC Section 914.7.3 as follows:*

~~**4007.3**~~ **914.7.3 Assistance.** Adult monitors with flashlights shall be available to provide assistance in the event someone becomes lost or disoriented. One adult monitor shall be provided for every 60 persons.
~~**4007.4 Automatic sprinkler system.** Special amusement buildings shall be equipped throughout with an automatic sprinkler system in accordance with Chapter 9.~~
~~**4007.4.1 Temporary special amusement buildings.** Where the special amusement building is temporary, the sprinkler water supply shall be of an approved temporary means. The sprinkler piping shall be connected to a temporary water supply having sufficient capacity (flow and pressure) to supply residential or standard quick spray response sprinkler heads at a minimum design density of 0.15 gpm (.57 LPM) per square foot of protected floor area. The design shall be based on flowing the six most hydraulically remote sprinkler heads. Should the temporary amusement building contain less than six heads, the design shall assume that all heads are flowing simultaneously. The temporary water supply may be connected to a domestic water line, a fire line, or temporary on-site storage tank as long as the minimum design densities are met. An indicating type control valve shall be installed in an accessible location between the sprinkler system and the connection to the water supply.~~

## SECTION 1008
## MEANS OF EGRESS ILLUMINATION

*50.) Amend IFC Section 1008.3 [3.] by deleting it and replacing it with the following:* ~~36. Modify Code Section: IFC 1008.3.3 (correlation: IBC 1008.3.3). Replace with the following language:~~

**1008.3.3.~~ [3.]~~ ~~Rooms and spaces.~~ Illumination required by an emergency electrical system.** In the event of a power supply failure, an emergency electrical system shall automatically illuminate all the following areas:

3. In other rooms and spaces

~~1.~~ 3.1 Electrical equipment rooms

~~2.~~ 3.2 Fire command centers

~~3.~~ 3.3 Fire pump rooms

~~4.~~ 3.4 Generator rooms

~~5.~~ 3.5 Public restrooms that contain more than one water closet/urinal or that are require to be accessible

~~6. Meeting/conference rooms with an area greater than 400 square feet~~.

~~7~~. 3.6 Classrooms in an E occupancy ~~with an area greater than 400 square feet.~~

*The unamended 2024 IFC provisions shall apply to subsections to Section 1008.3 as prescribed.*

*51.) Amend IFC Section 1009.2 by adding Item 11 as follows:*

~~37. Modify Code Section: IFC 1009.2 (correlation: IBC 1009.2). Insert item # 11 with the following language:~~

11. Components of exterior walking surfaces shall be concrete, asphalt, or another approved hard surface.

*52.) Add new IFC Section 1010.1.5.1 as follows:*

~~38. Add Code Section: IFC 1010.1.6.1 (correlation: IBC 1010.1.6.1). Insert the following language:~~

~~**1010.1.6.1**~~ **1010.1.5.1 Frost Protection.** Landings required by Section 1010.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.

*53.) Delete the existing local amendment to IFC Section 1010.1.9.1 The unamended 2024 IFC provision shall apply.*

~~39. Modify Code Section: IFC 1010.1.9.1 (correlation: IBC 1010.1.9.1). Replace with the following language:~~

~~**1010.1.9.1 Hardware.** Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. This includes thumb turn locks.~~

## SECTION 1013
## EXIT SIGNS

*54.) Add new IFC Section 1013.1.1 as follows:*

~~40. *Insert Code Section: IFC 1013.1.1 (correlation: IBC 1013.1.1). Language*:~~

**1013.1. 1 Additional Exit Signs.** Exit signs may be required at the discretion of the Fire Code Official to clarify an exit or exit access.

*55.) Amend IFC Section 1013.2 by deleting it and replacing it with the following:*

**1013.2 Low level exit signs in Group E and Group R.**
Where exit signs are required in Groups E and R occupancies, additional low-level exit signs shall be required.

The bottom of the sign shall be not less than 10 inches nor more than 18 inches above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4 inches of the door frame on the latch.

*56.) Amend IFC Section [BE] 1013.3 by deleting it and replacing it with the following:*

**[BE] 1013.3 Illumination** Exit signs shall be internally or externally illuminated green in color.

**Exception:** Tactile signs required by section 1013.4 need not be provided.

## SECTION 1014
## HANDRAILS

*57.) Amend IFC Section 1014.5 by adding Item [6.] as follows:*

~~41. *Modify Code Section: IFC 1014.4 (correlation: IBC 1014.4). Insert item # 6 with the following language:*~~

6. Handrails within a dwelling unit or serving an individual dwelling unit of groups R-2 and R-3 shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.

## Section 1015
## GUARDS

*58.) Add new IFC Section 1015.9 as follows:*

~~42. *Add Code Section: IFC 1015.9 (correlation: IBC 1015.9).* Insert the following language:~~

**1015.9 Walking surfaces.** A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.

## SECTION 1028
## EXIT DISCHARGE

*59.) Add new IFC Section 1028.5.1 as follows:*

~~43.*Insert Code Section: IFC 1028.5.1 (correlation: IBC 1028.5.1).* Insert the following language:~~

**1028.5.1 Hard Surfaces.** Components of exterior walking surfaces shall be concrete, asphalt, or another approved hard surface.

## SECTION 1031
## EMERGENCY ESCAPE AND RESCUE

*60.) Amend IFC Section 1031.5.3 by deleting it and replacing it with the following:*

~~44. *Insert Code Section: IFC 1030.4.3 IFC 1031.5.3 (correlation: IBC 1030.4.3).* Insert the following language:~~

**1031.5.3 Window wells drainage.** All window wells shall be provided with approved drainage.

## ~~SECTION 1107~~ SECTION 1108
## REQUIREMENTS FOR FUEL FIRED APPLIANCES

*61.) Add new IFC Section 1108.1 as follows:*

45. *Insert New Code Section: IFC Section 1107.1* Insert the following language:

**~~1107.1~~ 1108.1 Protection of Fuel Fired Appliances.** Where required or upon notification from the fire code official an existing building or tenant space containing a fuel fired appliance(s) shall be protected with one hour rated construction enclosure or a limited area sprinkler system complying with Section 903.3.8.

**Exception:** Buildings protected by an approved automatic fire sprinkler system complying with Section 903.3.1.1 or 903.3.1.2.

*62.) Add new IFC Section 1108.2 as follows:*

~~46. Insert New Code Section: IFC Section 1107.2. Insert the following language:~~

**~~1107.2~~ 1108.2 CSST Bonding Requirements in Rental Dwellings.** All rental dwellings shall be bonded in accordance with Sections 310.2.1 through 310.2.5 of the International Fuel Gas Code, unless deemed technically infeasible by the Code Official.

*63.) Add new IFC Section 1108.3 as follows:*

~~47. *Insert New Code Section: IFC Section 1107.3. Insert the following language:*~~

**~~1107.3~~ 1108.3 CSST Bonding Requirements for Alterations, Repairs, or Additions**. For other than rental dwelling units, where alterations, repairs or additions requiring a permit to occur, CSST shall be bonded in accordance with Sections 310.2.1 through 310.2.5 of the International Fuel Gas Code, unless deemed technically infeasible by the Code Official.

## SECTION 1203
## EMERGENCY AND STANDBY POWER SYSTEMS

*64.) Add new IFC Section 1203.7 as follows:*

~~48. *Insert New Code Section: IFC 1203.7. Insert the following language:*~~

**Section 1203.7 Shutdown of Emergency and Standby Power Systems.** In addition to the requirements of NFPA 110 for a remote manual stop, a switch of an approved type shall be provided to shut down the generator. The switch shall be provided at an approved location.

~~*Note: 2018 moved this to Chapter 12, the above has been renumbered to accommodate this change.*~~

*65.) Add new IFC Section 1203.8 as follows:*

~~49. *Insert New Code Section: IFC 1203.8. Insert the following language:*~~

**Section 1203.8 Emergency Generator Signs.** Main electrical disconnects and main breaker panels supplied by the generator shall be provided with approved signs. Additionally, doors accessing emergency and standby power systems shall be provided with approved signs. When approved switches for emergency power shut-down are

located remote from the fire alarm annunciator, an approved sign shall be provided at fire alarm annunciator. Approved signs shall contain the word CAUTION in black letters at least two inches (50 mm) high on a yellow background. Such warning signs shall be placed so as to be readily discernible.
~~*Note: 2018 moved this to Chapter 12, the above has been renumbered to accommodate this change.*~~

**SECTION ~~4005~~ 3107**
**OUTDOOR ASSEMBLY EVENTS**

*66.) Amend IFC Section 3107.2 by deleting it and replacing it with the following:*
~~**4005.1**~~ **3107.2 General.** ~~Outdoor assembly events shall be in accordance with this Section 4005 and Chapter 10.~~ 3107.2 General. Outdoor assembly events shall comply with this section, Section 403.11 and the applicable means-of-egress provisions of Chapter 10.
*67.) Amend IFC Section 3107.2.2 by deleting it and replacing it with the following:*
**3107.2.2 Permits**. An operational permit shall be required as set forth in section 105.5. Permit applications and required documents shall be submitted not fewer than 30 business days before the event.
~~**4005.2 Occupant load.** The fire code official shall establish an occupant load for the event site.~~
*68.) Amend IFC Section 3107.3.3 by deleting it and replacing it with the following:*
~~**4005.3**~~ **3107.3.3 Exits.** Exits shall comply with Chapter 10 and be as remote from each other as practical and shall be provided as follows:

| Occupant Load | Minimum Number of Exits |
|---|---|
| 1 to 500 | 2 |
| 501 to 1,000 | 3 |
| 1,001 ~~or~~ to1,500 | 4 |
| each additional 500 persons | 36 additional inches of exit width |

*69.) Amend IFC Section 3107.3.4 by deleting it and replacing it with the following:*
~~**4005.3.1**~~ **3107.3.4 Width.** The aggregate clear width of exits shall be a minimum of 36 inches wide (914mm) for each 500 persons to be accommodated.
*70.) Amend IFC Section 3107.3.5 by deleting it and replacing it with the following:*
~~**4005.3.2**~~ **3107.3.5 Signs.** Exits shall be identified with signs that read “EXIT”. The signs shall be weather-resistant with lettering on a contrasting background. The lettering shall be of sufficient height and brush stroke to be immediately visible from 75 feet (22,860mm). Placement of the exit signs shall be approved by the fire code official.
*71.) Amend IFC Section 3107.5 by adding Item 3107.5.4 as follows:*
~~**4005.4.2.1**~~ **3107.5.4 Public isolation.** Cooking appliances or devices shall be isolated from the public by not less than four feet (1219 mm) or by a non-combustible three-sided barrier between the equipment and devices and the public.
*72.) Amend IFC Section 3107.5.2 by deleting it and replacing it with the following:*
~~**4005.4.2.2 Protection.** Single-well cooking equipment using combustible oils or solids shall meet the following:~~

**3107.5.2 Protection.** Cooking equipment using combustible oils or solids shall meet the following:

1. A noncombustible lid shall be immediately available. The lid shall be of sufficient size to cover the cooking well completely
2. The cooking surface shall not exceed 288 square inches (1,858 cm²).
3. The equipment shall be placed on a noncombustible surface.
4. The equipment shall be separated from each other by a horizontal distance of not less than two feet (609mm).
5. An approved portable fire extinguisher for protection from cooking grease fires shall be provided at a location approved by the fire code official.

*73.) Amend IFC Section 3107.5.3 by deleting it and replacing it with the following:*

~~**4005.4.2.3**~~ **3107.5.3 Liquefied petroleum gas (LP-gas).** LP-gas shall be in accordance with Chapter 61 and NFPA 58.

*74.) Add new IFC Section 3107.5.3.1 as follows:*

~~**4005.4.2.3.1**~~ **3107.5.3.1 Maximum number and quantity.** A maximum of a total aggregate water capacity of 50 gallons ~~(95L)~~ (189L) of LP-gas is permitted at one concession stand or booth used for cooking.

*75.) Add new IFC Section 3107.5.3.2 as follows:*

~~**4005.4.2.3.2**~~ **3107.5.3.2 LP-gas high-pressure cylinder hoses**. Hoses shall be designed for a working pressure of 350 PSIG (2413 kPa) with a safety factor of 5 to 1 and shall be continuously marked with LP-GAS, PROPANE, 350 PSI (2413 kPa) WORKING PRESSURE, and the manufacturer's name or trademark. Hose assemblies, after the application of couplings, shall have a design capability of 700 PSIG (4826 kPa). Hose shall not exceed 12 feet ~~(3638 mm)~~ (3658 mm) unless approved by the fire code official.

*76.) Add new IFC Section 3107.5.3.3 as follows:*

~~**4005.4.2.3.3**~~ **3107.5.3.3 LP-gas low-pressure cylinder hoses.** Hoses with a working pressure of five psig shall be allowed when a fix regulator is set a five psi and is connected directly to the LP GAS cylinder. The hose shall not exceed 12 feet (3658 mm) unless approved by the fire code official.

*77.) Add new IFC Section 3107.6.4 as follows:*

~~**4005.4.3.3**~~ **3107.6.4 Storage of containers.** Containers shall be stored in accordance with Chapter 61.

~~**4005.4.4 Generators / electrical.** The generators shall be installed at least 10 feet (3048mm) from combustible materials and shall be isolated from the public by physical guard, fence, or enclosure installed at least three feet (914mm) away from the internal combustion power source and be provided with a compliant portable fire extinguisher per Section 906 and NFPA 10.~~

~~**4005.4.5 Temporary water stations.** When outdoor temperatures are expected to exceed 90°F (35°C), the event sponsor shall provide and maintain a minimum of one water station for each 5,000 projected attendance. The water station shall include adequate water supply, cups, and a means for rapid replenishing of exhausted water. Each water station shall be located as far apart as practicable to allow ease of access for event attendees.~~

*78.) Add new IFC Section 3107.7 as follows:*

~~4005.4~~ 3107.7 **Concession stands, food booths, and retail booths.**
~~4005.4.1~~ 3107.7.1 **General.** Concession stands, food booths and retail booths shall be in accordance with Section ~~4005.4~~ 3107.
~~4005.4.1.1~~ 3107.7.2 **Distances.** A minimum of 20 feet (6096mm) shall be provided between every 150 linear feet (45,720mm) of booth space. A minimum of 30 feet (9144mm) shall be provided between booths used for cooking and the vehicles, generators, or any other internal combustion engines. A minimum of 30 feet (9144 mm) shall be provided between booths used for cooking and amusement rides or devices.
~~**4005.4.2 Cooking appliances or devices.**~~
*79.) Add new IFC Section 3107.8 as follows:*
**3107.8—Temporary Potable Water Stations.**
**3107.8.1 When required.** Where the forecast heat index is expected to equal or exceed 90°F (32°C) during any portion of an outdoor assembly event, the event sponsor shall provide access to free, cool, potable drinking water for event attendees in accordance with this section.
The forecast heat index shall be based on the most recent hourly forecast issued by the National Weather Service or another source approved by the fire code official.
**3107.8.2 Water-supply plan.** The permit applicant shall submit a potable-water supply and distribution plan for approval by the fire code official. The plan shall identify:

1. The projected peak attendance.
2. The hours during which the event will be open to attendees.
3. The total potable-water supply capacity.
4. The number and location of water stations.
5. The method of dispensing water.
6. The quantity of water immediately available at the event site.
7. The method and anticipated frequency of replenishment.
8. The person or persons responsible for monitoring and maintaining the water supply.

**3107.8.3 Minimum supply capacity.** The event sponsor shall have the capacity to provide not less than 16 fluid ounces (473 mL) of potable drinking water per person for each hour that the event is open to attendees, based on the projected peak attendance approved by the fire code official.
The required capacity may be provided through stored potable water, a permanent potable-water system, approved tanks or mobile water-supply units, documented replenishment capability, or a combination thereof.
This section shall not require the entire calculated event-duration supply to be stored at the event site at one time.
**3107.8.4 Immediately available supply.** Not less than one hour of the required potable-water supply shall be immediately available whenever the event is open to attendees.
Where the entire required supply is not stored at the event site, the sponsor shall provide an approved replenishment method capable of maintaining continuous water availability throughout the event.
**3107.8.5 Number and distribution of stations.** Not fewer than one potable-water station shall be provided for each 5,000 persons or portion thereof of projected peak attendance.

Water stations shall be distributed throughout the event site in approved locations that provide convenient and accessible service to attendees. Water stations shall not obstruct required means of egress, emergency access routes or fire protection equipment.
Each station shall be provided with:

1. Clearly visible identification signs.
2. Disposable cups, bottle-filling equipment or another approved sanitary means of dispensing water.
3. Adequate staffing or monitoring.
4. A method for collecting and disposing of waste.
5. A method for promptly replenishing exhausted supplies.

**3107.8.6 Alternative compliance.** The fire code official is authorized to approve an alternative water-supply or distribution arrangement where the applicant demonstrates that the proposed arrangement provides equivalent or greater availability of free potable drinking water.
**3107.8.7 Continuity of service.** Required potable-water stations shall be operational when the event opens to attendees and shall remain operational until the event concludes. Water supplies shall be monitored and replenished as necessary to prevent an interruption in service.

*80.) Add new IFC Section 3109 as follows:*

**SECTION ~~4008~~ 3109**
**MAZES**

**~~4008.1~~ 3109.1 General.** ~~Mazes including, but not limited to corn stalk or hedge mazes, shall be in accordance with Section 3808.~~ Outdoor corn, crop, hedge, vegetation and similar mazes open to the public shall comply with this section and the applicable provisions of Sections 3107 and 3108. Enclosed or roofed mazes that meet the definition of a special amusement area shall comply with Section 914.7 and Section 411 of the International Building Code. Where a requirement of this section conflicts with a general requirement of Sections 3107 or 3108, the more restrictive requirement shall apply.

**~~4008.1.2~~ 3109.2 Safe refuge areas.** ~~Safe refuge~~ Evacuation assembly areas shall be established outside of the maze or building and structure and shall not be closer than 50 feet (15240mm).
**~~4008.1.3~~ 3109.3 Maze Paths.** Paths throughout the maze shall be a minimum of 36 inches (914mm) in width and shall be clear and unobstructed width.
**~~4008.1.4~~ 3109.4 Separation.** A minimum of 20 feet (6096mm) shall be provided between mazes and buildings and structures. The 20-foot (6096mm) clearance shall be free from vegetation and obstructions.
**~~4008.1.5~~ 3109.5 Means of egress.** Each exit shall be a minimum of six feet (1828mm) wide.
**~~4008.1.5.1~~ 3109.6 Travel distance.** The maximum travel distance to reach an exit access shall not exceed 75 feet (22,860mm). The travel distance shall be determined by using the maze path.

~~4008.1.5.2~~ 3109.6.1 **Number of Exits.** The travel distance required to reach an exit access shall determine the number of exits required. Locking devices shall remain unlocked on exits when the maze is occupied.
~~4008.1.5.3~~ 3109.7 **Exit signs.** Exit signs shall be provided next to or above each exit. The lettering shall be a minimum of 12 inches (305mm) high with 2-inch (51mm) brushstroke. The signs shall read EXIT with lettering in a color contrasting to the sign's background.
~~4008.2~~ 3109.8 **Event plans.** The following plans shall be submitted to the fire code official.
~~4008.2.1~~ 3109.8.1 **General fire safety plan.** The plan shall include, but not be limited to procedures that shall be used to prevent over-drying of vegetation throughout the documentation of decorative materials flame-retardancy, the maximum number of attendees.
~~4008.2.2~~ 3109.8.2 **Security plan.** The plan shall document who shall provide security (e.g., off-duty police officers, sheriff's posse, employees). All security personnel shall be provided with a 2-way radio and flashlight.
~~4008.2.3~~ 3109.8.3 **Evacuation plans.** The plan shall document the responsibilities of all on-site employees. The plan shall also document how attendees will be evacuated, and where they will be evacuated.
~~4008.2.4~~ 3109.8.4 **Maze rules.** Maze rules shall be posted at maze entrance.
~~4008.3~~ 3109.9 **Employee responsibilities.** Each employee shall be familiar with the evacuation plan and with fire extinguisher locations. Documentation of training shall be provided to the fire code official.
~~4008.3.1~~ 3109.9.1 **Guides.** An employee shall be responsible for guiding a group of not more than 14 attendees through the maze. Each employee shall be provided with a minimum of one flashlight and two-way radio. The employees shall be responsible for detecting and reporting fire or smoke to a competent person posted at the maze main entrance and begin evacuation procedures.
~~4008.3.2~~ 3109.9.2 **Main entrance employee.** Each maze shall be manned by an employee at the entrance. The employee shall be capable of communicating with the employees and shall be provided with a cellular telephone. When the main entrance employee receives a report of smoke, fire or injury, the employee shall immediately call 9-1-1.
~~4008.4~~ 3109.10 **Watering.** Corn stalk and hedge mazes shall be provided with sufficient water and at a frequency that prevents the vegetation from becoming dry or brittle. Failure to comply with this provision is an imminent hazard and the fire code official shall issue a stop order.
~~4008.5~~ 3109.11 **Buildings and structures.** When buildings and structures are intended to be occupied by attendees, the building and structure shall comply with Section ~~3807~~ 3105.

## SECTION ~~3202~~ 3200
## HIGH PILED COMBUSTIBLE STORAGE
### ~~DEFINITIONS~~

*81.) Amend IFC Section 3202 by adding the following definition:*

50. ~~*Insert New Code Section: IFC Section 3202. Insert the following language:*~~

~~**3202.1**~~ **3202 Definitions.** ~~The following terms are defined in Chapter 2:~~

**SPECULATIVE BUILDING.** ~~A Group S, F or M occupancy having an interior clear height greater than 12 feet (3657 mm) where high-piled storage may accrue and the client leasing or the occupant owner does not know the commodity that will be stored or the method of storage~~.

## SECTION 3204
## DESIGNATION OF HIGH-PILED STORAGE AREAS

*82.) Add new IFC Section 3204.3 as follows:*

~~**3206.2.2**~~ **3204.3 Speculative building.** Group S, F and M speculative buildings that have an interior clear height greater than 12 feet where high piled storage may accrue shall comply with this chapter.

## FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION
## SECTION 3301
## GENERAL

*83.) Amend IFC Section 3301.2 by deleting it and replacing it with the following:*

~~51.*Delete Code Section: IFC Section 3301.2. Replace with the following language:*~~

**3301.2 Purpose.** This chapter prescribes minimum safeguards for construction, *alteration* and demolition operations to provide reasonable safety to life and property from fire and other emergencies during such operations.

## SECTION 3307
## FIRE DEPARTMENT SITE ACCESS AND WATER SUPPLY

*84.) Amend IFC Section 3307.1 by adding the following exception:*

~~52. *Add Code Section: IFC Section 3310.1.1. Insert the following language:*~~

**Section 3307.1 Required Access**

~~**Section 3310.1.1 Construction Site Access.** *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building as soon as construction commences. The fire apparatus access road shall comply with the requirements of Section 503.2 and this section and shall extend to within 100 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.c~~

**Exception:** The *fire code official* is authorized to increase the dimension of 100 feet ~~(45 720 mm)~~ (30,480 mm) where:

1. The building is equipped throughout with an *approved automatic sprinkler system* that is fully functional and installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.

*85.) Amend IFC Section 3307.1.2 by deleting it and replacing it with the following:*

~~53. *Delete Code Section: IFC Section 3311.1.1.2 Replace with the following language:*~~

~~**3311.1**~~ **3307.1.2 Stairways required.** Where building construction exceeds 30-feet ~~(9.144 mm)~~ (9,144 mm) in height above the lowest level of fire department vehicle

access, two temporary or permanent stairways shall be provided. As construction progresses, such stairways shall be extended to within one floor of the highest point of construction having secured decking or flooring.

*86.) Amend IFC Section 3307.5 by deleting it and replacing it with the following:*

~~54.*Delete Code Section: IFC Section 3313.1. Replace with the following language:*~~

~~**3313.1 Where required.**~~ **3307.5 Standpipes** In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipe shall be installed prior to construction exceeding 30-feet ~~(9.144 mm)~~ (9,144 mm) in height above the lowest level of fire department vehicle access. Such standpipe shall be provided with fire department hose connections at approved locations complying with Section ~~3311.1~~. 3307.1.2 As construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring.

## SECTION ~~4006~~ 4106
## MOBILE FOOD PREPARATION VEHICLES

~~**4006.1 General.** Mobile food vehicles which are temporarily or permanently stored on a property where food items are processed or prepared and sold to the public shall comply with this section.~~

~~**Exception:** Food peddlers operating a retail food establishment from a vehicle designated to be readily movable in which food is; sold or given away but not composed, compounded, thawed, reheated, cut, cooked, processed or prepared.~~

*87.) Amend IFC Section 4106.3 by deleting it and replacing it with the following:*

~~**4006.2**~~ **4106.3 Exhaust Hood and Suppression Systems** A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors. Commercial kitchen exhaust hoods shall comply with the requirements of the *International Mechanical Code*.

~~**4006.2.1 Maintenance.** Hoods shall be inspected, tested, and maintained in accordance with this code and the *International Mechanical Code*.~~

*88.) Add new IFC Section 4106.4.4 as follows:*

~~**4006.2.2**~~ **4106.4.4 Inspections and tests.** Kitchen hood extinguishing systems shall be inspected and tested every six months by a state of Iowa licensed fire protection contractor.

~~**4006.4 Liquefied petroleum gas (LP-gas).** LP-gas shall be in accordance with Chapter 61 and NFPA 58.~~

*89.) Add new IFC Section 4106.4.3.1.1 as follows:*

~~**4006.4.1**~~ **4106.4.3.1.1 Maximum number and quantity.** A maximum of two LP-gas containers with a total aggregate propane capacity of 50 gallons (190 L) is permitted at one mobile food vehicle.

*90.) Add new IFC Section 4106.4.3.1.2 as follows:*

~~**4006.4.2**~~ **4106.4.3.1.2 LP-gas cylinder hoses.** Hoses shall be designed for a working pressure of 350 psig (2413 kPa) with a safety factor of 5 to 1 and shall be continuously marked with LP-GAS, PROPANE, 350 PSI WORKING PRESSURE, and the manufacturer's name or trademark. Hose assemblies, after the application of couplings, shall have a design capability of 700 psig (4826 kPa). Hose assemblies shall be leak

tested at the time of installation at not less the operating pressure of the system in which they are installed.

*91.) Add new IFC Section 4106.6 as follows:*

~~**4006.3**~~ **Add IFC 2024 Code 4106.6 Fire extinguishers**. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. An approved 2A:20B:C rated dry chemical fire extinguisher shall be provided within 30 feet (9144 mm) of any commercial cooking equipment. Additionally, cooking equipment involving solid fuels or vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher in accordance with Section ~~904.12.5.1 or 904.12.5.2~~ 906.4.1 or 906.4.2, as applicable.

*92.) Add new IFC Section 4106.7 as follows:*

~~**4006.5**~~ **4106.7 Location.** Mobile food vehicles shall not be located within 20 feet (6096 mm) of buildings, tents, canopies or membrane structures.

## ~~CHAPTER 40~~ CHAPTER 42
## SPECIAL EVENTS
## SECTION ~~4001~~ 4201
## GENERAL

*93.) Add new IFC Section 4201.1 as follows:*

~~55. *Insert New Code Section: IFC Chapter 40. Insert the following language:*~~

~~**4001.1**~~ **4201.1Scope.** Special events including trade shows and exhibitions, outdoor assembly events, outdoors mazes, special amusement buildings, and special scaffolding structures shall comply with this chapter and Section 1028. Temporary indoor vehicle displays, and vehicle competition or demonstrations shall comply with this chapter and Section 314.

*94.) Add new IFC Section 4201.2 as follows:*

~~**4001.2**~~ **4201.2 Site plans.** A detailed site plan shall be submitted to the fire code official with each permit application for approval.

1. **Outdoor events:** The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:
   - 1.1 The means of egress.
   - 1.2 Location and width of exits and aisles.
   - 1.3 Location of exit signs.
   - 1.4 Location of fencing or means used to confine attendees.
   - 1.5 Total square footage of enclosed space.
   - 1.6 Location and arrangement of all tents, booths or cooking equipment.
   - 1.7 Locations of fire apparatus access roads.
   - 1.8 Location of fire protection equipment.
   - 1.9 Type and location of heating and electrical equipment where applicable.
   - 1.10 Location of temporary staffed water stations and permanent water fountains.
2. **Trade shows and exhibitions:** The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:
   - 2.1. The means of egress.

2.2. Location and width of exits and aisles.
3. Location of exit signs.
4. Total square footage of space.
5. Location and arrangement of all booths and cooking.
6. Location of all fire protection equipment.
7. Type and location of heating and electrical equipment where applicable.
8. Location of covered or multi-level exhibits or booths.

3. **Mazes.** The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:

1. Means of egress.
2. Location and width of exits and aisles.
3. Location of exit signs.
4. Total square footage of space.
5. Location and arrangement of all booths and cooking equipment.
6. Location of all fire protection equipment.
7. Location of means to confine attendees.
8. Locations of *fire apparatus access roads.*
9. Type and location of heating and electrical equipment where applicable.
10. Locations of structures.

At time of permit application, the event coordinator shall submit a letter from the property owner authorizing the use of the site, the address of the site, dates and hours of operation and names and 24-hour phone numbers of at least two principals.

4. **Temporary indoor vehicle displays:** The permit application and site plan shall be submitted a minimum of 10 business days prior to the display of electric, liquid- or gas-fueled vehicles, boats or other motor craft. Floor plans shall include, but not be limited to:

1. The means of egress.
2. Location and width of exits and aisles.
3. Location of exit signs.
4. Total square footage of space.
5. Location and arrangement of all booths and cooking equipment.
6. Location of all fire protection equipment.
7. Type and location of heating and electrical equipment where applicable.
8. Location and size of exhibits and booths.
9. Location of structures.

**Exception:** Auto dealerships.

5. **Vehicle competition or demonstration.** The permit application and site plan shall be submitted a minimum of 10 business days prior to the competition or demonstration of electric, liquid- or gas-fueled vehicles, boats or other motor craft. A floor plan shall include, but not be limited to:

1. The means of egress.
2. Location and width of exits and aisles.
3. Location of exit signs.
4. Total square footage of space.
5. Location and arrangement of all booths and cooking equipment.
6. Location of all fire protection equipment.

7. Type and location of heating and electrical equipment where applicable.
8. Location and size of exhibits and booths.
9. Location of structures.
10. Location of *fire apparatus access roads* where applicable.

**SECTION ~~4002~~ 4202**
**DEFINITIONS**

*95.) Add new IFC Section 4202.1 as follows:*

**DEFINITIONS**

**~~4002.1~~ 4202.1Definitions.** The following words and terms are defined in Chapter 2.

**CROSS AISLES.**
**EXHIBITS.**
**FLAME EFFECT.**
**MAIN AISLE.**
**MAZE.**
**OUTDOOR ASSEMBLY EVENT.**
**TEMPORARY STRUCTURES.**
**TRADE SHOWS OR EXHIBITIONS.**

**~~4003~~ 4203**
**GENERAL REQUIREMENTS**

*96.) Add new IFC Section 4203 as follows:*

**~~4003.1~~ 4203.1 Access for firefighting and medical services.** Approved vehicle access for firefighting and medical services shall be provided in accordance with Sections 503 and ~~512~~ 511.

**~~4003.2~~ 4203.2 Combustible storage.** Combustible materials stored at special events shall be stored in approved locations and containers.

**~~4003.3~~ 4203.3 Crowd managers.** Crowd managers shall be provided where the fire code official determines that an indoor or outdoor gathering warrants crowd control. Crowd managers shall be in accordance with Section ~~403.3~~. 403.2.4

**~~4003.4~~ 4203.4 Decorative materials and furnishings.** Curtains, drapes and decorations including, but is not limited to drapes, signs, banners, acoustical materials, cotton, hay, fabric, paper, straw, moss, split bamboo, and wood chips shall be flame resistant as demonstrated by testing in accordance with NFPA 701 or provide documentation of flame retardancy. Field flame test shall be in accordance with Section ~~320~~ 807. Materials that cannot be treated for flame retardancy shall not be used unless approved by the fire code official. This includes but is not limited to oilcloth, tarpaper, nylon, plastic cloth, and other plastic materials.

**~~4003.5~~ 4203.5 Fire protection equipment clearance.** Clearance around all fire protection equipment shall be in accordance with Section ~~901.4.6~~ 901.4.7.

**~~4003.6~~ 4203.6 Fire extinguishers.** Fire extinguishers shall be in accordance with Section 906 and NFPA 10

**~~4003.7~~ 4203.7 Fire watch.** Fire watch shall be in accordance with Section ~~403.12.1~~. 403.11.1

**~~4003.8~~ 4203.8 Fireworks, pyrotechnics.** Fireworks and pyrotechnics shall comply with Chapter 56.

~~4003.9~~ 4203.9 **Housekeeping.** The special event area and related areas shall always be kept free from combustible debris.
~~4003.10~~ 4203.10 **LP-gas heaters.** Fuel supplies for liquefied-petroleum gas-fired heaters shall comply with Chapter 61 of the International Fire Code.
~~4003.11~~ 4203.11 **Open flame devices.** Open flame devices shall comply with Section 308.
~~4003.12~~ 4203.12 **Waste disposal.** Combustible debris shall not be accumulated at special events. Combustible debris, rubbish and waste material shall be removed from special events at the end of each shift of work. Combustible debris, rubbish and waste material shall not be disposed of by burning on the site unless approved.
*97.) Delete the existing local provisions regulating covered mall buildings formerly codified as Section 4009. Covered and open mall buildings shall comply with the applicable provisions of the 2024 International Fire Code and International Building Code.*

~~**SECTION 4009**~~
~~**COVERED MALL BUILDINGS**~~

~~**4009.1 General.** Temporary use of the common pedestrian area within a covered mall building for promotional, Group A, Group E, Group M or similar activities shall be in accordance with Section 4009.~~
~~**4009.2 General requirements.**~~
~~**4009.2.1 Main aisle width.** Main aisles shall be a minimum of 10 feet (3048mm) in width or the minimum required means of egress width, whichever is greater, and shall be maintained in accordance with Chapter 10. Main aisles shall not be obstructed.~~
~~**4009.2.2 Cross aisle width.** Cross aisles shall be a minimum of 15 feet (4572mm) in width or the required means of egress width, whichever is greater, and shall be maintained in accordance with Chapter 10.~~
~~**4009.2.3 Fueled equipment.** Liquid- or gas-fueled, or electric appliances, tools, apparatus, craft or vehicles shall be displayed in a mall in accordance with Section 314. LP-gas powered floor maintenance machines may be used when in accordance with Chapter 61.~~
~~**4009.3 Combustible decorative materials.** Combustible decorative materials shall be in accordance with Chapter 8.~~

**SECTION 5601**
**EXPLOSIVES AND FIREWORKS**

*98.) Amend IFC Section 5601.4 by adding the following exception:*
~~56. Add Exception to Code Section: IFC 5601.4. Add the following language (Exception):~~

**Exception:** Persons in charge of fireworks display or pyrotechnic special effect operations may be less than 21 years of age if they possess a valid PGI display fireworks operator certification or equivalent certification approved by the fire code official.

**SECTION 6104**
**LOCATION OF LP-GAS CONTAINERS**

*99.) Amend IFC Section 6104.2 by deleting it and replacing it with the following:*

~~57. Delete Code Section: IFC Section 6104.2. Replace with the following language:~~
**6104.2 Maximum capacity within established limits.** Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the installation of liquefied petroleum gas shall be prohibited unless specifically approved by the fire code official, and in that case the aggregate capacity of any one installation shall not exceed a water capacity of 1,000 gallons (3785 L) (see Section 3 of the Sample Legislation for Adoption of the *International Fire Code* on page xxi).

**Exception:** Containers shall not exceed a water capacity of 20 gallons, must be located outside of the building, and used for cooking purposes only.

*100.) Add new IFC Section 6104.3.3 as follows:*

~~58. Insert Code Section: IFC 6104.3.3. Insert the following language:~~
**6104.3.3 LP Gas Containers in Group R Occupancies.** LP Gas shall not be stored or used inside of a building.

## APPENDIX D
## FIRE APPARATUS ACCESS ROADS

*101.) Add new IFC Section D104.4 as follows:*

~~59. Add Code Section: IFC D104.4. Add the following language:~~
**D104.4 Public Streets.** Where two fire apparatus access roads are required, they both shall be public streets. Where public streets are not feasible the streets shall be designed, constructed and maintained as public streets.

*102.) Add new IFC Section D104.5 as follows:*

~~60. Add Code Section: IFC D104.5. Add the following language:~~
**D104.5 Fire Department Access Points.** A minimum of two means of *Approved* fire apparatus access points shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. Access points shall have a minimum clear width of 20 feet and shall support an imposed load of 75,000 lbs.

**Exceptions:**

~~1.~~ When alternative fire and life safety measures have been implemented, the number of required access points may be reduced to one.

*103.) Add new IFC Section D104.5.1 as follows:*

~~61. Add Code Section: IFC D104.5.1. Add the following language:~~
**D104.5.1 Remoteness.** Where two fire apparatus access points are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

**Exceptions:**

~~1.~~ When alternative fire and life safety measures have been implemented, the distance between required access points may be reduced to a distance not less than one quarter of the length of the maximum overall diagonal dimension.

*104.) Amend IFC Section D105.3 by deleting it and replacing it with the following:*

~~62. Delete Code Section: IFC D105.3. Replace with the following language:~~
**D105.3 Proximity to building.** At least one of the required access routes meeting this condition shall be positioned along a total of ¼ of the building perimeter and located

within the minimum and a maximum dictated by the table below, Table D105.3. The arrangement of the aerial fire apparatus access road shall be approved by the fire code official and may be discontinuous with approval.

| Building Height (ft) | Distance from Building (ft) | | |
|---|---|---|---|
| Minimum | Maximum | Minimum | Maximum |
| 30 | 40 | 15 | 50 |
| 40 | 50 | 15 | 40 |
| 50 | N/A | 15 | 30 |

*105.) Add new IFC Section D106.4 as follows:*

~~63. Add Code Section: IFC D106.4. Add the following language:~~

**D106.4 Public Streets.** Where two fire apparatus access roads are required, they both shall be public streets. Where public streets are not feasible the streets shall be designed, constructed and maintained as public streets.

*106.) Amend IFC Section D107.1 Exception #2 by deleting it and replacing it with the following:*

~~64. Delete Code Section: IFC D107.1 Exception #2. Replace with the following language:~~

2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless alternative fire and life safety measures have been provided, as determined by the *fire code official.* When alternative fire and life safety measures have been implemented, at no time shall the number of dwelling units on a single fire apparatus access road exceed 60 units.

*107.) Add new IFC Section D107.3 as follows:*

~~65. Add Code Section: IFC D107.3. Add the following language:~~

**D107.3 Public Streets.** Where two fire apparatus access roads are required, they both shall be public streets.

## ~~SECTION A~~ APPENDIX N
## TRADE SHOWS AND EXHIBITIONS

*108.) Add new IFC Section N101.3.1 as follows:*

**N101.3.1 Application deadline.** Permit applications and required documents shall be submitted not fewer than 30 business days before the event.

~~**4004.1 General.** Trade shows and exhibitions conducted within any occupancy shall comply with Chapter 40.~~

~~**4004.2 Vehicles.** Liquid- and gas-fueled and electric vehicles, boats or other motor-craft and equipment used for display, competition or demonstration within a building shall be in accordance with Section 314.~~

~~**4004.3 Means of egress.** *Means of egress* shall comply with this section and the requirements of Chapter 10.~~

## SECTION N108
## MEANS OF EGRESS

*109.) Add new IFC Section N108.2.1 as follows:*

~~**4004.3.1**~~ **N108.2.1 Travel distance.** The maximum travel distance from any point in an exhibit to an exit access aisle shall not exceed 50 feet (15240mm).

~~**4004.3.2 Aisles**~~

*110.) Add new IFC Section N108.3.1 as follows:*

~~**4004.3.2.1**~~ **N108.3.1 Aisle width.** Minimum aisle width inside a trade show or exhibition shall comply with the following:

| Square Footage of Trade Show or Exhibition | Minimum Aisle Width |
|---|---|
| Greater than 15,000 square feet (1393m2) | 10 feet (3048mm) |
| 5,000 square feet (465 square meters) to 15,000 square feet (1393 m2) | 8 feet (2438mm) |
| Less than 5,000 square feet (465 m2) | 6 feet (1829mm) |

~~**4004.3.3 Obstructions.** Aisles shall be kept clear of all obstructions, including but not limited to, fixtures and displays of goods for sale, chairs, tables, product, displays, vehicles, and trailer tongues.~~

*111.) Add new IFC Section N108.4 as follows:*

~~**4004.3.4**~~ **N108.4 Exit signs.** Exit signs shall be visible from all locations in the occupancy.

~~**4004.4 Exhibit construction and materials.** The materials used for an exhibit shall comply with Section 4004.4 and Chapter 8~~

~~**4004.4.1 Materials. Shall be one of the following:**~~

~~1. Noncombustible or limited-combustible materials.~~
~~2. Wood that is greater than ¼-inch (6mm) nominal thickness~~
~~3. Wood ¼-inch (6mm) nominal thickness or less that is pressure-treated fire-retardant wood meeting the requirements of NFPA 703, Standard for Fire Retardant Impregnated Wood and Fire-Retardant Coatings for Building Materials. The product shall be marked or labeled by the manufacturer. The product shall not be painted or similarly modified until the material has been inspected and the marking or labeling verified or provide documentation acceptable to the fire code official.~~

~~**4004.4.1.1 Flame retardant materials.** Materials shall comply with Chapter 8.~~

~~**4004.4.1.2 Wall and ceiling coverings.** Textile wall coverings, such as carpeting and similar products used as wall or ceiling finishes shall comply with Chapter 8.~~

~~**4004.4.1.3 Plastics.** Plastics shall be limited to those that comply with Chapter 8. Plastics used in trade shows and exhibitions with an occupant load of 300 or more shall be Class A or Class B. Plastics used in trade shows and exhibitions with an occupant load of less than 300, shall be Class A, Class B or Class C.~~

~~**4004.5 Combustible materials storage.**~~

*112.) Add new IFC Section N107.2.1 as follows:*

~~**4004.5.1**~~ **N107.2.1 Quantity.** Combustible materials shall be limited to a one-day supply

*113.) Add new IFC Section N107.2.2 as follows:*

~~**4004.5.2**~~ **N107.2.2 Location.** Storage of combustible materials behind exhibits, booths, or tents is prohibited. Combustible materials, including but not limited to wood crates,

paper and cardboard boxes, shall be stored outside the building in an approved area or in a storeroom having a fire-resistance rating of at least one hour and protected by an approved automatic fire-extinguishing system

~~**4004.6 Multi-level booths.** Construction documents for all multi-level exhibits shall be approved and stamped by a licensed structural engineer or architect and shall be submitted with the permit application. This includes any exhibit where a live load is proposed above the exhibit area floor level, regardless of the accessibility of the area to the public. Upper levels of multi-level booths with an occupant load greater than 10 persons shall have at least two remote exits.~~

## SECTION N107
## DISPLAY AND STORAGE OF HAZARDOUS AND COMBUSTIBLE MATERIALS

~~**4004.7 Hazardous Materials.** Hazardous materials shall comply with this section and Chapters 50 through 67.~~

*114.) Add new IFC Section N107.1.2 as follows:*

~~**4004.7.1**~~ **N107.1.2 Specific prohibitions.** The following hazardous materials shall not be stored, handled or used in trade shows and exhibitions:

1. Division 1.1, 1.2, 1.3, and 1.5 explosives as classified by the U.S. Department of Transportation.
2. Detonable, Class I and Class II organic peroxides.
3. Class I-A flammable liquids.
4. Class 4 and Class 3 oxidizers.
5. Class 4 and Class 3 (unstable) reactive materials.
6. Class 3 water-reactive materials.
7. Pyrophoric materials.
8. Highly toxic materials
9. Toxic gases.
10. Fueling or defueling of flammable or combustible that are stored or used as liquids, cryogenics or compressed gases.

~~**4004.8 Demonstration cooking and warming equipment or devices.**~~

~~**4004.8.1 General.** Cooking and warming devices for demonstration purposes only shall be in accordance with Section 4004.9.~~

~~**4004.8.2 Public Isolation.** Equipment and devices shall be isolated from the public by not less than four feet (1219 mm) or by a noncombustible three-sided barrier between the equipment and devices and the public.~~

*115.) Add new IFC Section N107.6.1 as follows:*

~~**4004.8.3**~~ **N107.6.1 Protection.** Single-well cooking equipment using combustible oils or solids shall meet the following:

1. A noncombustible lid shall be immediately available. The lid shall be of sufficient size to cover the cooking well completely.
2. The cooking surface shall not exceed 288 square inches (1858 $cm^2$).
3. The equipment shall be placed on a noncombustible surface.
4. The equipment shall be separated from each other by a horizontal distance of not less than two feet (609mm).

~~**4004.8.4** Cooking equipment shall be separated from combustible materials by a horizontal distance of at least two feet (609mm).~~

~~**4004.8.5 Butane.** Butane for cooking equipment shall be limited to one 10 oz cylinder and one spare in storage, of the same size, per appliance. Storage location shall be approved by the fire code official.~~

~~**4004.8.5.1 Portable butane-fueled appliances.** Portable butane-fueled appliances are allowed in restaurants and in attended commercial food catering operations where fueled by not more than two 10 oz (284gL) LP-gas capacity, nonrefillable butane containers that have a water capacity not exceeding 1.08 lb. (0.5 kg) per container. The containers shall be directly connected to the appliance and manifolding of containers is not permitted. Storage of cylinders is limited to 24 containers, with an additional 24 permitted where protected by a two-hour fire-resistance–rated barrier.~~

## Chapter 160A
## False Fire Alarm

**160A.01 DEFINITIONS.**
The following terms are defined for use in this chapter:

1. "False alarm" means the activation of a fire alarm system through mechanical failure, malfunction, improper installation, improper maintenance, or the negligence of the owner or lessee of the fire alarm system or of his or her employees or agents. This does not include alarms caused by unauthorized tampering with a fire alarm system by anyone other than the fire alarm user or his or her agent.
2. "Fire alarm system" means any assembly of equipment, mechanical or electrical, installed by a fire alarm business, arranged to signal the occurrence of a fire, smoke, water flow, or other condition to which the Fire Department may be expected to respond.
3. "Fire alarm user" means a person who is in control of any building, structure, or facility where a fire alarm system is present.
4. "Malicious fire alarm" refers to a false or intentionally triggered fire alarm intended to cause disruption, panic, or harm rather than to alert occupants of a genuine fire emergency.
5. "Testing and maintenance" means when an alarm service technician or alarm company conducts fire alarm system testing.
6. "Year" means a twelve-month period beginning with the first day of July and ending on the last day of June of each year.

**160A.02 FALSE ALARM PROCEDURE AND USER FEE.**

1. Whenever Fire Department personnel respond to an activated fire alarm system the fire official in charge of the incident shall determine if the response was caused by a false alarm and shall indicate that fact upon the incident report.
2. The Fire Department shall regularly review incident reports to monitor the accumulation of false alarms at any one location. When two false alarms have occurred at the same location within one year, and the location is within the incorporated area of the City of Indianola, the Fire Department shall notify the fire alarm user by letter, citing the location and date of each false alarm. The letter shall recommend that appropriate action be taken on the part of the fire alarm user to alleviate the causes of false alarms. It shall include a statement that an accumulation of more than three (3) false alarms within a year shall result in a charge for services. Another similar letter shall be sent when three false alarms have occurred at the same location within the year.
3. When four false alarms have occurred at one location within a year, a user fee for service for false alarm response shall be billed to the property owner. Each additional false alarm within the year shall require the billing of an additional fee. However, no fire alarm user shall be charged with accumulating more than one false alarm in any 24-hour period. In the event that payment of the fee is not made within thirty (30) days of billing, an administrative charge for collection shall be assessed. All fees shall be established by resolution of the Council, as adopted from time to time. The fee hereby established affords only partial recovery of the expenses incurred in responding to the false alarm.

4. Whenever Fire Department personnel respond to a fire alarm that has been activated due to testing and maintenance, the fire official in charge of the incident shall determine if the response resulted from failure to make the proper notification to the Warren County Communication Center and shall so indicate on the incident report. Notwithstanding anything contained in any other section of this chapter, if a fire alarm is activated due to testing and maintenance and the Warren County Communication Center was not given proper notification, a user fee established by resolution will be imposed upon each false alarm. The responsible party will be the agency, testing or maintenance company representative, or individual who initiated the alarm testing or maintenance.

**160A.03 EVIDENCE OF REPAIR ACCEPTED IN LIEU OF FEE.**

An alarm user may submit evidence that a malfunctioning system has been repaired in lieu of paying a user fee within ten (10) days of the date of notification of the fee. Evidence such as a receipt from a licensed alarm business with a statement of repairs made to the system is acceptable. For a repeated problem with a system after a repair is alleged to have been made, the City Manager may decide not to accept an alternative to paying the fee.

**160A.04 REVIEW OF FALSE ALARM CHARGE.**

Any person may appeal the imposition of the fee to the City Manager. A false alarm user shall appeal in writing and such appeal shall be made to the City Manager within ten (10) days of the date of notification of the fee.

**160A.05 MALICIOUS FIRE ALARM CHARGE.**

Whenever Fire Department personnel determine a malicious fire alarm has occurred, the malicious fire alarm charge shall be treated as a Municipal Infraction in accordance with Chapter 4 of this Code.

# MEMORANDUM

**To:** Mayor and City Council

**From:** Jackie Raffety, City Clerk/Finance Director

**Date:** August 17, 2026

**Subject:** Discussion and possible action regarding fuel surcharge on recycling contract.

**Introduction:** Waste Management has requested a temporary fuel surcharge on the recycling contract. Ammon Taylor of Waste Management will attend the meeting remotely to discuss the request with the Council.

**Background:** The City of Indianola and Waste Management have a contract for Waste Management to provide recycling services to residential customers in Indianola. The current recycling fee is $6.70 and includes the monthly recycling costs, the bi-annual clean-up costs, and payment to IMU for their billing and customer services. Rates are adjusted annually (Jan 1 effective date) based on the CPIU, per the existing contract.

**Discussion:** Global fuel markets have been experiencing significant volatility this year, causing fuel prices to increase. With these increases, Waste Management has noticed a gap between the cost to operate and the contracted rate structure (i.e. revenue they receive from the City).

Waste Management has proposed a temporary (6-month) fuel surcharge of 8.14% of our current recycling rate to address this gap. The current rate that Waste Management charges per home per month is $5.44. The surcharge will add $0.44/customer/month. After 6 months, the surcharge will be re-evaluated to determine if it should become permanent or be removed.

The current contract does not have language allowing an automatic surcharge on fuel costs. Due to this, Waste Management has submitted the attached letter requesting a surcharge.

**Budget Impact:**

**Recommendation:** Discussion and possible action regarding a fuel surcharge on the recycling contract.

**Attachments:** 1. Indianola WM Fuel Surcharge Letter 6.23.2026

6/23/2026

Indianola, IA

110 N 1st St.,
Indianola, IA
50125

**Subject: Proposal for Temporary Fuel Surcharge – Indianola**

Dear Indianola City Leadership,

WM values our collaboration with Indianola and our shared commitment to delivering reliable, high-quality service.

We are reaching out to request a **new, temporary approach** to managing the sustained increase in fuel costs, impacting waste and recycling operations.

Global fuel markets have experienced significant volatility, resulting in rapid and sustained increases in fuel prices. Because municipal service rates are typically fixed or adjusted periodically, these sudden increases create a gap between the cost to operate and the contracted rate structure.

To address this in a way that prioritizes transparency and budget stability, WM is proposing the implementation of a **temporary Fuel Surcharge**, applied as a **separate item rather than a permanent change to the base rate**.

This approach allows us to recover extraordinary fuel-related costs while avoiding embedding short-term volatility into long-term pricing. Based on a proven model currently used across our commercial business, the proposed structure includes a fixed rate for a defined period, with periodic review to adjust if conditions improve or worsen.

**Proposed Temporary Charge Data & Calculations**

- Please see the attached WM's historical "Fuel Surcharge Percentages"
    - Baseline fuel surcharge at contract start / last reset: 20.22%
    - Current fuel surcharge: 28.36%
    - Proposed Fuel Surcharge: 8.14% of all non-taxed invoice charges, effective August 1, 2026

The temporary Fuel Surcharge of 8.14% will:

- Appear as a separate line item for transparency, for all residential customers
- Remain fixed for six months to support budget predictability
- Be reviewed mid-cycle and adjusted if fuel prices decline or increase further

This is not a permanent rate increase, but rather a measured and flexible solution designed to manage extraordinary conditions while maintaining service continuity and performance.

We appreciate the opportunity to work collaboratively with Indianola on this approach and are available to review the calculation and structure.

Sincerely,
Ammon Taylor

Ammon Taylor
Area Manager, Public Sector Solutions
ataylo23@wm.com
515-229-3641

# MEMORANDUM

**To:** Mayor and City Council

**From:** Bill Mettee, Senior Planner

**Date:** August 17, 2026

**Subject:** Resolution approving site plan for Les Schwab Tire Center (102 East Scenic Valley Avenue).

---

**Introduction:** The applicant is requesting site plan approval for a Les Schwab Tire Center located at 102 East Scenic Valley Avenue.

**Background:** The subject property was originally platted as Lot 5 of Emerald Bay Plat 1 and was replatted in May 2025 as Lot 1 of Emerald Bay Plat 2. The lot is 1.95 acres in area at the corner of East Scenic Valley Avenue and North Jefferson Way. The parcel is zoned PUD [Planned Unit Development] with underlying C-2 [Highway Commercial] zoning.

**Discussion:**

**PROJECT DESCRIPTION**

The applicant is proposing a site plan for a commercial development. The proposed site plan for consideration is for an automotive service center building that will be approximately 140’ x 60’ and 8,266 square feet in area. The building will be approximately 27-feet in height at its tallest point and have six service bays and a retail area with a showroom. A monument sign is shown near the southeast corner of the site, and a trash enclosure and tire bullpen are shown adjacent to the building on the west side.

**ACCESS AND PARKING**

East Scenic Valley Avenue is currently undergoing paving as part of the Emerald Bay plat improvements. Access into the site will be from a driveway on East Scenic Valley Avenue.
A total of 30 parking spaces are required (1 space per 250 sf of retail space plus 2 spaces per service bay plus 1 per employee at max shift) for the property and the applicant is providing 30 parking spaces, including two accessible spaces. The applicant is also providing the required bicycle parking facility. The proposed site plan meets the parking requirements.

**SIDEWALKS / TRAILS / TRAFFIC**

A 10’ trail will be installed along East Scenic Valley as part of the plat improvements completed by the Emerald Bay developer and a 5’ sidewalk will be installed along North Jefferson Way with the lot development. A 5’ pedestrian walkway is shown into the site from the public way along North Jefferson Way.

**UTILITIES**

All utilities have been installed with the plat improvements and will be extended as needed to service the site. Stormwater detention will be provided with the regional basin within the Emerald Bay development.

**LANDSCAPING & OPEN SPACE**
A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 65%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

**ELEVATIONS**
Colored building elevations are included for review. The building is proposed to be constructed primarily of precast concrete, stone veneer and metal paneling. Both street-facing facades contain the required amounts of fenestration. The elevations demonstrate compliance with the building design standards.

**Budget Impact:** None.

**Recommendation:**
**STAFF RECOMMENDATION**
The proposed site plan is in general conformance with the Zoning Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for Les Schwab Tire Center with the following conditions:
• No certificate of occupancy, either temporary or final, will be issued until the public improvements are completed and formally accepted by City Council.
**PLANNING COMMISSION RECOMMENDATION**
At their August 11, 2026 meeting, the Planning Commission recommended the City Council approve the site plan for Les Schwab Tire Center with a 5-0 vote

**Attachments:**
1. CC_Staff Report_Les Schwab_SP_081726
2. LSIA_25INDNLA_COMBINED_Combined_7.31.26
3. RES_Les Schwab_SP

# CITY COUNCIL STAFF REPORT

**PROJECT:** Les Schwab - Site Plan

**PREPARED BY:** Bill Mettee – Senior Planner

**REPORT DATE:** August 12, 2026

**MEETING DATE:** August 17, 2026

## GENERAL INFORMATION

**Applicant / Owner**: SFP-E, LLC

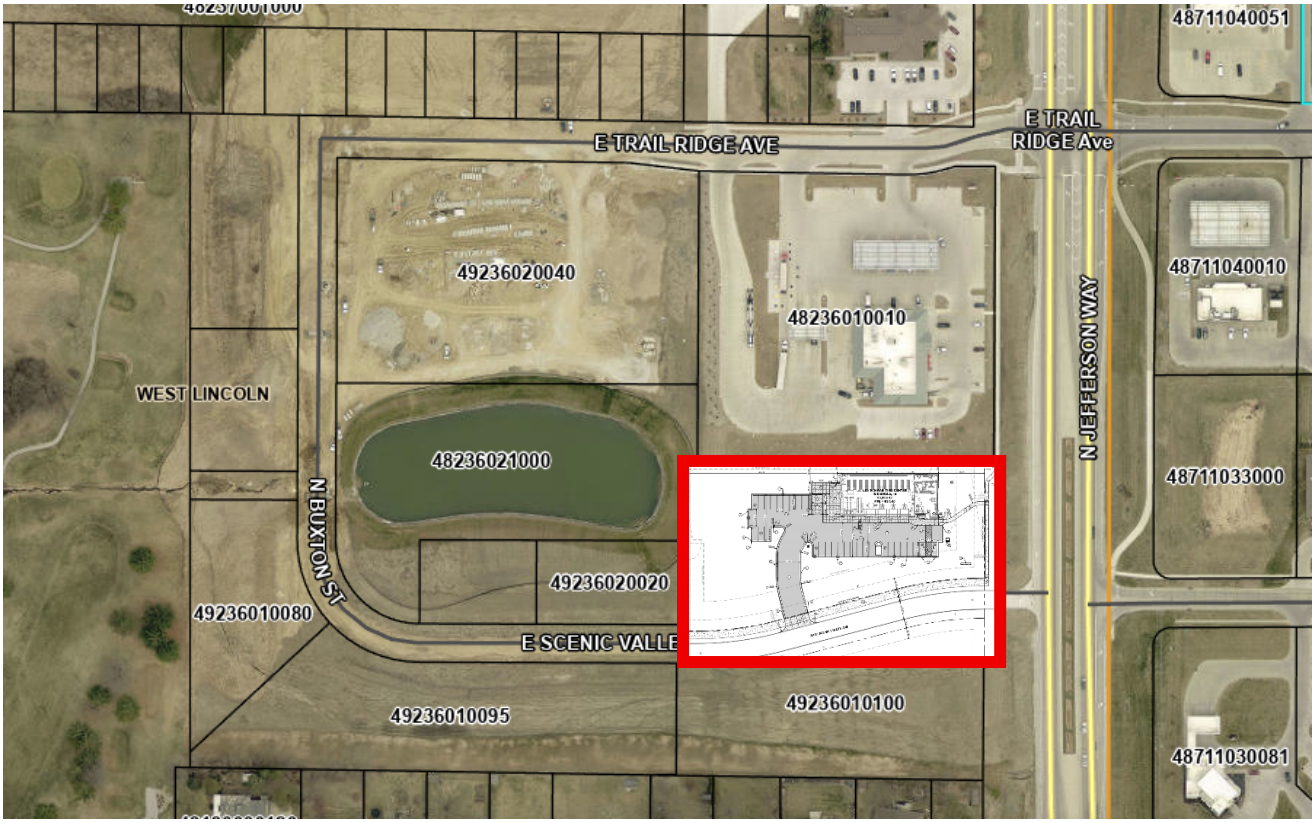
**Owner's Representative:** Ron Isackson, Cushing-Terrell

**Request:** The applicant is requesting approval of a site plan for a Les Schwab Tire Center.

**Location and Size:** Property is located at the northwest corner of North Jefferson Way and East Scenic Valley Avenue, containing approximately 1.95 acres.

**Property Address:** 102 East Scenic Valley Avenue

## AREA MAP




**ABOVE:** Aerial of subject property in relation to the surrounding area.

## LAND USES AND ZONING

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|---|---|---|---|
| Property in Question | Vacant / Undeveloped | PUD [Planned Unit Development] | PUD [Planned Unit Development] |
| North | Kwik-Star | PUD [Planned Unit Development] | PUD [Planned Unit Development] |
| South | Vacant / Undeveloped | PUD [Planned Unit Development] | PUD [Planned Unit Development] |
| East | Vacant / Undeveloped | Regional Mixed Use | C-2 [Highway Commercial] |
| West | Vacant / Undeveloped | PUD [Planned Unit Development] | PUD [Planned Unit Development] |

## PROJECT DESCRIPTION

The applicant is proposing a site plan for a commercial development. The proposed site plan for consideration is for an automotive service center building that will be approximately 140' x 60' and 8,266 square feet in area. The building will be approximately 27-feet in height at its tallest point and have six service bays and a retail area with a showroom. A monument sign is shown near the southeast corner of the site, and a trash enclosure and tire bullpen are shown adjacent to the building on the west side.

Table 1 below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations.

**Table 1: Bulk Regulations for the C-2 Zoning District**

| Category | C-2 (minimum) |
|---|---|
| **Front Yard Setback** | 40 feet |
| **Rear Yard Setback** | 10 feet |
| **Side Yard Setback** | 10 feet \| 30 feet when adjacent to residential |
| **Maximum Height \| Stories** | 50' |

## ACCESS AND PARKING

East Scenic Valley Avenue is currently undergoing paving as part of the Emerald Bay plat improvements. Access into the site will be from a driveway on East Scenic Valley Avenue.

A total of 30 parking spaces are required (1 space per 250 sf of retail space plus 2 spaces per service bay plus 1 per employee at max shift) for the property and the applicant is providing 30 parking spaces, including two accessible spaces. The applicant is also providing the required bicycle parking facility. The proposed site plan meets the parking requirements.

## SIDEWALKS / TRAILS / TRAFFIC

A 10' trail will be installed along East Scenic Valley as part of the plat improvements completed by the Emerald Bay developer and a 5' sidewalk will be installed along North Jefferson Way with the lot development. A 5' pedestrian walkway is shown into the site from the public way along North Jefferson Way.

## UTILITIES

All utilities have been installed with the plat improvements and will be extended as needed to service the site. Stormwater detention will be provided with the regional basin within the Emerald Bay development.

## LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 65%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

## ELEVATIONS

Colored building elevations are included for review. The building is proposed to be constructed primarily of precast concrete, stone veneer and metal paneling. Both street-facing facades contain the required amounts of fenestration. The elevations demonstrate compliance with the building design standards.

## STAFF RECOMMENDATION

The proposed site plan is in general conformance with the Zoning Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for Les Schwab Tire Center with the following conditions:

- No certificate of occupancy, either temporary or final, will be issued until the public improvements are completed and formally accepted by City Council.

## PLANNING COMMISSION RECOMMENDATION

At their August 11, 2026 meeting, the Planning Commission recommended the City Council approve the site plan for Kiya Koda with a 5-0 vote.

# LES SCHWAB TIRE CENTER
## 102 EAST SCENIC VALLEY AVE.
## INDIANOLA, IA 50125

## DEVELOPER/OWNER CONTACT - LES SCHWAB

OWNER/DEVELOPER
SFP-E, LLC
JORDAN HOFFART
PO BOX 5350
BEND, OR 97701
541-416-5612
JORDAN.HOFFART@LESSCHWAB.COM

CIVIL PROJECT LEAD
CUSHING TERRELL
RON ISACKSON
411 E MAIN ST #101
BOZEMAN, MT 59715
406-922-7107
RONISACKSON@CUSHINGTERRELL.COM

## DEVELOPER/OWNER CONTACT - EMERALD BAY SUB.

OWNER/DEVELOPER
SUNSTONE INVESTMENTS LLC
JESSE ROGNES
7481 US HWY 65
INDIANOLA, IA 50125
515-290-8052
JWROGNES@SYNERGYCONTRACTING.NET

## JURISDICTIONAL CONTACTS

CITY OF INDIANOLA
BILL METTEE, SENIOR PLANNER,
COMMUNITY & ECONOMIC DEVELOPMENT DPT.
110 NORTH 1ST STREET
INDIANOLA, IA 50125
515-962-5276
BMETTEE@INDIANOLAIOWA.GOV

## UTILITY COMPANY

SANITARY SEWER
WATER RESOURCE RECOVERY DEPARTMENT
TY HERRICK
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515-961-9416
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WATER
IMU - INDIANOLA MUNICIPAL UTILITIES
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GAS
DEREK JOHNSON - DMCC
CUSTOMER PROJECT COORDINATOR
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POWER
MIKE METCALF - ELECTRIC DIRECTOR
1300 EAST IOWA AVENUE
INDIANOLA, IA 50125
(515) 962-5305
MMETCALF@INDIANOLA.COM

## SURVEYOR

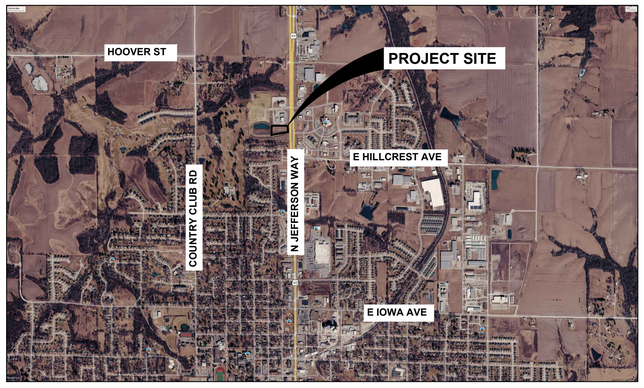
DANIEL HENNESSY, PLS (IA)
SHORT ELLIOTT HENDRICKSON INC. (SEH®)
10 NORTH WASHINGTON AVENUE, SUITE 110
MASON CITY, IA 50401
641-424-6344
DHENNESSY@SEHINC.COM

## LEGAL DESCRIPTION

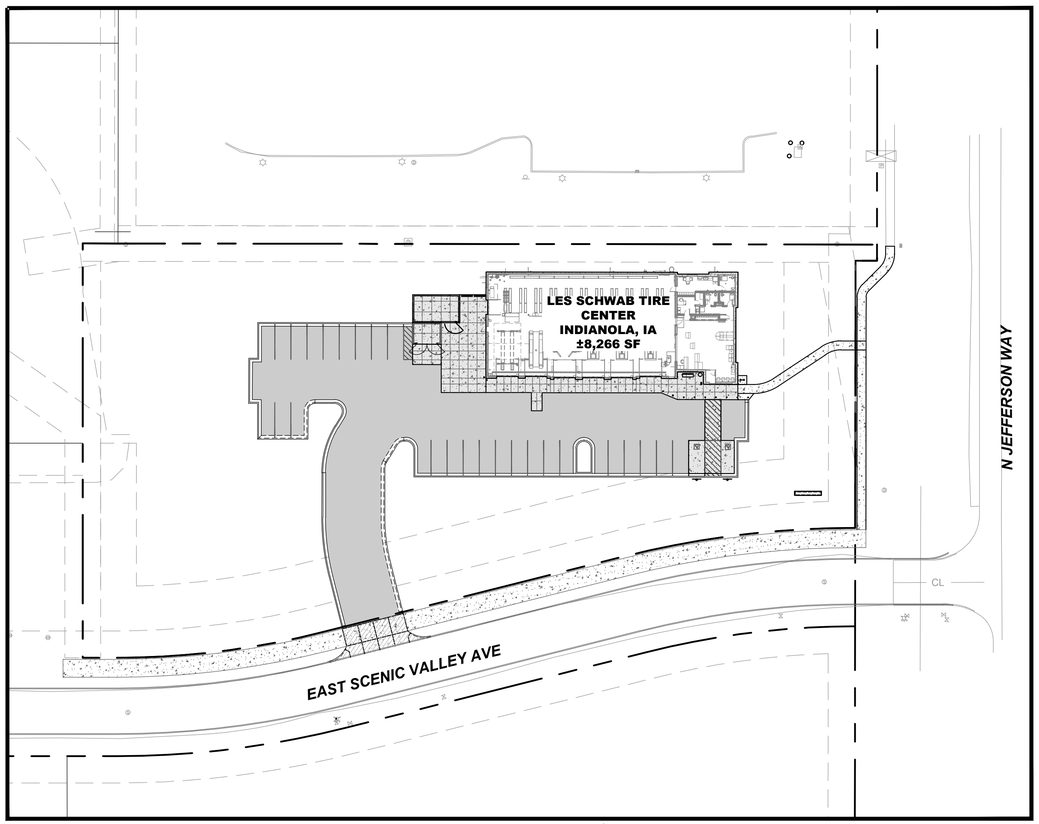
LOT 1 EMERALD BAY PLAT 2

## PROJECT ZONING

PUD PLANNED UNIT DEVELOPMENT W/ UNDERLYING C2 HIGHWAY COMMERCIAL




## VICINITY MAP
NTS
NORTH




## SITE MAP
1" = 40'
NORTH

## CITY STANDARD SITE DEVELOPMENT NOTES

1. BUILDING PERMITS MUST BE OBTAINED FROM THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION.
2. THE RIGHT OF WAY AND ADJACENT STREETS SHALL BE CLEANED AT THE END OF EACH WORKING DAY AND PRIOR TO A RAIN EVENT.
3. ALL EXTERIOR MOUNTED AND ROOF-MOUNTED BUILDING EQUIPMENT SHALL BE LOCATED OUT OF VIEW AND SCREENED FROM ALL ADJACENT STREETS AND RESIDENTIALLY DEVELOPED OR ZONED PROPERTIES.
4. ANY PROPOSED CHANGES TO THE SITE PLAN SHALL BE APPROVED IN WRITING BY THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT.
6. **EROSION CONTROL MUST BE IN PLACE PRIOR TO APPROVAL OF BUILDING PERMIT.**

## CONSTRUCTION SCHEDULE

1. BEGIN CONSTRUCTION: OCTOBER 2026
2. END CONSTRUCTION: APRIL 2027
3. OPEN BUILDING: MAY 2027

## SHEET LIST


| SHEET NUMBER | SHEET TITLE |
|---|---|
| C000 | COVER SHEET |
| SHEET 1 OF 1 | ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY PROJ NO. 0053800.00 |
| C001 | GENERAL NOTES & LEGEND |
| C002 | DEMOLITION PLAN |
| C010 | SWPPP NOTES |
| C011 | FINAL EROSION CONTROL PLAN |
| C012 | EROSION CONTROL DETAILS |
| C100 | SITE PLAN |
| C200 | GRADING PLAN |
| C201 | STORM SEWER ALIGNMENT #1 PLAN & PROFILE |
| C202 | STORM SEWER ALIGNMENT #2 PLAN & PROFILE |
| C203 | STORM SEWER ALIGNMENT #3 PLAN & PROFILE |
| C300 | UTILITY PLAN |
| C400 | CIVIL DETAILS |
| C401 | CIVIL DETAILS |
| C402 | CIVIL DETAILS |
| C403 | CIVIL DETAILS |
| L301 | PLANTING PLAN |
| L501 | PLANTING DETAILS |
| E100 | ELECTRICAL SITE PLAN |
| E200 | ELECTRICAL DETAIL SHEET |


| | |
|---|---|
| ADAM J. SCHLEGEL P27727 07/29/2026 IOWA PROFESSIONAL ENGINEER | I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. |
| | ADAM SCHLEGEL, REG. NO. 27727<br>MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027<br>PAGES OR SHEETS COVERED BY THIS SEAL:<br>C000 - 002, C010-012, C100, C200-203, C300, C400-403 |
| GARY GLASSING 16968 IOWA PROFESSIONAL ENGINEER 07/29/2026 | I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. |
| | GARY GLASSING, REG. NO. 16968<br>MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027<br>PAGES OR SHEETS COVERED BY THIS SEAL:<br>E100 & E200 |
| STATE OF IOWA DEBRA ANN LESLE ROSA LANDSCAPE ARCHITECT No. LA00863 07/29/2026 PROFESSIONAL LANDSCAPE ARCHITECT | I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. |
| | DEBRA ROSA, REG. NO. LA00863<br>MY LICENSE RENEWAL DATE IS JUNE 3, 2027<br>PAGES OR SHEETS COVERED BY THIS SEAL:<br>L301 & L501 |

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ZINK@ABENGINEERS.COM

Cushing Terrell
cushingterrell.com
800.757.9522

Tires LES SCHWAB

102 EAST SCENIC VALLEY AVE.
6-BAY MVP RETAIL
**LES SCHWAB TIRE CENTER - INDIANOLA, IA**

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ENTITLEMENT PLANS

07.31.2026
PROJ# | LSIA_25INDNLA
DESIGNED BY | ISACKSON
DRAWN BY | HAHN
REVIEWED BY | SCHLEGEL
REVISIONS

COVER SHEET

C000

## OWNER
Emerald Bay, L.L.C.

## GROSS LAND AREA
THE PROPERTY IDENTIFIED IN THE TITLE COMMITMENT REFERENCED HEREON CONTAINS A TOTAL OF 1.95 ACRES, (84,778 SQ FT).

## PROPERTY ADDRESS
102 East Scenic Valley Avenue, Indianola, IA 50125 (per Warren County GIS)

## UTILITY LOCATION
LOCATIONS ARE SHOWN TO THE ACCURACY OF THE MARKINGS AND/OR UTILITY MAPS PROVIDED AND SEH DOES NOT ASSUME RESPONSIBILITY FOR MISLOCATED OR UNMARKED UTILITIES.

## LEGAL DESCRIPTION
THE PROPERTY DESCRIBED ON THIS SURVEY IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT REFERENCED HEREON.

Lot 1, Emerald Bay Plat 2, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa.

## TITLE COMMITMENT
THIS SURVEY WAS PREPARED USING THE FOLLOWING:

TITLE COMMITMENT BY: FIRST AMERICAN TITLE INSURANCE COMPANY
NATIONAL COMMERCIAL SERVICES
121 SOUTH 8TH STREET, SUITE 1250, MINNEAPOLIS, MN 55402

ISSUING OFFICE'S ALTA REGISTRY ID: 0005802
COMMITMENT NUMBER: NCS-1249933-MPLS
REVISION NO.:

## SCHEDULE B-II - Exceptions
1-9: STANDARD EXCEPTIONS - NOT SURVEY RELATED

10: Easement for Road purposes related to Jefferson Way. The right-of-way described within the document does not affect the subject property.

11: Easement for filter related to septic tank drainage. The easement is described as lying directly north of Lot 7 in H.B. Cole Subdivision and therefore does not affect the subject property.

12: Easement for filter related to septic tank drainage. The easement is described as lying directly north of Lot 6 in H.B. Cole Subdivision and therefore does not affect the subject property.

13: Deed of Trust, blanket in nature, no plottable items.

14: Utility Easements shown and dedicated in the Final plat of Emerald Bay Plat 1, affect the subject property and are shown hereon.

14: Affidavit Explanatory of Title. No plottable items.

15: Public Utility Easements affect the subject property and are shown hereon.

15: Amemded and Restated Public Utility Easements affect the subject property and are shown hereon.

16: Public Utility Easements affect the subject property and are shown hereon. Note: The north-south portion of the storm sewer easement within the subject property has been vacated by City Resolution 2025-091, dated May 19, 2025.

17: Storm Water Detention Easement affects the subject property and is shown hereon. Note: The legal description within the document contains multiple errors and does not form a mathematically closed figure. The easement is shown hereon based on the approved construction plans.

18: Public Trail Easement does not affect the subject property and is not shown hereon.

19: Deed restriction affects the subject property. No plottable items.

20: Memorandum of Agreement for Private Development. Affects the subject property. The document contains a vague reference for a "20' Storm Sewer Easement to be Vacated", but is illegible and not shown hereon.

21: Utility Easements shown and dedicated in the Final plat of Emerald Bay Plat 2: No utility easements are shown within the subject property on the plat Emerald Bay Plat 2.

22: Storm sewer right of way affects the subject property and is shown hereon.

23: Rights of Tennants under unrecorded leases. No related information provided to the Surveyor.

◯ DENOTES PLOTTABLE EXCEPTION ITEM SHOWN ON SURVEY.

## ZONING
SOURCE: CITY OF INDIANOLA
ZONING DISTRICT: PUD - PLANNED UNIT DEVELOPMENT WITH UNDERLYING C-2 HIGHWAY COMMERCIAL

NO SETBACKS OR RELATED INFO PURSUANT TO THE PUD DESIGNATION HAS BEEN PROVIDED TO THE SURVEYOR. SETBACKS SHOWN ARE ACCORDING TO THE FINAL PLAT OF EMERALD BAY PLAT 2.

## FLOOD ZONE INFORMATION
THE SURVEYED PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THE PORPERTY IS IDENTIFIED AS ZONE X AREAS OF MINIMAL FLOOD HAZARD.

REFERENCE FEMA MAP PANEL #: 19181C0168F
EFFECTIVE DATE: 1116/2018

## GENERAL SURVEY NOTES
DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

INFORMATION SHOWN AS (00) IS RECORD INFORMATION.

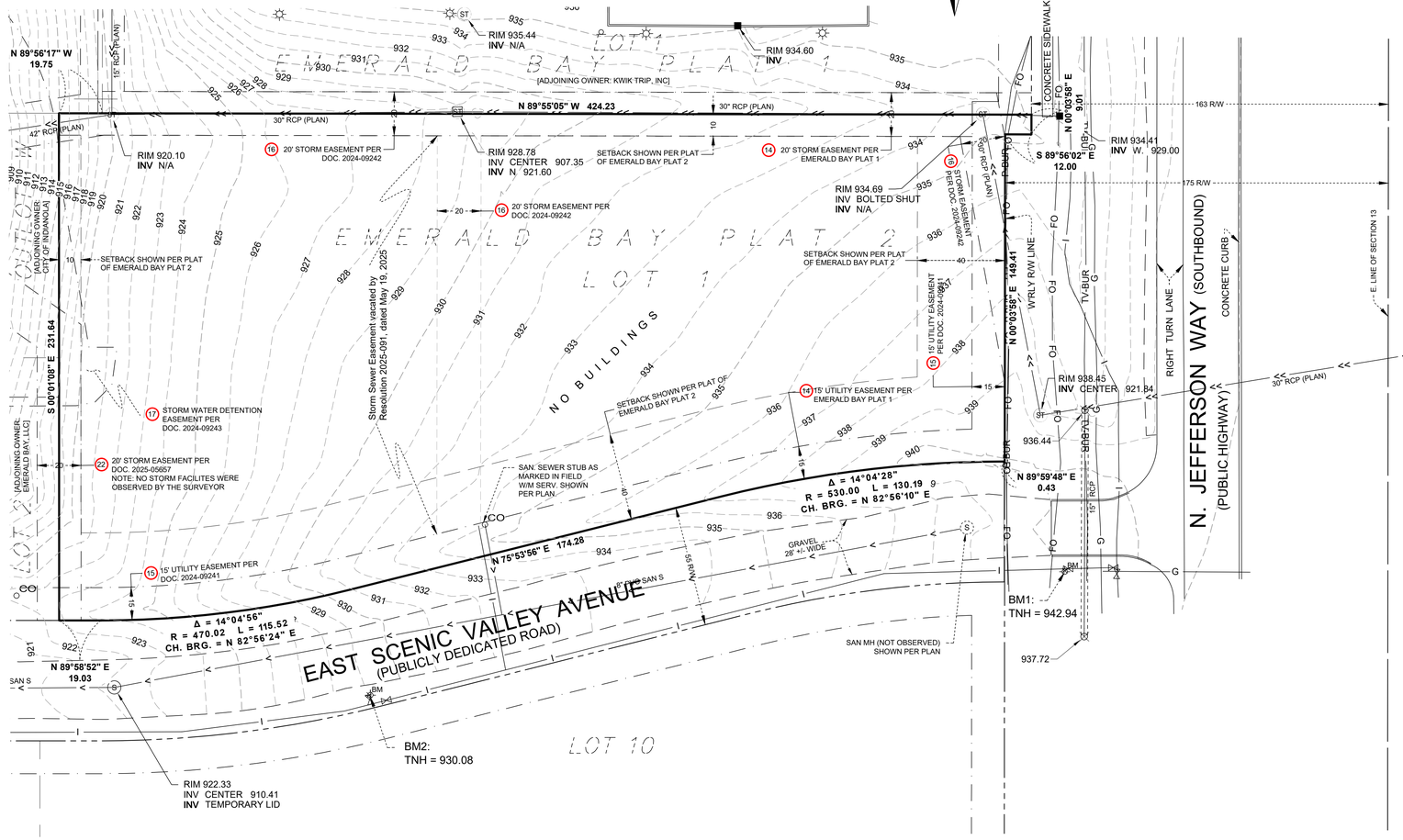
THE NORTH LINE OF LOT 1, EMERALD BAY PLAT 2 IS ASSUMED TO BEAR N 89° 55' 05" W FOR THE PURPOSE OF THIS SURVEY.

SYSTEM: NORTH AMERICAN DATUM OF 1983 IOWA REGIONAL COORDINATE SYSTEM - ZONE 8 DES MOINES.

ELEVATIONS SHOWN HEREON ARE BASED ON NGVD '88 DATUM

BENCHMARK 1: TOP NUT HYDRANT AT SW QUAD OF EAST SCENIC VALLEY AVE. & N. JEFFERSON WAY. ELEV = 942.94

BENCHMARK 2: TOP NUT HYDRANT ON S. SIDE OF EAST SCENIC VALLEY AVE, 350 FEET WEST OF N. JEFFERSON WAY. ELEV = 930.08




## LEGEND
- FOUND MONUMENT, MONUMENT, RANGE POINT AND SECTION CORNER
- SET 1/2" REBAR WITH CAP STAMPED ----, SET MAG NAIL
- SURVEY CONTROL POINT, BENCHMARK
- SANITARY MANHOLE, CLEAN OUT, LIFT STATION AND FORCE MAIN MANHOLE
- SANITARY GRAVITY MAINLINE
- SANITARY FORCE MAIN
- SANITARY SERVICE LINE
- STORM MANHOLE AND CATCH BASIN
- STORM SEWER GRAVITY MAINLINE
- STORM SEWER FORCE MAIN
- CULVERT
- TILE LINE
- WATER MANHOLE, GATE VALVE, HYDRANT, CURB STOP AND METER
- WATER MAIN LINE
- WATER SERVICE
- WELL, SPRINKLER HEAD, SPRINKLER CONTROL BOX AND BACK FLOW VALVE
- IRRIGATION WATER LINE
- NON-POTABLE WATER LINE
- POWER POLE, ANCHOR, LIGHT POLE AND ELECTRIC METER
- BURIED ELECTRIC CABLE
- ELECTRIC PEDESTAL, MANHOLE, SIGN AND VAULT
- OVERHEAD POWER
- TELEPHONE PEDESTAL, SIGN, MANHOLE AND VAULT
- BURIED TELEPHONE CABLE
- CABLE TV PEDESTAL, MANHOLE, SIGN AND VAULT
- BURIED CABLE TV CABLE
- FIBER OPTIC PEDESTAL AND SIGN
- BURIED FIBER OPTIC CABLE
- GAS SIGN, METER, VALVE, RISER AND VAULT
- BURIED GAS LINE
- BURIED OIL LINE
- BURIED PETROL LINE
- MAILBOX, FLAG POLE, POST/BOLLARD, PARKING METER
- ROAD SIGN, STREET NAME SIGN, SIGNAL BOX, AND E911 SIGN
- UNIDENTIFIED PEDESTAL, MANHOLE, HAND HOLE AND VAULT
- DECIDUOUS TREE, CONIFEROUS TREE, STUMP AND BUSH
- TREE LINE
- DELINEATED WETLAND
- RAILROAD SIGNAL, DERAILER AND SWITCH STAND
- BOUNDARY LINE
- ADJACENT DEED OR PLAT LINE
- ROAD RIGHT OF WAY LINE
- RAILROAD RIGHT OF WAY LINE
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER-QUARTER SECTION LINE
- PERMANENT EASEMENT LINE
- UTILITY EASEMENT LINE
- FENCE LINE
- CHAIN LINK FENCE
- WOOD BOARD FENCE
- WOVEN WIRE FENCE
- ROAD BEAM GUARD
- ROAD CABLE GUARD
- MAJOR CONTOUR LINE AND LABEL
- MINOR CONTOUR LINE AND LABEL
- BITUMINOUS SURFACE (BIT)
- CONCRETE SURFACE (PCC)
- GRAVEL SURFACE
- BUILDING
- TAXIWAY, RUNWAY AND THRESHOLD LIGHTS, BEACON, AIRCRAFT TIE-DOWN
- AIRFIELD SIGN, PAPI, GUARD LIGHT, WIND CONE
- POT HOLE, SOIL BORING, PIEZOMETER, GAS PROBE, MONITORING WELL
- AERIAL PHOTO TARGET, STAFF GAUGE, SETTLEMENT HUB, VAPOR EXTRACTION, INCLINOMETER

IOWA ONE CALL
TICKET #252481653

CENTURYLINK
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CONTACT PHONE: 918-547-0147
CONTACT EMAIL: SADIE.HULL@LUMEN.COM

CITY OF INDIANOLA PUBLIC UTILITIES
CONTACT NAME:
CONTACT PHONE: (515) 961-9444
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UtilityServices@Indianolaiowa.gov

MIDAMERICA GAS
CONTACT NAME:
CONTACT PHONE:
CONTACT EMAIL:

MDAMERICA ELECTRIC
CONTACT NAME:
CONTACT PHONE:
CONTACT EMAIL:

MEDIACOM BROADBAND, L.L.C.
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CMINARD@MEDIACOMCC.COM

CENTURYLINK
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CONTACT EMAIL:
NATIONALRELO@CENTURYLINK.COM

VERIZON
CONTACT NAME:
CONTACT PHONE:
CONTACT EMAIL:

## SURVEYOR'S NOTES
REGARDING TABLE A-ITEM 20: ITEM 20 INCLUDES THE FOLLOWING 3 (THREE) ITEMS: VICINITY MAP, OBSERVED TRAFFIC STRIPING, DIAMETER OF AND DRIP LINE LOCATION OF MATURE TREES.

REGARDING TABLE A-ITEM 7: THE SURVEYOR OBSERVED NO BUILDINGS WITHIN THE SUBJECT PROPERTY.

REGARDING TABLE A-ITEM 9: THE SURVEYOR OBSERVED NO INDENTIFIABLE PARKING AREAS WITHIN THE SUBJECT PROPERTY.

REGARDING TABLE A-ITEM 16: THE SURVEYOR OBSERVED RECENT EARTH MOVING OR RECENT BUILDING CONSTRUCTION WITHIN THE SUBJECT PROPERTY. THE SUBJECT PROPERTY AND SURROUNDING LANDS WERE MASS GRADED IN 2024. SANITARY SEWER ADJACENT TO THE SUBJECT PROPERTY HAS NOT BEEN FULLY COMPLETED AS OF THE DATE OF FIELD WORK STATED HEREON.

REGARDING TABLE A-ITEM 17: THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN RIGHT OF WAY LINES AFFECTING THE SURVEYED PROPERTY.

NO OBSERVABLE NATURAL BODIES OF WATER ARE LOCATED ON THE SITE.

THE SUBJECT PROPERTY HAS DIRECT LEGAL ACCESS TO/ FROM EAST SCENIC VALLEY AVENUE. DIRECT VEHICULAR ACCESS TO N. JEFFERSON WAY IS ASSUMED TO BE RESTRICTED BY THE ROAD AUTHORITY.

THE ENTIRE SITE WAS MASS-GRADED IN 2024. NO TREES WERE OBSERVED AS OF THE DATE OF FIELD SURVEY STATED HEREON.




## VICINITY MAP
SOURCE: WARREN COUNTY GIS

## SURVEYOR'S STATEMENT OF POSSIBLE ENCROACHMENTS
NONE OBSERVED.

## ABBREVIATIONS
| | |
|---|---|
| RCP | REINFORCED CONCRETE PIPE |
| VCP | VITRIFIED CLAY PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| HDPE | HIGH-DESITY POLYETHYLENE PIPE |
| (B)PC | BLUE PLASTIC CAP(FIRST LETTER INDICATES COLOR) |

## CERTIFICATION
To:
Main and Main Capital Group, LLC, a Texas limited liability company;
First American Title Insurance Company;
Independent Financial, a Texas state banking association;
South State Bank, National Association;
Centennial Bank; an Arkansas state bank;
Frost Bank, a Texas state bank;
MidFirst Bank, a federally chartered savings bank and its successors and assigns
Washington Federal Bank;
and SFP-E, LLC, an Oregon limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items
1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on September 11, 2025

LICENSED PROFESSIONAL LAND SURVEYOR — DANIEL HENNESSY P28993 — IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

FOR SEH

Daniel Hennessy 10/9/2025
DANIEL HENNESSY DATE
LICENSE NUMBER P28993
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
SHEETS COVERED BY THIS SEAL: 1

| | |
|---|---|
| SEH Project | MMCAP 184076 |
| Drawn By | DJH |
| Surveyed By | DJH |
| Checked By | ? |

| Rev.# | Revision Issue Description | Date |
|---|---|---|
| 1 | Edit Structure Labels | 10-09-2025 |
| 2 | Added 1. MidFirst Bank to Certification | 1-9-2026 |
| 3 | Revised zoning classification, updated license exp. | 4-16-2026 |

SEH
PHONE: 641.424.6344
10 NORTH WASHINGTON AVENUE
SUITE 110
MASON CITY, IA 50401-3119
www.sehinc.com

INDIANOLA, IOWA

ALTA/NSPS LAND TITLE SURVEY
LOT 1, EMERALD BAY PLAT 2

FILE NO. MMCAP 187347

1 of 1

Save: 4/16/2026 8:07 AM cambourn Plot: 4/16/2026 8:15 AM X:\KOM\MMCAP\187347\9-survey\92-CAD\15-dwg\MM 187347 ALTA.dwg

# ABBREVIATIONS

| | |
|---|---|
| @ | AT |
| AB | ABANDONED |
| AHJ | AUTHORITIES HAVING JURISDICTION |
| APPROX | APPROXIMATE |
| ASCE | AMERICAN SOCIETY OF CIVIL ENGINEERS |
| BC | BACK OF CURB |
| BCR | BACK OF CURB RADIUS |
| BM | BENCHMARK |
| BOT | BOTTOM |
| BP | BURIED POWER |
| BT | BURIED TELEPHONE |
| BW | BOTTOM OF WALL |
| C&G | CURB & GUTTER |
| CATV, TV | CABLE TELEVISION |
| CI | CAST IRON |
| CIPP | CURED IN PLACE PIPE |
| ℄, CL | CENTERLINE |
| CMP | CORRUGATED METAL PIPE |
| CO | CLEANOUT |
| D, DIA | DIAMETER |
| DG | DECOMPOSED GRANITE |
| DI | DUCTILE IRON |
| DIP | DUCTILE IRON PIPE |
| DOM | DOMESTIC WATER |
| DW | DRIVEWAY |
| DWG | DRAWING |
| EG | EXISTING GRADE |
| ELEC, E | ELECTRIC |
| EL, ELEV | ELEVATION |
| EOP, EP | EDGE OF PAVEMENT |
| ESCP | EROSION AND SEDIMENT CONTROL PLAN |
| EX | EXISTING |
| FC | FACE OF CURB |
| FG | FINISHED GRADE |
| FH, HYD | FIRE HYDRANT |
| FL | FLOW LINE |
| FT | FOOT, FEET |
| G | GAS |
| GM | GAS METER |
| GV | GAS VALVE |
| GW | GUY WIRE |
| HP | HIGH PRESSURE |
| IE | INVERT ELEVATION |
| INT | INTERSECTION |
| IRR | IRRIGATION |
| L | LENGTH |
| LF | LINEAL FOOT, LINEAR FEET |
| LS | LANDSCAPING |
| LT | LEFT |
| MEG | MATCH EXISTING GRADE |
| MH | MANHOLE |
| MTR | METER |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OH, OHP | OVERHEAD, OVERHEAD POWER |
| OHU | OVERHEAD UTILITIES |
| PB | PULL BOX |
| PC | POINT OF CURVATURE |
| PIP | PROTECT IN PLACE |
| ℄, PL | PROPERTY LINE |
| PP | POWER POLE |
| PRC | POINT OF REVERSE CURVE |
| PT | POINT OF TANGENCY |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| RIM | RIM OF MANHOLE LID OR GRATE |
| ROW | RIGHT OF WAY |
| SF | SQUARE FOOT, SQUARE FEET |
| SP | SPECIAL PROVISIONS |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| ST | STORM DRAIN |
| STA | STATION |
| STCB | STORM CATCH BASIN |
| STCI | STORM CURB INLET |
| STD | STANDARD |
| STMH | STORM MANHOLE |
| STYD | STORM YARD DRAIN |
| SW | SIDEWALK |
| SWPPP | STORMWATER POLLUTION PREVENTION PLAN |
| SY | SQUARE YARD |
| T, TEL | TELEPHONE |
| TA | TOP OF ASPHALT |
| TBC | TOP BACK OF CURB |
| TC | TOP OF CONCRETE |
| TEMP | TEMPORARY |
| TRANS | TRANSITION |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| VCP | VITRIFIED CLAY PIPE |
| WM | WATER MAIN |
| WV | WATER VALVE |
| W/ | WITH |
| Δ | DELTA |

# LEGEND

| EXISTING | PROPOSED | |
|---|---|---|
| | | LIGHT DUTY ASPHALT |
| | | HEAVY DUTY ASPHALT |
| | | APPROACH CONCRETE |
| | | CONCRETE |
| | | HEAVY DUTY CONCRETE (FIBER REINFORCED) |
| | | GRAVEL |
| | | LANDSCAPE |
| | | LANDSCAPE |
| wm | WM | WATER MAIN |
| | F F | FIRE SERVICE |
| | WS WS | DOMESTIC WATER SERVICE |
| st | ST | STORM DRAIN |
| ss | SS | SANITARY SEWER |
| bp | BP BP | BURIED POWER |
| oh | OHP OHP | OVERHEAD POWER |
| bt | BT BT | BURIED TELEPHONE |
| gas | GAS GAS | BURIED GAS |
| fo | FO FO | BURIED FIBER OPTIC |
| | | FENCE - CHAINLINK |
| | | FENCE - WOODEN |
| X | X | FENCE - BARBED WIRE |
| | | BUILDING |
| | | BUILDING ROOF OVERHANG |
| | | VERTICAL CURB |
| | | CURB AND GUTTER |
| | | CURB AND GUTTER - CATCH |
| | | CURB AND GUTTER - SPILL |
| | | VEGETATION EXTENTS |
| | | PROPERTY LINE - SUBJECT |
| | | PROPERTY LINE - ADJACENT |
| | | EASEMENT |
| 1 | | CONTROL POINT |
| 6 | | FOUND PROPERTY CORNER AS NOTED |
| 1 | | FIRE HYDRANT/ CONTROL POINT HYDRANT |
| | | WATER VALVE |
| | | WATER SHUTOFF |
| W | W | WATER WELL |
| D | D | STORM DRAIN MANHOLE |
| | | STORM DRAIN INLET STRUCTURE |
| | | STORM DRAIN CURB INLET |
| | | STORM DRAIN OUTLET STRUCTURE |
| | | STORM DRAIN ROOF DOWNSPOUT |
| | | STORM DRAIN CLEANOUT |
| S | S | SANITARY SEWER MANHOLE |
| | | SANITARY SEWER CLEANOUT |
| | | UTILITY POLE |
| | | GUY WIRE |
| | | LIGHT POLE (ONE LIGHT AND DIRECTION) |
| | | LIGHT POLE |
| A | | TRANSFORMER |
| P | P | POWER METER OR POWER HANDHOLE |
| | | GAS METER |
| T | T | TELEPHONE PEDESTAL |
| I | I | IRRIGATION CONTROL VALVE |
| | | POLE SIGN AND DOUBLE POLE SIGN |
| | • | BOLLARD (OR AS NOTED) |
| | # | PARKING STALL COUNT |
| | | DECIDUOUS TREE |
| | | CONIFEROUS TREE |
| B | | BUSH |

**NOTE:** ALL EXISTING LAYERS SUBJECT TO DEMOLITION TO BE SHOWN DARKER THAN INDICATED IN THIS LEGEND.

# GENERAL NOTES

1. ALL WORK, MATERIALS AND DETAILS PERTAINING TO CONSTRUCTION SHALL BE IN COMPLETE ACCORDANCE WITH THE 2026 EDITION OF SUDAS AND THE CITY OF INDIANOLA SUPPLEMENTAL SPECS, THE PROJECT SPECIFICATIONS AND ALL OTHER GOVERNING AGENCIES' STANDARDS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR STORM WATER QUALITY DURING CONSTRUCTION. CONTRACTOR SHALL OBTAIN CONSTRUCTION STORMWATER PERMIT(S) AND COMPLY WITH ALL CURRENT REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), AND LOCAL MS4 REQUIREMENTS WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION AND MAINTENANCE OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THROUGHOUT THE DURATION OF THE PROJECT.
3. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH REGULATIONS OF LOCAL AIR POLLUTION CONTROL AUTHORITY.
5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO REPAIR BACK TO ORIGINAL OR BETTER CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
6. CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AND COORDINATE WITH OWNER, CITY OF INDIANOLA, IA AND ENGINEER / ARCHITECT PRIOR TO DEMOLITION ACTIVITIES.
7. TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH CITY OF INDIANOLA, IA GUIDANCE. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
8. OWNER WILL SECURE ALL NECESSARY UTILITY PERMITS REQUIRED FOR THE COMPLETION OF THE PROJECT. CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH PERMIT REQUIREMENTS.
9. UNLESS OTHERWISE INDICATED, ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A IOWA LICENSED LAND SURVEYOR.
10. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES. ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS SHALL BE NOTED ON THIS SET. THE LOCATION AND DEPTH OF ALL UTILITIES ENCOUNTERED SHALL BE RECORDED AND KEPT UP TO DATE AT ALL TIMES AND AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE UPON REQUEST. FAILURE TO COMPLY MAY RESULT IN DELAY IN PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
11. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER.
12. ALL WARRANTIES TO BE PER THE PROJECT SPECIFICATIONS AND ANY OTHERS IMPLEMENTED BY GOVERNING AGENCIES'.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY GRADE THIS SITE TO THE FINISHED ELEVATIONS SHOWN HEREON AS WELL AS THE LEGAL DISPOSAL OF WASTE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE WORK WITH ALL OTHER TRADES.
15. SAFETY - NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR COMPLIANCE WITH SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
16. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
17. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-292-8989 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

# SHOP AND FABRICATION NOTES

1. THE CONTRACTOR SHALL PREPARE AND SUBMIT FABRICATION DRAWINGS, DESIGN MIX INFORMATION, MATERIAL TESTING COMPLIANCE DATA, AND ANY OTHER PERTINENT DATA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIALS. FOLLOWING REVIEW, THE CONTRACTOR SHALL RESUBMIT COPIES OF ANY DRAWINGS WHICH REQUIRE REVISION OR CORRECTIONS.
2. ANY REVIEW BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR FOR RESPONSIBILITY FOR ERRORS OR OMISSIONS, OR SCHEDULE REQUIREMENTS. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR FULL AND COMPLETE PERFORMANCE IN ACCORDANCE WITH THE TERMS, CONDITIONS, PROVISIONS, DRAWINGS, AND SPECIFICATIONS.

# ACCESS NOTES

1. CONTRACTOR SHALL COORDINATE ACCESS, STAGING AND STOCKPILE LOCATIONS WITH OWNER.
2. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO PRE-CONSTRUCTION OR BETTER CONDITIONS.

# EXISTING UTILITY NOTES

1. EXISTING UNDERGROUND INSTALLATIONS AND PUBLIC UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER AND DEPICTED ON THESE PLANS TO A LEVEL OF QUALITY IN ACCORDANCE WITH ASCE 38-02.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING AND VERIFYING MATERIAL TYPES OF ALL EXISTING UTILITY INSTALLATIONS ABOVE AND BELOW GROUND IN ADVANCE OF THE PROJECT BY CONTACTING THEIR RESPECTIVE OWNERS. ALL COSTS RELATED TO LOCATING EXISTING UTILITIES ARE INCIDENTAL AND SHALL NOT BE PAID SEPARATELY. NOT ALL UTILITIES ARE IDENTIFIED ON THE PLANS. NOTIFY ENGINEER OF POTENTIAL CONFLICTS.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE CITY OF INDINANOLA, IA, AND ANY OTHER UTILITY AGENCIES A MINIMUM OF 5 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.

# GEOTECHNICAL REPORT

1. ALL GEOTECHNICAL RECOMMENDATIONS ARE TAKEN FROM THE REPORT TITLED "GEOTECHNICAL EVALUATION REPORT" BY ALLENDER BUTZKE ENGINEERS INC DATED JULY 28, 2025.
2. ALL REFERENCES MADE TO THE GEOTECHNICAL REPORT IN THIS PLAN SET SHALL CONSULT THE AFOREMENTIONED REPORT.

Cushing Terrell.
cushingterrell.com
800.757.9522

Tires LES SCHWAB

102 EAST SCENIC VALLEY AVE.
6-BAY MVP RETAIL
**LES SCHWAB TIRE CENTER - INDIANOLA, IA**

LICENSED PROFESSIONAL ENGINEER
ADAM J. SCHLEGEL
P27727
07/29/2026
IOWA

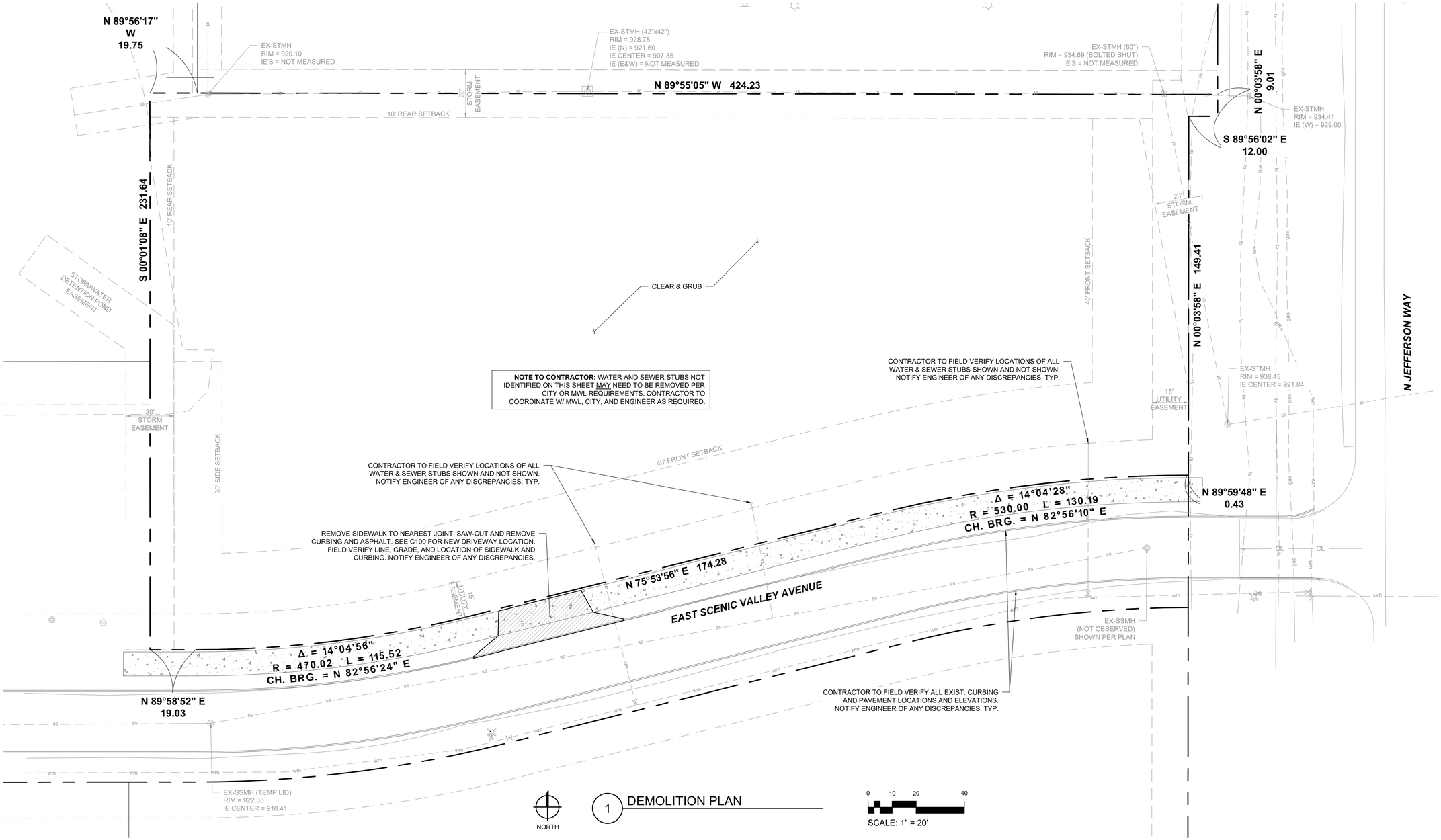
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ENTITLEMENT PLANS

07.31.2026
PROJ# | LSIA_25INDNLA
DESIGNED BY | ISACKSON
DRAWN BY | HAHN
REVIEWED BY | SCHLEGEL
REVISIONS

GENERAL NOTES & LEGEND

C001




1 DEMOLITION PLAN

## PROJECT CONDITIONS

1. STRUCTURES TO BE DEMOLISHED WILL BE DISCONTINUED IN USE AND VACATED PRIOR TO THE START OF WORK.
2. THE OWNER ASSUMES NO RESPONSIBILITY FOR CONDITION OF STRUCTURES TO BE DEMOLISHED.
3. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER AS PRACTICABLE. VARIATIONS WITHIN STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
4. UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS OR SPECIFIED BY THE OWNER, ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR SHALL BE REMOVED FROM SITE AND STRUCTURES. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED AND SHALL NOT INTERFERE WITH OTHER WORK SPECIFIED IN CONTRACT DOCUMENTS.
5. EXPLOSIVES SHALL NOT BE BROUGHT TO SITE OR USED WITHOUT WRITTEN CONSENT OF AUTHORITIES HAVING JURISDICTION. SUCH WRITTEN CONSENT WILL NOT RELIEVE CONTRACTOR OF TOTAL RESPONSIBILITY FOR INJURY TO PERSONS OR FOR DAMAGE TO PROPERTY DUE TO BLASTING OPERATIONS, PERFORMANCE OF REQUIRED BLASTING SHALL COMPLY WITH GOVERNING REGULATIONS.

## SITE PREPARATION

1. PROVIDE, ERECT, AND MAINTAIN EROSION CONTROL DEVICES, TEMPORARY BARRIERS, AND SECURITY DEVICES PRIOR TO THE START OF DEMOLITION.
2. PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES, AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. REPAIR DAMAGE CAUSED BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING AS NEEDED.
4. MARK LOCATION OF UTILITIES. PROTECT AND MAINTAIN IN SAFE AND OPERABLE CONDITION UTILITIES THAT ARE TO REMAIN. PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE TO OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES AND OWNER.
5. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-292-8989 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY DEMOLITION ACTIVITIES.

## DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS
3. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
4. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING DEMOLITION, WHICH INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC.
6. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT OWNER AS TO SPECIFIC DETAILS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTENANCES.
7. THE CONTRACTOR IS RESPONSIBLE TO INSPECT THE SITE PRIOR TO BIDDING AND INCLUDE IN THE BID ANY AND ALL ITEMS TO BE REMOVED, DEMOLISHED, OR MAINTAINED AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
8. ALL MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTORS EXPENSE UNLESS OTHERWISE INDICATED BY THE OWNER. AN APPROPRIATE DUMP SITE SHALL BE NOMINATED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL VERIFY LOCATIONS AND MATERIAL TYPES OF ALL UTILITIES PRIOR TO THE START OF DEMOLITION.
10. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
11. TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE AND AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
12. PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO HIS WORK, AND SHALL EXERCISE DUE CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. THE CONTRACTOR SHALL REPLACE OR REPAIR TO THEIR ORIGINAL CONDITION, ALL IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA WHICH ARE NOT DESIGNATED FOR REMOVAL, AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF OPERATIONS.

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Tires LES SCHWAB

102 EAST SCENIC VALLEY AVE.
6-BAY MVP RETAIL
# LES SCHWAB TIRE CENTER - INDIANOLA, IA

ADAM J. SCHLEGEL P27727 07/29/2026 IOWA LICENSED PROFESSIONAL ENGINEER

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ENTITLEMENT PLANS

07.31.2026
PROJ# | LSIA_25INDNLA
DESIGNED BY | ISACKSON
DRAWN BY | HAHN
REVIEWED BY | SCHLEGEL
REVISIONS

DEMOLITION PLAN

C002

**PROJECT DESCRIPTION/LOCATION**
PROJECT NAME: LES SCHWAB TIRE CENTER
ADDRESS: 102 EAST SCENIC VALLEY AVENUE
LAT/LONG: 41.382425, -93.559806
LES SCHWAB TIRE SERVICE CENTER (LSTSC) PROJECT SITE IS LOCATED NORTHWEST OF THE INTERSECTION OF N JEFFERSON WAY & E SCENIC VALLEY AVE IN THE CITY OF INDIANOLA IN WARREN COUNTY. A PROJECT SCHEDULE WILL BE DETERMINED UPON SELECTION OF GENERAL CONTRACTOR.

THE EXISTING CONDITION OF THIS SITE IS AN UNDEVELOPED LOT.

THE PLANNED SCOPE OF THE PROJECT INCLUDES:
THE PROPOSED PROJECT WILL INCLUDE THE CONSTRUCTION OF A TIRE SERVICE CENTER BUILDING, LANDSCAPING, TRASH ENCLOSURE, AND PARKING LOT & DRIVE AISLE. THE BUILDING WILL BE IN THE CENTER OF THE SITE AND WILL HAVE A PAVED DRIVE AISLE AND PARKING SOUTH OF THE BUILDING AND A LANDSCAPED AREA TO THE NORTH OF THE PROPERTY. ACCESS TO THE SITE WILL BE FROM A SINGLE ACCESS DRIVE ON THE SOUTH SIDE OF THE PROPERTY.

**SPECIAL AND IMPAIRED WATERS**
THESE SPECIAL AND IMPAIRED WATERS ARE LOCATED WITHIN ONE MILE (AERIAL RADIUS) OF THE PROJECT LIMITS AND RECEIVE RUNOFF FROM THE PROJECT SITE. DUE TO THE PROXIMITY OF THESE SPECIAL AND IMPAIRED WATERS. THE BMP'S DESCRIBED IN APPENDIX A OF THE NPDES PERMIT WILL APPLY TO ALL AREAS OF THE SITE.
WATERBODY: DETENTION BASIN LOCATED IN EMERALD BAY DEVELOPMENT. IMPAIRMENT(S): AQR, AQL, AQC

**AREAS OF ENVIRONMENT AL SENSITIVITY (AES) AND INFESTED WATERS**
THERE ARE NO KNOWN AES AND INFESTED WATERS WITHIN THE PROJECT BOUNDARY

**STORMWATER RECEIVING WATERS**
THERE IS NO KNOWN CONTAMINATION WITHIN THE PROJECT BOUNDARY

**STORMWATER MANAGEMENT AND CALCULATIONS**
THIS SITE DRAINS INTO AN EXISTING DETENTION POND LOCATED IN THE EMERALD BAY DEVELOPMENT.

**SITE CONTAMINATION**
THERE ARE NO KNOWN AES AND INFESTED WATERS WITHIN THE PROJECT BOUNDARY

**SOIL TYPES**
ACCORDING TO THE GEOTECHNICAL REPORT, THE SOIL STRUCTURE CONSISTS OF A FILL MATERIAL 17 FEET THICK CONSISTING OF LEAN CLAY.
**SWPPP DEVELOPER CONTACT**
SWPPP PREPARER: RON ISACKSON, PE
TRAINING COURSE: TBD
DATE: TBD

**LONG TERM MAINTENANCE AND OPERATION**
THE SITE OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE AND OPERATION OF THE PERMANENT ON-SITE/PARCEL STORMWATER SYSTEM.

**PROJECT PERSONNEL AND TRAINING**
PROVIDE A CERTIFIED EROSION CONTROL SUPERVISOR IN GOOD STANDING WHO IS KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES. THE EROSION CONTROL SUPERVISOR WILL WORK WITH THE PROJECT ENGINEER TO OVERSEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S BEFORE, DURING AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA. PROVIDE PROOF OF CERTIFICATION AT THE PRE-CONSTRUCTION MEETING. WORK WILL NOT BE ALLOWED TO COMMENCE UNTIL PROOF OF CERTIFICATION HAS BEEN PROVIDED TO THE PROJECT ENGINEER.

**CHAIN OF RESPONSIBILITY**
SFP-E, LLC AND THE CONTRACTOR ARE CO-PERMITEES FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION PERMIT. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION PERMIT AT ALL TIMES UNTIL THE NOTICE OF TERMINATION (NOT) HAS BEEN FILED WITH THE MPCA. THE CONTRACTOR WILL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE, THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION, AND A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA.

**PROJECT CONTACTS**
THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION, PREVENTION, SEDIMENTATION CONTROL BMP'S BEFORE, DURING AND AFTER CONSTRUCTION UNTIL THE NOTICE OF TERMINATION HAS BEEN FILED. THE CONTRACTOR IS RESPONSIBLE FOR ALL UPDATES TO THE SWPPP, AS THE 1PROJECT CONDITIONS EVOLVE.

**LOCATION OF SWPPP REQUIREMENTS**
THE REQUIRED SWPPP ELEMENTS MAY BE LOCATED IN MANY PLACES WITHIN THE PLAN SET AS WELL AS IN THE SPECIAL PROVISIONS, IADOT SPEC BOOK (2014 EDITION), OR ON FILE WITH IADOT. REFER TO FOLLOWING PLAN SHEETS FOR EROSION AND SEDIMENT CONTROL PLAN SHEETS AND DETAIL REFERENCES. THE PROVIDED PLAN AND DETAILS SHEETS ARE NOT ALL INCLUSIVE AND INTENDED TO BE A QUICK REFERENCE FOR THE CONTRACTOR TO USE IN THE FIELD. THERE MAY BE ADDITIONAL REQUIRED SWPPP ELEMENTS INCLUDED ON THE PROJECT THAT ARE NOT LISTED ON THIS SHEET. STORMWATER CALCULATIONS AND ADDITIONAL HYDRAULIC DESIGN INFORMATION CAN BE AVAILABLE UPON REQUEST.

**SITE INSPECTION AND MAINTENANCE**
INSPECT THE ENTIRE CONSTRUCTION SITE A MINIMUM OF ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN .5 INCHES IN 24 HOURS. INSPECT ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT EROSION PREVENTION AND SEDIMENT CONTROL BMPS UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND THE NOT HAS BEEN SUBMITTED. INSPECT SURFACE WATER INCLUDING DRAINAGE DITCHES FOR SIGNS OF EROSION AND SEDIMENT DEPOSITION. INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS FOR EVIDENCE OF TRACKING ONTO PAVED SURFACES. INSPECT SURROUNDING PROPERTIES FOR EVIDENCE OF OFF SITE SEDIMENT ACCUMULATION. INSPECT INFILTRATION AREAS FOR SIGNS OF SEDIMENT DEPOSITION AND COMPACTION (TO ENSURE THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE AREA).

RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES IN WRITING WITHIN 24 HOURS. SUBMIT INSPECTION REPORTS IN A FORMAT THAT IS ACCEPTABLE TO THE PROJECT ENGINEER. INCLUDE THE FOLLOWING IN THE RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY:

A. DATE AND TIME OF INSPECTIONS
B. NAME OF PERSONS CONDUCTING INSPECTIONS
C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS
D. CORRECTIVE ACTIONS TAKEN, INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES
E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCH IN 24 HOURS
F. DOCUMENTS AND CHANGES MADE TO THE SWPPP

REPLACE, REPAIR OR SUPPLEMENT ALL NONFUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY UNLESS LISTED DIFFERENTLY BELOW:

A. REPAIR, REPLACE, OR SUPPLEMENT PERIMETER CONTROL DEVICES WHEN IT BECOMES NONFUNCTIONAL OR SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE. COMPLETE REPAIRS BY THE END OF THE NEXT BUSINESS DAY FOLLOWING DISCOVERY.
B. REPAIR OR REPLACE INLET PROTECTION DEVICES WHEN THEY BECOME NONFUNCTIONAL OR SEDIMENT REACHE 1/2 THE HEIGHT AND/OR DEPTH OF THE DEVICE.
C. DRAIN AND REMOVE SEDIMENT FROM TEMPORARY AND PERMANENT SEDIMENT BASINS ONCE THE SEDIMENT HAS REACHED 1/2 THE STORAGE VOLUME. COMPLETE WORK WITHIN 72 HOURS OF DISCOVERY.
D. REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. RESTABILIZE ANY AREAS THAT ARE DISTURBED BY SEDIMENT REMOVAL OPERATIONS. SEDIMENT REMOVAL AND STABILIZATION MUST BE COMPLETED WITHIN 7 DAYS OF DISCOVERY. PREPARE AND SUBMIT A SITE MANAGEMENT PLAN FOR WORKING IN SURFACE WATERS. CONTACT ALL APPROPRIATE AUTHORITIES PRIOR TO WORKING IN SURFACE WATERS.
E. REMOVE TRACKED SEDIMENT FROM PAVED SURFACES BOTH ON AND OFF SITE WITHIN 24 HOURS OF DISCOVERY. STREET SWEEPING MAY HAVE TO OCCUR MORE OFTEN TO MINIMIZE OFF SITE IMPACTS. LIGHTLY WET THE PAVEMENT PRIOR TO SWEEPING.
F. MAINTAIN ALL BMPS UNTIL WORK HAS BEEN COMPLETED, SITE HAS GONE UNDER FINAL STABILIZATION, AND THE NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA,ONLY USE IF THERE IS AN NPDES PERMIT

**ENVIRONMENTAL REVIEW**
THERE ARE NO STORMWATER MITIGATION MEASURES REQUIRED AS A RESULT OF AN ENVIRONMENTAL, ARCHEOLOGICAL OR AGENCY REVIEW. ALL MITIGATION MEASURES HAVE BEEN ADDRESSED IN THIS PLAN SET OR THE SPECIAL PROVISIONS.

THIS PROJECT IS NOT LOCATED IN A WETLAND.

THIS PROJECT IS NOT LOCATED IN A WELL HEAD PROTECTION AREA.

THIS PROJECT IS NOT LOCATED IN A DRINKING WATER SUPPLY MANAGEMENT AREA .

**LAND FEATURE CHANGES**

| | |
|---|---|
| TOTAL DISTURBED AREA | 1.21 ACRES |
| TOTAL EXISTING IMPERVIOUS SURFACE AREA | 0.000 ACRES |
| TOTAL PROPOSED IMPERVIOUS SURFACE AREA | 0.685 ACRES |
| TOTAL PROPOSED NET CHANGE IN IMPERVIOUS SURFACE AREA | 0.685 ACRES |

**STABILIZATION TIME FRAMES**

1. PIPE AND CULVERT OUTLETS
   A. 24 HOURS
2. STOCKPILES
   A. 14 DAYS/7 DAYS
   B. SEE FOLLOWING NOTE 1

1. INITIATE STABILIZATION IMMEDIATELY WHEN CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED ON ANY PORTION OF THE COMPLETE STABILIZATION WITHIN THE TIME FRAME LISTED. IN MANY INSTANCES THIS WILL REQUIRE STABILIZATION TO OCCUR MORE THAN ONCE DURING THE COURSE OF THE PROJECT. TEMPORARY SOIL STOCKPILES WITHOUT SIGNIFICANT CLAY OR SILT AND STOCKPILED AND CONSTRUCTED ROAD BASE ARE EXEMPT FROM THE STABILIZATION REQUIREMENT.
2. APPLICATION OF MULCH, HYDROMULCH, TACKIFIER AND POLYACRYLAMIDE ARE NOT ACCEPTABLE STABILIZATION METHODS IN THESE AREAS.
3. STABILIZE ALL AREAS OF THE SITE PRIOR TO THE ONSET OF WINTER. ANY WORK STILL BEING PERFORMED WILL BE SNOW MULCHED, SEEDED, AND BLANKETED WITHIN THE TIME FRAMES IN THE NPDES PERMIT.
4. TOPSOIL BERMS MUST BE STABILIZED IN ORDER TO BE CONSIDERED PERIMETER TMNTROL BMPS. USE RAPID STABILIZATION METHOD 2, 3, OR 4 AS DIRECTED BY THE ENGINEER. THE SEED MIX USED IN THE RAPID STABILIZATION MAY BE SUBSTITUTED AS FOLLOWS:
   B. SINGLE YEAR CONSTRUCTION BETWEEN MAY 1 - AUGUST 1, SEED WITH SEED MIXTURE 21-111
   C. SINGLE YEAR CONSTRUCTION BETWEEN AUGUST 1 AND OCTOBER 31, SEED WITH SEED MIXTURE 21-112
   D. MULTI YEAR CONSTRUCTION 22-111
5. KEEP DITCHES AND EXPOSED SOILS IN AN EVEN ROUGH GRADED CONDITION IN ORDER TO BE ABLE TO APPLY EROSION CONTROL MULCHES, HYDROMULCHES AND BLANKETS.

**GENERAL SWPPP NOTES FOR CONSTRUCTION ACTIVITY**
6. AMMEND THE SWPPP AND DOCUMENT ANY AND ALL CHANGES TO THE SWPPP AND ASSOCIATED PLAN SHEETS IN A TIMELY MANNER. STORE THE SWPPP AND ALL AMENDMENTS ON SITE AT ALL TIMES.
7. PREPARE AND SUBMIT A SITE MANAGEMENT PLAN FOR THE ENGINEER'S ACCEPTANCE FOR CONCRETE MANAGEMENT, CONCRETE SLURRY APPLICATION AREAS, WORK IN AND NEAR AREAS OF ENVIRONMENTAL SENSITIVITY, AREAS IDENTIFIED IN THE PLANS AS "SITE MANAGEMENT PLAN AREA", ANY WORK THAT WILL REQUIRE DEWATERING, AND AS REQUESTED BY THE ENGINEER. SUBMIT ALL SITE MANAGEMENT PLANS TO THE ENGINEER IN WRITING. ALLOW A MINIMUM OF 7 DAYS FOR IADOT TO REVIEW AND ACCEPT SITE MANAGEMENT PLAN SUBMITTALS. WORK WILL NOT BE ALLOWED TO COMMENCE IF A SITE MANAGEMENT PLAN IS REQUIRED UNTIL ACCEPTANCE HAS BEEN GRANTED BY THE ENGINEER. THERE WILL BE NO EXTRA TIME ADDED TO THE CONTRACT DUE TO THE UNTIMELY SUBMITTAL.
8. IT IS THE DESIGNER'S INTENT THAT THE CONTRACTOR BUILD PONDS AND INSTALL EROSION CONTROL BMPS BEFORE PUTTING THEM INTO ACTIVE SERVICE TO THE MAXIMUM EXTENT PRACTICABLE.
9. BURNING OF ANY MATERIAL IS NOT ALLOWED WITHIN PROJECT BOUNDARY.
10. DO NOT DISTURB AREAS OUTSIDE OF THE CONSTRUCTION LIMITS. DELINEATE AREAS NOT TO BE DISTURBED PRIOR TO STARTING GROUND DISTURBING ACTIVITIES. IF IT BECOMES NECESSARY TO DISTURB AREAS OUTSIDE OF THE CONSTRUCTION LIMITS OBTAIN WRITTENPERMISSION FROM THE PROJECT ENGINEER PRIOR TO PROCEEDING. PRESERVE ALL NATURAL BUFFERS SHOWN ON THE PLANS.
11. ROUTE STORMWATER AROUND UNSTABILIZED AREAS OF THE SITE WHENEVER FEASIBLE. PROVIDE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES AS NEEDED TO KEEP CHANNELS FROM ERODING AND TO PREVENT NUISANCE CONDITIONS AT THE OUTLET.
12. DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS WHENEVER FEASIBLE. PROVIDE VELOCITY DISSIPATION DEVICES AS NEEDED TO PREVENT EROSION.
13. THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS SHALL BE PLACED AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES AND TO CAPTURE SEDIMENT ON SITE. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY REMOVAL WORK AND/OR GROUND DISTURBING ACTIVITIES COMMENCE.
14. ESTABLISH SEDIMENT CONTROL DEVICES ON ALL DOWN GRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER ZONES BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. MAINTAIN SEDIMENT CONTROL DEVICES UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
15. LOCATE PERIMETER CONTROL ON THE CONTOUR TO CAPTURE OVERLAND, LOW- VELOCITY SHEET FLOWS DOWN GRADIENT OF ALL EXPOSED SOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS. PLACE J-HOOKS AT A MAXIMUM OF 100 FOOT INTERVALS.
16. PROVIDE PERIMETER CONTROL AROUND ALL STOCKPILES. PLACE BMP A MINIMUM 5 FEET FROM THE TOE OF SLOPE WHERE FEASIBLE. DO NOT PLACE STOCKPILES IN NATURAL BUFFER AREAS, SURFACE WATERS OR STORMWATER CONVEYANCES.
17. FLOATING SILT CURTAIN IS ALLOWED AS PERIMETER CONTROL FOR IN WATER WORK ONLY. INSTALL THE FLOATING SILT CURTAIN AS CLOSE TO SHORE AS POSSIBLE. PLACE PERIMETER CONTROL BMP ON LAND IMMEDIATELY AFTER THE IN WATER WORK IS COMPLETED.
18. DITCH CHECKS WILL BE PLACED AS INDICATED ON THE PLANS DURING ALL PHASES OF CONSTRUCTION.
19. PROTECT STORM SEWER INLETS AT ALL TIMES WITH THE APPROPRIATE INLET PROTECTION FOR EACH SPECIFIC PHASE OF CONSTRUCTION. PROVIDE INLET PROTECTION DEVICES WITH EMERGENCY OVERFLOW CAPABILITIES. SILT FENCE PLACED IN THE INLET GRATE IS NOT AN ACCEPTABLE INLET PROTECTION BMP FOR GRADING OPERATIONS. SILT FENCE PLACED IN THE GRATE IS ONLY ALLOWED FOR SHORT INTERVALS DURING MILLING OR PAVING OPERATIONS. INLET PROTECTION DEVICES MAY NEED TO BE PLACED MULTIPLE TIMES IN THE SAME LOCATION OVER THE LIFE OF THE CONTRACT. INLET PROTECTION DEVICES WILL BE PAID FOR ONCE PER INLET REGARDLESS OF THE NUMBER OF TIMES THE BMP IS PLACED. KEEP ALL STORM SEWER INLET PROTECTION DEVICES IN GOOD FUNCTIONAL CONDITION AT ALL TIMES. REPLACE INLET PROTECTION DEVICE WITH A SUITABLE ALTERNATIVE IF THE PROJECT ENGINEER DEEMS AN INLET PROTECTION DEVICE TO BE NONFUNCTIONAL IN POOR CONDITION, INEFFECTIVE, OR NOT APPROPRIATE FOR THE CURRENT CONSTRUCTION ACTIVITIES. THERE WILL BE NO COST TO IADOT FOR REPLACEMENT OF INLET PROTECTION DEVICES.
20. PLACE CONSTRUCTION EXITS, AS NECESSARY, TO PREVENT TRACKING OF SEDIMENT ONTO PAVED SURFACES BOTH ON AND OFF THE PROJECT SITE. PROVIDE CONSTRUCTION EXITS OF SUFFICIENT SIZE TO PREVENT TRACK OUT. MAINTAIN CONSTRUCTION EXITS WHEN EVIDENCE OF TRACKING IS DISCOVERED. REGULAR STREET SWEEPING IS NOT AN ACCEPTABLE ALTERNATIVE TO PROPER CONSTRUCTION EXIT INSTALLATION AND MAINTENANCE.
21. DISCHARGE TURBID OR SEDIMENT LADEN WATER TO TEMPORARY SEDIMENT BASINS WHENEVER FEASIBLE. IN THE EVENT THAT IT IS NOT FEASIBLE TO DISCHARGE THE SEDIMENT LADEN WATER TO A TEMPORARY SEDIMENT BASIN, THE WATER MUST BE TREATED SO THAT IT DOES NOT CAUSE A NUISANCE CONDITION IN THE RECEIVING WATERS OR TO DOWNSTREAM LANDOWNERS. CLEAN OUT ALL PERMANENT STORMWATER BASINS REGARDLESS OF WHETHER USED AS TEMPORARY SEDIMENT BASINS OR TEMPORARY SEDIMENT TRAPS TO THE DESIGN CAPACITY AFTER ALL UPGRADIENT LAND DISTURBING ACTIVITY IS COMPLETED.
22. PROVIDE SCOUR PROTECTION AT ANY OUTFALL OF DEWATERING ACTIVITIES.
23. PROVIDE STABILIZATION IN ANY TRENCHES CUT FOR DEWATERING OR SITE DRAINING PURPOSES.

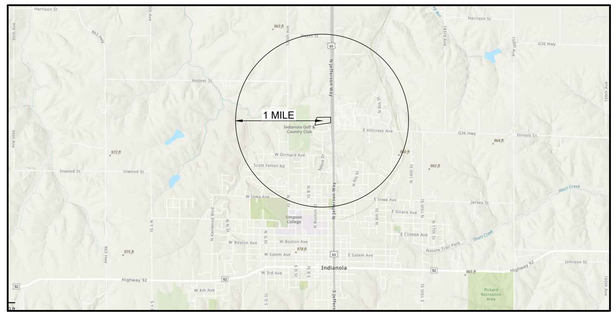
**POLLUTION PREVENTION**
1. PROVIDE A SPILL KIT AT EACH WORK LOCATION ON THE SITE.
2. STORE ALL BUILDING MATERIALS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS, PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS UNDER COVER AND WITH SECONDARY CONTAINMENT.
3. PROVIDE A SECURE STORAGE AREA WITH RESTRICTED ACCESS FOR ALL HAZARDOUS MATERIALS AND TOXIC WASTE. RETURN ALL HAZARDOUS MATERIALS AND TOXIC WASTE TO THE DESIGNATED STORAGE AREA AT THE END OF THE BUSINESS DAY UNLESS INFEASIBLE. STORE ALL HAZARDOUS MATERIALS AND TOXIC WASTE (INCLUDING BUT NOT LIMITED TO OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT, PETROLEUM BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS IN SEALED CONTAINERS WITH SECONDARY CONTAINMENT. CLEAN UP SPILLS IMMEDIATELY.
4. STORE, COLLECT AND DISPOSE OF ALL SOLID WASTE.
5. POSITION ALL PORTABLE TOILETS SO THAT THEY ARE SECURE AND CANNOT BE TIPPED OR KNOCKED OVER. PROPERLY DISPOSE OF ALL SANITARY WASTE.
6. FUEL AND MAINTAIN VEHICLES IN A DESIGNATED CONTAINED AREA WHENEVER FEASIBLE. USE DRIP PANS OR ABSORBENT MATERIALS TO PREVENT SPILLS OR LEAKED CHEMICALS FROM DISCHARGING TO SURFACE WATER OR STORMWATER CONVEYANCES. PROVIDE A SPILL KIT AT EACH LOCATION THAT VEHICLES AND EQUIPMENT ARE FUELED OR MAINTAINED AT.
7. LIMIT VEHICLE AND EQUIPMENT WASHING TO A DEFINED AREA OF THE SITE. CONTAIN RUNOFF FROM THE WASHING AREA TO A TEMPORARY SEDIMENT BASIN OR OTHER EFFECTIVE CONTROL. PROPERLY DISPOSE OF ALL WASTE GENERATED BY VEHICLE AND EQUIPMENT WASHING. ENGINE DEGREASING IS NOT ALLOWED ON THE SITE.
8. PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS. LIQUID AND SOLID WASHOUT WASTES MUST NOT CONTACT THE GROUND. DESIGN THE CONTAINMENT SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR CONTAINMENT AREA.
9. CREATE AND FOLLOW A WRITTEN DISPOSAL PLAN FOR ALL WASTE MATERIALS. INCLUDE IN THE PLAN HOW THE MATERIAL WILL BE DISPOSED OF AND THE LOCATION OF THE DISPOSAL SITE. SUBMIT PLAN TO THE ENGINEER.
10. USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT DISCHARGE OR PLACEMENT OF BITUMINOUS GRINDINGS, CUTTINGS, MILLINGS, AND OTHER BITUMINOUS WASTES FROM AREAS OF EXISTING OR FUTURE VEGETATED SOILS AND FROM ALL WATER CONVEYANCE SYSTEMS, INCLUDING INLETS, DITCHES AND CURB FLOW LINES.
11. USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT CONCRETE DUST, PARTICLES, CONCRETE WASH OUT, AND OTHER CONCRETE WASTES FROM LEAVING PROJECT AREA, DEPOSITING IN EXISTING OR FUTURE VEGETATED AREAS, AND FROM ENTERING STORMWATER CONVEYANCE SYSTEMS, INCLUDING INLETS, DITCHES AND CURB FLOW LINES. USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT SAW CUT SLURRY AND PLANING WASTE FROM LEAVING PROJECT AREA AND FROM ENTERING STORMWATER CONVEYANCE SYSTEMS INCLUDING DITCHES AND CULVERTS.

**INFILTRATION CONSTRUCTION NOTES**
1. DO NOT STOCKPILE MATERIALS OR PARK EQUIPMENT OR VEHICLES IN A PROPOSED OR CONSTRUCTED INFILTRATION AREA. STAKE OFF OR OTHERWISE MARK OFF INFILTRATION AREAS TO PREVENT HEAVY CONSTRUCTION VEHICLES AND EQUIPMENT FROM DRIVING THROUGH.
2. DO NOT FULLY EXCAVATE INFILTRATION BASINS UNTIL ALL UPGRADIENT LAND DISTURBANCE ACTIVITY HAS BEEN COMPLETED AND THE DRAINAGE AREA HAS BEEN STABILIZED. PROVIDE RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROL BMPS, INCLUDING MAINTENANCE OF THEM, IF THE INFILTRATION AREA MUST BE COMPLETELY EXCAVATED PRIOR TO COMPLETION OF GROUND DISTURBING ACTIVITIES.
3. INSTALL SEDIMENT CONTROL BMPS AT THE TOE OF THE ADJACENT SLOPE IMMEDIATELY AFTER PLACEMENT OF AMENDED TOPSOIL.
4. SUBMIT A SITE MANAGEMENT PLAN TO THE ENGINEER FOR THE CONSTRUCTION OF INFILTRATION AREAS.
5. STABILIZE SIDE SLOPES PRIOR TO PLACING ANY AMENDED TOPSOIL IN THE BOTTOM OF THE INFILTRATION AREA.
6. DO NOT DRAIN TURBID OR SEDIMENT LADEN WATER TO THE INFILTRATION AREA.
7. USE ONLY LOW IMPACT TRACKED VEHICLES WITHIN INFILTRATION AREAS.
8. THE CONTRACTOR MAY NOT DRIVE ANY EQUIPMENT ON FINISHED INFILTRATION AREAS OR ADJACENT SIDE SLOPES. RESTORE DISTURBED INFILTRATION AREAS AND ADJACENT SIDE SLOPES TO PRE DISTURBANCE CONDITIONS WITHIN 24 HOURS. ANY RUTS OR DAMAGED TURF THAT COULD CREATE SEDIMENT DISCHARGE TO INFILTRATION AREAS MUST BE REPAIRED WITHIN 24 HOURS. SUBSOIL THE INFILTRATION AREA TO REMOVE ANY COMPACTION CAUSED BY VEHICLE TRAFFIC.
9. EXCAVATE ANY SEDIMENT THAT WASHES INTO INFILTRATION AREAS. REMOVE AND REPLACE ANY AMENDED TOPSOIL THAT HAS SEDIMENT DEPOSITS VISIBLE AT THE SURFACE.
10. REPORT ANY SIGNS OF HIGH WATER TABLE OR COMPACTION OF THE IN PLACE SOILS TO THE ENGINEER.

***LANDSCAPE NOTES***
1. FILTER LOGS SHALL BE PLACED, AS NEEDED, TO TRAP SEDIMENT ON THE LOWER EDGE OF BEDS OR TREE HOLES. FILTER LOGS WILL BE LEFT TO PHOTO DEGRADE.
2. TILLING FOR BEDS OR TREE HOLES MUST BE PLANTED AND MULCHED WITH WOOD CHIP WITHIN 7 DAYS OR STRAW MULCHED UNTIL PLANTING OPERATIONS CAN BE COMPLETED.
3. ANY POND CORNERS OPENED DUE TO TILLING FOR SHRUB BEDS OR TREE HOLES MUST BE PLANTED AND MULCHED WITH WOOD CHIP WITHIN 24 HOURS OR STRAW MULCHED UNTIL PLANTING OPERATIONS CAN BE COMPLETED.

***MAJOR CONSTRUCTION ACTIVITY SCHEDULE***
1. SITE CLEARING: STRIP & STOCKPILE TOPSOIL TO BE HAULED OFF SITE
2. FOUNDATION INSTALLATION: SUB-EXCAVATE EXISTING SUBGRADE SOILS BELOW BUILDING FOUNDATION DOWN TO UNDERLAYING GRAVELS AND REPLACE WITH STRUCTURAL FILL MATERIAL.
FORM & POUR CONCRETE FOUNDATION FOOTINGS/WALLS/SLABS.
3. UTILITY INSTALLATION: INSTALL WATER AND SEWER LINES TO PROPOSED BUILDING.
INSTALL GAS, ELECTRIC, AND COMMUNICATION LINES TO PROPOSED BUILDING (INCLUDES SITE LIGHTING)
4. EARTHWORK/EMBANKMENT : CUT/FILL EARTHWORK AND IMPORT STRUCTURAL FILL TO ESTABLISH SUBGRADE SURFACE IMPORT SUBBASE AND BASE MATERIALS FOR BELOW PARKING LOT
5. BUILDING ERECTION: FRAMING AND ROOFING OF BUILDING. INTERIOR FINISHING INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL. DRYWALL INSTALLATION & PAINTING.
6. PAVING: INCLUDES INSTALLATION OF CURB & GUTTER. ASPHALT AND CONCRETE PAVING.
7. LANDSCAPING: IRRIGATION LINE INSTALLATION. SOIL AMENDMENTS OR TOPSOIL IMPORT. PLANTING & SEEDING

**SITE LOCATION MAP**




**SPECIAL AND IMPAIRED WATERS MAP**




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6-BAY MVP RETAIL

LICENSED PROFESSIONAL ENGINEER
ADAM J. SCHLEGEL
P27727
07/29/2026
IOWA

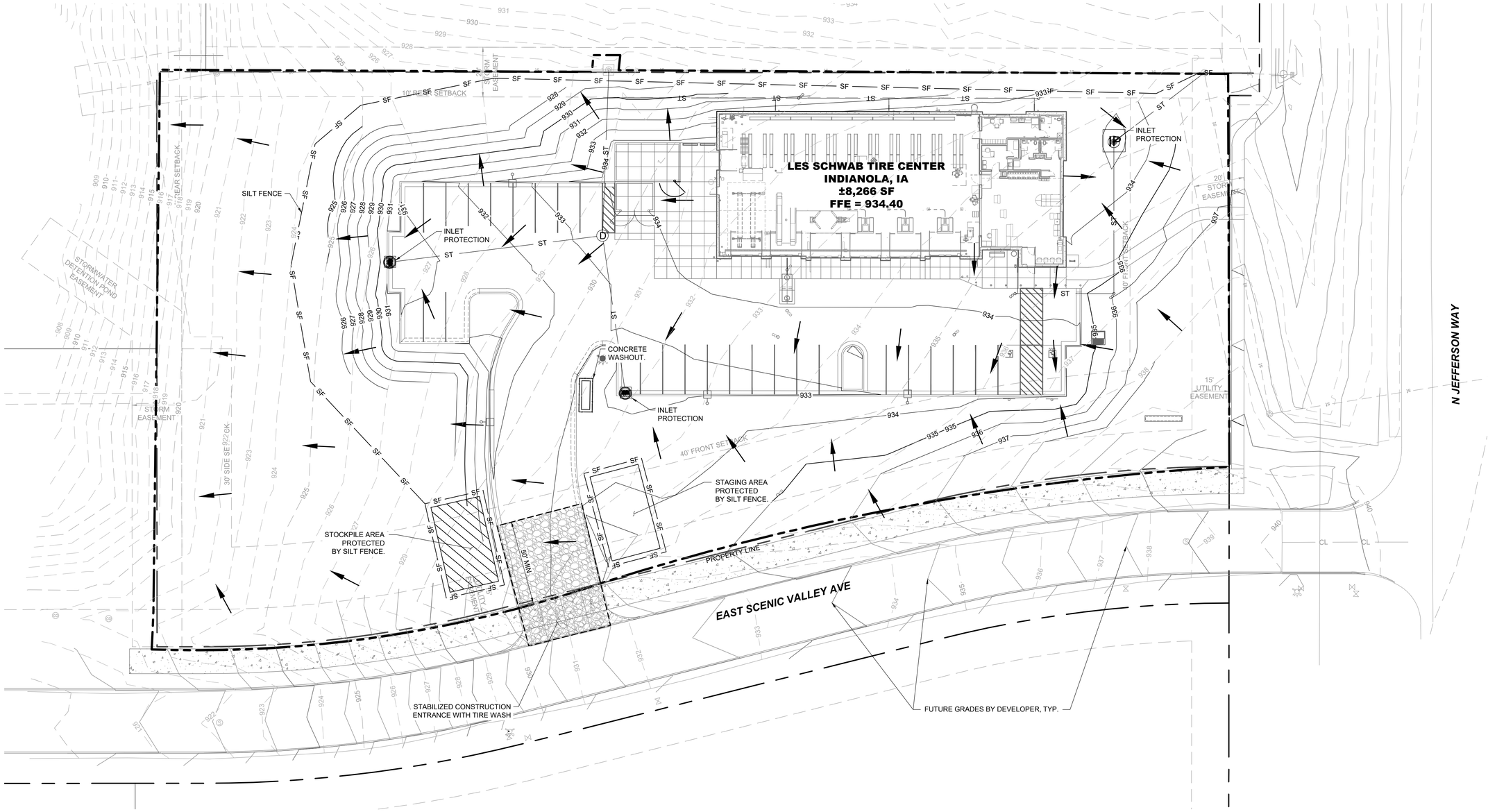
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ENTITLEMENT PLANS

07.31.2026
PROJ# | LSIA_25INDNLA
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DRAWN BY | HAHN
REVIEWED BY | SCHLEGEL
REVISIONS
-

SWPPP NOTES

C010




NORTH

1 FINAL EROSION CONTROL PLAN

SCALE: 1" = 20'

## EROSION CONTROL PLAN LEGEND

- FLOW ARROW
- LIMITS OF DISTURBANCE
- SF SF — SILT FENCE. SEE DETAIL 4/C012.
- STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL 1/C012.
- SOIL STOCKPILE
- CONCRETE WASHOUT.
- IP — INLET PROTECTION. SEE DETAIL 5/C012

NOTES:
1. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS
2. THE FOLLOWING ARE PROHIBITED TO BE DISCHARGED FROM THE SITE:
   - 2.1. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS
   - 2.2. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE
   - 2.3. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING

ESC NOTES:
1. INSPECTION OF EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE SCHEDULED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS OR ONCE EVERY FOURTEEN CALENDAR DAYS AND WITHIN TWENTY-FOUR HOURS OF PRECIPITATION EXCEEDING 0.25 INCHES OR SNOW MELT GENERATING RUNOFF CAUSING SURFACE EROSION TO CONFIRM COMPLIANCE. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. INSPECTION AND MAINTENANCE PROCEDURES WILL CONTINUE UNTIL ALL DISTURBED AREAS HAVE REACHED FINAL STABILIZATION.
2. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, REMOVAL OF THE OFFSITE ACCUMULATIONS TO MINIMIZE IMPACTS SHALL BE INITIATED BY THE END OF THE SAME WORK DAY.
3. TO AVOID DUST MIGRATION AND DEPOSITION OFF SITE, APPROPRIATE APPLICATION OF WATER OR OTHER APPROVED DUST SUPPRESSION TECHNIQUES SHALL BE REQUIRED.

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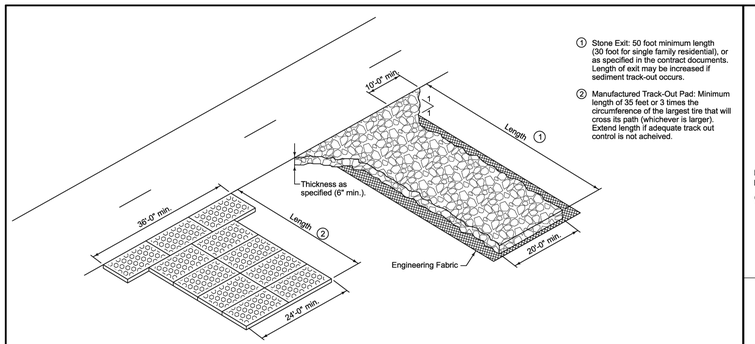
ENTITLEMENT PLANS

07.31.2026
PROJ# | LSIA_25INDNLA
DESIGNED BY | ISACKSON
DRAWN BY | HAHN
REVIEWED BY | SCHLEGEL
REVISIONS

FINAL EROSION CONTROL PLAN

C011

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① Stone Exit: 50 foot minimum length (30 foot for single family residential), or as specified in the contract documents. Length of exit may be increased if sediment track-out occurs.

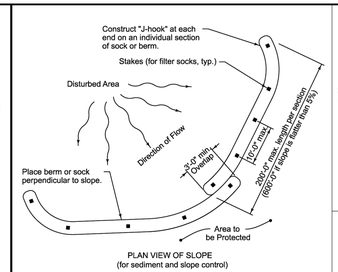
② Manufactured Track-Out Pad: Minimum length of 35 feet or 3 times the circumference of the largest tire that will cross its path (whichever is larger). Extend length if adequate track out control is not acheived.

FIGURE 9040.120 | SHEET 1 OF 1

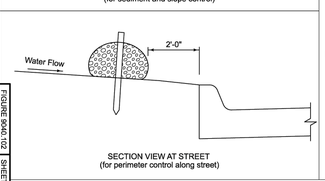
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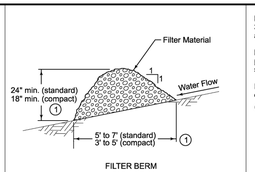
**STABILIZED CONSTRUCTION EXIT**



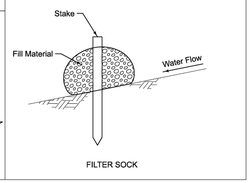

PLAN VIEW OF SLOPE
(for sediment and slope control)




SECTION VIEW AT STREET
(for perimeter control along street)




FILTER BERM




FILTER SOCK

TYPICAL PLACEMENT OF BERM OR SOCK

Berm shown is typical for slopes flatter than 3:1. For steeper slopes, increase berm size as directed by the Engineer.

Place berm in uncompacted windrow perpendicular to the slope at locations specified in the contract documents.

Filter sock diameter as specified in the contract documents.

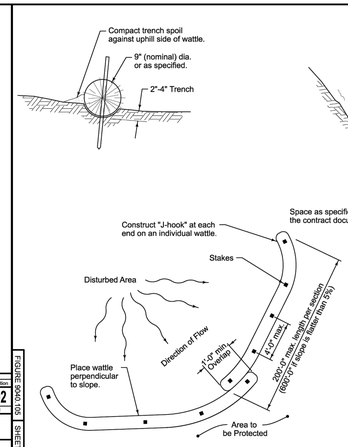
① Filter berm size (standard or compact) as specified in the contract documents.

FIGURE 9040.102 | SHEET 1 OF 1

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**FILTER BERM AND FILTER SOCK**




PLAN VIEW OF SLOPE
(for sediment and slope control)

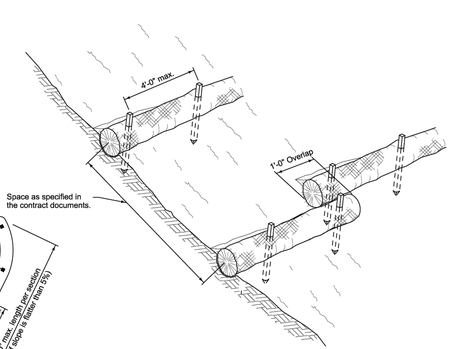



FIGURE 9040.105 | SHEET 1 OF 1

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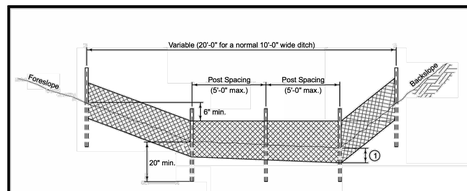
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**WATTLE**

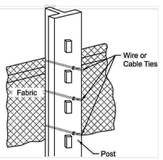
1 STABILIZED CONSTRUCTION ENTRANCE

2 FILTER BERM AND FILTER SOCK

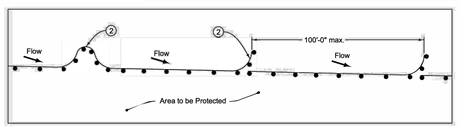
3 WATTLE




TYPICAL SILT FENCE DITCH CHECK




ATTACHMENT TO POST




TYPICAL SILT FENCE INSTALLATION FOR PERIMITER CONTROL

① Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

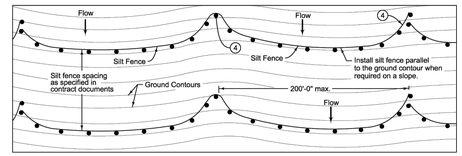
② Install silt fence for perimiter control with a maximum run length of 100 feet. At the downstream end of each run, turn the silt fence up the slope for 20 feet as shown to construct a 'J-Hook' to contain runoff. At the contractor's option, the silt fence may terminate and restart at the J-hook or may be installed continuously through the J-hook.

FIGURE 9040.119 | SHEET 1 OF 2

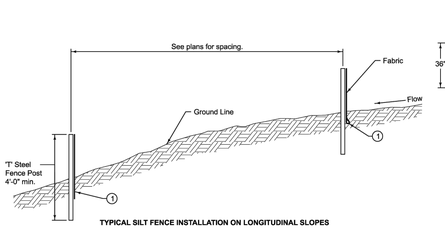
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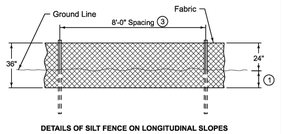
**SILT FENCE**




TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Plan View)




TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Profile View)




DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES

① Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

③ Reduce post spacing to 5 feet at water concentration areas, or as required to adequately support fence.

④ Place silt fence continuously along a constant elevation for a maximum run of 200 feet. At the end of each run, construct a 'J-Hook' to contain runoff by turning the silt fence up the slope for a length of 20 feet as shown. At the contractor's option, the silt fence may terminate and restart at the J-hook or may be installed continuously through the J-hook.

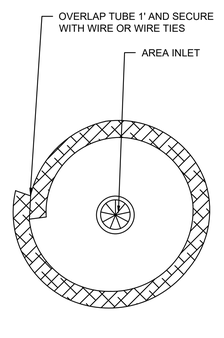
FIGURE 9040.119 | SHEET 2 OF 2

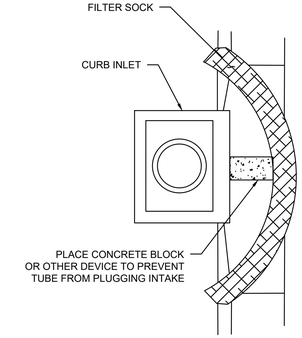
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**SILT FENCE**

4 SILT FENCE




5 INLET PROTECTION

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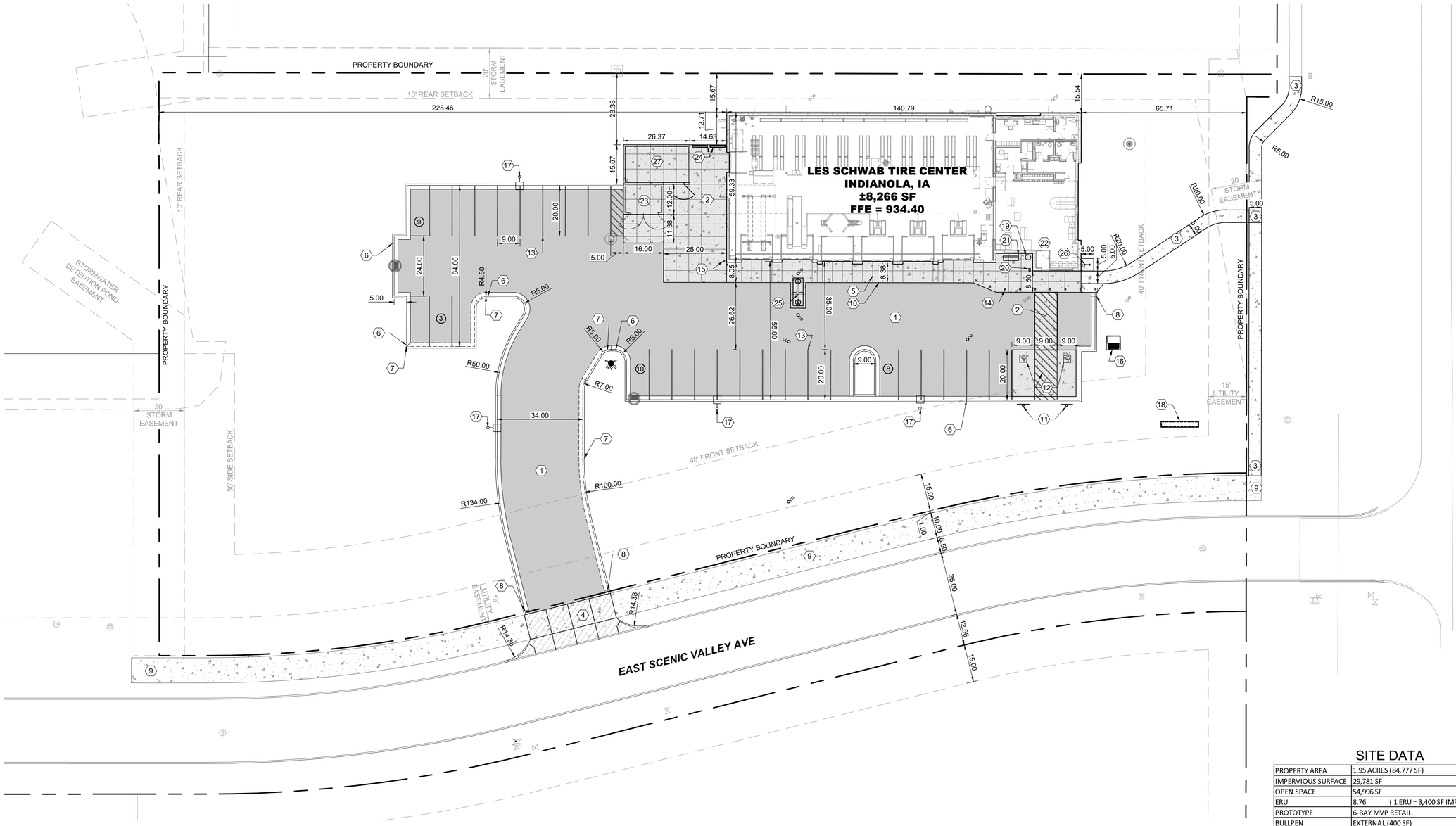
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ENTITLEMENT PLANS

07.31.2026
PROJ# | LSIA_25INDNLA
DESIGNED BY | ISACKSON
DRAWN BY | HAHN
REVIEWED BY | SCHLEGEL
REVISIONS

EROSION CONTROL DETAILS

C012




NORTH

## 1 SITE PLAN

SCALE: 1" = 20'

## HARDSCAPE LEGEND

- 6" THICK LIGHT DUTY ASPHALT. SEE GEOTECH REPORT.
- 7" THICK P.C.C DRIVEWAY APPROACH.
- 5" THICK P.C.C. SIDEWALK
- HEAVY DUTY CONCRETE (FIBER REINFORCED PER OWNER SPEC)
- 10' WIDE, 5" THICK P.C.C. TRAIL BY OVERALL SUBDIVISION DEVELOPER. REFER TO EMERALD BAY DEVELOPMENT CONSTRUCTION PLANS FOR DETAILS.

## CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.
3. ALL CURB RADII SHOWN ARE TO FACE OF CURB.
4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL COORDINATES SHOWN ARE TO FACE OF CURB OR OUTSIDE OF WALL.
6. THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
7. THE CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

## PAVING NOTES

1. PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT.

## KEYNOTES

1. ASPHALT PAVEMENT - LIGHT DUTY. SEE DETAIL .
2. CONCRETE PAVEMENT - HEAVY DUTY. SEE DETAIL .
3. CONCRETE SIDEWALK. SEE DETAIL .
4. DRIVEWAY APPROACH AND ADA ACCESSIBLE RAMPS. SEE DETAIL .
5. CONCRETE JOINTING. SEE DETAIL .
6. CURB AND GUTTER - CATCH. SEE DETAIL .
7. CURB AND GUTTER - SPILL. SEE DETAIL .
8. CURB AND GUTTER - TAPER.
9. 10' WIDE TRAIL BY SUBDIVISION DEVELOPER.
10. ASPHALT/CONCRETE SECTION TRANSITION. SEE DETAIL .
11. ADA ACCESSIBLE PARKING SIGNAGE (POST ONLY, NO BOLLARD). SEE DETAILS 6 & 7/C401.
12. ACCESSIBLE PARKING SYMBOL AND STRIPING. SEE DETAIL .
13. 4" WIDE STRIPING. PAINT TWO (2) COATS TRAFFIC WHITE W/ 7 MIL DFT PER COAT.
14. ENTRY/SITE BOLLARDS (7). SEE DETAIL .
15. BUILDING & COLUMN CORNER BOLLARDS. SEE DETAIL
16. TRANSFORMER PAD. SEE ELECTRICAL.
17. SITE LIGHTING. SEE ELECTRICAL.
18. MONUMENT SIGN. SEE SIGN DRAWINGS. COORD / ARCH
19. TRASH RECEPTACLE. SEE DETAIL
20. KEY KEEPER WITH STAND. SEE DETAIL .
21. BENCH. SEE DETAIL
22. MAILBOX. COORDINATE LOCATION WITH OWNERS REP.
23. TRASH ENCLOSURE . SEE ARCH.
24. WHEEL STOP.
25. SAND OIL INTERCEPTOR. SEE C300.
26. BIKE RACK. SEE DETAIL.
27. BULLPEN. SEE DETAIL.

## SITE DATA

| | | | | |
|---|---|---|---|---|
| PROPERTY AREA | 1.95 ACRES (84,777 SF) | | | |
| IMPERVIOUS SURFACE | 29,781 SF | | | |
| OPEN SPACE | 54,996 SF | | | |
| ERU | 8.76 ( 1 ERU = 3,400 SF IMPERVIOUS) | | | |
| PROTOTYPE | 6-BAY MVP RETAIL | | | |
| BULLPEN | EXTERNAL (400 SF) | | | |
| BUILDING AREA | 8,266 SF | | | |
| ADDRESS | 102 EAST SCENIC VALLEY AVENUE | | | |
| ZONING | ZONED PUD: EMERALD BAY PUD<br>PUD SITE PLAN ASSIGNS CITY HIGHWAY COMMERCIAL C2 ZONING TO SITE. | | | |
| PERMITTED USE | GAS STATION OR SERVICE STATION WITH MINOR REPAIR AND SERVICES (BRAKES, BATTERIES, TIRES, OIL CHANGES), INCLUDING THE DISPENSING OF LIQUIFIED PROPANE. AUTOMOBILE SERVICE CENTER (AUTO PARTS SALES) | | | |
| PARKING | REQUIRED | PROVIDED | | |
| | 30 | 30 | | |
| | (1) SPACE PER 250 SF OF RETAIL SPACE (1,375 SF) PLUS (2) SPACES PER SERVICE BAY (6) PLUS (1) PER EMPLOYEE (12) AT MAX SHIFT | | | |
| BIKE RACK | 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. | | | |
| SETBACKS | FRONT | SIDE | REAR | |
| | 40' | 10' | 10' | |
| MAX COVERAGE | MIN. OPEN SPACE = 20% | | | |
| BUILDING REQUIREMENTS | PROPOSED HEIGHT = 27' 4", MAX ALLOWED HEIGHT = 30'<br>NOTE: PARCEL ADJOINS A RESIDENTIAL ZONING DISTRICT. | | | |
| SIGN ALLOWANCE (GROUND SIGN/ FREE STANDING SIGN = PYLON OR MONUMENT) | 1 PER PUBLIC STREET FRONTAGE FOR EACH LOT OF RECORD. FOR LOTS WITH 500 FT OR MORE OF FRONTAGE, 1 SIGN SHALL BE ALLOWED FOR EACH 250 FT OF FRONTAGE. MAX HEIGHT = 25'. MAX WIDTH = 20'. MAX AREA = 150 SF. | | | |

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6-BAY MVP RETAIL

IOWA LICENSED PROFESSIONAL ENGINEER
ADAM J. SCHLEGEL
P27727
07/29/2026

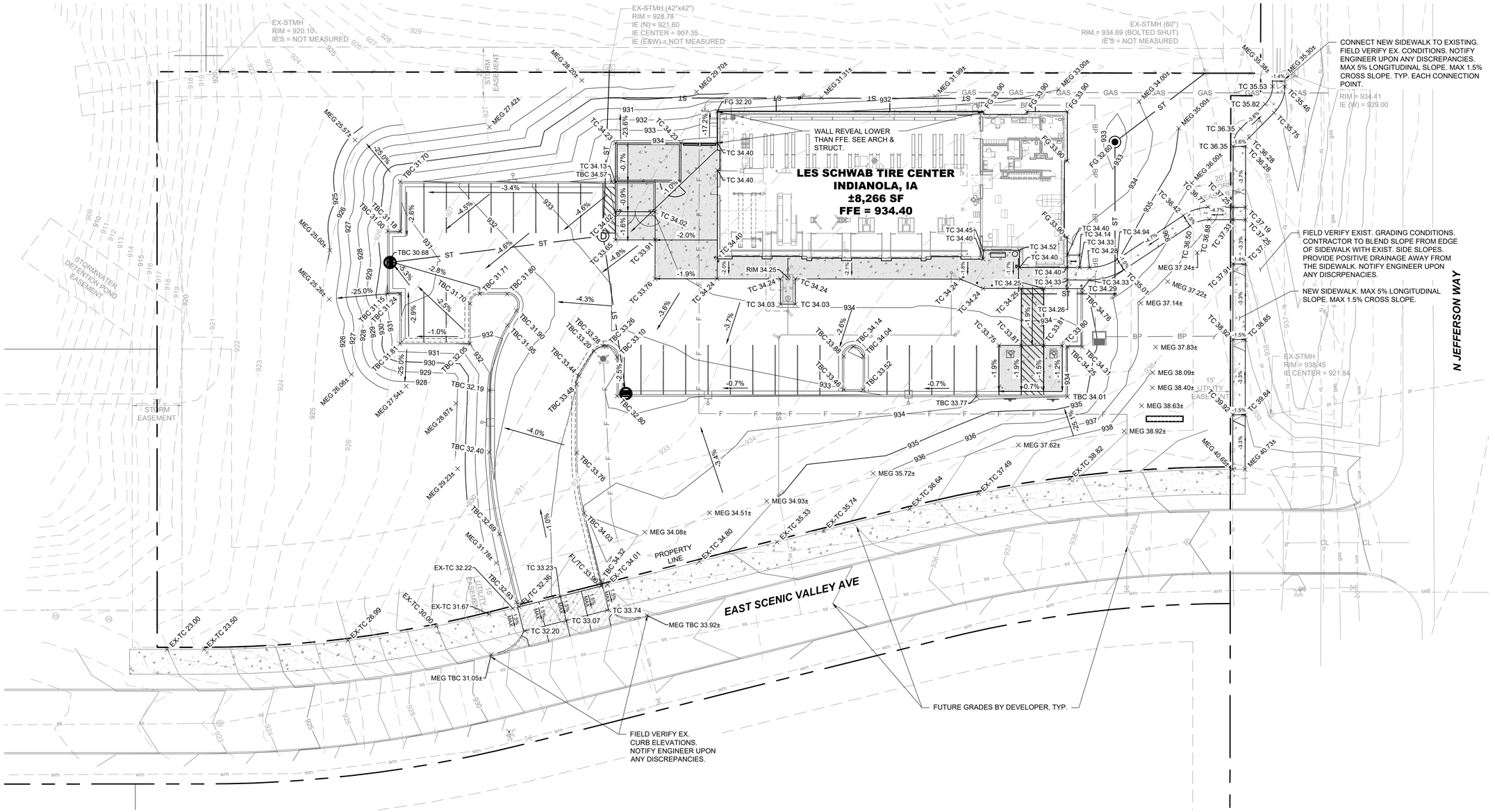
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ENTITLEMENT PLANS

07.31.2026
PROJ# | LSIA_25INDNLA
DESIGNED BY | ISACKSON
DRAWN BY | HAHN
REVIEWED BY | SCHLEGEL
REVISIONS

SITE PLAN

C100




NORTH

1 GRADING PLAN

0 10 20 40

SCALE: 1" = 20'

## GRADING NOTES

1. SITE GRADING SHALL NOT PROCEED UNTIL THE SWPPP HAS BEEN IMPLEMENTED.
2. ALL EARTHWORK AND GRADING SHALL PROCEED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
3. NO MATERIAL SHALL BE EXCAVATED, MOVED, OR COMPACTED WITHOUT THE PRESENCE OR AUTHORIZATION OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCING EARTH. NOTIFY ENGINEER OF ANY UNFORESEEN CONDITIONS.
5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES AND REPAIR BACK TO ORIGINAL CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. GRADES SHOWN REPRESENT FINISH GRADES UNLESS OTHERWISE NOTED.
8. SPOT ELEVATIONS INDICATE TOP OF ASPHALT, UNLESS OTHERWISE INDICATED.
9. FINISHED GRADE SPOT ELEVATIONS HAVE BEEN TRUNCATED. ADD 900 FOR ACTUAL ELEVATION.
10. LONGITUDINAL SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 5%, EXCEPT FOR ON INDICATED RAMPS.
11. CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2%. 1.5% IS PREFERRED.
12. PEDESTRIAN RAMPS SHALL NOT EXCEED 12H:1V IN ANY DIRECTION.
13. ADA PARKING AND ADA UNLOADING/LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR TO VERIFY GRADES OF BASE MATERIAL AND FORMS BEFORE PAVING INSTALLATION.
14. EXTERIOR CONCRETE FLATWORK ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDING AND NOT EXCEED 2%. 1% IS THE MINIMUM.
15. PROPOSED GRADE CONTOUR INTERVAL SHOWN AT ONE FOOT (1').
16. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING.
17. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH BUILDING PLANS AND SPECIFICATIONS.
18. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-292-8989 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

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07/29/2026
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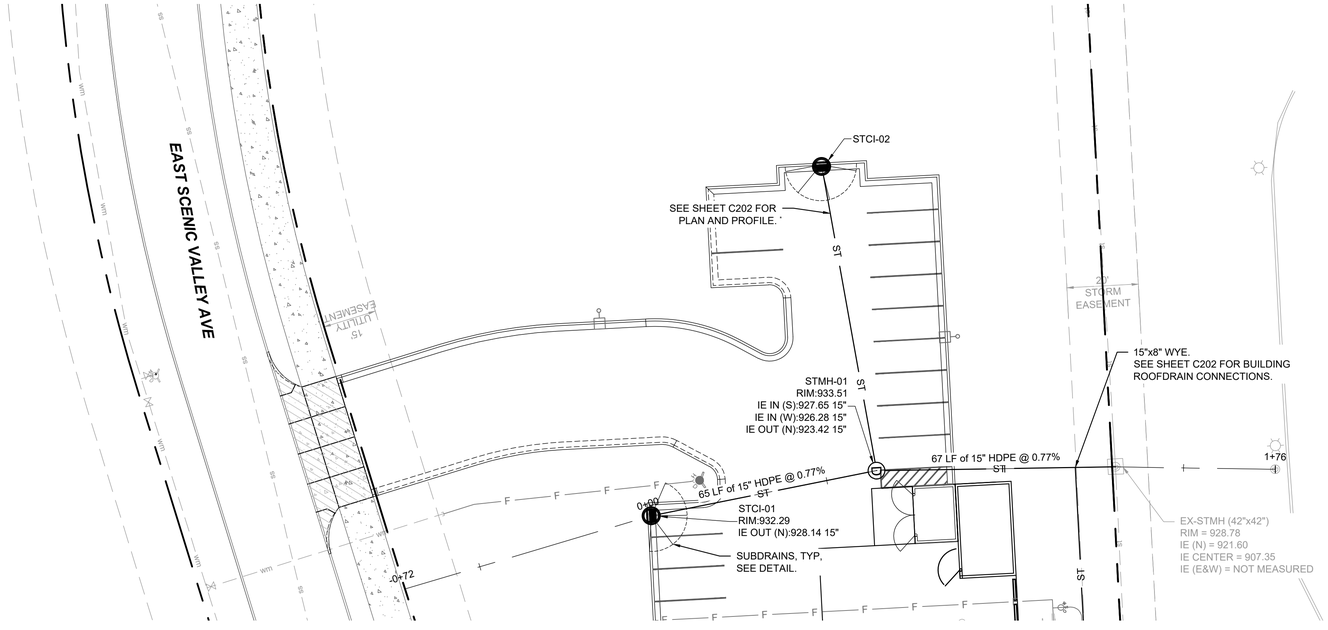
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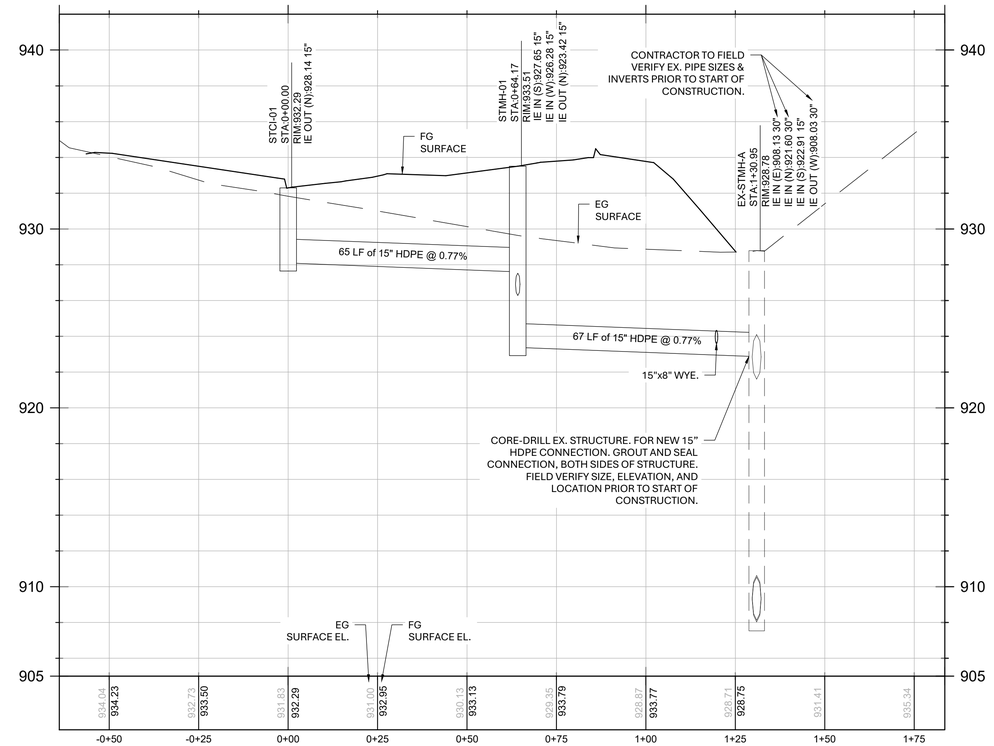
GRADING PLAN

C200




1 STORM SEWER ALIGNMENT #1 PLAN

NOTE TO CONTRACTOR: VERIFY EXISTING STORM MANHOLE LOCATION AND INVERTS PRIOR TO CONSTRUCTION. COORDINATE W/ ENGINEER UPON ANY DISCREPANCIES.




2 STORM SEWER ALIGNMENT #1 PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

## STORMWATER NOTES

1. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
2. TRENCHES SHALL BE PREPARED IN ACCORDANCE WITH CITY REQUIREMENTS THE PROJECT SPECIFICATIONS.
3. ALL PIPE MATERIAL, FITTINGS AND STRUCTURES SHALL FOLLOW THE CONSTRUCTION DRAWINGS, SUDAS AND CITY REQUIREMENTS.
4. ALL STORMWATER TRENCHING, BEDDING AND PIPE LAYING, SHALL FOLLOW THE CURRENT CITY REQUIREMENTS.
5. ALL JOINTS SHALL BE "WATERTIGHT".
6. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL FLUSH AND CLEAN ALL STORM DRAINS AND REMOVE ALL FOREIGN MATERIAL FROM THE PIPING, MANHOLES, AND DRAINAGE INLETS.
7. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH CITY CONSTRUCTION SPECIFICATIONS. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. STORM SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY AND SUDAS STANDARDS.
9. ALL NON-CONDUCTIVE PIPE SHALL BE INSTALLED WITH TRACER WIRE, NOT LESS THAN 14 AWG, AND THE INSULATION TYPE SHALL BE SUITABLE FOR DIRECT BURIAL.
10. SITE STORM SEWER MATERIALS MUST COMPLY WITH CITY AND SUDAS STANDARDS.
11. CHANGES IN DIRECTION OF SITE STORM SEWER PIPING MUST BE MADE BY APPROPRIATE USE OF WYES, BENDS, AND/OR MANHOLE STRUCTURES.
12. ALL STORM SEWER JOINTS SHALL BE WATERTIGHT OR GASTIGHT.
13. SITE STORM SEWER CROSSINGS ABOVE OR LESS THAN 12 INCHES BELOW A WATER SERVICE MUST BE CONSTRUCTED OF MATERIALS FOR USE WITHIN A BUILDING. THE WATER SERVICE SHOULD NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING.
14. THE MINIMUM DEPTH OF COVER FOR BUILDING AND CANOPY ROOF DRAIN LEADERS WITHOUT INSULATION IS 5 FEET. INSULATE ROOF DRAIN LEADERS AT LOCATIONS WHERE THE DEPTH OF COVER IS LESS THAN 5 FEET. PROVIDE A MINIMUM INSULATION THICKNESS OF 2 INCHES. THE INSULATION MUST BE AT LEAST 4 FEET WIDE AND CENTERED ON THE PIPE. INSTALL THE INSULATION BOARDS 6 INCHES ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL. USE HIGH DENSITY, CLOSED CELL, RIGID BOARD MATERIAL EQUIVALENT TO DOW STYROFOAM HI-40 PLASTIC FOAM INSULATION.

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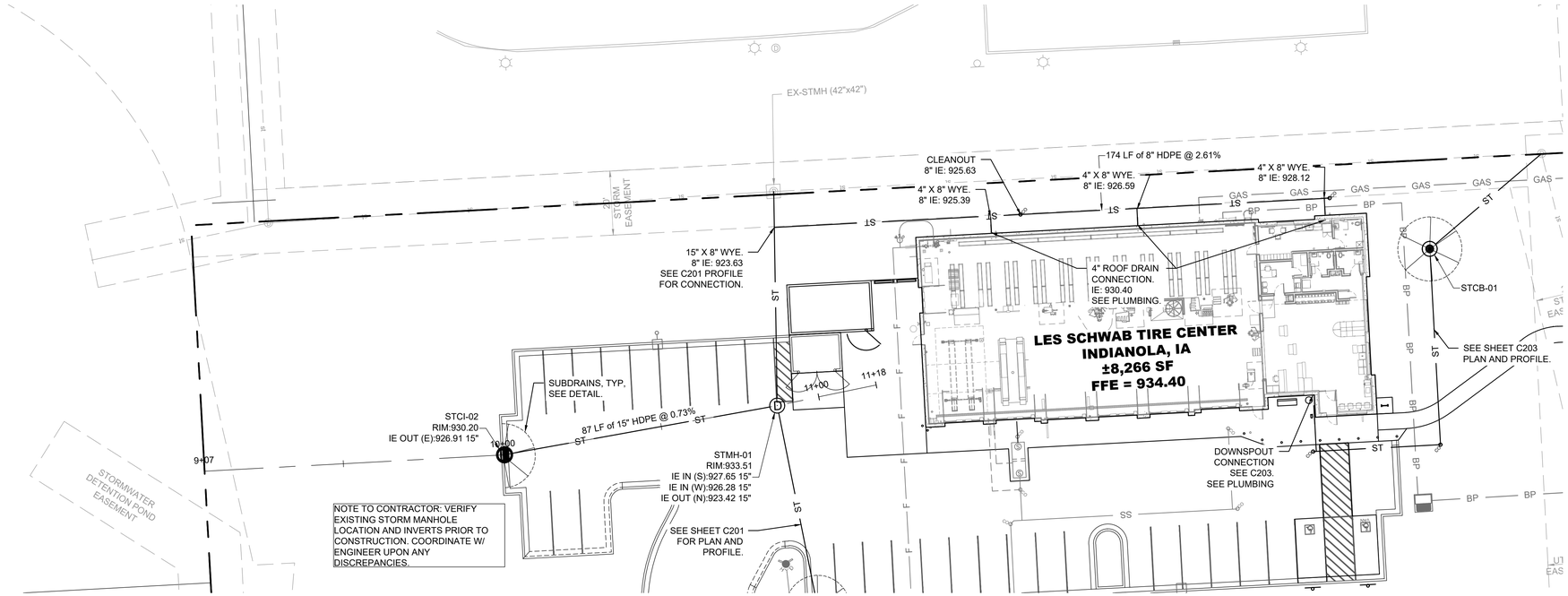
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STORM SEWER ALIGNMENT #1 PLAN & PROFILE

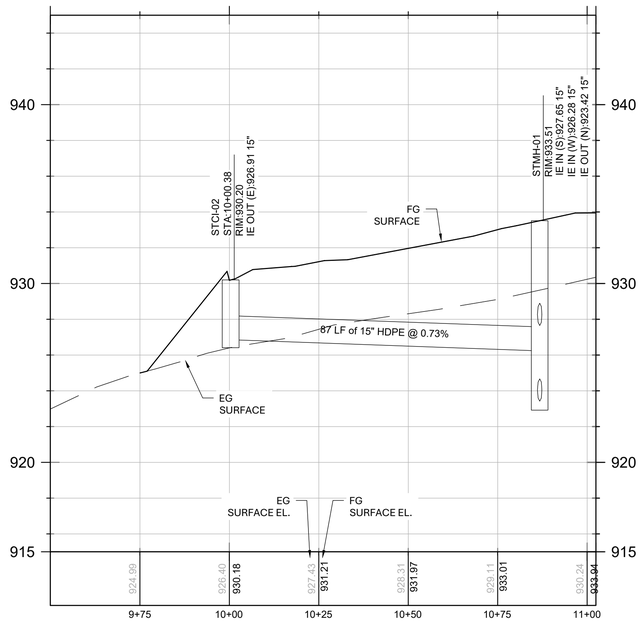
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NORTH

1 STORM SEWER ALIGNMENT #2
PLAN

0 10 20 40
SCALE: 1" = 20'




2 STORM SEWER ALIGNMENT #2
PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

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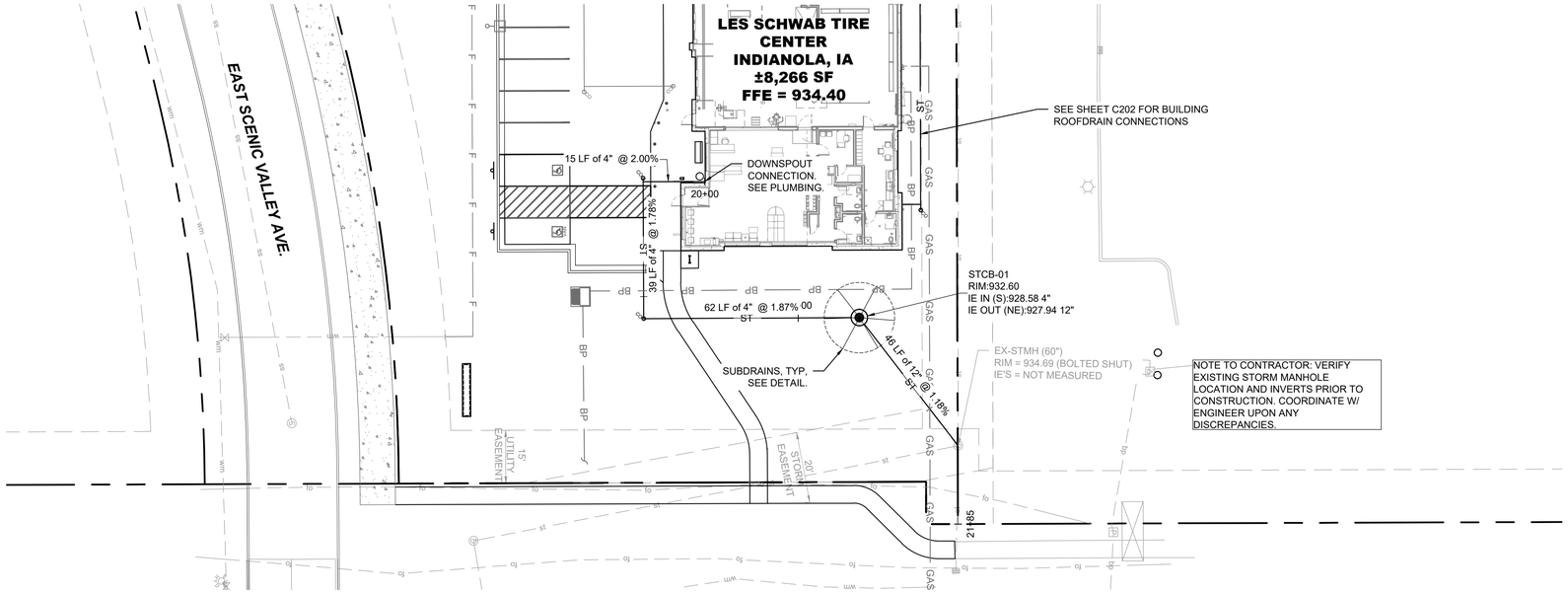

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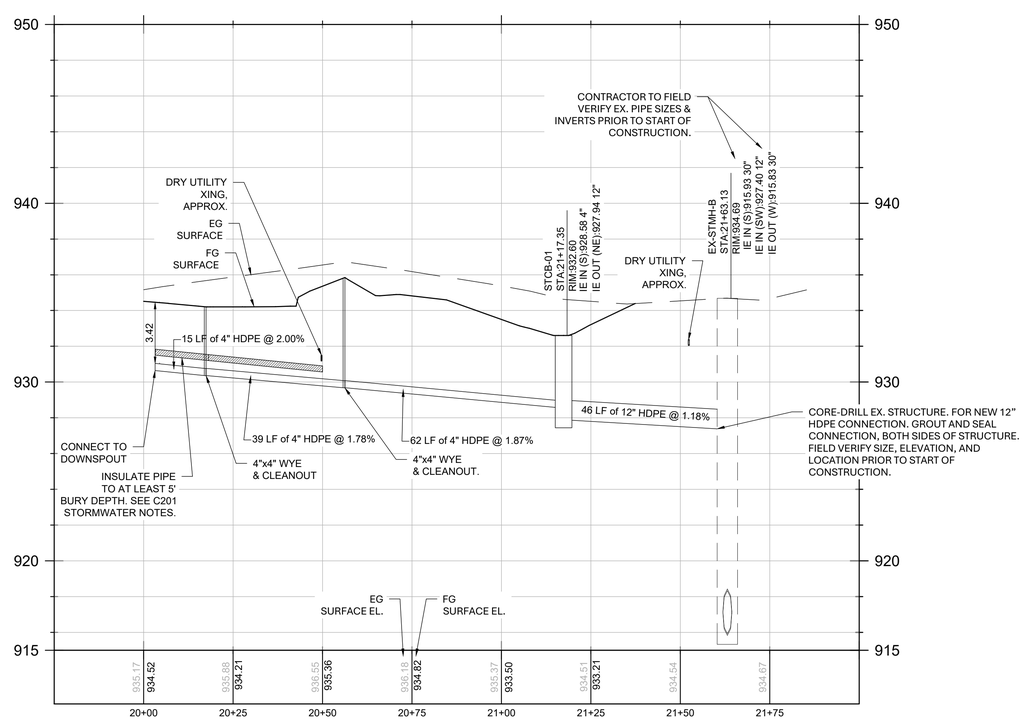
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STORM SEWER
ALIGNMENT #2
PLAN & PROFILE

C202




1 STORM SEWER ALIGNMENT #3 PLAN




2 STORM SEWER ALIGNMENT #3 PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

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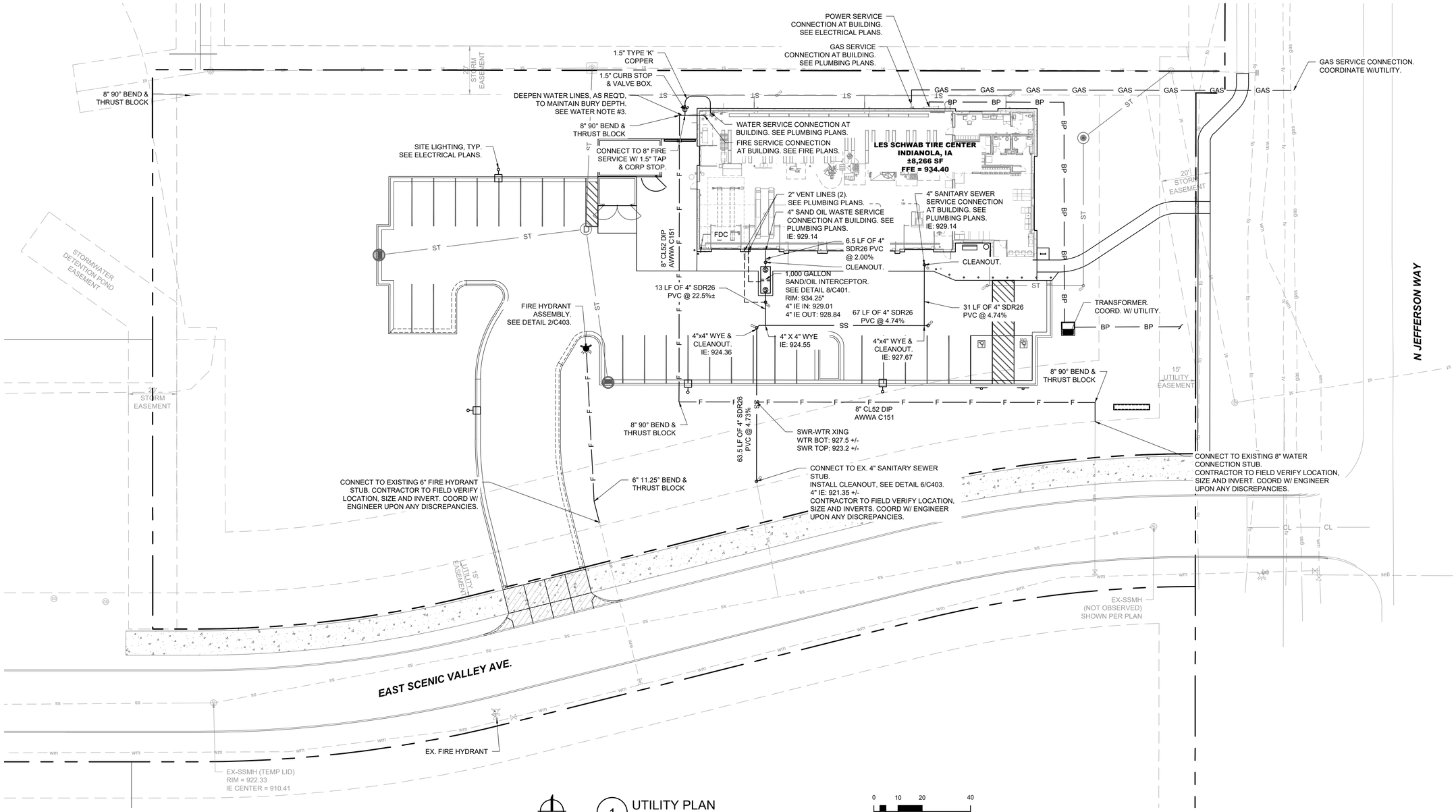
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STORM SEWER ALIGNMENT #3 PLAN & PROFILE

C203




## WATER NOTES

1. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT CITY REQUIREMENTS AND SUDAS 2026 SPECIFICATIONS.
2. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY FITTINGS, COUPLING, AND SPOOL PIECES FOR CONNECTING NEW UTILITIES TO EXISTING UTILITIES. THESE PLANS MAY NOT SHOW ALL REQUIRED COMPONENTS FOR MAKING THE CONNECTIONS.
3. THE MINIMUM DEPTH OF BURY TO THE TOP OF PIPE FOR WATER LINES IS 5.5 FT. WHERE AT LEAST 5.5 FT OF COVER CANNOT BE MAINTAINED, INSTALL INSULATION AS INDICATED ON PLANS. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
4. THE CONTRACTOR MUST ENSURE THAT A MINIMUM OF 10 FEET (OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) OF CLEARANCE IS MAINTAINED ON THE HORIZONTAL PLANE BETWEEN ALL WATER AND SEWER OR STORM MAINS. ADDITIONALLY, THE CONTRACTOR MUST ALSO ENSURE THAT 18 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER AND SEWER MAINS THAT CROSS, AND WATER MAINS SHALL CROSS ABOVE ANY SEWER. IMMEDIATELY NOTIFY ENGINEER OF CONFLICTS.
5. LOCATIONS OF FITTINGS, BENDS, VALVES, AND OTHER APPURTENANCE ARE APPROXIMATE. PROVIDE ADEQUATE SPACING BETWEEN FIXTURES TO MAINTAIN PIPE INTEGRITY. PROVIDE AS BUILT LOCATIONS FOR ALL FIXTURES.
6. ANY EXISTING OR NEW VALVES THAT CONTROL THE CITY OF INDIANOLA WATER SUPPLY SHALL BE OPERATED BY CITY PERSONNEL ONLY.
7. PRESSURE TEST AND DISINFECT ALL WATER LINES IN ACCORDANCE WITH CURRENT CITY OF INDIANOLA STANDARDS AND ALL OTHER GOVERNING AGENCIES' STANDARDS.
8. ALL FITTINGS SHALL BE MECHANICAL JOINT WITH CONCRETE THRUST BLOCKS MEETING CURRENT CITY OF INDIANOLA STANDARDS AND SUDAS SPECIFICATIONS.
9. COPPER WATER SERVICE PIPING SHALL COMPLY WITH SUDAS SPECIFICATIONS.
10. DUCTILE IRON PIPE (DIP) WATER SERVICES SHALL COMPLY WITH AWWA C151/ANSI A21.51 OR AWWA C115/ANSI A21.15 (SEE UPC PART 604.0). PIPE THICKNESS SHALL BE CLASS 52 DIP WITH PUSH-ON JOINTS.
11. GASKETS SHALL BE PETROLEUM-RESISTANT NITRILE (NBR) OR APPROVED EQUAL. ALL BOLTS AND NUTS ON WATER MAIN FITTINGS, VALVES, AND HYDRANTS SHALL BE ANSI 316 STAINLESS STEEL OR APPROVED EQUAL.
12. POLYETHYLENE ENCASEMENT SHALL BE PROVIDED ON ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, HYDRANTS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105/ANSI A21.5.
13. MECHANICAL JOINT RESTRAINT DEVICES SHALL BE INSTALLED ON ALL WATER MAIN BENDS WITH DEFLECTION OF 22-1/2 DEGREES OR GREATER, VALVES, STUBS, TEES, CROSSES, PLUGS, HYDRANTS, AND HYDRANT VALVES.
14. JOINT RESTRAINT DEVICES SHALL BE, EPOXY COATED, AND INSTALLED PER MANUFACTURER RECOMMENDATIONS. ALL RESTRAINT HARDWARE SHALL BE ANSI 316 STAINLESS STEEL.
15. GATE VALVES 12 INCHES AND SMALLER SHALL BE COMPRESSION RESILIENT SEATED (CRS) GATE VALVES, WITH AWWA C509 EPOXY COATING.
16. VALVE BOXES SHALL BE CAST IRON, ASTM A48, 5-1/4 INCH DIAMETER, ADJUSTABLE, WITH ROUND 'WATER' COVERS.
17. CURB STOPS SHALL BE INSTALLED AT ALL SERVICE CONNECTIONS WITH STAINLESS STEEL STEM RODS AND EXTENSION-TYPE CURB BOXES.
18. TRACER WIRE SHALL BE INSTALLED ON ALL STORM SEWER, SANITARY SEWER, AND WATER LINES PER SUDAS SPECIFICATIONS USING #12 HDPE-INSULATED COPPER-CLAD STEEL WIRE.
19. DETECTABLE UNDERGROUND WARNING TAPE SHALL BE INSTALLED 18 INCHES BELOW FINISHED GRADE ABOVE ALL UNDERGROUND UTILITIES AND SHALL COMPLY WITH APWA COLOR STANDARDS.
20. WATER MAINS SHALL BE INSULATED WHERE SHOWN ON PLANS USING MINIMUM 4 INCHES OF RIGID CLOSED-CELL INSULATION BOARD, MINIMUM WIDTH 6 FEET.
21. FINAL HYDRANT FLUSHING SHALL BE PERFORMED IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS, DIVISION 5, SECTION 5030.

## DRY UTILITY NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL "DRY" UTILITIES (ELECTRIC, GAS, TELEPHONE) WITH SERVICE PROVIDERS.
2. REFER TO ELECTRICAL PLANS FOR ADDITIONAL CONDUIT AND SITE LIGHTING REQUIREMENTS.
3. REFER TO LANDSCAPE PLANS FOR IRRIGATION CONDUIT.
4. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-292-8989 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.
5. GC SHALL COORDINATE (1) 3" CONDUIT WITH PULL CORD FROM SERVER ROOM TO COMMS PEDESTAL."
6. GAS SERVICE COORDINATION - THE CONTRACTOR SHALL COORDINATE THE GAS SERVICE WITH 'MIDAMERICAN GAS SERVICE'. MIDAMERICAN GAS SERVICE TO INSTALL SERVICE AND METER. CONTRACTOR RESPONSIBLE FOR EVERYTHING BEHIND THE METER.
   MIDAMERICAN (GAS SERVICE)
   DEREK JOHNSON - DMCC
   CUSTOMER PROJECT COORDINATOR
   PO BOX 657
   DES MOINES, IA 50306-0657
   TEL: 515.281.2595
   EMAIL: DEREK.JOHNSON@MIDAMERICAN.COM
7. ELECTRIC SERVICE COORDINATION - THE CONTRACTOR SHALL COORDINATE THE ELECTRIC SERVICE WITH 'INDIANOLA MUNICIPAL UTILITIES (IMU)'. CONTRACTOR IS RESPONSIBLE FOR CONDUIT FROM PRIMARY TO TRANSFORMER, TRANSFORMER PAD, AND CONDUIT FROM TRANSFORMER TO CONNECTION. IMU WILL INSTALL PRIMARY CABLES, PLUS CONDUITS FOR THE PRIMARY CABLE, TRANSFORMER BASEMENT, TRANSFORMER AND CT METERING.
   IMU (ELECTRIC SERVICE)
   MIKE METCALF - ELECTRIC DIRECTOR
   1300 EAST IOWA AVENUE
   INDIANOLA, IA 50125
   OFFICE: (515) 962-5305
   MMETCALF@INDIANOLA.COM

## SEWER NOTES

1. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT CITY OF INDIANOLA STANDARDS AND SUDAS 2026 SPECIFICATIONS.
2. ALL SERVICES AND CONNECTIONS SHALL CONFORM TO THE CURRENT CITY OF INDIANOLA STANDARDS.
3. CONTRACTOR SHALL FIELD VERIFY LINE AND GRADE OF ANY EXISTING AND PROPOSED UTILITY.
4. USE SDR 26 POLYVINYL CHLORIDE (PVC) PLASTIC PIPE FOR ALL DESIGNATED PVC SANITARY SEWER SERVICES OUTSIDE OF THE BUILDING. PER SUDAS STANDARD SPECIFICATIONS, DIVISION 4, SEWER AND DRAINS, SECTION 4010, SANITARY SEWERS, PART 2.01. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. THE PVC PIPE SHALL MEET OR EXCEED THE INDUSTRY STANDARDS AND PIPE STIFFNESS PER ASTM D2412. MINIMUM PIPE STIFFNESS OF 115 PSI FOR SDR 26. PVC PLASTIC MEETING ASTM D 1784, CELL CLASSIFICATION 12454 OR 12364. FITTINGS MUST COMPLY WITH ASTM D1866, D2665 OR F794. JOINTS MUST BE INTEGRAL BELL AND SPIGOT JOINTS WITH ELASTOMERIC SEALS COMPLYING WITH ASTM D 3212 AND ASTM F 477. THE INSTALLATION MUST COMPLY WITH ASTM D2321, WHICH REQUIRES OPEN-TRENCH INSTALLATION ON A CONTINUOUS GRANULAR BED.
5. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO UPC PARTS 712.0 AND 723.0. TEST ALL FLEXIBLE SANITARY SEWER LINES FOR DEFLECTION AFTER THE SEWER LINE HAS BEEN INSTALLED AND BACKFILLED HAS BEEN IN PLACE FOR AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF TEST FAILS, MAKE NECESSARY REPAIRS AND RETEST.
6. THE SAND OIL INTERCEPTOR SHALL BE READILY ACCESSIBLE. MANHOLE RISERS FOR GREASE INTERCEPTOR TANKS SHALL BE PROVIDED WITH A SUBSTANTIAL, FITTED, GAS-TIGHT COVER OF CONCRETE, AND SHALL HAVE AN APPROVED LOCKING DEVICE. A MINIMUM 4X6 INCH PERMANENT LABEL SHALL BE AFFIXED TO THE MANHOLE COVER, IDENTIFYING THE TANK WITH THE WORDS "SAND OIL INTERCEPTOR".


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6-BAY MVP RETAIL
# LES SCHWAB TIRE CENTER - INDIANOLA, IA



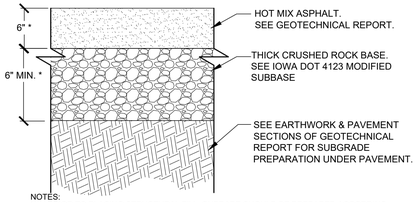

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ENTITLEMENT PLANS

07.31.2026
PROJ# | LSIA_25INDNLA
DESIGNED BY | ISACKSON
DRAWN BY | HAHN
REVIEWED BY | SCHLEGEL
REVISIONS

UTILITY PLAN

C300

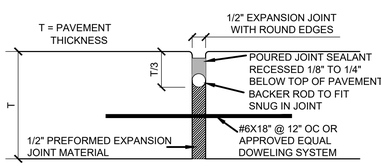



NOTES:
1. PRIOR TO PLACING STRUCTURAL FILL, SUBRADE SHOULD BE PREPARED ACCORDING RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
2. LIFTS OF FILL ARE TO BE COMPACTED IN LAYERS NO GREATER THAN 12" THICK.
3. FILL TO BE WITHIN 2% OF OPTIMUM MOISTURE

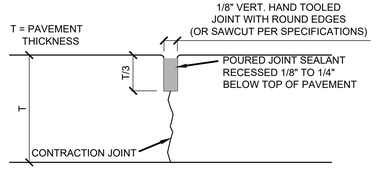
*REFER TO *GEOTECHNICAL REPORT* FOR ALL MATERIAL THICKNESS UNLESS DIRECTED OTHERWISE BY OWNER.

## 1 ASPHALT PAVEMENT - LIGHT DUTY

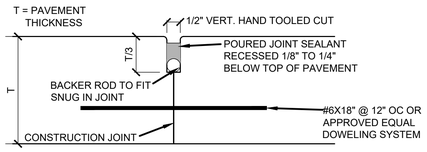
## 2 NOT USED




EXPANSION JOINT
(LOCATED 30' MAX AND WHERE PAVING AGAINST ANY EXISTING SIDEWALK AND/OR PAVEMENT)



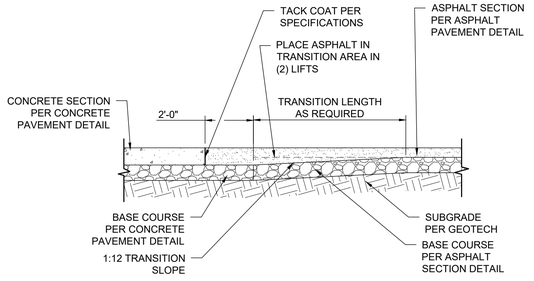

CONTRACTION JOINT
(MAX. 6' BETWEEN CONTRACTION JOINTS IN SIDEWALK)
(MAX. 10' BETWEEN CONTRACTION JOINTS IN CONC. PAVEMENT)



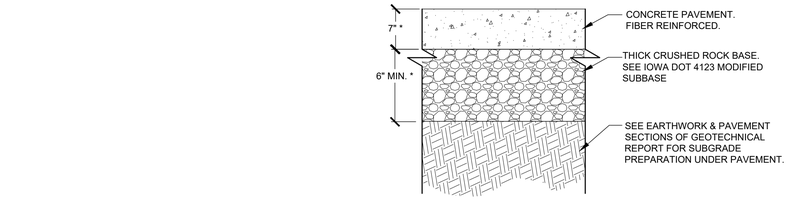

CONSTRUCTION JOINT

NOTE:
1. THIS JOINT DETAIL IS SPECIFIC TO THE LES SCHWAB SITE CONCRETE APRONS AND PADS. REFER TO SIDEWALK DETAIL AND AHJ SPECIFICATIONS FOR SIDEWALK JOINTING REQUIREMENTS.
2. ALL CONCRETE SURFACE TO HAVE LIGHT BROOM FINISH.
3. CONTRACTOR TO PROVIDE A CONSTRUCTION JOINT WHERE CONCRETE PAVEMENT MEETS CURB AND GUTTER. (DOWELING NOT REQUIRED AT CURB AND GUTTER)
4. PROVIDE EXPANSION JOINT FILLER AT BUILDING PER SPECIFICATIONS.DOWEL TO BUILDING ONLY PER STRUCTURAL DRAWINGS

## 5 CONCRETE EXPANSION AND CONTRACTION JOINTS



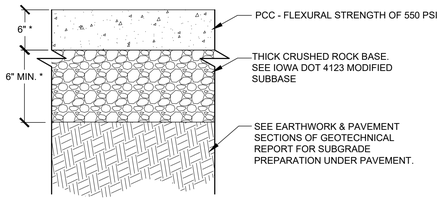

## 6 ASPHALT/CONCRETE TRANSITION DETAIL




NOTES:
1. CONCRETE SHOULD HAVE MINIMUM ENTRAINED AIR CONTENT OF 5.0% AND UTILIZE TYPE V CEMENT.
2. SUBGRADE SHOULD BE PREPARED ACCORDING RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

*REFER TO *GEOTECHNICAL REPORT* FOR ALL MATERIAL THICKNESS UNLESS DIRECTED OTHERWISE BY OWNER.

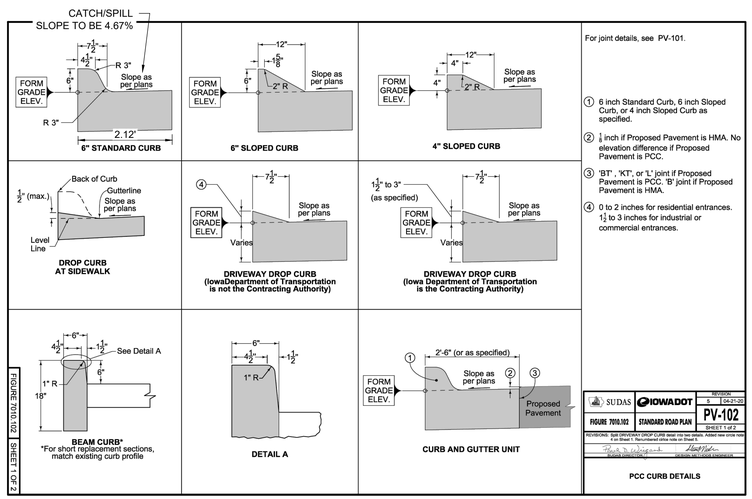
## 3 CONCRETE PAVEMENT - HEAVY DUTY




NOTES:
1. CONCRETE SHOULD HAVE MINIMUM ENTRAINED AIR CONTENT OF 5.0% AND UTILIZE TYPE V CEMENT OR AS APPROVED BY THE SUDAS SPECIFICATIONS.
2. ALL SIDEWALK JOINTING TO BE PER SUDAS SPECIFICATIONS.
3. SUBGRADE SHOULD BE PREPARED ACCORDING RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

*REFER TO *GEOTECHNICAL REPORT* FOR ALL MATERIAL THICKNESS UNLESS DIRECTED OTHERWISE BY OWNER.

## 4 CONCRETE PAVEMENT - SIDEWALK




## 7 CURB DETAIL




## 8 CURB TRANSITION/TAPER




## 9 APPROACH DETAIL

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Tires LES SCHWAB

# LES SCHWAB TIRE CENTER - INDIANOLA, IA

102 EAST SCENIC VALLEY AVE.
6-BAY MVP RETAIL



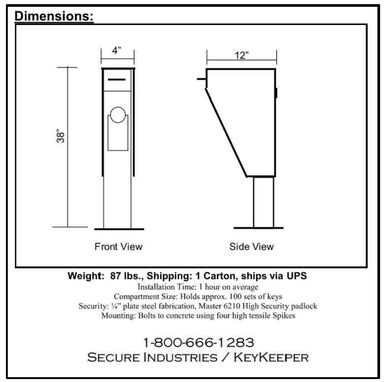

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ENTITLEMENT PLANS

07.31.2026
PROJ# | LSIA_25INDNLA
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REVISIONS

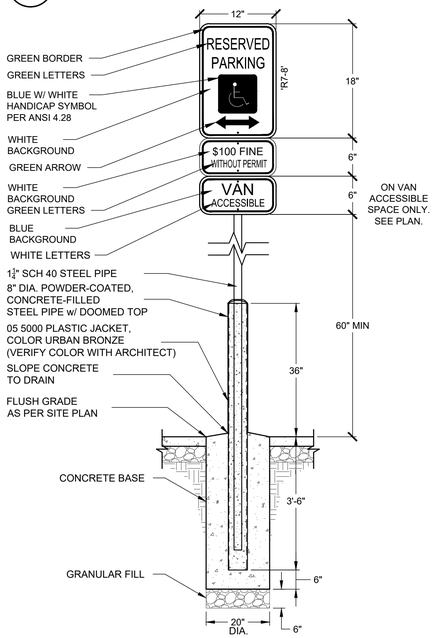
CIVIL DETAILS

C400




NOTE:
1. SEE SHEET A151 FOR MANUFACTURER, MAKE, AND MODEL INFORMATION.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. SEE SHEET A150 FOR LOCATION(S)

## 1 KEY KEEPER WITH STAND




BOLLARD MOUNTED SIGNAGE

NOTE: WHEN ADA SIGNS ARE INSTALLED IN LANDSCAPING, BOLLARD IS TO BE OMITTED. SEE 7/C401 FOR TYP. SIGN AND POST DETAIL.

## 6 ADA SIGNAGE



NOTE:
1. GLOBAL INDUSTRIAL: 6' OUTDOOR PARK BENCH WITH BLACK, STEE SLAT, BLACK #T9F694854BK.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

## 2 BENCH



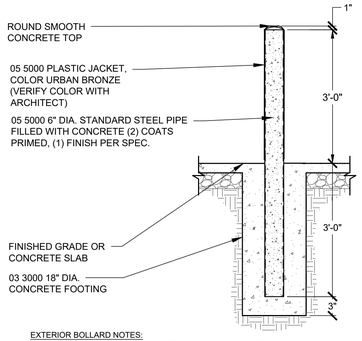

NOTE:
1. ALL SIGN BLANKS SHALL BE 0.080 GAUGE FLAT MINIMUM STOCK.
2. STREET NAME HEIGHTS SHALL BE 9" HEIGHT. LENGTH SHALL BE DETERMINED BY STREET NAME.
3. STOP SIGN FACES SHALL BE 3M HIGH INTENSITY GRADE REFLECTIVE SHEETING OR APPROVED EQUAL.
4. STREET SIGN SHALL BE WHITE ON GREEN PRISMATIC SHEETING. MINIMUM LEVEL IV, ACCORDING TO MUTCD.
5. LETTERING SHALL BE 6" HIGH IN CAPITAL LETTERS, 4.5" LOWER CASE LETTERS FOR >40 MPH.
6. STOP SIGNS SHALL BE ATTACHED TO THE SIGN POST WITH A U-BOLT STYLE SIGN MOUNTING CLAMP.
7. STREET NAME SIGNS SHALL BE ATTACHED TO THE TOP OF THE SIGN POST WITH A ROUND CAP SIGH HOLDER WITH A 12" LONG MOUNTING BRACKET. A 12" LONG 90° CROSSPIECE SHALL BE USED FOR DUAL SIGN APPLICATIONS.

## 7 SIGN & FOUNDATION



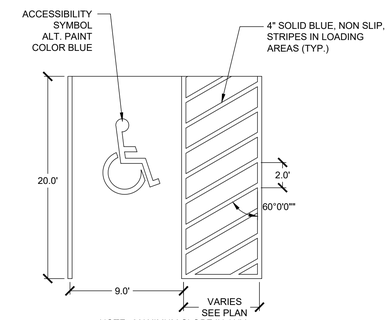
NOTE:
1. GLOBAL INDUSTRIAL: OUTDOOR SLATTED STEEL TRASH CAN WITH RAIN BONNET LID, 36 GALLON, BLACK #T9F260804BK.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

## 3 TRASH RECEPTACLE




EXTERIOR BOLLARD NOTES:
1. 05 5000 PLASTIC JACKET, COLOR: URBAN BRONZE (VERIFY COLOR WITH ARCHITECT).
2. ROUND SMOOTH CONCRETE TOP
3. 05 5000 6" DIA. STANDARD STEEL PIPE FILLED WITH CONCRETE (2) COATS PRIMED
4. TO EXTEND 3'-0" ABOVE FINISHED GRADE, UNLESS NOTED OTHERWISE ON PLANS.

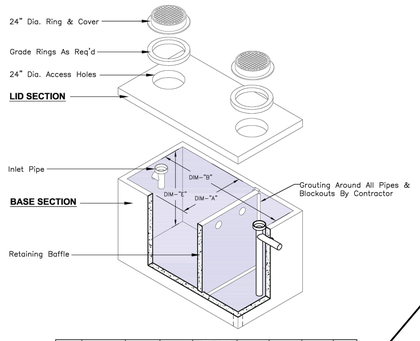
## 4 6" DIA. BOLLARD

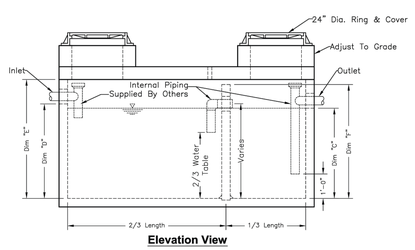



NOTE: MAXIMUM SLOPE IN ANY DIRECTION IS 2%

## 5 ACCESSIBLE PARKING STRIPING

**Oldcastle Precast** | **Water** | **Sand & Oil Interceptor** Model: **SOI-Standard**

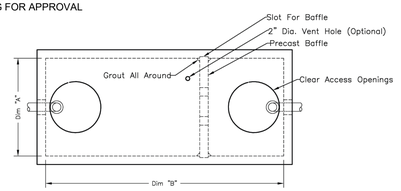



**Elevation View**

| GALLON CAPACITY | MODEL No. | DIM "A" | DIM "B" | WATER DEPTH DIM "C" | DIM "D" | DIM "E" | DIM "F" | WEIGHT |
|---|---|---|---|---|---|---|---|---|
| 320 | 463-S0 | 4'-0" | 6'-0" | 2'-0" | 2'-2" | 3'-0" | 2'-10" | 7,535 |
| 500 | 4113-S0 | 4'-0" | 11'-0" | 2'-0" | 2'-2" | 3'-0" | 2'-10" | 11,631 |
| 750 | 4114-S0 | 4'-0" | 11'-0" | 2'-6" | 2'-8" | 3'-6" | 3'-4" | 14,023 |
| 1000 | 4114S-S0 | 4'-0" | 11'-0" | 3'-3" | 3'-5" | 4'-6" | 4'-4" | 16,231 |
| 1500 | 4116-S0 | 4'-0" | 11'-0" | 5'-0" | 5'-2" | 6'-0" | 5'-10" | 18,831 |
| 1800 | 4118S-S0 | 4'-0" | 11'-0" | 5'-6" | 5'-8" | 6'-6" | 6'-4" | 20,031 |
| 2000 | 4117-S0 | 4'-0" | 11'-0" | 6'-0" | 6'-2" | 7'-0" | 6'-10" | 21,231 |
| 2500 | 8286-S0 | 6'-0" | 12'-6" | 4'-8" | 4'-8" | 6'-0" | 5'-10" | 24,529 |
| 3000 | 8287-S0 | 6'-0" | 12'-6" | 5'-8" | 5'-8" | 7'-0" | 6'-10" | 27,454 |
| 3500 | 11125-S0 | 11'-0" | 12'-0" | 3'-8" | 3'-10" | 5'-0" | 4'-10" | 29,521 |
| 5000 | 11175-S0 | 11'-0" | 17'-0" | 3'-8" | 3'-10" | 5'-0" | 4'-10" | 37,702 |
| 5500 | 11176-S0 | 11'-0" | 17'-0" | 4'-0" | 4'-2" | 5'-9" | 5'-7" | 40,964 |
| 6000 | 11195-S0 | 11'-0" | 19'-0" | 4'-0" | 4'-2" | 5'-9" | 5'-7" | 44,462 |
| 7000 | 11225-S0 | 11'-0" | 22'-0" | 4'-0" | 4'-2" | 5'-9" | 5'-7" | 45,883 |
| 8000 | 11226-S0 | 11'-0" | 22'-0" | 4'-6" | 4'-8" | 5'-9" | 5'-7" | 49,708 |
| 9000 | 11276-S0 | 11'-0" | 27'-0" | 4'-0" | 4'-2" | 5'-9" | 5'-7" | 58,451 |
| 10000 | 11296-S0 | 11'-0" | 29'-0" | 4'-0" | 4'-2" | 5'-9" | 5'-7" | 61,949 |
| 11000 | 11348-S0 | 11'-0" | 34'-0" | 4'-0" | 4'-2" | 5'-9" | 5'-7" | 70,692 |

1,000 GALLON SAND-OIL INTERCEPTOR. INTERCEPTOR TO BE TRAFFIC RATED (H-20). CONTRACTOR TO PROVIDE SHOP DRAWING FOR APPROVAL




**Plan View**

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## 8 1,000 GAL. SAND-OIL INTERCEPTOR

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Tires LES SCHWAB

# LES SCHWAB TIRE CENTER - INDIANOLA, IA

102 EAST SCENIC VALLEY AVE.
6-BAY MVP RETAIL

ADAM J. SCHLEGEL P27727 — 07/29/2026 — IOWA — PROFESSIONAL ENGINEER

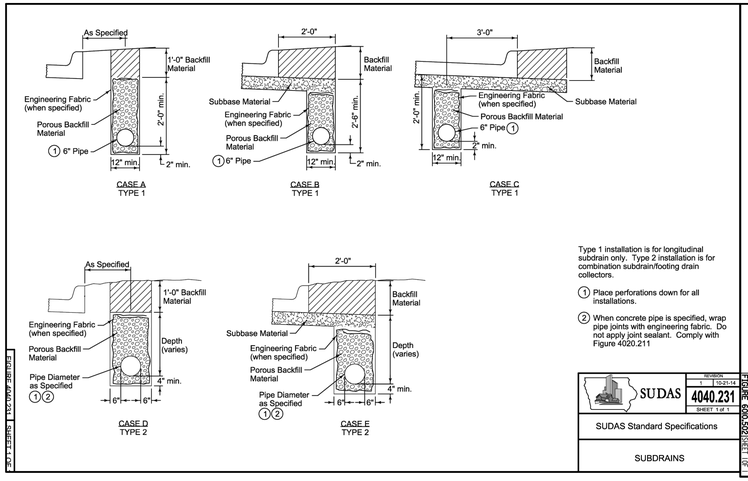
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ENTITLEMENT PLANS

07.31.2026
PROJ# | LSIA_25INDNLA
DESIGNED BY | ISACKSON
DRAWN BY | HAHN
REVIEWED BY | SCHLEGEL
REVISIONS
-

CIVIL DETAILS

C401




Type 1 installation is for longitudinal subdrain only. Type 2 installation is for combination subdrain/footing drain collectors.

1. Place perforations down for all installations.
2. When concrete pipe is specified, wrap pipe joints with engineering fabric. Do not apply joint sealant. Comply with Figure 4020.211

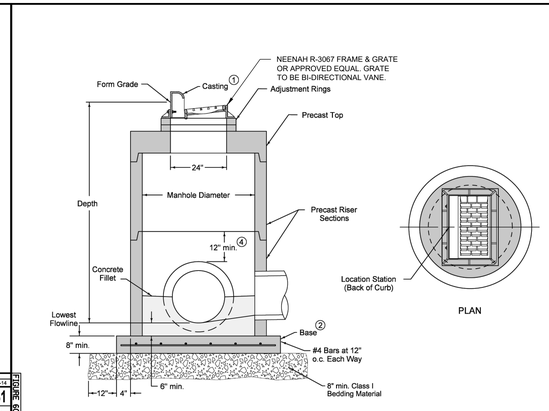
| SUDAS | REVISION |
|---|---|
| 4040.231 | 1 10-21-14 |
| SHEET 1 of 1 | |

SUDAS Standard Specifications

SUBDRAINS

FIGURE 6000.502 | SHEET 1 OF 2

## 1 STORMWATER SUBDRAINS




Refer to SW-514 for boxout details.

1. SW-603 Type R unless Type Q is specified in the contract documents.
2. Cast-in-place base shown. Base may be square. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
3. For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.
4. 12 inch minimum riser height above all pipes.

| Manhole Diameter (inches) | Maximum Pipe Diameter 3 (inches) for 2 Pipes | |
|---|---|---|
| | at 180° Separation | at 90° Separation |
| 48 | 24 | 18 |
| 60 | 36 | 24 |
| 72 | 42 | 30 |
| 84 | 48 | 36 |
| 96 | 60 | 42 |

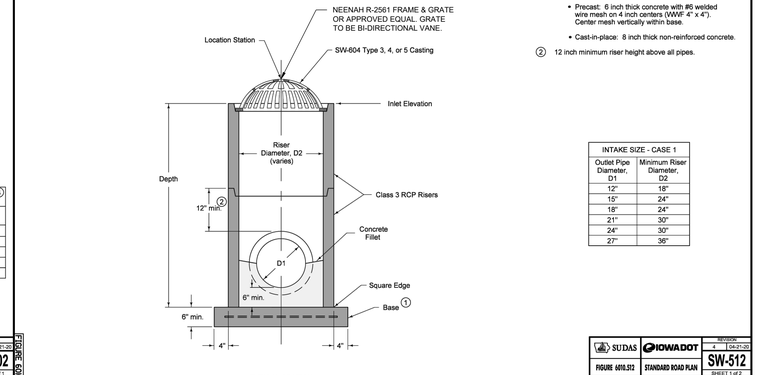
| SUDAS | IOWADOT | REVISION |
|---|---|---|
| FIGURE 6010.502 | STANDARD ROAD PLAN | 4 04-21-20 |
| | SW-502 | SHEET 1 of 1 |

REVISIONS: Added Class I Bedding Material.

CIRCULAR SINGLE GRATE INTAKE

FIGURE 6000.502 | SHEET 1 OF 2

## 2 CURB INLET




1. Precast (shown) or cast-in-place base:
   - Precast: 6 inch thick concrete with #6 welded wire mesh on 4 inch centers (WWF 4" x 4"). Center mesh vertically within base.
   - Cast-in-place: 8 inch thick non-reinforced concrete.
2. 12 inch minimum riser height above all pipes.

| INTAKE SIZE - CASE 1 | |
|---|---|
| Outlet Pipe Diameter, D1 | Minimum Riser Diameter, D2 |
| 12" | 18" |
| 15" | 24" |
| 18" | 24" |
| 21" | 30" |
| 24" | 30" |
| 27" | 36" |

| SUDAS | IOWADOT | REVISION |
|---|---|---|
| FIGURE 6010.512 | STANDARD ROAD PLAN | 4 04-21-20 |
| | SW-512 | SHEET 1 of 2 |

REVISIONS: Changed 1 to 1 on Bedding Material.

CIRCULAR AREA INTAKE

FIGURE 6000.512 | SHEET 1 OF 2

## 3 AREA DRAIN




If manhole depth exceeds 20 feet, install steps.

1. Cast-in-place base shown. If base is precast integral with bottom riser, the footprint of the base is not required to extend beyond the outer edge of the riser.
2. For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.
3. 12 inch minimum riser height above all pipe openings.

| Manhole Diameter (inches) | Maximum Pipe Diameter 2 (inches) for 2 Pipes | |
|---|---|---|
| | At 180° Separation | At 90° Separation |
| 48 | 24 | 18 |
| 60 | 36 | 24 |
| 72 | 42 | 30 |
| 84 | 48 | 36 |
| 96 | 60 | 42 |

| SUDAS | IOWADOT | REVISION |
|---|---|---|
| FIGURE 6010.401 | STANDARD ROAD PLAN | 3 04-20-21 |
| | SW-401 | SHEET 1 of 1 |

REVISIONS: Added manhole depth note.

CIRCULAR STORM SEWER MANHOLE

FIGURE 6000.401 | SHEET 1 OF 1

## 4 STORM MANHOLE




1. For use at curb drops for driveways. Use only when specified in the contract documents.
2. Provide bicycle-safe vane-style grate. At low points, grates with vanes facing both directions of flow are allowed.
3. For details of boxout pavement, refer to SW-514.

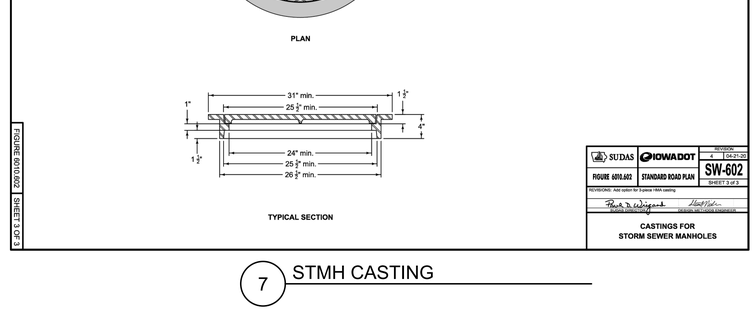
| SUDAS | IOWADOT | REVISION |
|---|---|---|
| FIGURE 6010.603 | STANDARD ROAD PLAN | 6 10-16-18 |
| | SW-603 | SHEET 1 of 2 |

REVISIONS: Corrected typo on page two that said SHEET 1 of 2.

CASTINGS FOR GRATE INTAKES

FIGURE 6000.603 | SHEET 1 OF 2

## 5 CURB INLET CASTING



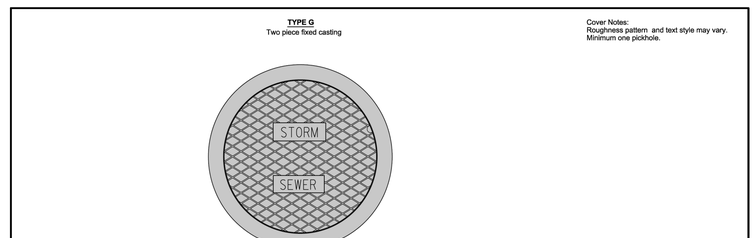

| SUDAS | IOWADOT | REVISION |
|---|---|---|
| FIGURE 6010.604 | STANDARD ROAD PLAN | 3 04-21-20 |
| | SW-604 | SHEET 1 of 2 |

REVISIONS: Added Type 4 casting. Modified circle notes.

CASTINGS FOR AREA INTAKES

FIGURE 6000.604 | SHEET 1 OF 2

## 5 AREA INLET CASTING




Cover Notes:
Roughness pattern and text style may vary.
Minimum one pickhole.

| SUDAS | IOWADOT | REVISION |
|---|---|---|
| FIGURE 6010.602 | STANDARD ROAD PLAN | 4 04-21-20 |
| | SW-602 | SHEET 3 of 3 |

REVISIONS: Add option for 3-piece HMA casting.

CASTINGS FOR STORM SEWER MANHOLES

FIGURE 6010.602 | SHEET 3 OF 3

## 7 STMH CASTING


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# LES SCHWAB TIRE CENTER - INDIANOLA, IA

102 EAST SCENIC VALLEY AVE.
6-BAY MVP RETAIL

PROFESSIONAL ENGINEER
ADAM J SCHLEGEL
P27727
07/29/2026
IOWA

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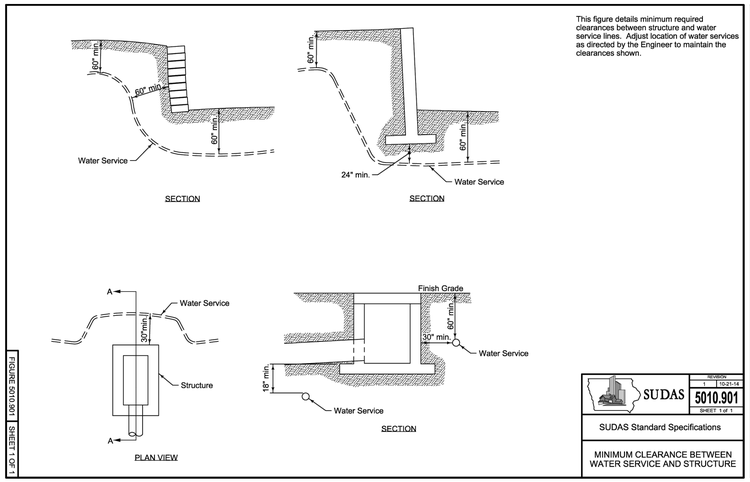
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DRAWN BY | HAHN
REVIEWED BY | SCHLEGEL
REVISIONS

CIVIL DETAILS

C402



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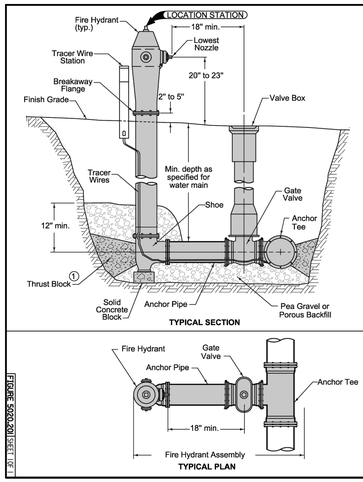


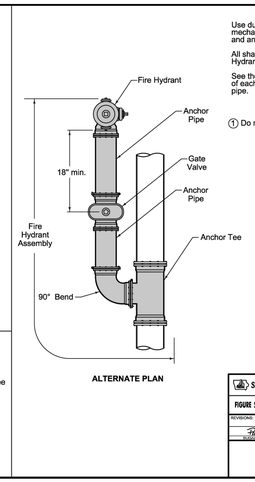

This figure details minimum required clearances between structure and water service lines. Adjust location of water services as directed by the Engineer to maintain the clearances shown.

SUDAS | REVISION 1 | 10-21-14
5010.901 | SHEET 1 of 1
SUDAS Standard Specifications
MINIMUM CLEARANCE BETWEEN WATER SERVICE AND STRUCTURE

FIGURE 5010.901 | SHEET 1 OF 1

## 1 WATER SERVICE CLEARENCE




Use ductile iron pipe with restrained mechanical joints for fire hydrant assembly and anchor tee.

All shaded items are included in the Fire Hydrant Assembly bid item.

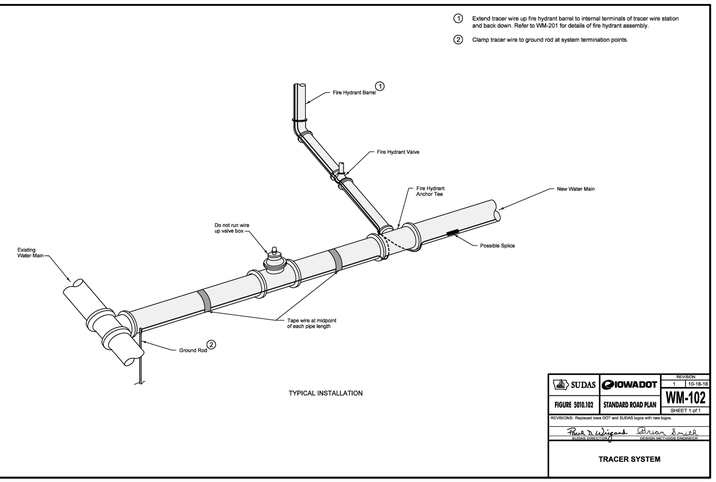
See the contract documents for the location of each hydrant and the length of ancoring pipe.

1 Do not cover drain holes or tracer wire.

SUDAS | IOWADOT | REVISION 4 | 04-19-22
FIGURE 5020.201 | STANDARD ROAD PLAN | WM-201 | SHEET 1 of 1
REVISIONS: Added general note for location and length.
FIRE HYDRANT ASSEMBLY

FIGURE 5020.201 | SHEET 1 OF 1

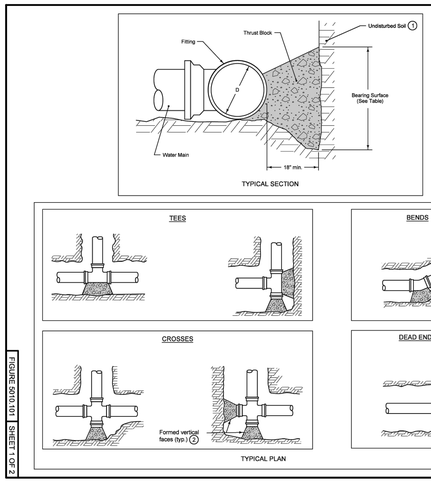
## 2 FIRE HYDRANT




SUDAS | IOWADOT | REVISION 1 | 10-18-18
FIGURE 5010.102 | STANDARD ROAD PLAN | WM-102 | SHEET 1 of 1
REVISIONS: Replaced new DOT and SUDAS logos with new logos.
TRACER SYSTEM

FIGURE 5020.202 | SHEET 1 OF 1

## 3 TRACER WIRE




Encase all fittings in polyethylene wrap. Do not allow concrete to directly contact joints or fitting bolts.

1 Extend thrust blocks to undisturbed soil. Excavation into trench wall may be necessary.

2 Form vertical surfaces of poured concrete thrust blocks except on bearing surface.

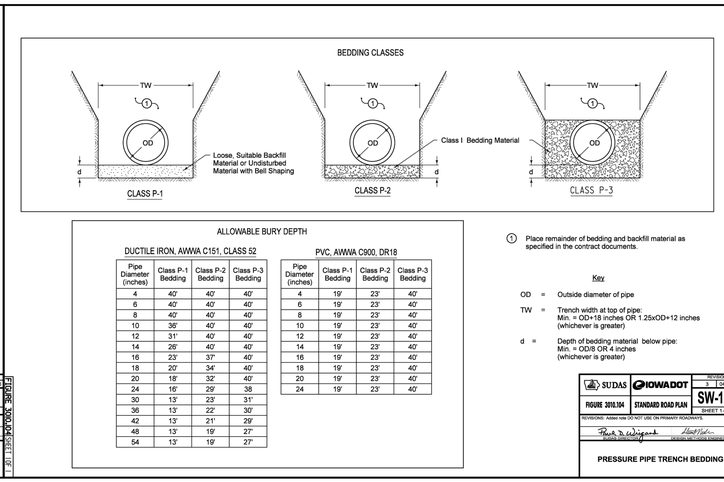
| Diameter of Pipe, D (inches) | MINIMUM BEARING SURFACE (sf) | | | | |
|---|---|---|---|---|---|
| | Bends | | | | Tees and Dead Ends |
| | 11 1/4° | 22 1/2° | 45° | 90° | |
| 4 | 1 | 2 | 3 | 4 | 3 |
| 6 | 2 | 3 | 5 | 8 | 6 |
| 8 | 2 | 4 | 8 | 14 | 10 |
| 10 | 3 | 6 | 12 | 21 | 15 |
| 12 | 5 | 9 | 18 | 30 | 21 |
| 14 | 6 | 11 | 22 | 40 | 28 |
| 16 | 7 | 14 | 28 | 51 | 36 |
| 18 | 9 | 18 | 35 | 64 | 45 |
| 20 | 11 | 22 | 42 | 78 | 55 |
| 24 | 16 | 31 | 61 | 111 | 79 |
| 30 | 24 | 48 | 93 | 171 | 121 |
| 36 | 34 | 68 | 133 | 246 | 173 |

Minimum surface area based on water pressure of 150 psi and allowable soil pressure of 1,000 psf.

SUDAS | INTERIM | REVISION 2 | 01-01-24
FIGURE 3010.101 | STANDARD ROAD PLAN | WM-101 | SHEET 1 of 2
REVISIONS: Updated table and notes to match SUDAS.
THRUST BLOCKS

FIGURE 3010.101 | SHEET 1 OF 2

## 4 THRUST BLOCK




ALLOWABLE BURY DEPTH

DUCTILE IRON, AWWA C151, CLASS 52

| Pipe Diameter (inches) | Class P-1 Bedding | Class P-2 Bedding | Class P-3 Bedding |
|---|---|---|---|
| 4 | 40' | 40' | 40' |
| 6 | 40' | 40' | 40' |
| 8 | 40' | 40' | 40' |
| 10 | 36' | 40' | 40' |
| 12 | 31' | 40' | 40' |
| 14 | 26' | 40' | 40' |
| 16 | 23' | 37' | 40' |
| 18 | 20' | 34' | 40' |
| 20 | 18' | 32' | 40' |
| 24 | 16' | 29' | 38 |
| 30 | 13' | 23' | 31' |
| 36 | 13' | 22' | 30' |
| 42 | 13' | 21' | 29' |
| 48 | 13' | 19' | 27' |
| 54 | 13' | 19' | 27' |

PVC, AWWA C900, DR18

| Pipe Diameter (inches) | Class P-1 Bedding | Class P-2 Bedding | Class P-3 Bedding |
|---|---|---|---|
| 4 | 19' | 23' | 40' |
| 6 | 19' | 23' | 40' |
| 8 | 19' | 23' | 40' |
| 10 | 19' | 23' | 40' |
| 12 | 19' | 23' | 40' |
| 14 | 19' | 23' | 40' |
| 16 | 19' | 23' | 40' |
| 18 | 19' | 23' | 40' |
| 20 | 19' | 23' | 40' |
| 24 | 19' | 23' | 40' |

1 Place remainder of bedding and backfill material as specified in the contract documents.

Key

OD = Outside diameter of pipe

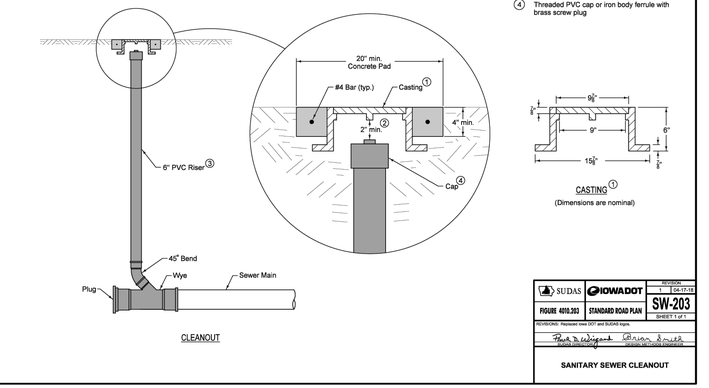
TW = Trench width at top of pipe: Min. = OD+18 inches OR 1.25xOD+12 inches (whichever is greater)

d = Depth of bedding material below pipe: Min. = OD/8 OR 4 inches (whichever is greater)

SUDAS | IOWADOT | REVISION 3 | 04-20-21
FIGURE 4020.101 | STANDARD ROAD PLAN | SW-104 | SHEET 1 of 1
REVISIONS: Added note DO NOT USE ON PRIMARY ROADWAYS.
PRESSURE PIPE TRENCH BEDDING

FIGURE 4020.101 | SHEET 1 OF 1

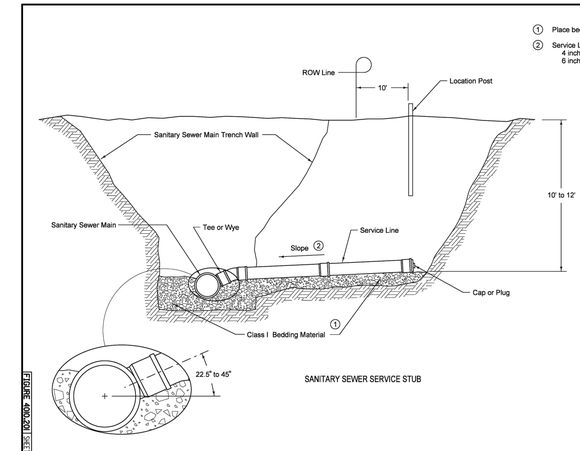
## 5 PRESSURE PIPE TRENCH




SUDAS | IOWADOT | REVISION 1 | 04-17-18
FIGURE 4010.203 | STANDARD ROAD PLAN | SW-203 | SHEET 1 of 1
REVISIONS: Replaced view DOT and SUDAS logos.
SANITARY SEWER CLEANOUT

FIGURE 4010.203 | SHEET 1 OF 1

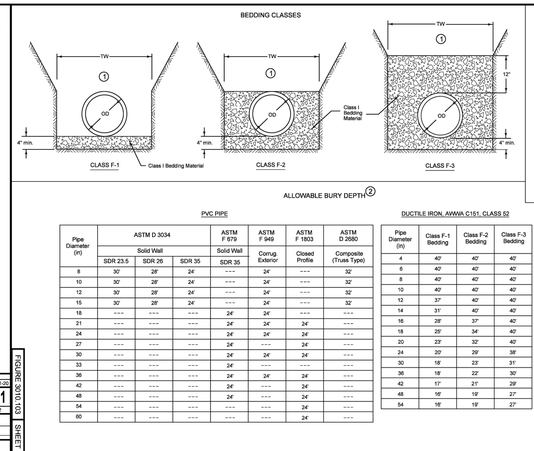
## 6 SEWER CLEANOUT




SUDAS | IOWADOT | REVISION 2 | 04-21-20
FIGURE 4010.201 | STANDARD ROAD PLAN | SW-201 | SHEET 1 of 2
REVISIONS: Changed 1 to Lin Bedding Material.
SANITARY SEWER SERVICE STUB

FIGURE 4010.201 | SHEET 1 OF 2

## 7 SEWER SERVICE STUB




1 Place remainder of bedding and backfill materials as specified in the contract documents.

2 Minimum depth of bury 12 inches or as specified by the manufacturer.

ALLOWABLE BEDDING CLASSES

| PIPE MATERIAL | STORM SEWER | SANITARY SEWER |
|---|---|---|
| Ductile Iron | F-1, F-2, F-3 | F-1, F-2, F-3 |
| HDPE | F-2, F-3 | Not allowed |
| Polypropylene | F-2, F-3 | F-3 |
| PVC | F-2, F-3 | F-3 |

Key

OD = Outside diameter of pipe

TW = Trench width at top of pipe: Min. = OD+18 inches OR 1.25xOD+12 inches (whichever is greater)

ALLOWABLE BURY DEPTH 2

PVC PIPE

| Pipe Diameter (in) | ASTM D 3034 | | | ASTM F 679 | ASTM F 949 | ASTM F 1803 | ASTM D 2680 |
|---|---|---|---|---|---|---|---|
| | Solid Wall | | | Solid Wall | Corrug. Exterior | Closed Profile | Composite (Truss Type) |
| | SDR 23.5 | SDR 26 | SDR 35 | SDR 35 | | | |
| 8 | 30' | 28' | 24' | --- | 24' | --- | 32' |
| 10 | 30' | 28' | 24' | --- | 24' | --- | 32' |
| 12 | 30' | 28' | 24' | --- | 24' | --- | 32' |
| 15 | 30' | 28' | 24' | --- | 24' | --- | 32' |
| 18 | --- | --- | --- | 24' | 24' | --- | --- |
| 21 | --- | --- | --- | 24' | 24' | 24' | --- |
| 24 | --- | --- | --- | 24' | 24' | 24' | --- |
| 27 | --- | --- | --- | 24' | --- | 24' | --- |
| 30 | --- | --- | --- | 24' | 24' | 24' | --- |
| 33 | --- | --- | --- | 24' | --- | --- | --- |
| 36 | --- | --- | --- | 24' | 24' | 24' | --- |
| 42 | --- | --- | --- | 24' | --- | 24' | --- |
| 48 | --- | --- | --- | 24' | --- | 24' | --- |
| 54 | --- | --- | --- | --- | --- | 24' | --- |
| 60 | --- | --- | --- | --- | --- | 24' | --- |

DUCTILE IRON, AWWA C151, CLASS 52

| Pipe Diameter (in) | Class F-1 Bedding | Class F-2 Bedding | Class F-3 Bedding |
|---|---|---|---|
| 4 | 40' | 40' | 40' |
| 6 | 40' | 40' | 40' |
| 8 | 40' | 40' | 40' |
| 10 | 40' | 40' | 40' |
| 12 | 37' | 40' | 40' |
| 14 | 31' | 40' | 40' |
| 16 | 28' | 37' | 40' |
| 18 | 25' | 34' | 40' |
| 20 | 23' | 32' | 40' |
| 24 | 20' | 29' | 38' |
| 30 | 18' | 23' | 31' |
| 36 | 18' | 22' | 30' |
| 42 | 17' | 21' | 29' |
| 48 | 16' | 19' | 27' |
| 54 | 16' | 19' | 27' |

HDPE PIPE

| Pipe Diameter (in) | AASHTO M 294 |
|---|---|
| 12 | 9' |
| 15 | 9' |
| 18 | 9' |
| 24 | 9' |
| 30 | 9' |
| 36 | 9' |
| 42 | 8' |
| 48 | 8' |
| 54 | 8' |
| 60 | 8' |

POLYPROPYLENE PIPE

| Pipe Diameter (in) | ASTM F 2764 |
|---|---|
| 12 | 24' |
| 15 | 22' |
| 18 | 22' |
| 24 | 20' |
| 30 | 22' |
| 36 | 21' |
| 42 | 22' |
| 48 | 23' |
| 54 | 21' |
| 60 | 21' |

SUDAS | IOWADOT | REVISION 1 | 04-20-21
FIGURE 3010.103 | STANDARD ROAD PLAN | SW-103 | SHEET 1 of 1
REVISIONS: Added note DO NOT USE ON PRIMARY ROADWAYS.
FLEXIBLE GRAVITY PIPE TRENCH BEDDING

FIGURE 3010.103 | SHEET 1 OF 1

## 8 FLEXIBLE GRAVITY PIPE TRENCH


Cushing Terrell
cushingterrell.com
800.757.9522


Tires LES SCHWAB

# LES SCHWAB TIRE CENTER - INDIANOLA, IA

102 EAST SCENIC VALLEY AVE.
6-BAY MVP RETAIL


ADAM J. SCHLEGEL
P27727
07/29/2026
IOWA


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ENTITLEMENT PLANS

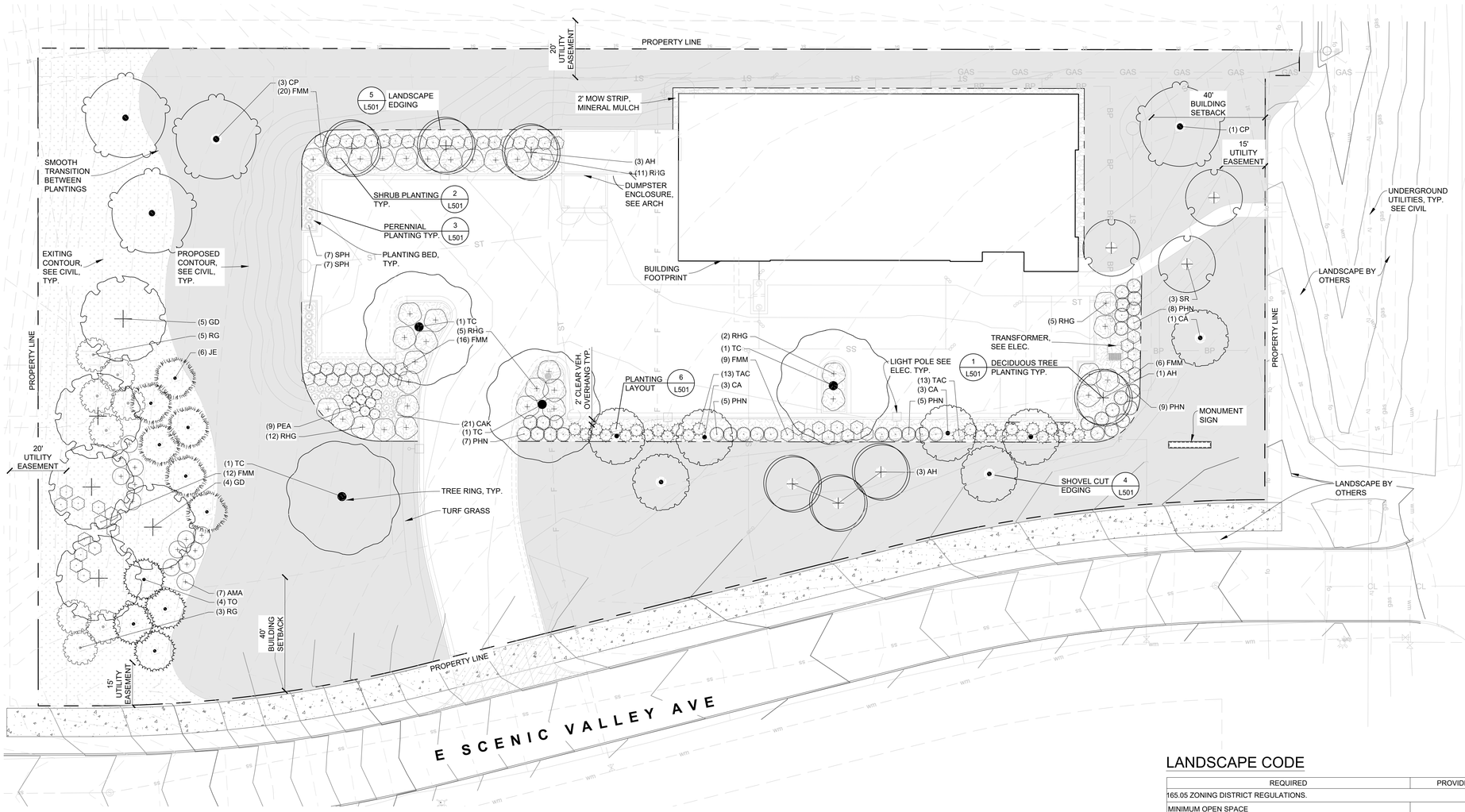
07.31.2026
PROJ# | LSIA_25INDNLA
DESIGNED BY | ISACKSON
DRAWN BY | HAHN
REVIEWED BY | SCHLEGEL
REVISIONS

CIVIL DETAILS

C403



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1 L301 PLANTING PLAN

1" = 20'-0" 0 10' 20' 40'

SCALE: 1" = 20'

NORTH REF.

## PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | INSTALL SIZE | PKG. | MATURE SIZE |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| TO | 4 | THUJA OCCIDENTALIS NATIVE | AMERICAN ARBORVITAE | 5` HT. | B&B | 20-40` H X 10-15` W |
| CONIFEROUS TREES | | | | | | |
| JE | 6 | JUNIPERUS VIRGINIANA NATIVE | EASTERN REDCEDAR | 5` HT. | B&B | 30`-50` H X 8`-20` W |
| DECIDUOUS TREES | | | | | | |
| CP | 4 | CELTIS OCCIDENTALIS `PRAIRIE PRIDE` NATIVE | PRAIRIE PRIDE HACKBERRY | 2" CAL. | B&B | 40-50`H X 30-40`W |
| GD | 5 | GYMNOCLADUS DIOICA `ESPRESSO` NATIVE | KENTUCKY COFFEETREE | 2" CAL. | B&B | 40-50`H X 30-40`W |
| TC | 4 | TILIA CORDATA | LITTLELEAF LINDEN | 2" CAL. | B&B | 50-70`H X 35-50`W |
| ORNAMENTAL TREES | | | | | | |
| AH | 7 | ACER TATARICUM `HOT WINGS` | HOT WINGS TATARIAN MAPLE | 1.5" CAL. | B&B | 15-20`H X 15-20`W |
| CA | 7 | CORNUS ALTERNIFOLIA NATIVE | PAGODA DOGWOOD | 1.5" CAL. | B&B | 15-25` H X 15-25` W |
| SR | 3 | SYRINGA RETICULATA | JAPANESE TREE LILAC | 1.5" CAL. | B&B | 20-30`H X 15-25`W |
| SHRUBS | | | | | | |
| RG | 8 | RHUS GLABRA NATIVE | SMOOTH SUMAC | 5 GAL. | POT | 10-15` H X 10-15` W |
| DECIDUOUS SHRUB | | | | | | |
| AMA | 13 | AMELANCHIER ALNIFOLIA `REGENT` NATIVE | REGENT SERVICEBERRY | 5 GAL. | POT | 4-6`H X 4-6`W |
| FMM | 63 | FOTHERGILLA MAJOR 'MOUNT AIRY' | MOUNT AIRY FOTHERGILLA | 5 GAL. | POT | 3-5`H X 3-5`W |
| PHN | 34 | PHYSOCARPUS OPULIFOLIUS `SUMMER WINE` NATIVE | SUMMER WINE NINEBARK | 5 GAL. | POT | 4-6`H X 4-6`W |
| RHG | 35 | RHUS AROMATICA `GRO-LOW` NATIVE | GRO-LOW FRAGRANT SUMAC | 5 GAL. | POT | 1.5-2`H X 6-8`W |
| EVERGREEN SHRUB | | | | | | |
| TAC | 26 | TAXUS CANADENSIS NATIVE | CANADA YEW | 5 GAL. | POT | 3-5`H X 6-8`W |
| GRASSES | | | | | | |
| CAK | 21 | CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` | FEATHER REED GRASS | 1 GAL. | POT | 3-5`H X 1.5-2.5`W |
| SPH | 14 | SPOROBOLUS HETEROLEPIS NATIVE | PRAIRIE DROPSEED | 1 GAL. | POT | 2-3`H X 2-3`W |
| PERENNIALS | | | | | | |
| PEA | 9 | PEROVSKIA ATRIPLICIFOLIA | RUSSIAN SAGE | 1 GAL. | POT | 3-5`H X 2-4`W |

## PLANTING LEGEND

- TURF - SOD, SPRAY IRRIGATION
- PLANTER - ORGANIC MULCH, NO FABRIC TO BE USED SEE DETAIL,DRIP IRRIGATION
- MINERAL MULCH - 1.5" ROUND, GREY - WITH FABRIC, SEE DETAIL, NO IRRIGATION
- PRAIRIE GRASS - BROADCAST SEEDING, NO IRRIGATION, TEMPORARY ESTABLISHMENT ONLY
- EDGING - STEEL, SEE DETAIL
- EDGING - SHOVELCUT
- TRANSITION BETWEEN PLANTINGS - CLEAN, SMOOTH EDGE
- DECIDUOUS TREE PLANTING - LARGE, SEE DETAIL DRIP OR ROOT WATERING IN LAWN IRRIGATION
- DECIDUOUS TREE PLANTING - SMALL, SEE DETAIL DRIP OR ROOT WATERING IN LAWN IRRIGATION
- SHRUB PLANTING, SEE DETAIL DRIP IRRIGATION
- PERENNIAL PLANTING - FLOWERING OR ORNAMENTAL GRASS DRIP IRRIGATION
- TREE RING IN GRASS AREAS- ORGANIC MULCH WITH SHOVEL CUT EDGING, SEE DETAIL.

## GENERAL NOTES

A. VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES INCLUDING ANY THAT MAY NOT BE INDICATED ON THIS PLAN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
B. PROTECT ALL EXISTING IMPROVEMENTS TO REMAIN AND REPAIR BACK TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE IF DAMAGE OCCURS RESULTANT FROM CONTRACTOR'S OPERATIONS OR NEGLIGENCE.
C. PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTED.
D. DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BEGINNING WORK. START OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS.
E. CHANGES OR DEVIATIONS FROM THE DRAWINGS MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND/OR AN APPROVED CHANGE ORDER WILL BE CONSIDERED UNAUTHORIZED. COORDINATE NECESSARY MODIFICATIONS WITH ARCHITECT PRIOR TO EXECUTING CONSTRUCTION. SEE SPECIFICATIONS FOR CONTRACT MODIFICATION PROCEDURES AND AS-BUILT REQUIREMENTS.
F. REVIEW ALL DISCIPLINE DRAWINGS AND COORDINATE WITH GENERAL CONTRACTOR AND ALL TRADE CONTRACTORS FOR WORK SHOWN ON LANDSCAPE DRAWINGS AND SPECIFICATIONS.
G. NOTIFY LANDSCAPE ARCHITECT AND OWNER IN WRITING OF ANY EXPECTED DISRUPTIONS IN SERVICE OR CHANGES IN CONSTRUCTION SCHEDULE AND OBTAIN WRITTEN PERMISSION AS SPECIFIED.
H. IN THE EVENT OF ANY DISCREPANCIES, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
I. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT.
J. PROVIDE ALL COMPONENTS AND ACCESSORIES FOR A COMPLETE AND FINISHED INSTALLATION FOR PRODUCTS SHOWN ON THE DRAWING SHEETS.
K. THE PROJECT MANUAL SPECIFICATIONS ARE AN INTEGRAL PART OF THESE DOCUMENTS. REVIEW ALL PROJECT INFORMATION.
L. ELECTRONIC FILES FOR LAYOUT AVAILABLE UPON WRITTEN REQUEST.
M. NOTIFY LANDSCAPE ARCHITECT IN WRITING 7 DAYS PRIOR TO SCHEDULE INSPECTIONS.
N. DURING ALL INSTALLATION, KEEP ADJACENT PAVING, CONSTRUCTION AREAS, AND WORK AREAS CLEAN AND IN ORDERLY CONDITION. PROTECT ALL STRUCTURES, UTILITIES, AND SITE IMPROVEMENTS, INCLUDING PLANT AND IRRIGATION MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR ACTIVITIES BY OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE ANY DAMAGED IMPROVEMENTS, INCLUDING PLANTINGS OR IRRIGATION EQUIPMENT.

## DRYLAND GRASS SEED MIX

IA DOT Native Seed Mix:

| Species: | Rate |
|---|---|
| Big bluestem (Andropogon geradii) | 6 Lbs/acre |
| Canada wildrye (Elymus candensis) | 2 Lbs/acre |
| Indiangrass (Sorghastrum nutans) | 6 Lbs/acre |
| Little bluestem (Schizachyrium scopraium) | 6 Lbs/acre |
| Blackeyed susan (Rudbeckia hirta) | 4 oz/acre |
| Gray-headed coneflower (Ratibida pinnata) | 1/2 oz/acre |
| Ironweed (Veronica fasciculata) | 3 oz/acre |
| New England aster (Symphyotrichum novae-angliae) | 3 oz/acre |
| Pale Pruple coneflower (Echinacea pallida) | 2 oz/acre |
| Side-oats grama (Bouteloua curtipendula) | 4 Lbs/acre |
| Switchgrass (Pancium virgatum) | 4 Lbs/acre |
| Oats (Avena sativa) | 1 Lbs/acre |
| Butterfly weed (Asclepias tuberosa) | 3 oz/acre |

*Canada wildrye, Big Bluestem, Indiangrass, and Little bluestem shall be debearded or equal to facilitate the application.

## LANDSCAPE CODE

| REQUIRED | PROVIDED |
|---|---|
| 165.05 ZONING DISTRICT REGULATIONS. | |
| MINIMUM OPEN SPACE | |
| Zoning PUD: non residential 20% open space required<br>Total Site Area: 84,780 sf x .20 = 16,956 sf | 55,121 SF (65%) |
| 165.08 OPEN SPACE, LANDSCAPING, AND BUFFERING | |
| LANDSCAPING | |
| Mulch is to be wood around all planting. large areas of mulch without planting will not be accepted | Yes |
| 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.<br>16,956/ 2,000 = 9 Shade Trees, 17 Ornamental Trees, and 17 Shrubs | 13 Shade Trees,17Ornamental trees, and 252 Shrubs |
| No less than 50% of the plant material on an individual site shall be species native to Iowa. | 256 of 453 plants naive to Iowa= 56% |
| PARKING LOT DESIGN | |
| - 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. | Yes |
| - 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. | Yes |
| - No less than one (1) deciduous shade tree shall be planted within each required landscaped island. | Yes |
| - 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.<br>E Scenic Valley Ave - 200 LF = 4 Shade Trees, 8 ornamental trees | 4 Shade Trees and 8 Ornamental Trees |
| - 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. | Plantings 3' min. Height provide around perimeter of parking lot |
| BUFFERING | |
| 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. | YES |
| (1) 30-Foot Wide Buffer.<br>a. Minimum Width: 30 feet.<br>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.<br>c. Earth Berming: three (3) foot tall.<br>120 LF REQUIRED : 120 /25 = 5 OVERSTORY TREES, 10 EVERGREEN TREES AND 30 SHRUBS REQUIRED | 5 Overstory trees, 10 evergreen tress, 30 shrubs provided (not planted in utility easement, no berm provided due to existing topography) |

## PLANTING NOTES:

1. GENERAL NOTES APPLY.
2. SEE SPECIFICATIONS 32 9113 SOIL PREPARATION AND 32 9300 PLANTS.
3. EVALUATE EXISTING SITE CONDITIONS AND REMEDY AS REQUIRED TO PROVIDE FOR HEALTHY PLANT GROWTH AND MITIGATE UNSIGHTLY CONDITIONS.
4. RE-GRADE, PREPARE SOIL AND PLANT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY. PLANT PER PLANTING PLAN. FOR DISTURBANCES BEYOND PLAN, MATCH EXISTING PLANTS AND ACCESSORIES. A DISTURBED AREA SHALL BE WHERE CONSTRUCTION ACTIVITIES INCLUDING TRENCHING, DEMOLITION, EARTHWORK, MATERIAL STORAGE, STAGING AND PARKING OR ANY OTHER FORM OF EXCAVATION, COMPACTION, OR TRAFFIC RESULTS IN THE REMOVAL OR DISPLACEMENT OF EXISTING GROUNDCOVER OR GRADE. PROVIDE SMOOTH AND CLEAN TRANSITION BETWEEN EXISTING AND DISTURBANCES. IRRIGATION DISTURBANCE AREAS ARE CONCEPTUAL, COORDINATE ACTUAL.
5. PERFORM SOIL SAMPLING AND TESTING AS SPECIFIED.
6. PREPARE SUBGRADE AND PLACE SOIL PER SPECIFICATION 329113 'SOIL PREPARATION' FOR PLANTING SOIL. COORDINATE TOPSOIL INSTALLATION WITH OTHER TRADES. IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY AND MITIGATE AS REQUIRED.
7. AMEND PLANTING SOIL AS SPECIFIED. SEE SPEC 329113 SOIL PREPARATION. FOR COMPACTED AREAS (PREVIOUSLY PAVED/HARDPAN AREAS), SCARIFY SOILS AS SPECIFIED AND MODIFY PLANTING PIT AS SPECIFIED & DETAILED.
8. ALL PLANT MATERIAL SHALL RECEIVE AN ADEQUATE AMOUNT OF WATER TO MEET ITS WATERING REQUIREMENTS AND SHALL BE SUPPLIED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SEE SPEC 328400 PLANTING IRRIGATION AND IRRIGATION PLAN.
9. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE HAVE APPROPRIATE MOISTURE FOR INSTALLING PLANTS.
10. INSTALL PLANTINGS AND ACCESSORIES AS DETAILED AND PER PROJECT MANUAL SPECIFICATIONS.
11. IF THE STORE OPENING DATE DOES NOT ALLOW FOR PLANTING TO BE INSTALLED IN AN ALLOWABLE SEASON (PER SPECIFICATIONS) THAT ENSURES SURVIVABILITY AND A CLEAN-LOOKING PRODUCT THROUGH THE WINTER MONTHS A SACRIFICIAL MULCH (PRODUCT AS AGREED UPON WITH THE OWNER'S REPRESENTATIVE) OVER A WEED BARRIER (PER SPECIFICATIONS) SHALL BE INSTALLED UNTIL THE APPROVED LANDSCAPE PLAN CAN BE INSTALLED THE FOLLOWING SEASON.
12. MAINTAIN PLANTS AS SPECIFIED.

## TREE, SHRUB, & PERENNIAL:

1. ALL PLANT MATERIAL SHALL BE INSTALLED AS DETAILED AND CONFORM TO THE CURRENT AMERICAN NURSERY AND LANDSCAPE ASSOCIATION STANDARD FOR NURSERY STOCK.
2. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. THE ILLUSTRATED LOCATION SHALL DICTATE COUNT.
3. NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
4. WARRANTY PLANT MATERIAL AS SPECIFIED.

## MULCH NOTES:

1. ALL LANDSCAPE BEDS WITH CONTAINER PLANTS ARE TO RECEIVE MULCH AS SPECIFIED. MODIFY FINISH GRADE ADJACENT TO WALKING SURFACES TO PREVENT MULCH FROM MIGRATING OR WASHING ONTO SUCH SURFACES DURING RAIN EVENTS.
2. SUBMIT SAMPLE OF MULCH TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
3. EDGING LOCATION AS NOTED ON DRAWINGS AND DETAILS.

Cushing Terrell.
cushingterrell.com
800.757.9522

Tires LES SCHWAB

N JEFFERSON WAY & WEST HILLCREST DR
6-BAY MVP RETAIL

# LES SCHWAB TIRE CENTER - INDIANOLA, IA

STATE OF IOWA
DEBRA ANN-LESLIE LOSEY
LICENSED LANDSCAPE ARCHITECT
No. LA00863
MY LICENSE RENEWAL DATE IS JULY 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
L301
PROFESSIONAL LANDSCAPE ARCHITECT

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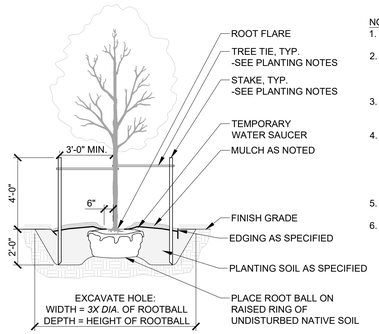
ENTITLEMENT PLANS

03.27.2026
PROJ# | LSIA_25INDNLA
DESIGNED BY | CHRISTOFANELLI
DRAWN BY | CHRISTOFANELLI
REVIEWED BY | HANSEN
REVISIONS
-

PLANTING PLAN

L301

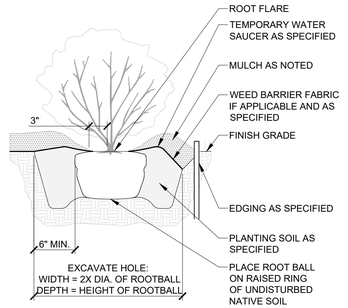
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NOTES:
1. SEE PLANTING GENERAL NOTES FOR MORE INFORMATION.
2. REMOVE ALL TWINE, STRING, AND WIRE FROM ROOTBALL. REMOVE BURLAP FROM TOP THIRD OF ROOTBALL.
3. THE ROOT FLARE OF ALL TREES SHALL BE LEVEL WITH OR UP TO 1" ABOVE GRADE.
4. ALL TREES SHALL BE INSTALLED WITH A TEMPORARY SAUCER OF RAISED SOIL AT THE EDGE OF ROOT BALL TO CONTAIN WATER. REMOVE OR BREACH WATER SAUCER BEFORE WINTER.
5. PULL MULCH AWAY FROM TRUNK A MINIMUM OF 6".
6. PROVIDE A 4'-0" MINIMUM MULCH RADIUS AROUND TREES IN GRASS AREAS.

1 L501 **DECIDUOUS TREE PLANTING**

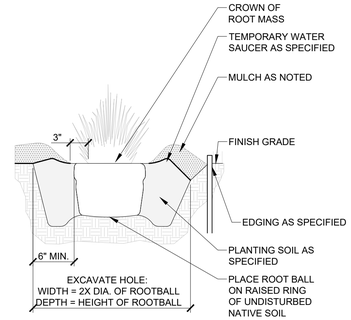
1/4" = 1'-0"




NOTES:
1. SEE PLANTING GENERAL NOTES FOR MORE INFORMATION.
2. REMOVE ALL ROOT CONTAINMENT MATERIALS FROM ROOTBALL.
3. THE ROOT FLARE OF ALL SHRUBS SHALL BE LEVEL WITH OR UP TO 1" ABOVE GRADE.
6. ALL SHRUBS SHALL BE INSTALLED WITH A TEMPORARY SAUCER OF RAISED SOIL AT THE EDGE OF ROOT BALL TO CONTAIN WATER. REMOVE OR BREACH WATER SAUCER BEFORE WINTER.
7. PULL MULCH AWAY FROM ROOT FLARE 3".

2 L501 **SHRUB PLANTING**

1"=1'-0"




NOTES:
1. SEE PLANTING GENERAL NOTES FOR MORE INFORMATION.
2. REMOVE ALL ROOT CONTAINMENT MATERIALS FROM ROOTBALL.
3. THE CROWN OF THE ROOT MASS OF ALL PERENNIALS SHALL BE LEVEL WITH OR UP TO 1" ABOVE GRADE.
6. ALL PERENNIALS SHALL BE INSTALLED WITH A TEMPORARY SAUCER OF RAISED SOIL AT THE EDGE OF ROOT MASS TO CONTAIN WATER. REMOVE OR BREACH WATER SAUCER BEFORE WINTER.
7. PULL MULCH AWAY FROM ROOT MASS A MINIMUM OF 3".

3 L501 **PERENNIAL PLANTING**

1"=1'-0"




4 L501 **SHOVEL CUT EDGING**

1"=1'-0"




5 L501 **LANDSACPE EDGING**

SCALE = 1/2"=1'-0"




6 L501 **PLANTING LAYOUT**

1/2"=1'-0"

Cushing Terrell.
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800.757.9522

Tires LES SCHWAB

N JEFFERSON WAY & WEST HILLCREST DR
6-BAY MVP RETAIL
**LES SCHWAB TIRE CENTER - INDIANOLA, IA**

STATE OF IOWA
DEBRA ANN LESLE
NUMBER
LANDSCAPE ARCHITECT
PROFESSIONAL LANDSCAPE ARCHITECT

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ENTITLEMENT PLANS

03.27.2026
PROJ# | LSIA_25INDNLA
DESIGNED BY |
DRAWN BY | CHRISTOFANELLI
REVIEWED BY | ROSA
REVISIONS
-

PLANTING DETAILS

L501

## GENERAL NOTES

A. PHOTOMETRIC CALCULATIONS DO NOT INCLUDE CONTRIBUTION FROM STREET LIGHTING OR LIGHTING FROM ADJACENT PROPERTY.
B. ALL FIXTURES SHALL BE FULL CUT-OFF AND MOUNTED IN FULL CUT-OFF POSITION; ALL SITE POLES SHALL BE ROUND AND PAINTED IN A DARK, NON-REFLECTIVE COLOR.

## LEGEND

- POLE MOUNTED LIGHT
- WALL MOUNTED LIGHT

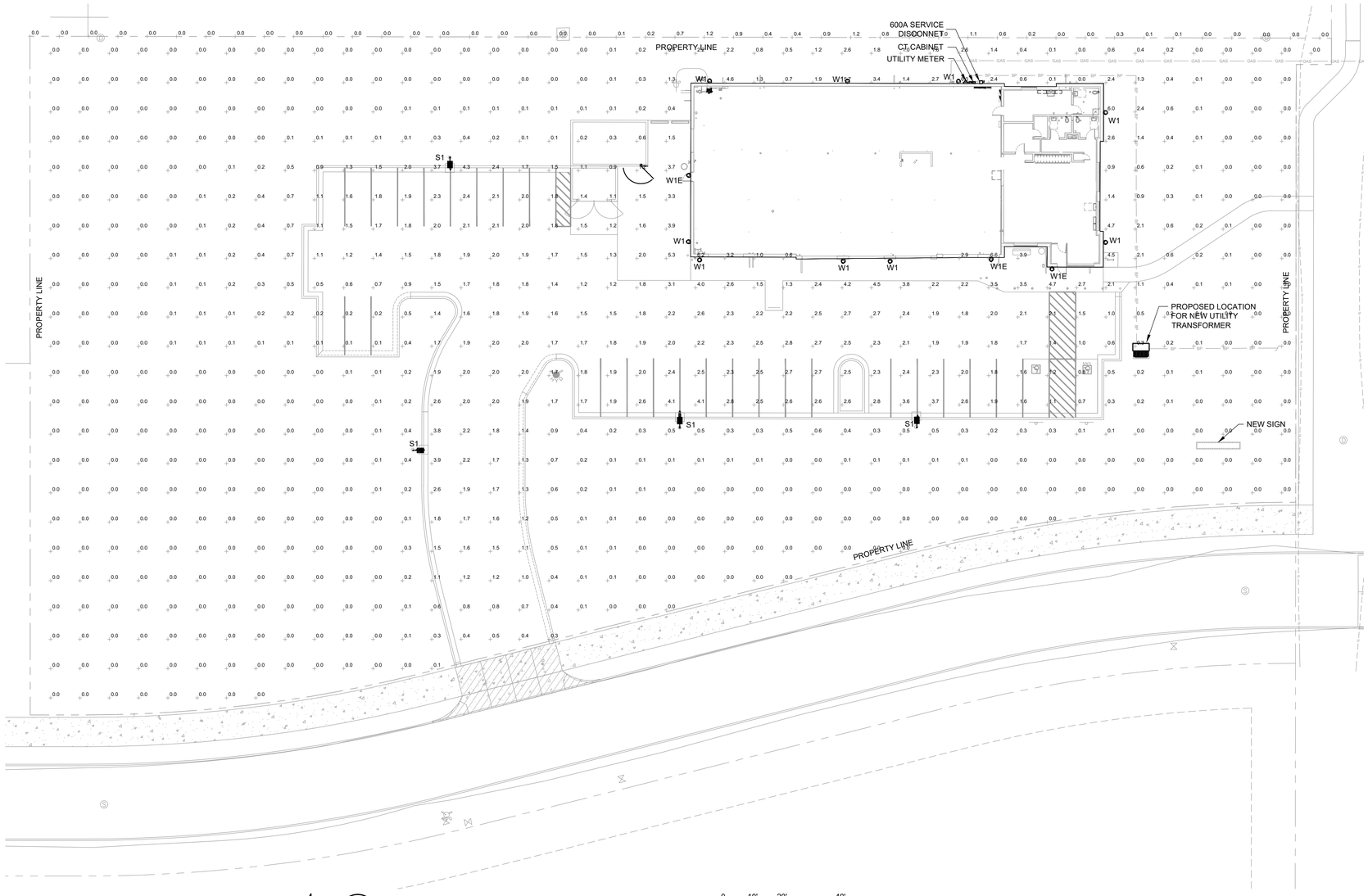
## SITE LIGHTING SCHEDULE

| | FIXTURE | | | | | | MOUNTING | | LAMP |
|---|---|---|---|---|---|---|---|---|---|
| TYPE | DESCRIPTION | MANUFACTURER | CATALOG NUMBER | NOTES | VOLTS | LUMENS | WATTS | TYPE | HEIGHT | TYPE |
| S1 | LED POLE MOUNTED FIXTURE, TYPE 3 DISTRIBUTION, MOTION SENSOR CONTROLLED DIMMING AND HOUSE SIDE SHIELD | MCGRAW-EDISON | GALN-SA2B-740-2-SL3-BZ-FF-HSS -MS/DIM-L40W | 1, 2, 3 | 208 | 11,610 | 85 | POLE | 25' | LED, 4000K |
| | | | | | | | | | | |
| S-POLE | ROUND TAPERED STEEL POLE, DARK BRONZE, 25' MOUNTING HEIGHT | MCGRAW-EDISON | RTSXX5J-F-NL1-X-G | 1, 4 | | | | | | |
| W1/W1E | LED WALL MOUNTED FIXTURE, FULL CUTOFF, DARK BRONZE FINISH WITH MOTION SENSOR AND DIMMING. PROVIDE BATTERY BACKUP WHERE LABELED 'W1E' | SPECTRUM LIGHTING | WS1611-27L-40K-FX-TF2-CP106-MW-DARK-BRONZE-WLKA0 | 1, 2 | 120 | 6,129 | 26 | WALL | 14' | LED, 4000K |
| | | | | | | | | | | |

NOTES: 1. COLOR SHALL BE DARK BRONZE. VERIFY FIXTURES AND POLES HAVE MATCHING FINISH.
2. FIXTURE SHALL BE CONTROLLED BY PROGRAMMABLE LIGHTING PANEL TO DISABLE OPERATION BETWEEN 11:00 PM AND 6:00 AM OR AS REQUIRED BY AHJ.
3. INSTALL FIXTURE HEAD WITH 0° TILT TO PROVIDE FULL-CUTOFF DISTRIBUTION (NO LIGHT OUTPUT EMITTED ABOVE 90 DEGREES AT ANY LATERAL ANGLE AROUND THE FIXTURE).
4. COORDINATE OVERALL POLE LENGTH WITH FACTORY TO PROVIDE 20'-25' FIXTURE MOUNTING HEIGHT WITH 36" CONCRETE BASE. PROVIDE POLE MFR'S RECOMMENDED ANCHOR BOLTS.

## PHOTOMETRIC STATISTICS - ILLUMINANCE IN FOOT-CANDLES

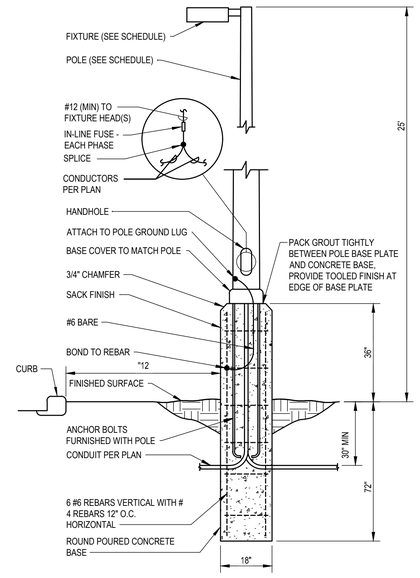
| DESCRIPTION | SYMBOL | AVG | MAX | MIN | AVG/MIN |
|---|---|---|---|---|---|
| PARKING LOT | + | 0.7 fc | 6.6 fc | 0.0 fc | N / A |
| | | | | | |




1 ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"

NORTH REF.

0 10' 20' 40'
SCALE: 1:20




2 POLE DETAIL
NTS

Cushing Terrell.

cushingterrell.com
800.757.9522

Tires LES SCHWAB

# LES SCHWAB TIRE CENTER - INDIANOLA, IA

102 EAST SCENIC VALLEY AVE.
6-BAY MVP RETAIL

IOWA PROFESSIONAL ENGINEER
GARY GLASSING
16968
I O W A
07/29/2026

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ENTITLEMENT PLANS

07.31.2026
PROJ# | LSIA_25INDNLA
DESIGNED BY | GRAGG
DRAWN BY | GRAGG
REVIEWED BY |
REVISIONS

ELECTRICAL SITE PLAN

E100

| Project | | Catalog # | | Type | S1 |
|---|---|---|---|---|---|
| Prepared by | | Notes | | Date | |



# McGRAW-EDISON

## GALN Galleon II

Area / Site Luminaire

### Product Features

BABA Made in the USA · BAA Buy American Act · TAA Trade Agreements Act · FADC Federal Aviation Administration · Light Architect™

### Interactive Menu


- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 17


### Product Certifications

IESTM30 · DLC LISTED · DLC PREMIUM · 3G VIB · IP66 · DISTRIBO · 5 YEAR · RoHS · Declare.

### Quick Facts

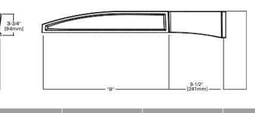
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 22 optical distributions
- Efficacy up to 178 LPW

### Connected Systems

- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

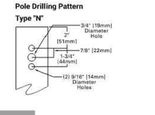
### Dimensional Details

**Standard Pole Mount Arm**




**Pole Drilling Pattern**

**Type "N"**




| Number of Light Squares | Width 'A' | Housing Length 'B' | Weight with Standard or Old Arm | EPA with Standard or Old Arm |
|---|---|---|---|---|
| 1-4 | 16" | 22" | 29 lb | 0.95 |
| 5-6 | 22" | 22" | 39 lb | 0.95 |
| 7-9 | 22" | 28-1/8" | 48 lb | 1.1 |

**NOTES:** For arm selection requirements and additional fine art, see Mounting Details section.

**NOTES:**
1. IDA Certified (3000K CCT and warmer only, fixed mounting options)



# McGRAW-EDISON

## GALN Galleon II

### Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

| Product Family [1,2] | Light Engine Configuration: Light Square | Light Engine Configuration: Square Count | Light Engine Configuration: Lumen Output | Color Temperature | Voltage | Distribution | Mounting | Finish |
|---|---|---|---|---|---|---|---|---|
| **GALN**–Galleon II | **SA**=16 LED Light Square | 1=1 Light Square | 4=Optical Level 4 [3,4] | 722=703CRI, 2200K | U=120-277V | T1=Type I | Blank=Standard Pole Mounting | AP=Satin |
| Buy American Act Compliant [5] | **SB**=24 LED Light Square | 2=2 Light Square | 5=Optical Level 5 [3,4] | 727=703CRI, 2700K | H=347V-480V [7,8] | T2=Type II | GM=Quick Mount Universal Arm | BZ=Bronze |
| **TAA**–GALN–Galleon II Trade Agreements Act Compliant [5] | | 3=3 Light Square | 6=Output Level 6 [3,4] | 730=703CRI, 3000K | J=208V | T3=Type III | QM=Pole Mount Arm with Quick Mount Adaptor | DP=Dark Platinum |
| **BABA**–**GALN**–Galleon II BABA/DJA Compliant [5] | | 4=4 Light Square | 7=Output Level 7 [3,4] | 735=703CRI, 3500K | F=240V | T4FT=Type IV Forward Throw | PA=Pole Mount, Adjustable | GM=Graphite Metallic |
| | | 5=5 Light Square | 8=Output Level 8 [3,4] | 740=703CRI, 4000K | G=277V | T4W=Type IV Wide | SP=3" Slipfitter, Adjustable [9] | WH=White |
| | | 6=6 Light Square | 9=Configured Output [6] | 750=703CRI, 5000K | R=347V [7,8] | SNQ=Type V Narrow | SP2=2-3/8" Slipfitter, Adjustable [9] | BALKX=Custom Color |
| | | 7=7 Light Square | | 760=703CRI, 6000K | B=347V [7] | SMQ=Type V Square Medium | SWQ=Type V Square Wide | |
| | | 8=8 Light Square | | 827=80CRI, 2700K | DV=277V-480V Dusk/Dim Drivers [10,11,12] | SL2=Type II w/Spill Control | SL3=Type III w/Spill Control | |
| | | 9=9 Light Square | | 835=80CRI, 3500K | | SL4=Type IV w/Spill Control | SLL=90° Spill Light Eliminator Left | |
| | | | | 840=80CRI, 4000K | | SLR=90° Spill Light Eliminator Right | RW=Rectangular Wide Type I | |
| | | | | 930=90CRI, 3000K | | AFL=Automotive Front-Line | T2BC=Type II w/ Backlight Control [13] | |
| | | | | 935=90CRI, 3500K | | T3BC=Type III w/ Backlight Control [13] | T4BC=Type IV w/ Backlight Control [13] | |
| | | | | 940=90CRI, 4000K | | LBC=90° Left w/ Backlight Control [13] | RBC=90° Right w/ Backlight Control [13] | |
| | | | | 950=90CRI, 5000K | | | | |
| | | | | AMB=Amber [14, 15] | | | | |

| Options (Add as Suffix) | Controls and Systems Options (Add as Suffix) | Accessories (Order Separately) [17] |
|---|---|---|
| DE=External 0-10V Dimming Leads [16] | **DPC**=Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. [4] | **OA/BA1016**=NEMA Photocontrol Multi-Tap - 105-285V |
| F=Single Fuse (120, 277 or 347V Specify Voltage) | **PR**=NEMA 3-Prong Photocontrol Receptacle | **OA/BA1027**=NEMA Photocontrol - 480V |
| FF=Double Fuse (208, 240 or 480V Specify Voltage) | **PR7**=NEMA 7-Pin Photocontrol Receptacle [18] | **OA/BA1201**=NEMA Photocontrol - 347V |
| **25R**=25W LL 1440 based surge protective device [18] | **PADC**=Field Adjustable Dimming Controller [19] | **OA/BA1613**=Photocontrol Shorting Cap |
| **SL**=Two Circuit [20] | **PSC**=Photocontrol Shorting Cap | **OA/BA1027**=120V Photocontrol |
| **HA**=55°C Ambient [21] | **SPD**=Dimming Motion Sensor, 9'-20' mounting [22] | **OA/BA1835**=Wireless Sensor Replacement |
| **HSS**=Installed House Side Shield [17] | **SPD4**=Dimming Motion Sensor, 21'-40' mounting [23] | **MA1026-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon |
| **GBSBK**=Glare Reducing Shield, Black [24] | **SPD2/X**=Dimming Motion Sensor, limited square count, 9'-30' mounting [25] | **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon |
| **GBSWH**=Glare Reducing Shield, White [24] | **SPD4/X**=Dimming Motion Sensor, limited square count, 21'-40' mounting [24] | **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon |
| **LCF**=Light Square Trim Painted to Match Housing [26] | **SPD9**=Dimming Motion Sensor for Dimming Operation, 9'-20' Mounting [27] | **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon |
| **TH**=Toolless Door Hardware [28] | **SPD9/X**=Dimming Motion Sensor for Dimming Operation, 21'-40' Mounting [29, 30] | **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon |
| **CC**=Coastal Construction Finish [3] | **WLSXXX**=Wavelinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7'-15' Mounting [31, 32, 33, 34] | **MA1191-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon |
| **LNS**=Optics Rotated 90° Left | **WLS4XX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15'- 40' Mounting [31, 32, 33, 34] | **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon |
| **RSO**=Optics Rotated 90° Right | **WPSXXX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7'-15' Mounting [31, 32, 33, 34] | **MA1029-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon |
| **3SDCM**=3 Standard Deviation Color Matching [35] | **WPS4XX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15'- 40' Mounting [31, 32, 33, 34] | **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon |
| **AH0145**=After Hours Dim, 5 Hours [36] | **DIM10-L29**=AirMesh Occupancy Sensor (9'-20' Mounting) [36, 37] | **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon |
| **AH0245**=After Hours Dim, 8 Hours [36] | **DIM10-L49**=AirMesh Occupancy Sensor (21'-40' Mounting) [36, 38] | **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon |
| **AH0255**=After Hours Dim, 7 Hours [36] | | **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon |
| **AH0355**=After Hours Dim, 8 Hours [36] | | **SRA228**=Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon |
| **DALI**=DALI Drivers | | **LS/GBSBK**=Glare Reducing Shield, Black [24] |
| **CUW**=Non-programmable Drivers [37] | | **LS/NSS**=Field Installed House Side Shield for SA Light Squares [4, 17] |
| | | **LS/GBSWH**=Glare Reducing Shield, White [24] |
| | | **LS/GBSBK-2PK**=Glare Reducing Shield, Black [24] 2pk |
| | | **LS/GBSWH-2PK**=Glare Reducing Shield, White [24] 2pk |
| | | **LS/PFS**=Perimeter Shield, Black [24] |
| | | **WSLC-7P-24A**=WaveLinx Outdoor Control Module [31, 34, 39] |
| | | **7L7-G1-HV**=AirMesh 7-PIN node, 110-480V [31, 34, 39] |
| | | **CBSSM-450-SC**=AirMesh central base station with 5-button control [40] |

**NOTES:**
1. Luminaire is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP0130012EN for additional support information.
2. Control options may require Wireless Pole Gateway. See Roadway Luminaire Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 6 per ASTM D1654. Not available with TH option.
4. When using SA light squares, Optical Level 4 not available with color temperatures 722, 727, 827, 830 or 930 when 9SCG is used.
5. Not built-in not SG rated. Not available with Coastal Construction (CC) option.
6. Consult factory for configuration.
7. Not available with SB1A or SB2A configurations. Not available in combination with HA high ambient and sensor options at Output Level 3. H voltage not available with sensor options, choose voltage S or U.
8. SP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon.
9. SP and SP2 not available with GM.
10. 2L is not available with SB light squares. Not available with SPX or 347V or 480V. Not available with WaveLinx or 20kV surge option.
11. Replaces PR7.
12. Replaces ER with sensor color (WH, BZ or BK).
13. WAC Gateway required to enable field-configurability. Order WAC-Pod, and WPDE-120 (1kV to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Output Level 1, supplied at 500mA drive current only.
15. Not available with SB light squares. Not available with sensor wattage available in IES files. Available with SNQ, SMQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
16. Set of 4 pcs. One set required per Light Square.
17. HA option not available with Output Level 4 or AMB Amber.
18. Not for use with T1, SNQ, SMQ, SWQ or RW optics.
19. Not for use with SB light squares.
20. Low voltage control lead brought out. 24" outside fixture. Not available with DALI or integrated controls options.
21. Not available if any SPX, or WaveLinx sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of SPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. Not available with SB light squares when using Output Level 4.
23. Not for use with T1, 1aFL1aRW or BL optics. See IES files for details. Not available with SB light squares.
24. Sensor configuration mobile application required for configuration. See controls page for details.
25. Replace X with number of Light Squares controlled by the SPX, referencing the "SPX/X Availability Table" on the controls page.
26. Not available with SB light squares.
27. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
28. Not BAA or TAA requirements. Accessories sold separately will be separately analyzed under domestic preference requirements.
29. Not for use with SB light squares.
30. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
31. 480V not to be used with ungrounded or impedance grounded systems.
32. Not available with SA1A or SA1B. Not available with SB1, or any SB configuration using Output Level 1. Not available with any control option other than DE, F, FF, 2L, SL or HSS.
33. Cannot be used with DALI, PR7, or other motion response control options. Not available with SB light squares when using Output Level 4.
34. Refer to the D-Series Product Configurator to specify Lumen output, drive current and wattage. Not available with AMB. Not available with SB light squares.
35. Uses the FSP-211 motion sensor. The FSP-100 configurations tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
36. Controls system is not available with photocontrol receptacles (PR, PR7) or other controls systems (PADC, SPBs).
37. Uses non-NFC Dwyer Field Communicator; drivers to eliminate field-programmability.
38. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Buy American-Build America Act (BABA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. Products with BABA are not compliant with BAA unless they are also compliant with BAA standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLSDomestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
39. Select SA light square. Only available with Output Levels 1, 2 or 3. Not compatible with HSS, DEL, BCS or PPS static options, or LCF.
40. Not compatible with DALI.



# McGRAW-EDISON

## GALN Galleon II

**SA Light Squares, Output Level 2, 4000K CCT, 70 CRI**

Galleon II IES Files · Supplemental Lumen Tables

| Number of Light Squares | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|---|---|---|---|---|---|---|---|---|
| **Nominal Power** (Watts) | 44 | 80 | 121 | 164 | 204 | 243 | 286 | 325 | 364 |
| **Input Current @ 120V** | 0.367 | 0.689 | 1.014 | 1.378 | 1.704 | 2.027 | 2.393 | 2.716 | 3.041 |
| **Input Current @ 208V** | 0.213 | 0.401 | 0.594 | 0.802 | 0.997 | 1.188 | 1.490 | 1.605 | 1.782 |
| **Input Current @ 240V** | 0.184 | 0.347 | 0.510 | 0.694 | 0.860 | 1.021 | 1.210 | 1.386 | 1.531 |
| **Input Current @ 277V** | 0.160 | 0.303 | 0.449 | 0.605 | 0.757 | 0.898 | 1.065 | 1.242 | 1.347 |
| **Input Current @ 347V** | 0.125 | 0.235 | 0.355 | 0.471 | 0.592 | 0.710 | 0.828 | 0.958 | 1.065 |
| **Input Current @ 480V** | 0.092 | 0.172 | 0.258 | 0.344 | 0.432 | 0.517 | 0.605 | 0.706 | 0.775 |
| Optics | | | | | | | | | |
| T1 | Lumens | 5,748 | 11,423 | 16,957 | 22,470 | 28,446 | 33,683 | 39,563 | 45,867 | 51,494 |
| | BUG Rating | B2-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 |
| | Lumens per Watt | 131 | 139 | 140 | 137 | 139 | 139 | 138 | 141 | 141 |
| T2 | Lumens | 5,790 | 11,508 | 17,083 | 22,638 | 28,658 | 33,935 | 39,859 | 46,210 | 51,879 |
| | BUG Rating | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 |
| | Lumens per Watt | 132 | 140 | 141 | 138 | 140 | 140 | 139 | 142 | 143 |
| T2R | Lumens | 5,868 | 11,662 | 17,311 | 22,941 | 29,041 | 34,388 | 40,391 | 46,827 | 52,572 |
| | BUG Rating | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 |
| | Lumens per Watt | 133 | 142 | 143 | 140 | 142 | 142 | 141 | 144 | 144 |
| T3 | Lumens | 5,710 | 11,347 | 16,845 | 22,322 | 28,258 | 33,461 | 39,303 | 45,565 | 51,155 |
| | BUG Rating | B1-U0-G1 | B2-U0-G2 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B4-U0-G4 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| | Lumens per Watt | 130 | 138 | 139 | 136 | 139 | 138 | 137 | 140 | 141 |
| T3R | Lumens | 5,892 | 11,710 | 17,383 | 23,035 | 29,161 | 34,530 | 40,558 | 47,020 | 52,788 |
| | BUG Rating | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 |
| | Lumens per Watt | 134 | 143 | 144 | 140 | 143 | 142 | 142 | 145 | 145 |
| T4FT | Lumens | 5,745 | 11,418 | 16,949 | 22,460 | 28,433 | 33,668 | 39,546 | 45,847 | 51,471 |
| | BUG Rating | B1-U0-G2 | B2-U0-G2 | B2-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 |
| | Lumens per Watt | 131 | 139 | 140 | 137 | 139 | 139 | 138 | 141 | 141 |
| T4W | Lumens | 5,762 | 11,451 | 16,999 | 22,526 | 28,517 | 33,767 | 39,642 | 45,982 | 51,622 |
| | BUG Rating | B1-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| | Lumens per Watt | 131 | 140 | 140 | 137 | 140 | 139 | 139 | 141 | 142 |
| SL2 | Lumens | 5,747 | 11,422 | 16,956 | 22,469 | 28,444 | 33,681 | 39,561 | 45,865 | 51,491 |
| | BUG Rating | B1-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| | Lumens per Watt | 131 | 139 | 140 | 137 | 139 | 139 | 138 | 141 | 141 |
| SL3 | Lumens | 5,707 | 11,342 | 16,836 | 22,311 | 28,244 | 33,444 | 39,283 | 45,542 | 51,179 |
| | BUG Rating | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| | Lumens per Watt | 130 | 138 | 139 | 136 | 138 | 138 | 137 | 140 | 140 |
| SL4 | Lumens | 5,636 | 11,201 | 16,627 | 22,034 | 27,893 | 33,028 | 38,794 | 44,976 | 50,493 |
| | BUG Rating | B1-U0-G2 | B1-U0-G3 | B2-U0-G4 | B2-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| | Lumens per Watt | 128 | 137 | 137 | 134 | 137 | 136 | 136 | 138 | 139 |
| SNQ | Lumens | 6,009 | 11,942 | 17,727 | 23,492 | 29,739 | 35,214 | 41,362 | 47,953 | 53,835 |
| | BUG Rating | B2-U0-G1 | B3-U0-G1 | B4-U0-G2 | B4-U0-G2 | B5-U0-G2 | B5-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 |
| | Lumens per Watt | 137 | 146 | 147 | 143 | 146 | 145 | 145 | 146 | 148 |
| SMQ | Lumens | 6,039 | 12,001 | 17,816 | 23,609 | 29,887 | 35,389 | 41,568 | 48,191 | 54,103 |
| | BUG Rating | B3-U0-G1 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G5 | B5-U0-G5 |
| | Lumens per Watt | 137 | 146 | 147 | 144 | 147 | 146 | 145 | 148 | 149 |
| SWQ | Lumens | 6,026 | 11,976 | 17,778 | 23,559 | 29,824 | 35,315 | 41,480 | 48,090 | 53,989 |
| | BUG Rating | B3-U0-G1 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 | B5-U0-G5 | B5-U0-G5 |
| | Lumens per Watt | 137 | 146 | 147 | 144 | 146 | 145 | 145 | 148 | 148 |
| SLL/ SLR | Lumens | 4,963 | 9,863 | 14,642 | 19,403 | 24,563 | 29,085 | 34,163 | 39,607 | 44,465 |
| | BUG Rating | B1-U0-G2 | B1-U0-G3 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| | Lumens per Watt | 113 | 120 | 121 | 118 | 120 | 120 | 119 | 122 | 122 |
| RW | Lumens | 5,940 | 11,806 | 17,526 | 23,224 | 29,420 | 34,813 | 40,991 | 47,407 | 53,222 |
| | BUG Rating | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 |
| | Lumens per Watt | 135 | 144 | 145 | 142 | 144 | 143 | 143 | 146 | 146 |
| AFL | Lumens | 5,814 | 11,555 | 17,153 | 22,730 | 28,775 | 34,073 | 40,021 | 46,398 | 52,090 |
| | BUG Rating | B1-U0-G1 | B2-U0-G1 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 |
| | Lumens per Watt | 132 | 141 | 142 | 139 | 141 | 140 | 140 | 143 | 143 |

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.



W1/W1E

# RLM CLASSICS

## WAREHOUSE SHADE

DAMP / WET LOCATION

CLASSIC SHAPES

PROJECT:

QUANTITY: TYPE:













| SERIES | LUMENS[1] | CCT | DRIVER / DIMMING[2] | ACCESSORIES[3] | MOUNTING[4] | INTERIOR[5,6] | FINISH[5,7] | WET KIT |
|---|---|---|---|---|---|---|---|---|
| **WS12120V** | **10L** | 5000 Lm | **EU**=Electronic Driver, 120V/277V | CNO-COLLECS | WALL MOUNT | **MWH**=Matte White | **MBK**=Matte Black | **WLKA**=Wet Location |
| **WS14100V** | **27L** | 2700 Lm | **DD120**=Electronic Driver, 120V/277V | **TF2**=4" Frosted Dome | **CP104**=Small Driver Canopy | **OD**=Diffuser | **MWH**=Matte White | |
| **WS16110V** | **57L** | 5700 Lm | **DGDV**=EldoVolv 120V | **MF2**=4" Frosted Mini Dome | **CP10402**=Small Driver Canopy | Color | **MBK**=Matte Black | |
| **WS18120V** | **80L** | 8000 Lm | **DLTE**=Lutron® 2-Wire Forward Phase (MLV), 120V | **MG2**=4" Short Wire Guard | **CP106**=Large Driver Canopy | Fixture Color Interior | **PBZ**=Premium Bronze | |
| **WS20150V** | | | **DLXDE**=Lutron® EcoSystem®, Fades to Black, 120V/277V | **FJ2**=4" Slotted Slip Fitter | **CP10602**=Large Driver Canopy Recessed Mount Collar | | **DBZ**=Designer Color | |
| | | | | **FG2**=4" Slit Wire Guard | **SPXX**=Straight Arm | | **DARK BRONZE** | |
| | | | | | **PA_**=Mounting Arm Style | | | |
| | | | | | CEILING MOUNT | | | |
| | | | | | **RDCS**=Small Driver Canopy | | | |
| | | | | FIXTURE WIRE GUARDS[8] | **CP13**=Large Driver Canopy | | | |
| | | | | | **CP13_**=Stem Mount | | | |
| | | | | See 2nd Page for Ordering Details | **AT_**=Hang Straight w/ Thread | | | |
| | | | | | **PM_**=Rigid Pendant Mount | | | |
| | | | | | **CD_**=Cord / Cable Mount | | | |
| | | | | | **CD72**=72" Cord / Cable Mount | | | |
| | | | | | **CM_**=Cord Mount | | | |
| | | | | | **EMCB**=10W Large Driver Canopy EM | | | |
| | | | | | **EMRM**=7W Remote EM | | | |
| | | | | | **EMEN**=7W Remote with Enclosure | | | |

**QUICK SHIP**

EXAMPLE: WS1210GV37L30KEXTF2/CP104PA23MWIRO

**NOTES:**
1 Nominal Source Lumens at 35K 2 Contact Factory for Additional Options 3 ±3% Max with CP04 4 ±3% Max with CP04/RDCS, SSL Max with CP06/CP13
5 Available with CP06/CP13 Only 6 Enclosure, Wire Guard - Choose One Option 7 Standard Enclosure 8 Wire Guard Requires TF2 Enclosure
9 See Mounting Page for Details on Components and Finishes 10 See Mounting Page for Available Arm Options 11 Specify Length in Inches
See Mounting Page for Available Lengths 12 EMCB Replaces RDCS on CP13 13 Reference Color Sheet Located on Product Webpage for Full List of Available Colors 14 Standard Finishes.

Spectrum Lighting



Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products. 63-5003_R

# RLM CLASSICS

## WAREHOUSE SHADE

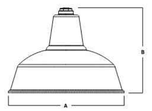
DAMP / WET LOCATION

CLASSIC SHAPES

| LUMENS / WATTAGE DATA | | | | |
|---|---|---|---|---|
| PART NUMBER | SOURCE LUMENS[1] | DELIVERED LUMENS[2] | SYSTEM WATTS | LPW |
| WS16110V5L | 5500 | 5168 | 52 | 107 |
| WS16110V27L | 2700 | 2538 | 16 | 113 |
| WS16110V37L | 3700 | 2966 | 26 | 116 |
| WS16110V55L | 5900 | 4401 | 39 | 112 |

1 Nominal Source Lumens at 35K 2 Nominal Delivered Lumens at 35K

### HOUSING DIMENSIONS




Dimensioned with **WS16110V**

| SERIES | A | B |
|---|---|---|
| WS12120V | 12.50 | 9.87 |
| WS14100V | 14.50 | 11.68 |
| WS16110V | 16.50 | 12.18 |
| WS18120V | 18.50 | 12.68 |
| WS20150V | 20.00 | 13.19 |

**QUICK SHIP**
Quick Ship Surface highlights products that can ship in 5 - 10 working days.

**APPLICATIONS**
The Warehouse Shade is one of our most popular RLM styles.

**FEATURES**
Spectrum Lighting's RLM Classics are inspired by vintage lighting fixtures redesigned with modern LED light sources and materials. The wide range of options for illumination, mounting, enclosures, guards and finishes allows for creative fixture specification and design. LED module and driver are serviceable for future replacement. Available in five sizes.

**FINISH**
Multi-stage polyester powder-coat process applied on our dedicated paint lines. Variety of standard and custom finishes are available. Interior is Matte White unless specified. Custom Color interior finishes available.

**ELECTRONICS**
DV LED system features high brightness white Samsung LED's. 3-step MacAdam Ellipse binning. Standard CRI: 80+. Higher CRI, R9 and custom LED configurations are available; consult factory. Choice of electronic 120V/277V and dimming drivers.

**CONSTRUCTION**
Fixture shades are spun in our factory from 0.063 high purity aluminum. Wall mount canopies are die-cast aluminum with stainless steel hardware. Wall arms are formed 3/4 NPT aluminum pipe and may be field cut.

**CODE COMPLIANCE**
BAA compliant. ETL certified to meet US and Canadian standards. Suitable for dry or damp locations. Wet Location Option. Manufactured and tested to UL standards No. 1598/1570/0.

### SERIES SIZES

WS12100V · WS14100V · WS16110V · WS18120V · WS20150V

### ENCLOSURES

**TF2** 4" FROSTED DOME

**MF2** 4" FROSTED MINI DOME

**FJ2** 4" SLOTTED SLIP FITTER

**TG2** 4" FROSTED DOME With Guard - FITS MF2

**MG2** 4" FROSTED MINI DOME With Guard - FITS MF2

**FG2** 4" SLOTTED SLIP FITTER With Guard - FITS FJ2

### FIXTURE WIRE GUARDS

**WG12-** 12" Ø

**WG14-** 14" Ø

**WG16-** 16" Ø

**WG18-** 18" Ø



WS16110V SHOWN WITH WG16

### WALL MOUNT

(SEE MOUNTING PAGES FOR MORE OPTIONS & DIMENSIONS.)

**PA_**
MOUNTING ARM STYLE



WS16110V SHOWN WITH CP104PA23

### CEILING MOUNT

(SEE MOUNTING PAGES FOR MORE OPTIONS & CANOPY DIMENSIONS.)

**HM / AT / PM**
HANG STRAIGHT / ALL THREAD / PENDANT



WS16110V SHOWN WITH RDCSPM

**CD**
CORD / CABLE MOUNT



WS16110V SHOWN WITH RDCSCD

**CM**
CORD MOUNT



WS16110V SHOWN WITH RDCSCM

Spectrum Lighting



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# RLM CLASSICS

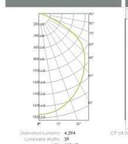
## WAREHOUSE SHADE

DAMP / WET LOCATION

CLASSIC SHAPES / PHOTOMETRIC DATA

WS1611GV-55L-35K-EX-TF2-MWI

**CANDLEPOWER CURVE**




Delivered Lumens: 4,994
Luminaire Efficacy: 99
LOR: 113.47

| INTENSITY | | ZONAL LUMENS | |
|---|---|---|---|
| 0.00° | | | |
| 0.00° | 1,739 | | |
| 5.00° | 1,730 | 0° - 10° | 174 4% |
| 15.00° | 1,700 | | |
| 25.00° | 1,648 | 0° - 30° | 1,323 30% |
| 35.00° | 1,579 | | |
| 45.00° | 1,487 | 0° - 40° | 2,140 49% |
| 55.00° | 1,402 | | |
| 65.00° | 1,319 | 0° - 60° | 3,789 86% |
| 75.00° | 1,010 | | |
| 85.00° | 486 | 0° - 90° | 4,362 99% |
| 95.00° | 216 | | |
| 105.00° | 54 | 90° - 180° | 4,994 100% |
| 115.00° | 0 | Total | 4,994 100% |

CP of Beg (Axial): 1,739
CBU: 89+

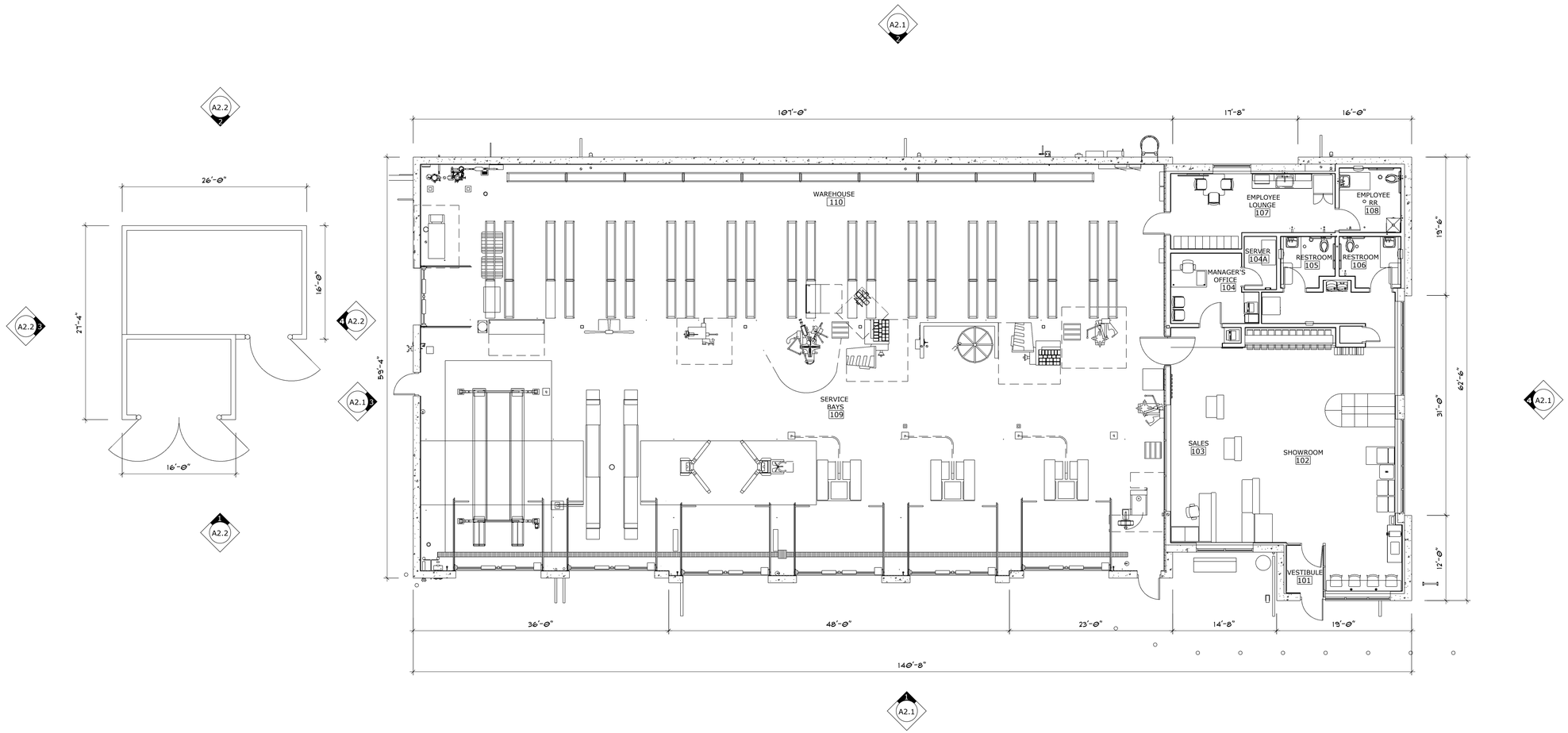
Beam Angle: 110.62
Spacing Ratio: 1.2

| SINGLE UNIT: PERFORMANCE (AXIAL FOOTCANDLES BASED ON 85 DEAN ANGLE) | | | |
|---|---|---|---|
| Mounting Height AFF | FC at Center on Floor | Beam Diameter | FC at Beam Edge |
| 8.0' | 27 fc | 23.2' | 5 fc |
| 10.0' | 17 fc | 29.0' | 3 fc |
| 12.0' | 12 fc | 34.7' | 4 fc |
| 14.0' | 9 fc | 40.5' | 3 fc |
| 16.0' | 7 fc | 46.3' | 2 fc |
| 20.0' | 4 fc | 57.9' | 1 fc |
| 24.0' | 3 fc | 69.5' | 1 fc |
| 28.0' | 2 fc | 81.1' | 1 fc |

| MULTIPLE UNITS: PERFORMANCE (W/1000,000 REFLECTANCE) INITIAL FOOTCANDLES AND WATTS PER SQUARE FOOT | | | | |
|---|---|---|---|---|
| Ceiling Height | Fixture Spacing | RCR 1 FC * | RCR 1 W/Sq. Ft. | RCR 3 FC * | RCR 3 W/Sq. Ft. |
| 17' | 14' | 17 | 0.14 | 10 | 0.11 |
| 21' | 18' | 15 | 0.13 | 12 | 0.13 |
| 23' | 20' | 12 | 0.10 | 8 | 0.08 |

Delivered Illuminance Rating: (DIR) 116 FC per W/Sq. Ft. 99 FC per W/Sq. Ft.

‡ Suspension Length:
Square rooms used for multiple units:
* RCR 1 Length & Width = Ceiling Ht. - 5.5' x 15.00
RCR 3 Length & Width = Ceiling Ht. - 5.5' x 3.53
**




1 A1.1 **FLOOR PLAN**
1/8" = 1'-0"

Cushing Terrell
cushingterrell.com
800.757.9522

LES SCHWAB

N JEFFERSON WAY & W SCENIC VALLEY AVENUE INDIANOLA, IA 50125

6 BAY LH MVP RETAIL STORE - PRECAST PROTOYPE Q2 2026

# LES SCHWAB TIRE CENTER - INDIANOLA, IA

**ENTITLEMENT SUBMITTAL**

NOT FOR CONSTRUCTION
PRELIMINARY DESIGN

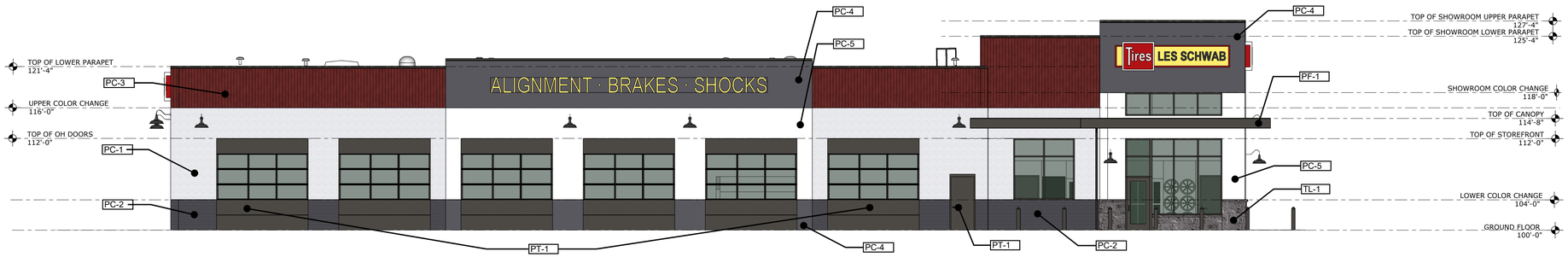
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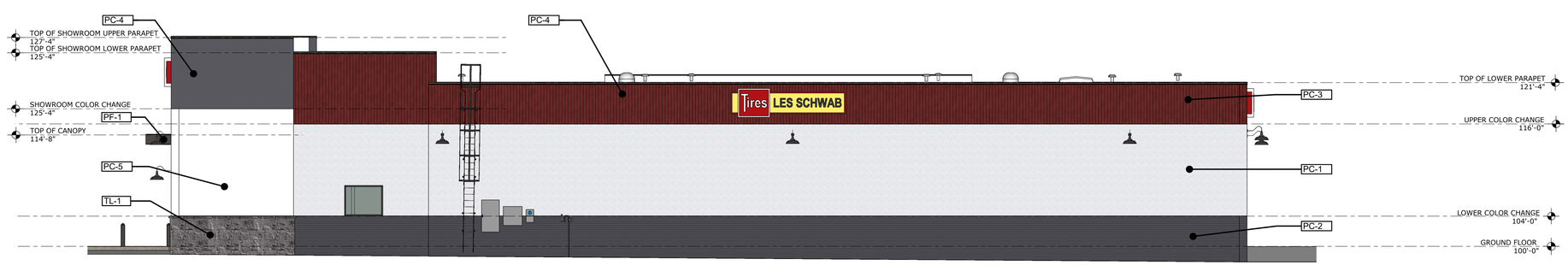
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FLOOR PLAN

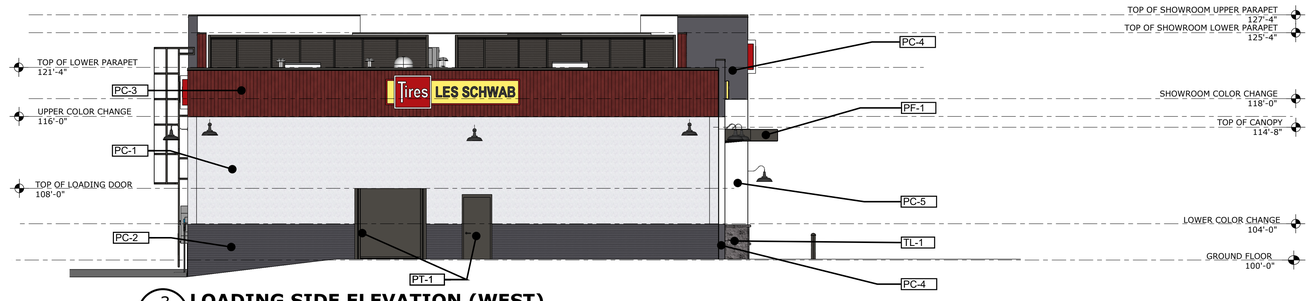
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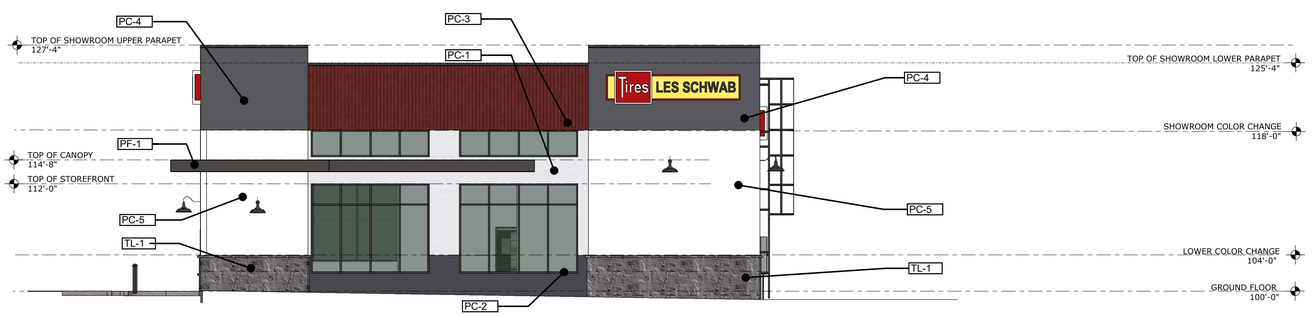

1 A2.1 **FRONT ELEVATION (SOUTH)**
1/8" = 1'-0"




2 A2.1 **REAR ELEVATION (NORTH)**
1/8" = 1'-0"




3 A2.1 **LOADING SIDE ELEVATION (WEST)**
1/8" = 1'-0"




4 A2.1 **SHOWROOM SIDE ELEVATION (EAST)**
1/8" = 1'-0"

## ELEVATION GENERAL NOTES

A) ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER
B) ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR .
C) REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS
D) CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS
E) COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS
F) PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM.
G) EXOSED STEM CONCRETE WALL IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUNDCOVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING
H) REFER TO SHEET E501 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS
I) VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION

## MATERIAL LEGEND:

**PC-1** PRE-CAST CONCRETE EXPOSED AGGREGATE. STAIN: SHERWIN WILLIAMS, COLOR: 7004 - SNOWBOUND

**PC-2** PRE-CAST CONCRETE 8" HORIZONTAL RELIEF. STAIN: SHERWIN WILLIAMS, COLOR: 7068 - GRIZZLE GRAY

**PC-3** PRE-CAST CONCRETE RAKED VERTICALLY. STAIN: SHERWIN WILLIAMS, COLOR: 8261-7797 -LS COLONIAL RED

**PC-4** PRE-CAST CONCRETE SMOOTH. STAIN: SHERWIN WILLIAMS, COLOR: 7068 - GRIZZLE GRAY

**PC-5** PRE-CAST CONCRETE SMOOTH. STAIN: SHERWIN WILLIAMS, COLOR: 7004 - SNOWBOUND

**PT-1** EXTERIOR PAINT: SHERWIN WILLIAMS, COLOR: 8261-10059 - LS BRONZE 2020

**PF-1** PRE-FINISHED METAL: COLOR TO MATCH: SHERWIN WILLIAMS 8261-10059 - LS BRONZE 2020

**TL-1** SYNTHETIC STONE VENEER
*PRE MANUFACTURED CORNER PIECES TO BE USED AT ALL EXTERIOR CORNERS

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# LES SCHWAB TIRE CENTER - INDIANOLA, IA

**ENTITLEMENT SUBMITTAL**

NOT FOR CONSTRUCTION
PRELIMINARY DESIGN

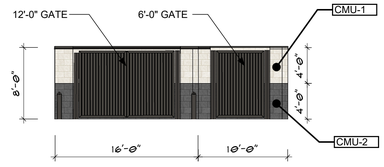
DATE
07.31.2026

DRAWN BY - NELSON

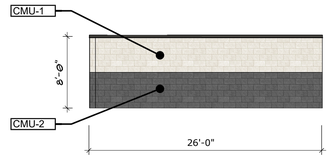
LICENSED PROFESSIONAL ARCHITECT
KARL DECOCK
08567
LICENSED
IOWA

COLOR EXTERIOR ELEVATIONS

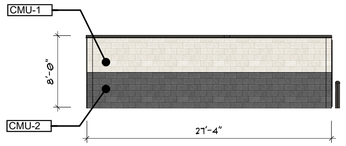
**A2.1**



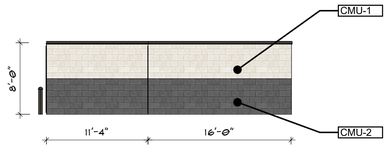

1 A2.2 **TRASH ENCLOSURE FRONT ELEVATION (SOUTH)**
1/8" = 1'-0"




2 A2.2 **TRASH ENCLOSURE REAR ELEVATION (NORTH)**
1/8" = 1'-0"




3 A2.2 **TRASH ENCLOSURE SIDE ELEVATION (WEST)**
1/8" = 1'-0"




4 A2.2 **TRASH ENCLOSURE SIDE ELEVATION (EAST)**
1/8" = 1'-0"

## ELEVATION GENERAL NOTES

A) ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
B) ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR .
C) REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS
D) CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS
E) COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS
F) PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM.
G) EXOSED STEM CONCRETE WALL IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUNDCOVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING
H) REFER TO SHEET E501 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS
I) VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION

## MATERIAL LEGEND:

**CMU-1** CMU SMOOTH (STAIN SW, COLOR: 7004 - SNOWBOUND)

**CMU-2** CMU SMOOTH (STAIN SW, COLOR: 7068 - GRIZZLE GRAY)

**PF-1** PRE-FINISHED METAL: COLOR TO MATCH: SHERWIN WILLIAMS 8261-10059 - LS BRONZE 2020

Cushing Terrell.
cushingterrell.com
800.757.9522

Tires LES SCHWAB

N JEFFERSON WAY & W SCENIC VALLEY AVENUE INDIANOLA, IA 50125

6 BAY LH MVP RETAIL STORE - PRECAST PROTOYPE Q2 2026

# LES SCHWAB TIRE CENTER - INDIANOLA, IA

**ENTITLEMENT SUBMITTAL**

NOT FOR CONSTRUCTION
PRELIMINARY DESIGN

DATE
07.31.2026

DRAWN BY - NELSON

LICENSED PROFESSIONAL ARCHITECT
KARL DECOCK
08567
LICENSED
IOWA

TIRE & BULLPEN ENCLOSURE ELEVATIONS

**A2.2**

**RESOLUTION NO. 2026-**

**RESOLUTION APPROVING THE SITE PLAN FOR LES SCHWAB TIRE CENTER (102 EAST SCENIC VALLEY AVENUE)**

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

**WHEREAS,** the City of Indianola Planning and Zoning Commission reviewed and recommended approval of a Site Plan for Les Schwab Tire Center on August 11, 2026; and

**WHEREAS,** the Site Plan for Les Schwab Tire Center is in general conformance with section §165 – *Zoning Regulations* of the Indianola Municipal Code; and

**WHEREAS,** the Site Plan for Les Schwan Tire Center is in general conformance with section §165.08 – *Open Space, Landscaping and Buffering* of the Indianola Municipal Code; and

**WHEREAS,** the Site Plan for Les Schwab Tire Center is in general conformance with section §165.09 – *Building Design Standards* of the Indianola Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED,** the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, on this 17th day of August, 2026, that the Site Plan for Les Schwab Tire Center be approved subject the following condition:

1. No certificate of occupancy, either temporary or final, will be issued until the public improvements for Emerald Bay are completed and formally accepted by City Council.

_____
Steve Richardson, Mayor

**ATTEST:**

_____
Jackie Raffety, City Clerk

# MEMORANDUM

**To:** Mayor and City Council

**From:** Bill Mettee, Senior Planner

**Date:** August 17, 2026

**Subject:** Resolution approving site plan for Kiya Koda Humane Society (1600 East Orchard Place).

---

**Introduction:** The applicant is requesting site plan approval for the new Kiya Koda Humane Society located at 1600 East Orchard Place.

**Background:** The property was platted in 2023 as Lot 4 of Indianola Industrial Park Plat 3, is 5.59-acres in area and zoned M-2 General Industrial.

**Discussion:**

**PROJECT DESCRIPTION**

The applicant is proposing a site plan for the new Kiya Koda Humane Society. The proposed site plan identifies one building that will be approximately 67' x 83' and 6,011 square feet in area. The site plan also identifies approximately 9,000 sf of fenced outdoor kenneling areas for animals. The building will be approximately 24-feet in height at its tallest point.

**ACCESS AND PARKING**

Access into the site will be from a driveway on East Orchard Place. A total of 15 parking spaces are required (1 space per 400 sf of kennel) for the property and the applicant is providing 26 parking spaces including two accessible spaces. The applicant is also providing the required bicycle rack. The proposed site plan meets the parking requirements.

**SIDEWALKS / TRAILS / TRAFFIC**

A 5' sidewalk will be installed along the entirety of Lot 4 along East Orchard Place. A 5' pedestrian walkway is shown into the site from the public way.

**UTILITIES**

All utilities have been installed with the plat improvements and will be extended as needed to service the site. Stormwater detention will be provided with the regional basin within the Indianola Industrial Park Plat 3 development. A storm sewer easement has been shown to provide access from Lot 4 into the regional basin, which is located on Lot 3 of the development.

**LANDSCAPING & OPEN SPACE**

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 83%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

**ELEVATIONS**

Colored building elevations are included for review. The building is proposed to be constructed of

Hardie lap siding, board and batten siding, manufactured stone veneer, fiber cement trim and fenestration. The elevations demonstrate compliance with the building design standards.

**Budget Impact:** None.

**Recommendation:**
**STAFF RECOMMENDATION**
The proposed site plan is in general conformance with the Zoning Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for Kiya Koda Humane Society.

**PLANNING COMMISSION RECOMMENDATION**
At their August 11, 2026 meeting, the Planning Commission recommended the City Council approve the site plan for Kiya Koda Humane Society with a 5-0 vote.

**Attachments:**
1. CC_Staff Report_Kiya Koda_SP_081726
2. SP_1251470_Kiya Koda_2026-08-11
3. RES_Kiya Koda_SP

# CITY COUNCIL STAFF REPORT

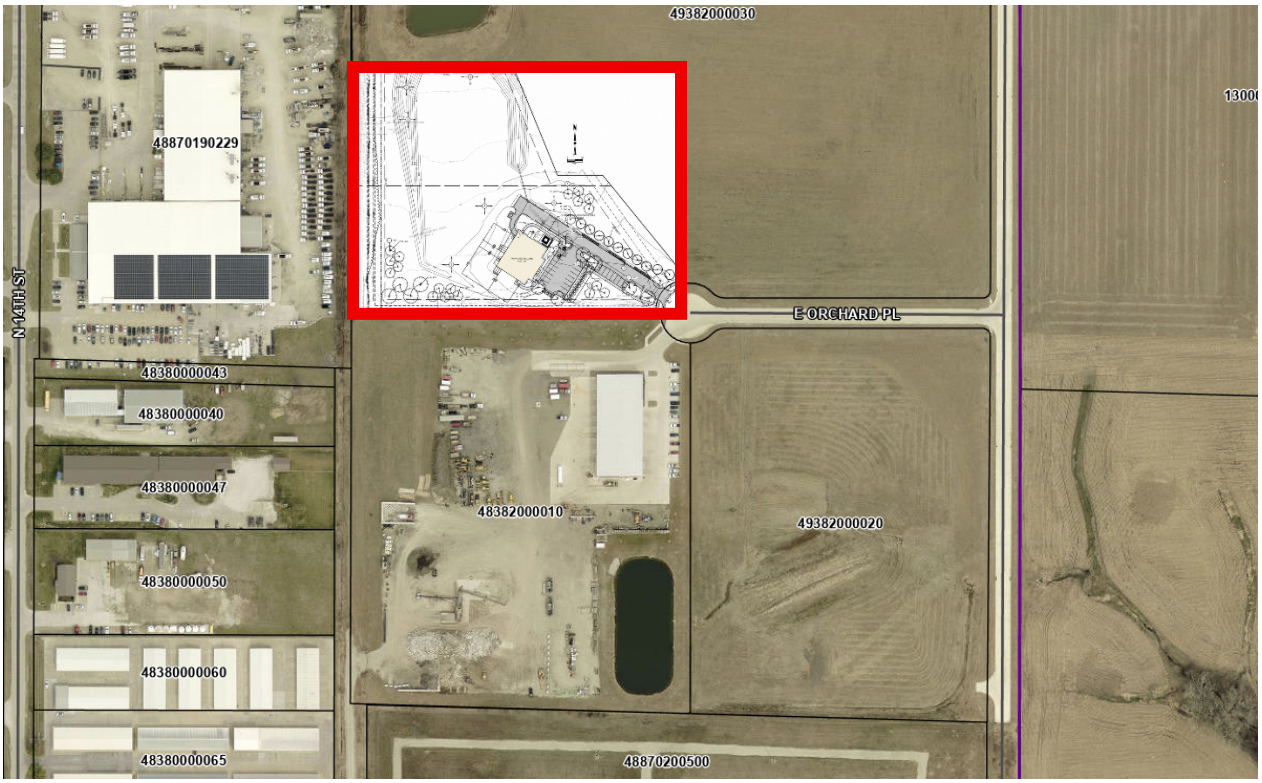
**PROJECT:** Kiya Koda Humane Society - Site Plan **PREPARED BY**: Bill Mettee – Senior Planner

**REPORT DATE:** August 12, 2026 **MEETING DATE:** August 17, 2026

## GENERAL INFORMATION

| | |
|---|---|
| **Applicant / Owner**: | Kiya Koda Humane Society |
| **Owner's Representative:** | Jason Ledden, P.E., Snyder & Associates |
| **Request:** | The applicant is requesting approval of a site plan for an animal shelter and humane society. |
| **Location and Size:** | Property is located south of East Hillcrest Avenue and west of North 17th Street, containing approximately 5.59 acres. |
| **Property Address:** | 1600 East Orchard Place |

## AREA MAP




**ABOVE:** Aerial of subject property in relation to the surrounding area.

## LAND USES AND ZONING

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|---|---|---|---|
| Property in Question | Vacant / Undeveloped | Industrial | M-2 [General Industrial] |
| North | Vacant / Undeveloped | Industrial | M-2 [General Industrial] |
| South | Sternquist Construction | Industrial | M-2 [General Industrial] |
| East | Vacant / Undeveloped | Industrial | M-2 [General Industrial] |
| West | CemenTech Facility | Industrial | M-2 [General Industrial] |

## PROJECT DESCRIPTION

The property was platted in 2023 as Lot 4 of Indianola Industrial Park Plat 3.

The applicant is proposing a site plan for the new Kiya Koda Humane Society. The proposed site plan identifies one building that will be approximately 67' x 83' and 6,011 square feet in area. The site plan also identifies approximately 9,000 sf of fenced outdoor kenneling areas for animals. The building will be approximately 24-feet in height at its tallest point.

Table 1 below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations.

**Table 1: Bulk Regulations for the M-2 Zoning District**

| Category | M-2 (minimum) |
|---|---|
| **Front Yard Setback** | 35 feet |
| **Rear Yard Setback** | 35 feet |
| **Side Yard Setback** | 20 feet |
| **Maximum Height \| Stories** | 50' |

## ACCESS AND PARKING

Access into the site will be from a driveway on East Orchard Place.

A total of 15 parking spaces are required (1 space per 400 sf of kennel) for the property and the applicant is providing 26 parking spaces including two accessible spaces. The applicant is also providing the required bicycle rack. The proposed site plan meets the parking requirements.

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A 5' sidewalk will be installed along the entirety of Lot 4 along East Orchard Place. A 5' pedestrian walkway is shown into the site from the public way.

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development. A storm sewer easement has been shown to provide access from Lot 4 into the regional basin, which is located on Lot 3 of the development.

## LANDSCAPING & OPEN SPACE

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 83%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

## ELEVATIONS

Colored building elevations are included for review. The building is proposed to be constructed of Hardie lap siding, board and batten siding, manufactured stone veneer, fiber cement trim and fenestration. The elevations demonstrate compliance with the building design standards.

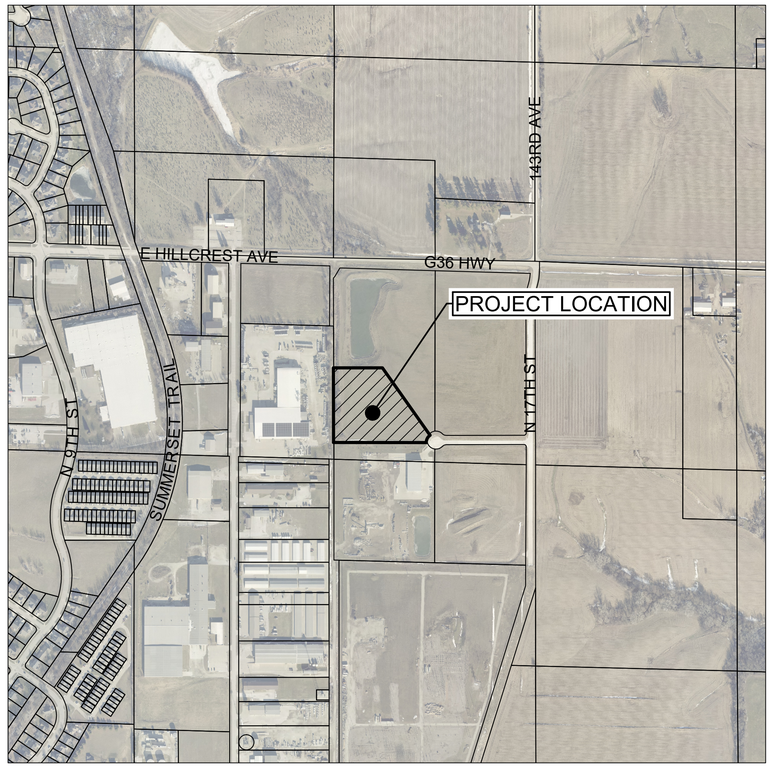
## STAFF RECOMMENDATION

The proposed site plan is in general conformance with the Zoning Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for Kiya Koda Humane Society.

## PLANNING COMMISSION RECOMMENDATION

At their August 11, 2026 meeting, the Planning Commission recommended the City Council approve the site plan for Kiya Koda Humane Society with a 5-0 vote.

# SITE PLAN
# FOR
# KIYA KODA HUMANE SOCIETY
## 1600 E ORCHARD PL
## CITY OF INDIANOLA, IOWA




SCALE: 1" = 500'

VICINITY MAP

### OWNER
KIYA KODA HUMANE SOCIETY
1600 E ORCHARD PL
INDIANOLA, IOWA 50125

### DEVELOPER
DOWNING CONSTRUCTION INC
509 E SCENIC VALLEY AVENUE
INDIANOLA, IA 50125
CONTACT: TYLER CHRISTOWSKI
PHONE: 515-783-7501
EMAIL: TYLERC@DOWNINGCONSTRUCT.COM

### SHEET LIST TABLE


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


STATE OF IOWA
STEVEN SEEFELD
LANDSCAPE ARCHITECT
NO. 712
PROFESSIONAL LANDSCAPE ARCHITECT

License Expires:
June 30, 2028

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Steven Seefeld, PLA Date

License Number 712

Pages or sheets covered by this seal:
C500

LICENSED PROFESSIONAL ENGINEER
JASON A. LEDDEN
P24117
IOWA

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

Jason A. Ledden, P.E. Date

License Number P24117

My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:
C100 - C400

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| 5 | AS PER CITY COMMENTS | 08/11/26 | |
| 4 | AS PER CITY COMMENTS | 08/05/26 | |
| 3 | PRICING SET | 07/31/26 | |
| 2 | REVISED SECOND SUBMITTAL | 07/15/26 | CMC |

Engineer: BHV | Checked By: JAL | Scale: 1" = 500'
Technician: CMC | Date: 06-12-2026 | T-R-S: TTN-RRW-SS

Project No: 125.1470.01

Sheet C100

INDIANOLA, IOWA

KIYA KODA HUMANE SOCIETY

TITLE SHEET


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


SNYDER & ASSOCIATES

Project No: 125.1470.01

Sheet C100

V:\Projects\2025\125.1470.010\CADD\SHT\ 125.1470_TITL.dwg BVERBRUGGE, TITLE SHEET - 2026/08/11, 8:11 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

## LEGEND

| FEATURES | FOUND | SET |
|---|---|---|
| Section Corner | ▲ | △ |
| 1/2" Rebar, Cap # 11579 (Unless Otherwise Noted) | ● | ○ |
| ROW Marker | ■ | □ |
| ROW Rail | ⋈ | ⋈ |
| Control Point | CCP | |
| Bench Mark | | |
| Platted Distance | P | |
| Measured Bearing & Distance | M | |
| Recorded As | R | |
| Deed Distance | D | |
| Calculated Distance | C | |
| Minimum Protection Elevation | MPE | |
| Centerline | | |
| Section Line | | |
| 1/4 Section Line | | |
| 1/4 1/4 Section Line | | |
| Easement Line | | |

| FEATURES | EXISTING | PROPOSED |
|---|---|---|
| Spot Elevation | X (1225.25) | X 1225.25 |
| Contour Elevation | 1225 | 1225 |
| Fence (Barbed, Field, Hog) | X | X |
| Fence (Chain Link) | // | // |
| Fence (Wood) | □ | □ |
| Fence (Silt) | ○ | ● |
| Tree Line | | |
| Tree Removal Limits | | |
| Tree Stump | | |
| Deciduous Tree \\ Shrub | | |
| Coniferous Tree \\ Shrub | | |
| Communication | C(*) | C |
| Overhead Communication | OC(*) | OC |
| Fiber Optic | FO(*) | FO |
| Underground Electric | E(*) | E |
| Overhead Electric | OE(*) | OE |
| Duct Bank | DUCT(*) | DUCT |
| Gas Main with Size | G(*) | G |
| High Pressure Gas Main with Size | HPG(*) | HPG |
| Water Main with Size | W(*) | |
| Sanitary Sewer with Size | S(*) | |
| Sanitary Manhole | | |
| Storm Sewer with Size | ST(*) | |
| Storm Manhole | | |
| Single Storm Sewer Intake | | |
| Double Storm Sewer Intake | | |

(*) Denotes the survey quality service level for utilities

| | | |
|---|---|---|
| Fire Hydrant | | |
| Fire Hydrant on Building | | |
| Water Main Valve | | |
| Water Service Valve | | |
| Well | | |
| Utility Pole | | |
| Guy Anchor | | |
| Utility Pole with Light | | |
| Utility Pole with Transformer | | |
| Street Light | | |
| Yard Light | | |
| Electric Box | EB | EB |
| Electric Transformer | E | E |
| Traffic Sign | | |
| Communication Pedestal | C | C |
| Communication Manhole | C | C |
| Communication Handhole | C | C |
| Fiber Optic Manhole | FO | FO |
| Fiber Optic Handhole | FO | FO |
| Gas Valve | | |
| Gas Manhole | G | G |
| Gas Apparatus | G | G |
| Fence Post or Guard Post | ● | ● |
| Underground Storage Tank | UST | |
| Above Ground Storage Tank | AST | |
| Sign | | |
| Satellite Dish | | |
| Mailbox | | |
| Sprinkler Head | + | + |
| Irrigation Control Valve | ICV | ICV |
| Soil Boring | B-2 | |
| Test Hole Location for SUE w/ID | | |

## UTILITY QUALITY SERVICE LEVELS

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

## UTILITY WARNING

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

## CONTROL POINTS

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

CP6 N=7410312.10 E=18548536.78 Z=966.02
1/2" REBAR YPC IN CONCRETE, +/-50' SOUTH OF FENCE CORNER, +/-200' WEST OF STERNQUIST PARKING LOT.

CP100 N=7410982.62 E=18548624.70 Z=960.63
1/2" REBAR RED PLASTIC CAP, +/-75' WEST OF SW CORNER POND, +/-450' NORTH OF ORCHARD PLACE.

CP101 N=7410441.81 E=18549315.43 Z=963.99
CUT 'X' ON TOP OF CURB AT BACK OF CURB INTAKE, SOUTH SIDE ORCHARD PLACE, +/-25' EAST OF END OF RADIUS, +/- EAST OF STERNQUIST ENTRANCE.

## BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18)
IARTN DERIVED - US SURVEY FEET

BM500 N=7410408.-- E=18549243.-- ELEV=966.09

## DATE OF SURVEY

JANUARY 05, 2026

## UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552202879.

| | |
|---|---|
| G1-GAS MAIN | MIDAMERICAN ENERGY<br>CRAIG RANFELD<br>515-252-6632<br>MECDSMDesignLocates@midamerican.com |
| CLEAR PER MAP | FLINT HILLS RESOURCES, LC<br>CASI WORNKEY<br>316-828-8825<br>ONECALLICT@KOCHIND.COM |
| CO1-COMMUNICATION | CENTURY LINK<br>SADIE HULL<br>918-547-0147<br>SADIE.HULL@LUMEN.COM |
| NO RESPONSE | VERIZON<br>JOHN BACHELDER<br>972-729-7000<br>ASG.INVESTIGATIONSTEAM@ASGINC.US |
| FO3-FIBER OPTIC | UNITE PRIVATE NETWORKS, LLC<br>JOE KILZER<br>816-425-3556<br>UPNGIS@UPNFIBER.COM |
| NO RESPONSE | MEDIACOM<br>KEVIN COLLINS<br>515-246-6668<br>KCOLLINS1@MEDIACOMCC.COM |
| NO RESPONSE | CENTURYLINK<br>TECH ON DUTY<br>877-366-8344<br>NATIONALRELO@CENTURYLINK.COM |
| FO2-FIBER OPTIC | WINDSTREAM COMMUNICATIONS<br>LOCATE DESK<br>800-289-1901<br>LOCATE.DESK@WINDSTREAM.COM |
| UE2 - ELECTRIC | INDIANOLA MUNICIPAL UTILITIES<br>MIKE METCALF<br>515-962-5305<br>MMETCALF@INDIANOLA.COM |
| FO1-FIBER OPTIC | INDIANOLA MUNICIPAL UTILITIES<br>KURT RIPPERGER<br>515-962-5283<br>KRIPPERGER@INDIANOLA.COM |
| NO RESPONSE | INDIANOLA MUNICIPAL UTILITIES ST<br>JUSTIN BRAND<br>515-962-5330<br>JBRAND@INDIANOLA.COM |
| S1-SANITARY SEWER | CITY OF INDIANOLA<br>JOHN LLOYD<br>515-961-9416<br>JLLOYD@INDIANOLAIOWA.GOV |
| ST1-STREETS AND STORM SEWER | CITY OF INDIANOLA<br>CALEB ADAMS-BROWN<br>515-962-5254<br>CADAMSBROWN@INDIANOLAIOWA.GOV |
| CLEAR PER MAP | MAGELLAN MIDSTREAM PARTNERS<br>DYLAN GILLEAN<br>918-574-7098<br>ONECALLGROUP@MAGELLANLP.COM |

IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.com

## SURVEY NOTES

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

## PROJECT INFORMATION GENERAL NOTES

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2026 SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER, AND THE CITY OF INDIANOLA AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF INDIANOLA, AND THE OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
18. BUILDING PERMITS MUST BE OBTAINED FROM THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION.
19. ALL EXTERIOR MOUNTED AND ROOF MOUNTED BUILDING EQUIPMENT SHALL BE LOCATED OUT OF VIEW AND SCREENED FROM ALL ADJACENT STREETS AND RESIDENTIALLY ZONED OR DEVELOPED PROPERTIES.
20. ANY PROPOSED CHANGES TO THE SITE PLAN SHALL BE APPROVED IN WRITING BY THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT.
21. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED INTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION AT THE END OF EACH WORKING DAY AND PRIOR TO A RAIN EVENT.
22. ALL SIGNAGE IS TO BE REVIEWED AND APPROVED UNDER SEPARATE SIGN PERMIT PROCESS.

## CONSTRUCTION SCHEDULE

CONSTRUCTION START SEPTEMBER 2026
CONSTRUCTION END MAY 2027

## PROPERTY DESCRIPTION

LOT 4, INDIANOLA INDUSTRIAL PARK PLAT 3
CITY OF INDIANOLA, WARREN COUNTY, IOWA

## PROPERTY ADDRESS

1600 E ORCHARD PL

## GENERAL USE

ANIMAL SHELTER

## ZONING

M-2: GENERAL INDUSTRIAL DISTRICT

## PARKING REQUIREMENTS

1 SPACE PER 400 SF OF KENNEL
6,011 SF/400X1 PARKING SPACE: 15 SPACES REQUIRED
27 SPACES PROVIDED
(INCLUDING 2 ADA SPACES)

## BULK REGULATIONS

MINIMUM STREET FRONTAGE= 40'
FRONT YARD SETBACK= 35'
REAR YARD SETBACK= 35'
MINIMUM SIDE YARD SETBACK= 20'
MINIMUM BUILDING SEPARATION= 20'
MAXIMUM BUILDING HEIGHT= 50'
MINIMUM OPEN SPACE FOR SITE= 15%

## ERU

24,855 SF OF IMPERVIOUS - 3,400 SF = 21,455 SF
21,455 SF/340 SF = 63 *0.1 ERU = 6.3
6.3+1= 7 TOTAL ERU

## PROPOSED BUILDING

PROPOSED HEIGHT = 23' 11"
TOTAL FLOOR AREA = 6,011 SF

## POLLUTION PREVENTION NOTES

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

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

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

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| 5 | AS PER CITY COMMENTS | 08/11/26 | |
| 4 | AS PER CITY COMMENTS | 08/05/26 | |
| 3 | PRICING SET | 07/31/26 | |
| 2 | REVISED SECOND SUBMITTAL | 07/15/26 | CMC |

Engineer: BHV | Checked By: JAL | Scale: 1" = NONE
Technician: CMC | Date: 06-12-2026 | T-R-S: TTN-RRW-SS

Project No: 125.1470.01

Sheet C101

INDIANOLA, IOWA

KIYA KODA HUMANE SOCIETY

PROJECT INFORMATION

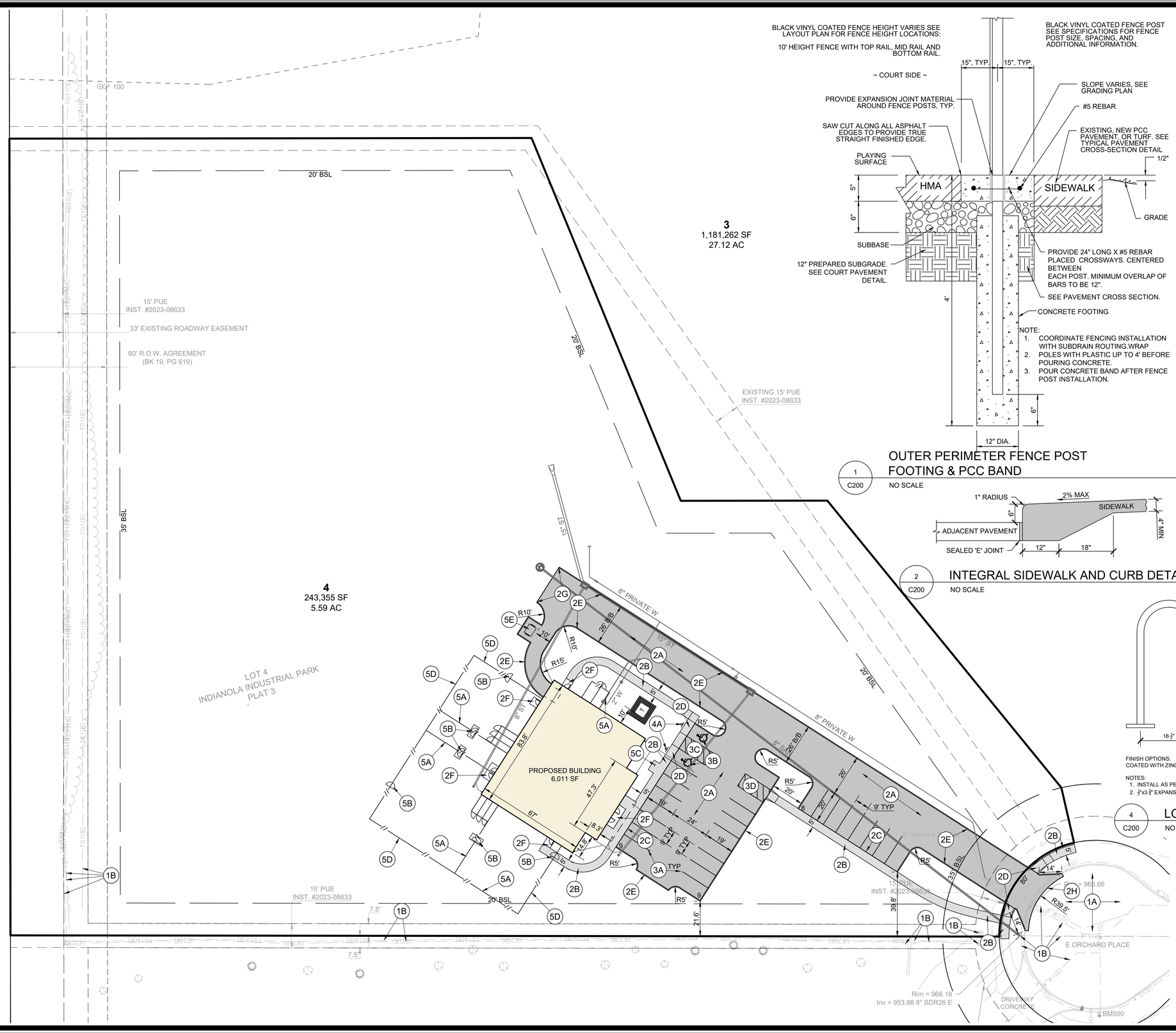
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 125.1470.01

Sheet C101

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1,181,262 SF
27.12 AC
4
243,355 SF
5.59 AC
20' BSL
35' BSL
15' PUE
INST. #2023-08633
33' EXISTING ROADWAY EASEMENT
60' R.O.W. AGREEMENT
(BK 19, PG 619)
EXISTING 15' PUE
INST. #2023-08633
LOT 4
INDIANOLA INDUSTRIAL PARK
PLAT 3
PROPOSED BUILDING
6,011 SF
6" PRIVATE W
8" PRIVATE W
15" ST
E ORCHARD PLACE
DRIVEWAY
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## GRADING PLAN GENERAL NOTES

A. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.

B. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.

C. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.

D. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.

E. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

## QUANTITIES

| | |
|---|---|
| TYPE 2 SUDAS SEED MIX | = 2.75 AC |
| SILT FENCE | = 1403 LF |

## BENCHMARKS

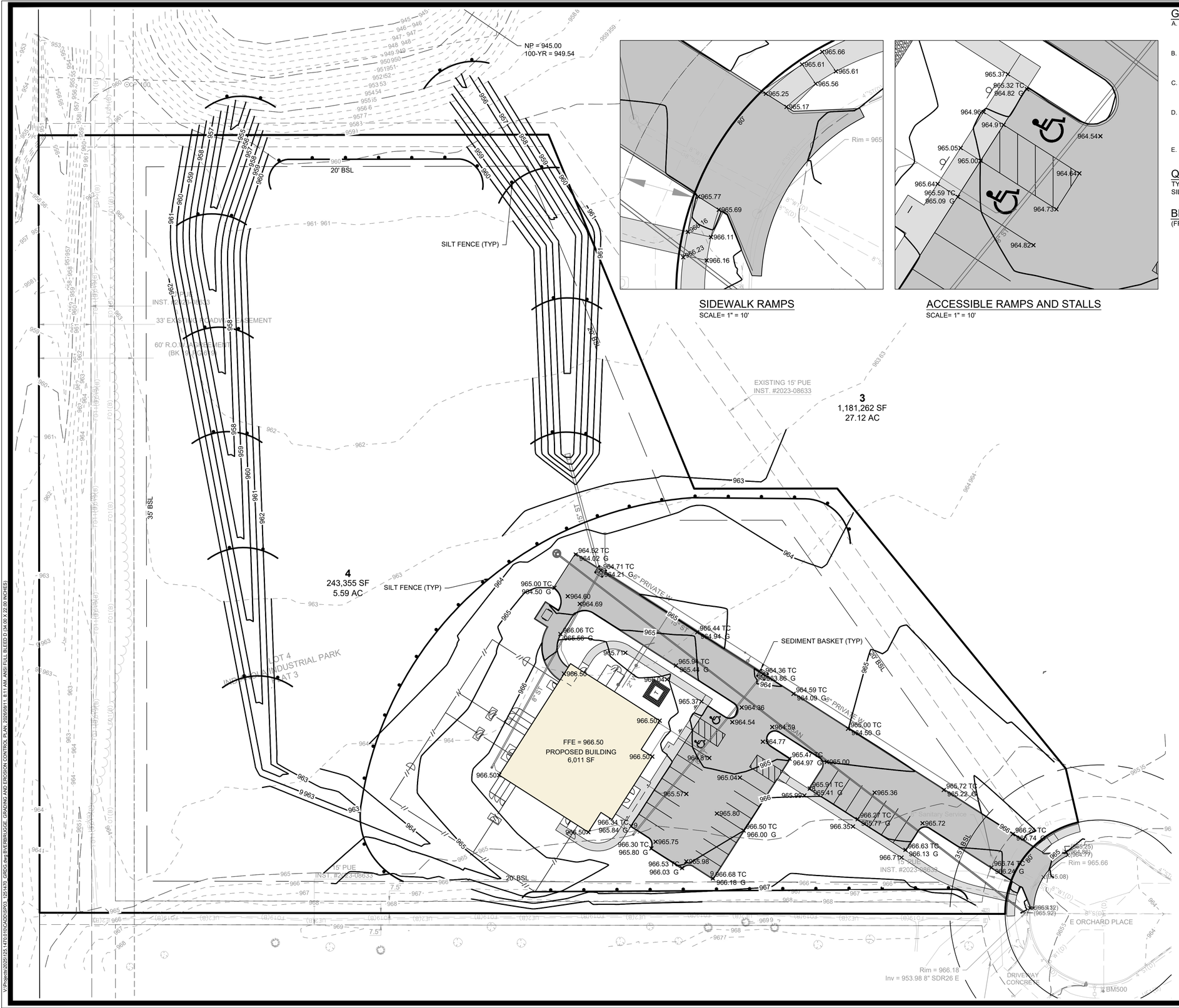
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SIDEWALK RAMPS
SCALE= 1" = 10'




ACCESSIBLE RAMPS AND STALLS
SCALE= 1" = 10'




| MARK | REVISION | DATE | BY |
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| 5 | AS PER CITY COMMENTS | 08/11/26 | |
| 4 | AS PER CITY COMMENTS | 08/05/26 | |
| 3 | PRICING SET | 07/31/26 | |
| 2 | REVISED SECOND SUBMITTAL | 07/15/26 | CMC |

Engineer: BHV | Checked By: JAL | Scale: 1" = 30'
Technician: CMC | Date: 06-12-2026 | T-R-S: TTN-RRW-SS
Project No: 125.1470.01

Sheet C300

INDIANOLA, IOWA

KIYA KODA HUMANE SOCIETY

GRADING AND EROSION CONTROL PLAN


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


SNYDER & ASSOCIATES

Project No: 125.1470.01

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## UTILITY PLAN CONSTRUCTION NOTES

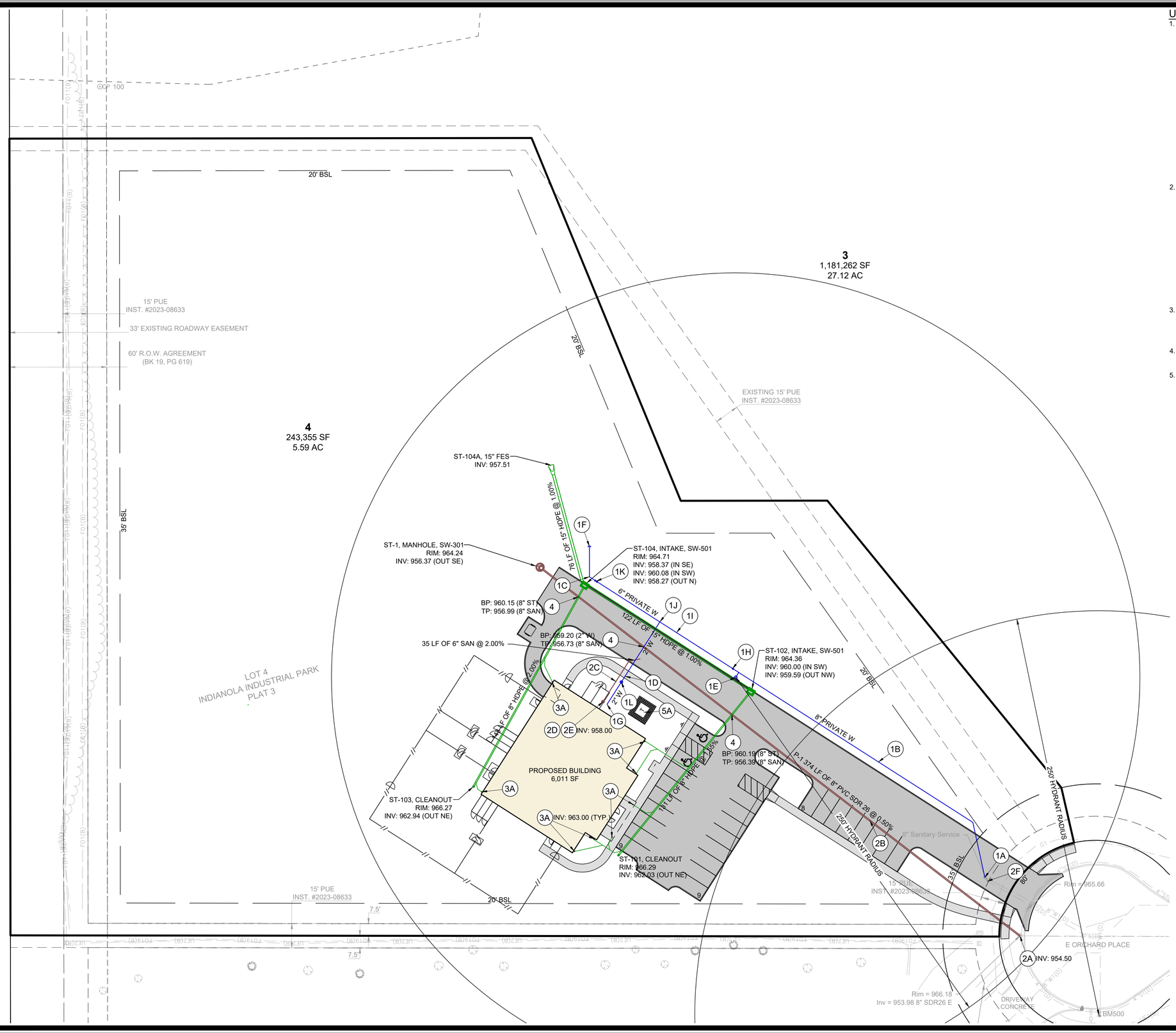
1. WATER SERVICES, PROVIDE THE FOLLOWING AS PER IMU STANDARD SPECIFICATIONS:
   A. CONNECT TO EXISTING 8" WATER SERVICE. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH THE CITY OF INDIANOLA.
   B. 8" PRIVATE WATER SERVICE.
   C. 45°BEND.
   D. 2" DOMESTIC WATER SERVICE. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
   E. FIRE HYDRANT ASSEMBLY.
   F. PLUG 6" WATER AND PROVIDE METAL TEE POST PAINTED BLUE.
   G. CONNECT WATER SERVICE TO BUILDING. SEE MECHANICAL PLANS FOR DETAILS.
   H. 8"X6" REDUCER.
   I. 6" PRIVATE WATER SERVICE.
   J. 6"X2" TEE.
   K. 6" RW VALVE.
   L. 2" CURB STOP.

2. SANITARY SEWER SERVICES. PROVIDE THE FOLLOWING AS PER CITY OF INDIANOLA STANDARD SPECIFICATIONS:
   A. CORE DRILL AND CONNECT TO EXISTING SANITARY MANHOLE WITH CONCRETE COLLAR. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
   B. 8" PRIVATE SANITARY SEWER SERVICE LINE AT. PROVIDE 1:1 RISER AS NECESSARY.
   C. 6" PRIVATE SANITARY SERVICE @ 1% MINIMUM SLOPE.
   D. SANITARY CLEANOUT. PROVIDE SERVICE AT ELEVATION TO SERVICE ENTIRE BUILDING.
   E. CONNECT TO PROPOSED BUILDING SERVICE. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
   F. VERIFY EXISTING SANITARY SEWER STUB IS CAPPED & SEALED.

3. PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN:
   A. ROOF DRAIN. PROVIDE 6" HDPE ROOF DRAIN LEADER. EXTEND 12" ABOVE FINISH GRADE. CONFIRM DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS.

4. CRITICAL CROSSING. CONTRACTOR TO MAINTAIN MINIMUM 18" SEPARATION.

5. SITE AMENITIES. PROVIDE THE FOLLOWING:
   A. TRANSFORMER PAD. COORDINATE WITH IMU.




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Engineer: BHV | Checked By: JAL | Scale: 1" = 30'
Technician: CMC | Date: 06-12-2026 | T-R-S: TTN-RRW-SS

Project No: 125.1470.01

Sheet C400

KIYA KODA HUMANE SOCIETY

UTILITY PLAN

INDIANOLA, IOWA


SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com


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Project No: 125.1470.01

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## PLANTING PLAN GENERAL NOTES

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

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

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

## PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE A MINIMUM 3-FOOT PERIMETER SHREDDED HARDWOOD MULCH RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.

2. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH AND METAL EDGER IN PLANT BED AREAS SHOWN ON PLAN.

3. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.

## PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF INDIANOLA SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

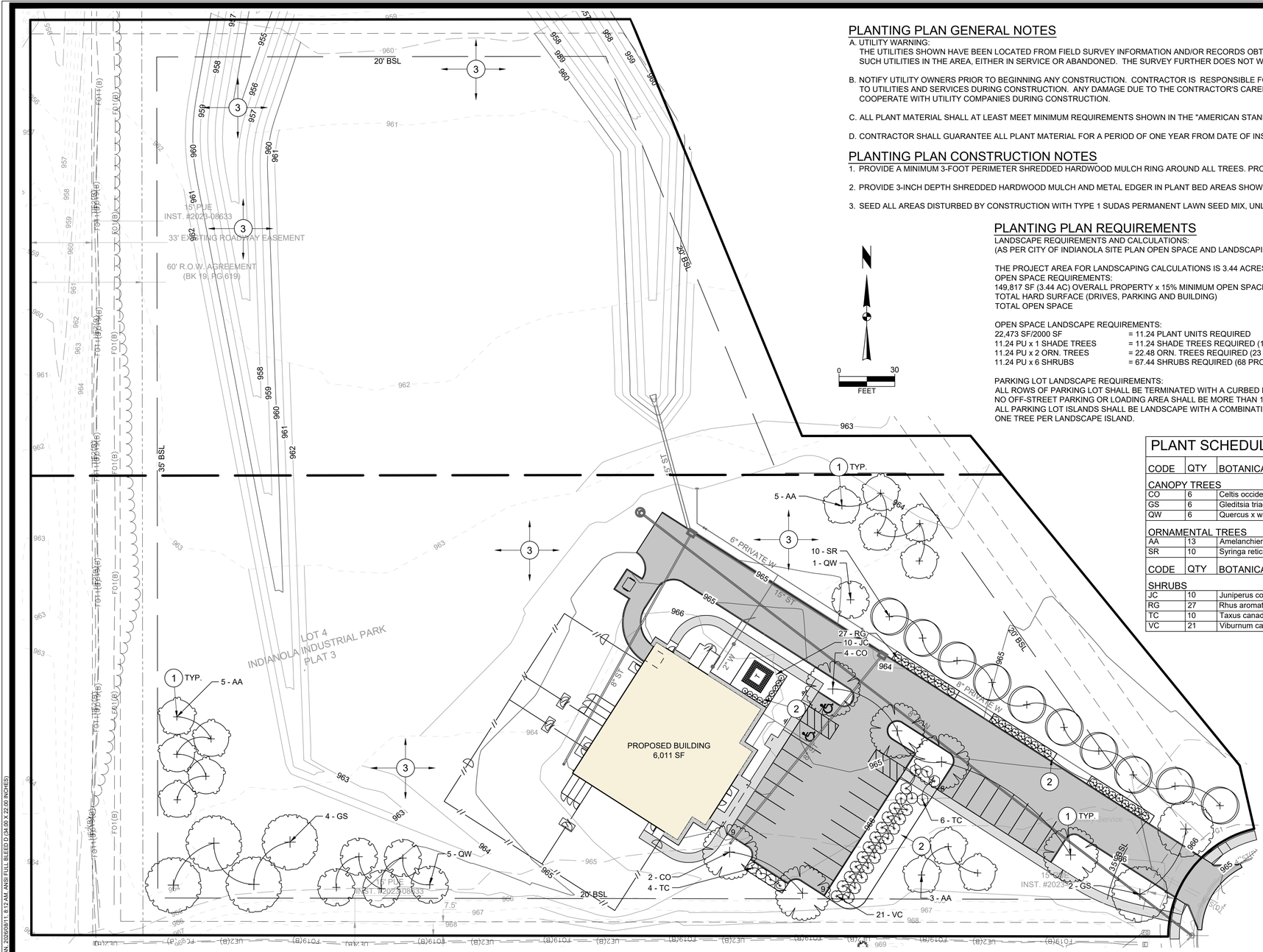
THE PROJECT AREA FOR LANDSCAPING CALCULATIONS IS 3.44 ACRES.
OPEN SPACE REQUIREMENTS:
149,817 SF (3.44 AC) OVERALL PROPERTY x 15% MINIMUM OPEN SPACE = 22,473 SF OPEN SPACE REQUIRED
TOTAL HARD SURFACE (DRIVES, PARKING AND BUILDING) = 25,296 SF
TOTAL OPEN SPACE = 124,521 SF (83% PROVIDED)

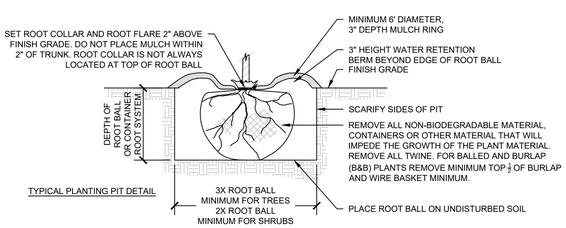
OPEN SPACE LANDSCAPE REQUIREMENTS:
22,473 SF/2000 SF = 11.24 PLANT UNITS REQUIRED
11.24 PU x 1 SHADE TREES = 11.24 SHADE TREES REQUIRED (12 PROVIDED)
11.24 PU x 2 ORN. TREES = 22.48 ORN. TREES REQUIRED (23 PROVIDED)
11.24 PU x 6 SHRUBS = 67.44 SHRUBS REQUIRED (68 PROVIDED)

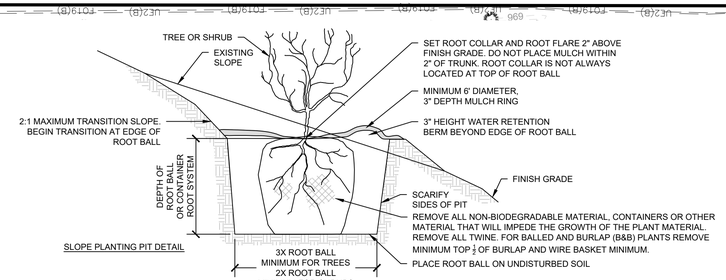
PARKING LOT LANDSCAPE REQUIREMENTS:
ALL ROWS OF PARKING LOT SHALL BE TERMINATED WITH A CURBED LANDSCAPE ISLAND.
NO OFF-STREET PARKING OR LOADING AREA SHALL BE MORE THAN 100 FEET FROM A DECIDUOUS SHADE TREE LOCATED WITHIN A LANDSCAPED OPEN SPACE AREA.
ALL PARKING LOT ISLANDS SHALL BE LANDSCAPE WITH A COMBINATION OF TURF GRASS, PRAIRIE GRASS PLANTINGS, PLANT BEDS, SHRUBS, AND TREES.
ONE TREE PER LANDSCAPE ISLAND.

## PLANT SCHEDULE

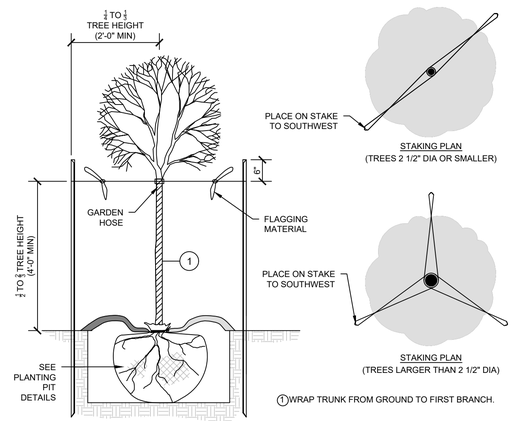
| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | NATIVE |
|---|---|---|---|---|---|---|
| CANOPY TREES | | | | | | |
| CO | 6 | Celtis occidentalis | Common Hackberry | 2" Cal. | B&B | YES |
| GS | 6 | Gleditsia triacanthos inermis 'Shademaster' | Shademaster Honey Locust | 2" Cal. | B&B | YES |
| QW | 6 | Quercus x warei 'Long' | Regal Prince® Oak | 2" Cal. | B&B | NO |
| ORNAMENTAL TREES | | | | | | |
| AA | 13 | Amelanchier arborea | Downy Serviceberry | 1.5" Cal. | B&B | YES |
| SR | 10 | Syringa reticulata | Japanese Tree Lilac | 1.5" Cal. | B&B | NO |
| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | NATIVE |
| SHRUBS | | | | | | |
| JC | 10 | Juniperus communis 'Gold Cone' | Gold Cone Common Juniper | 3 GAL | | NO |
| RG | 27 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | 3 GAL | | YES |
| TC | 10 | Taxus canadensis | Canada Yew | 3 GAL | | YES |
| VC | 21 | Viburnum carlesii | Koreanspice Viburnum | 3 GAL | | NO |




1 / C500 PLANTING PIT DETAILS
NO SCALE




2 / C500 DECIDUOUS TREES STAKING DETAIL
NO SCALE

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Engineer: BHV | Checked By: JAL | Scale: 1" = 30'
Technician: CMC | Date: 06-12-2026 | T-R-S: TTN-RRW-SS
Project No: 125.1470.01
Sheet C500

INDIANOLA, IOWA
PLANTING PLAN
KIYA KODA HUMANE SOCIETY

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

SNYDER & ASSOCIATES

Project No: 125.1470.01
Sheet C500

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**RESOLUTION NO. 2026-**

**RESOLUTION APPROVING THE SITE PLAN FOR KIYA KODA HUMANE SOCIETY (1600 EAST ORCHARD PLACE)**

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

**WHEREAS,** the City of Indianola Planning and Zoning Commission reviewed and recommended approval of a Site Plan for Kiya Koda Humane Society subject to remaining staff comments on August 11, 2026; and

**WHEREAS,** the Site Plan for Kiya Koda Humane Society is in general conformance with section §165 – *Zoning Regulations* of the Indianola Municipal Code; and

**WHEREAS,** the Site Plan for Kiya Koda Humane Society is in general conformance with section §165.08 – *Open Space, Landscaping and Buffering* of the Indianola Municipal Code; and

**WHEREAS,** the Site Plan for Kiya Koda Humane Society is in general conformance with section §165.09 – *Building Design Standards* of the Indianola Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED,** the City Council of the City of Indianola, Iowa, having considered the recommendations of the Planning and Zoning Commission, on this 17th day of August, 2026, that the Site Plan for Kiya Koda be approved.

_____
Steve Richardson, Mayor

**ATTEST:**

_____
Jackie Raffety, City Clerk

# MEMORANDUM

**To:** Mayor and City Council

**From:** Jackie Raffety, City Clerk/Finance Director

**Date:** August 17, 2026

**Subject:** Discussion and direction regarding borrowing for capital items.

**Introduction:** Council is asked to discuss and provide direction on borrowing for capital items.

**Background:** As part of the FY27 budget process, the Council passed resolutions to initiate borrowing for capital items needed over the next three years and approved the Capital Improvement Plan. The next step in this process is to proceed with borrowing the funds.

The Fire Department had included a pumper engine in their CIP, but after further evaluation, has decided to remove this item based on a recommendation from the CPSM study. The estimated cost of the pumper engine was $832,500.

**Discussion:** Staff has contacted the manufacturers to obtain soft quotes on the items in the borrowing. The City is not locked in to the price until approval from the Council. These numbers will help staff finalize the paperwork for borrowing. Once borrowing is approved, purchase agreements will be brought forward for Council approval.

The following items are included in the borrowing.

| Department | Type | Project | Total |
|---|---|---|---|
| Street | Vehicle | 2029 Tandem Dumptruck/Snowplow | $345,000 |
| Street | Vehicle | 2026 Dumptruck/Snowplow | $285,000 |
| Street | Vehicle | 2027 Dumptruck/Snowplow | $290,000 |
| Street | Vehicle | 2025 Pickup -3500 4x4 | $70,000 |
| Street | Vehicle | 2026 Pickup - 3500 4x4 | $75,000 |
| Street | Equipment | 2029 Street sweeper | $400,000 |
| Street | Equipment | Trackloader | $140,000 |

| | | | |
|---|---|---|---|
| VMAC | Equipment | VMAC Yellow Slide Pump | $16,800 |
| VMAC | Equipment | VMAC Shallow Water Features Restoration | $32,600 |
| VMAC | Equipment | VMAC Gutter Replacement | $59,000 |
| VMAC | Equipment | VMAC Slide Refurbishment | $15,000 |
| P&R | Vehicle | SUV | $60,000 |
| Fire | Vehicle | 2027 Command Vehicle Replacement | $90,900 |
| Fire | Vehicle | 2028 Ambulance 245 Replacement | $360,400 |
| Fire | Vehicle | 2029 Ambulance Replacement | $378,000 |
| Fire | Vehicle | 2029 335 Water Tender Replacement | $557,875 |
| Fire | Equipment | Performance Load Cot System Replacement x2 | $125,798 |
| Fire | Equipment | 2017 Lucas Chest Compressor Replacement | $23,622 |
| Police | Vehicle | SUV 261 2026 | $80,340 |
| Police | Vehicle | SUV 262 2026 | $80,340 |
| Police | Vehicle | SUV 271 2027 | $85,500 |
| Police | Vehicle | SUV 272 2027 | $85,500 |
| Police | Vehicle | SUV 281 2028 | $91,100 |
| Police | Vehicle | SUV 282 2028 | $91,100 |
| Police | Equipment | Radio replacement | $200,000 |

| | | | |
|---|---|---|---|
| Police | Equipment | In-car dash cameras | $30,000 |

**Budget Impact:** Most prices for equipment, vehicles and upfitting the vehicles have increased since initial discussions in March-April of this year. Police vehicles are estimated to be about $46,000 higher over the 3-year period, but the in-car dash cameras have decreased by $30,000. During that same period, the Fire Command vehicle and water tender are estimated to be $26,550 more than originally discussed. The pumper engine was removed from the CIP presented in the Spring. The total cost of the vehicles and equipment for the loan is $4,068,875. This is $790,270 lower than originally planned. The loan will be paid back through the debt levy and potentially the road use tax fund over a twenty-year period. The loan will be amortized by component; each item will be paid in full prior to the end of its useful life.

**Recommendation:** Direction on proceeding with borrowing.

**Attachments:** None