



CITY OF INDIANOLA COUNCIL MEETING

December 3, 2018

6:00 p.m.

City Council Chambers

Agenda

1. Call to order
2. Pledge of allegiance
3. Roll call
4. Public Comment
5. Consent
 - A. Approval of agenda
 - B. **Page 3** November 19, 2018 Minutes
 - C. Applications
 1. **Page 8** A new cigarette/tobacco/nicotine/vapor permit for the Indianola Country Club - 1610 Country Club Road
 - D. **Page 9** Final consideration of a request from Tim Phillips to rezone 2508 N. Jefferson Way from A-1 (Agriculture) to C-2 (Highway Commercial) P&Z unanimously recommended approval on October 9, 2018
 - E. **Page 19** Resolution approving a Development Agreement between the City of Indianola and David Keller & Kimberly Tierney-Keller (Seth Lampman Project) - 204 West Salem
 - F. **Page 25** Resolution appointing city representation to the Central Iowa Regional Transportation Alliance (CIRTPA)
 - G. **Page 27** Resolution appointing city representation to the Des Moines Area Metropolitan Planning Organization (MPO)
 - H. **Page 29** Claims on the computer printout for December 3, 2018
6. Council Reports
7. Mayor's Report - Kelly B. Shaw

- A.** Community Update
- 8.** Public Consideration
 - A.** Old Business
 - 1.** 2018 Traffic Signal Upgrade Project
 - a. Page 40** Resolution approving the contract and bond with Iowa Signal LLC
 - B.** New Business
 - 1. Page 53** Resolution determining property to be surplus, authorizing sale of property and approving the purchase of a Cargo Van for the Park and Recreation Department
- 9.** Other Business
 - A. Page 58** City Manager's Report - Ryan Waller
 - * Receipt and file correspondence from November 16 and 23, 2018
 - B. Page 151** 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

Subject
November 19, 2018 Minutes

Information

Fiscal Impact
Attachments

Minutes

REGULAR SESSION – NOVEMBER 19, 2018

The City Council met in regular session at 6:00 p.m. on November 19, 2018 in the City Hall Council Chambers. Mayor Kelly B. Shaw called the meeting to order and on roll call the following members were present: Shirley Clark, Joe Gezel, Bob Kling, Greg Marchant, John Parker and Greta Southall.

Sue Wilson spoke in favor the Resource School Officer.

Council member Marchant moved to approve the consent agenda as follows and Kling seconded the motion. On roll call the vote was, AYES: Gezel, Southall, Parker, Kling, Clark and Marchant. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

Approval of agenda

November 5 and 12, 2018 minutes

Applications

- A renewal Class "C" Liquor License, Outdoor Area and Sunday Sales Privilege for The Sports Page - 1802 W. 2nd Avenue
- A renewal Class "C" Liquor License, Outdoor Area and Sunday Sales Privilege for Brickhouse Tavern - 107 N. Buxton

Resolution No. 2018-196 setting December 17, 2018 as a public hearing for the FY 2019 budget amendment (the complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2018-197 setting a public hearing (December 17, 2018) of a request from Tim Davison for the vacation and conveyance of the North/South alley between Lot 9 and Lot 10 in Block 10 East Indianola, also known as Steele and Grantham's Addition (the complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2018-198 setting a public hearing (December 17, 2018) of a request from Tim Davison to rezone the property located at 308 E. 1st Avenue from R-2 (single and two family residential) to C-2 (highway commercial) – the complete resolution may be viewed at the City Clerk's Office

Resolution No. 2018-199 approving and authorizing the filing of the Tax Increment Finance (TIF) Annual Urban Renewal Report (AURR) to the State of Iowa (the complete resolution may be viewed at the City Clerk's Office)

Change order numbers two, three and four in an amount of \$86,130.37 for the 2018 Capital Street Improvement Project

Change order number five in an amount of (-\$10,500.00) for the Morlock Lift Station and Force Main Improvements project

Resolution No. 2018-200 accepting the Morlock Lift Station and Force Main Project and release of retainage of \$47,684.93 in 30 days (the complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2018-201 approving Supplemental Number 13 to the Professional Services Agreement for the Hillcrest Avenue Concept Study with Snyder & Associates for the Street Masterplan and Management Services (the complete resolution may be viewed at the City Clerk's Office)

Office)

Resolution No. 2018-202 approving Supplemental Number 14 to the Professional Services Agreement for the 2018 Drainage Repairs with Snyder and Associates for the Indianola Drainage System Masterplan (the complete resolution may be viewed at the City Clerk's Office)

Second consideration of a request from Tim Phillips to rezone 2508 N. Jefferson Way from A-1 (Agriculture) to C-2 (Highway Commercial)

Resolution No. 2018-203 amending the professional service agreement with Jakes Lawn and Landscaping for the 2018-2019 snow removal at 306 E. Scenic Valley Drive (YMCA) – the complete resolution may be viewed at the City Clerk's Office

Resolution No. 2018-204 authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property (the complete resolution may be viewed at the City Clerk's Office)

Final approval applications for urban revitalization designation (the complete list may be viewed at the City Clerk's Office)

Claims on the computer printout for November 19, 2018 and the September and October 2018 receipts

The September and October 2018 Treasurer's Report was approved on a motion by Clark and seconded by Parker. On roll call the vote was, AYES: Marchant, Gezel, Southall, Parker, Kling and Clark. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

Council member Parker presented the Greater Des Moines Convention Report.

Mayor Shaw presented a certificate of appreciation to Deputy Chief Jamie Sauter for his 26 year of service.

This being the time and place fixed for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost relative to the 2018 Traffic Signal Upgrade Project, the Mayor called for any oral objections to the adoption of the plans, specifications, form of contract and estimate of cost. No oral objections were offered, and the City Clerk reported that no written objections had been filed.

Council Member Clark introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST" for the 2018 Traffic Signal Upgrade Project and moved that it be adopted. Council Member Kling seconded the motion to adopt. The roll was called, and the vote was, AYES: Marchant, Gezel, Southall, Parker, Kling and Clark. NAYS: None. Whereupon the Mayor declared the following resolution duly adopted:

RESOLUTION NO. 2018-205
RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT
AND ESTIMATE OF COST
for the 2018 Traffic Signal Upgrade Project

(The complete resolution may be viewed at the City Clerk's Office)

The Mayor then announced that the following bids had been opened and tabulated the bids for the public improvements described in general as the 2018 Traffic Signal Upgrade Project for the City of Indianola, Indianola, Iowa, in accordance with the plans and specifications previously adopted.

The following bid were presented by the City Clerk and Finance Director:

<u>Company</u>	<u>Base Bid</u>	<u>Total</u>
Iowa Signal LLC		
Grimes, Iowa	\$91,467.00	\$126,532.00

The Finance Director then recommended that the bid of Iowa Signal LLC in the amount of \$126,532 be accepted.

Council Member Kling introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT" to Iowa Signal LLC and moved its adoption. Council Member Clark seconded the motion to adopt. The roll was called, and the vote was: AYES: Clark, Marchant, Gezel, Southall, Parker and Kling. NAYS: None. Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION NO. 2018-206
RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT
To Iowa Signal LLC

(The complete resolution may be viewed at the City Clerk's Office)

The Mayor and Council discussion the request from Seth Lampman for a funding partnership at 204 W. Salem Avenue – nuisance & abandoned property remediation fund. It was the consensus of the Council to move forward with this request.

Council Member Kling introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS (15th Street and Highway 92 Sewer Improvements) AND FIXING A DATE FOR HEARING (December 17, 2018) AND TAKING OF BIDS (December 4, 2018)" and moved that it be adopted. Council Member Marchant seconded the motion to adopt. The roll was called, and the vote was, AYES: Clark, Marchant, Gezel, Southall, Parker and Kling. NAYS: None. Whereupon, the Mayor declared the following resolution duly adopted:

RESOLUTION NO. 2018-207
RESOLUTION ORDERING CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS (15th Street and Highway 92 Sewer Improvements) AND FIXING A DATE FOR HEARING (December 17, 2018)
AND TAKING OF BIDS (December 4, 2018)

(The complete resolution may be viewed at the City Clerk's Office)

Marchant moved, and Kling seconded to approve the "RESOLUTION APPROVING SALARIES." On roll call the vote was, AYES: Gezel, Southall, Parker, Kling Clark and Marchant. NAYS: None. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2018-208
RESOLUTION APPROVING SALARIES

(The complete resolution may be viewed at the City Clerk's Office)

A motion was made by Marchant and seconded by Parker to receive and file correspondence of the weekly updates dated November 2 and 9, 2018 from Ryan Waller, City Manager, and the following updates:

- City Manager Ryan Waller introduced Charles Dissell, Director of Community and Economic Development
- Thanked David Churchill for his service in the Community Development Department – his last day will be November 21, 2018
- IMU transition of the Customer Services Reps from 110 N. 1st Street to their new office at 210 W.

2nd – IMU does not desire to continue with a list of duties they presently perform for the City. It was the consensus of the Council for City Manager Ryan Waller to work with General Manager Tom Gaffigan regarding these duties and to bring back the items that will have an impact on the budget at a future meeting

AYES: Gezel, Southall, Parker, Kling, Clark and Marchant. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

A motion was made by Marchant and seconded by Kling to enter into closed session in accordance with Iowa Code Section 21.5(1)(j) to discuss the purchase or sale or particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for the property or reduce the price the governmental body would receive for that property. On roll call the vote was, AYES: Gezel, Southall, Parker, Kling, Clark and Marchant. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

Council member Marchant moved and Clark seconded to return to regular session. On roll call the vote was, AYES: Gezel, Southall, Parker, Kling, Clark and Marchant. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

It was moved by Clark and seconded by Kling to enter into closed session in accordance with Iowa Code Section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. On roll call the vote was, AYES: Marchant, Gezel, Southall, Parker, Kling and Clark. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

A motion was made by Marchant and seconded by Kling to return to regular session. On roll call the vote was, AYES: Gezel, Southall, Parker, Kling, Clark and Marchant. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

Meeting adjourned at 7:15 p.m. on a motion by Parker and seconded by Southall.

Kelly B. Shaw, Mayor

Diana Bowlin, City Clerk

Meeting Date: 12/03/2018

Subject

A new cigarette/tobacco/nicotine/vapor permit for the Indianola Country Club - 1610 Country Club Road

Information

This is a new cigarette/tobacco/nicotine/vapor permit for the Indianola Country Club at 1610 County Club Road effective January 1, 2019. They will be selling cigars only. All of the paperwork is in order.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 12/03/2018

Subject

Final consideration of a request from Tim Phillips to rezone 2508 N. Jefferson Way from A-1 (Agriculture) to C-2 (Highway Commercial) P&Z unanimously recommended approval on October 9, 2018

Information

Council needs to hold the final consideration of a request from Tim Phillips to rezone 2508 N. Jefferson Way from A-1 to C-2.

Staff recommends approval as the change is consistent with the Comprehensive Master Plan for future development. P&Z unanimously recommended approval.

Fiscal Impact

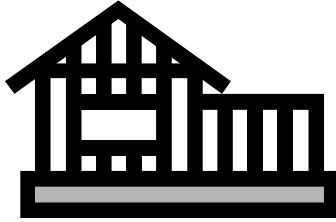
Attachments

PZ Memo

Minutes

2508 N Jefferson Info

Ordinance



To: Planning and Zoning Commission
From: David Churchill, Interim Building Official of Community Development
Subject: October 9, 2018 Meeting

Item # 4 Enclosed please find a memorandum from David Moeller and Kathleen Connor for Autumn Ridge 3 Preliminary Plat.

Item # 5 Consider Request from Kristie Kappelman for the approval requesting a zoning change from R2 to C2 for the following property; lot 9, Block 18 of Jones & Windels Addition, parcel number 483901180090.

Staff recommends approval as the zoning change is consistent with the Comprehensive Master Plan for future development (change to Commercial zoning).

Preliminary plans building, and site development plans have been received and will be reviewed if/when the zoning request is approved. Building set back requirements for this property are as follows: rear yard 20 feet, side yard to the east is 10 feet as both are adjacent to residential zoning, and the front yard setback being 15 feet. The site and the building will be required to meet the design standards listed in Chapter 166.11 Highway Corridors. (A -G).

Please note that this is a D & D property being sold by the City and is the subject of a development agreement between the City and Petitioners.

Item # 6 Consider Request from Tim Phillips requesting a zoning change form R to C-2 for the following property known as 2508 N. Jefferson Way lot 1 & 2, of Bob Moore's subdivision, and Lot 1 except Highway of Langfitt subdivision. Parcel numbers 48152000010, 48152000020, and 48495010010 respectively.

Staff recommends approval as the zoning change is consistent with the Comprehensive Master Plan for future development (change to Commercial zoning).

Neither site development plans nor building plans have not been submitted for review at this time.

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
October 9, 2018
6:00 P.M.

The meeting was called to order by Chairperson Joe Butler and on roll call the following members were present:

Joe Butler
Al Farris
Ron Fridley
Becky Needles
Bob Ormsby
Josh Rabe
Misty Soldwisch
Jeromy Pribil
Erin Freeberg

Also present: Marlene Nordhagen, Chris Nordhagen, Fred Dowie, Jay Koester, Norm Crawford, Tim Phillips, David Churchill, Kathleen Connor, Ryan Waller, Kristin Brekelmans

Members of the Commission absent: Sarah Ritchie

The minutes of the September 11, 2018 meeting were approved on a motion made by Josh Rabe and seconded by Becky Needles. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider Request from Autumn Ridge Development for the approval of the revised Preliminary Plat 3, Outlot Z of Autumn Ridge Plat 2. (Tabled at the September 11, 2018 Planning and Zoning Meeting).

Kathleen Connor with Snyder & Associates spoke to the commission, explaining the revisions made to the preliminary plat for the new development. Kathleen reviewed updated comments and materials included in the meeting packet. Additional items commented on during the presentation of the plat were; Fire coverage requirements such as fire hydrants were added to the preliminary plat, lot-Tie agreements will be in conjunction with the final plat (lots cannot be sold independently); Stilling basin being used to prevent scouring rather than a bioswale that was originally proposed. Kathleen stated that the construction drawings would provide more information regarding calculations of swales and other items of concern.

Kathleen recommended approval of the Preliminary Plat for Autumn Ridge Plat 3, subject to certain Subdivision Regulations including waiver of the requirement that limits cul-de-sac length to 700 feet, waiver of the requirement that limits the grade of West Lincoln Street to 8%, defer the provision of an acceptable erosion control plan until construction drawings approval, and require signed record of Lot Tie Agreements and Private Detention Facility Easements including maintenance responsibilities prior to

Council approval of the Final Plat, and for P & Z to make a recommendation to the City Council as to whether or not a Recreational Trail Easement should be provided along Cavitt Creek in accordance with the current Comprehensive Plan.

Fred Dowie with Autumn Ridge development and Jay Koester, Engineer with Abaci, spoke to the commission regarding the trail easements. Fred stated that the trail was not required for Heritage Hills and questioned how the trail is supposed to get from the west side of plat (up against a home lot) to the east side of the plat. Jay further explained that there are no rear yard setbacks due to out lots being tied to the lots.

Kathleen provided a supplemental map of Heritage Hills Plat 9 for board review, showing their 4-foot sidewalks and how they were able to place the trail within the ROW.

Al Farris asked if there was intent to fill on lots 21 & 22. Fred replied they will have to get a DNR permit if any fill was needed. Jay responded that the elevations were based on FEMA mapping, more detail would be provided in the construction drawings. Al Farris asked about fire hydrant corrections. Kathleen responded that this has been resolved with placements and spacing of hydrants following the city code. Discussions continued between commission members regarding the trail, right of way easements, and the impact this would have on the sale of the lots within the plat. Fred asked for the trail easement within the plat be defined, if it was required, instead of a blanket easement for pre-sale of lots.

Motion was made by Al Farris to approve the Preliminary Plat for Autumn Ridge Plat 3, subject to the conditions present in Recommendation D from the City Engineers memo previously presented. In addition, Al Farris recommended the Trail Easement be included. Seconded by Misty Soldwisch. All ayes, the motion to approve subject to conditions listed, was unanimous, 9 ayes - 0 nays.

Consider Request from Kristy Kappelman to rezone the property listed as 506 W 2nd Ave from R-2 (Single Family Residential) to C-2 (Highway Commercial) zoning. Josh Rabe from the commission excused himself from the hearing of this property, due to past involvement with the property, to avoid any conflict of interest in the decision of rezoning.

Ryan Waller, Indianola City Manager, spoke to the commission presenting the recommendation for rezoning this property that was previously a D&D property. Ryan stated that this proposal does require rezoning but complies with the Comprehensive Plan for that area. Joe Butler stated asked if there is a continued need to hear properties that have previously been approved by the council to be rezoned within the Comprehensive Plan. Ryan responded, as part of the development agreement, the city assists with the cost of rezoning on these properties.

Marlene Nordhagen and Chris Nordhagen of 604 W 2nd Ave, spoke regarding their concerns of this rezoning. They stated they live within 200ft of the property and were notified of this request through the mail notices from the city. They wanted to know how this will effect the value of their property. Ryan spoke to their concerns, stating that

during the site plan process, buffers to surrounding properties will be put in place at that time.

Norm Crawford from 505 W 1st Ave, spoke about his concerns regarding the run off from the property when the site plan for future development of this property shows a large portion being black topped or concrete flat. He discussed concerns with drainage to the storm sewer, proper hook ups to the city storm sewer to prevent flooding of this area. Joe Butler responded that the rezoning is being considering today, and that all future site plans for the area could be discussed during the site plan ordinance and building codes through the city at that time.

Joe asked if anyone else had any comments that they would like to discuss, hearing none, re requested a motion.

Motion was made by Becky Needles to approve the rezoning request of Kristy Kappleman regarding the property listed as 506 W 2nd Ave from R-2 (Single Family Residential) to C-2 (Highway Commercial) zoning. Seconded by Ron Fridley. All ayes, the motion to approve was unanimous, 8 ayes - 0 nays.

Consider Request from Tim Phillips to rezone the property listed as 2508 N Jefferson Way (Parcels 48495010010, 481520000010 and 481520000020) from A-1 (Agricultural) to C-2 (Highway Commercial).

Misty Soldwisch excused herself from the hearing due to representing Mr. Phillips in the purchase of the property, to avoid any conflict of interest in the decision to rezone.

Tim Phillips stood to present his request himself to the commission. He reported that he has demolished the previous buildings and residence on the property, with plans to sell the property for commercial businesses.

David Churchill, Interim Building Official recommended approval of the request to rezone these parcels in compliance with the Comprehensive Plan for this area.

Motion was made by Josh Rabe to approve the rezoning request of Tim Phillips for the property listed as 2508 N Jefferson Way (Parcels 48495010010, 481520000010 and 481520000020) from A-1 (Agricultural) to C-2 (Highway Commercial).

Seconded by Al Farris. All ayes, the motion to approve was unanimous, 8 ayes - 0 nays.

Other Items

Dave Churchill provided updates regarding building permits, site plans, and a follow up on previously approved items and any council responses regarding them.

Al Farris questioned whether an official opinion was given by the city attorney on the permitted use within the zoning of M-2, allowing a meat processing facility. David stated the official opinion of the attorney and the former Director of Community Development, Chuck Burgin, was that a meat processing facility would fall under permissible principles uses in an M-2 zoning. Al Farris spoke to his disagreement on this decision and his

concern that certain projects that prick the ears of the public more than others and should be required to go before the Planning and Zoning board due to the general statement nature of the permissible use language within the zoning ordinance.

Ryan Waller, City Manager, spoke to Al's concern, explaining that there will be an effort to better clarify specific terms within the zoning analysis and zone ordinances within the code. Ryan discussed the pros and cons of having a general statement vs a very specific term, and the need to re visit policy on recodification which could be done by recommendation by the planning and zoning commission and the Council approval. The remainder of the projects listed were read, building permit totals and monthly listings of permits issued was provided to the board.

Meeting adjourned on a motion by Fridley and seconded by Ormsby. 9 Ayes – 0 Nays

Joe Butler, Chairperson

David Churchill

INDIANOLA

EST. 1849

COMMUNITY DEVELOPMENT

Rezoning Application

Local Address: 2508 N. Jefferson Way.

Legal Description:

Present Zoning: A-1

Zoning Requested: C-2 # 41. AUGHR, sales

Existing Use: Single family; field

Proposed Use: Commercial.

Names and address of all property owners within 200 feet of the property for which the change is requested. (Attach an additional sheet if necessary.)

Name:

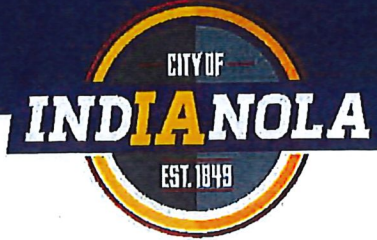
Address:

Attached - CD to mail - confirmed by Warren Co. Assessors

A statement of the reasons why the applicant feels the present zoning classification is no longer valid.

The current zoning is single family and ag. The property is located in a Commercial Area Along Highway 65/69 North end of Indianola

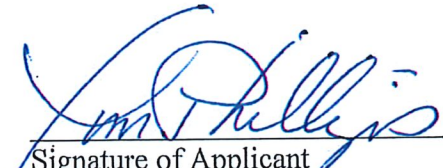
A plat showing the locations, dimensions and use of the applicant's property and all property within 200 feet thereof, including streets, alleys, railroads, and other physical features. Please attach plat.



— COMMUNITY DEVELOPMENT —

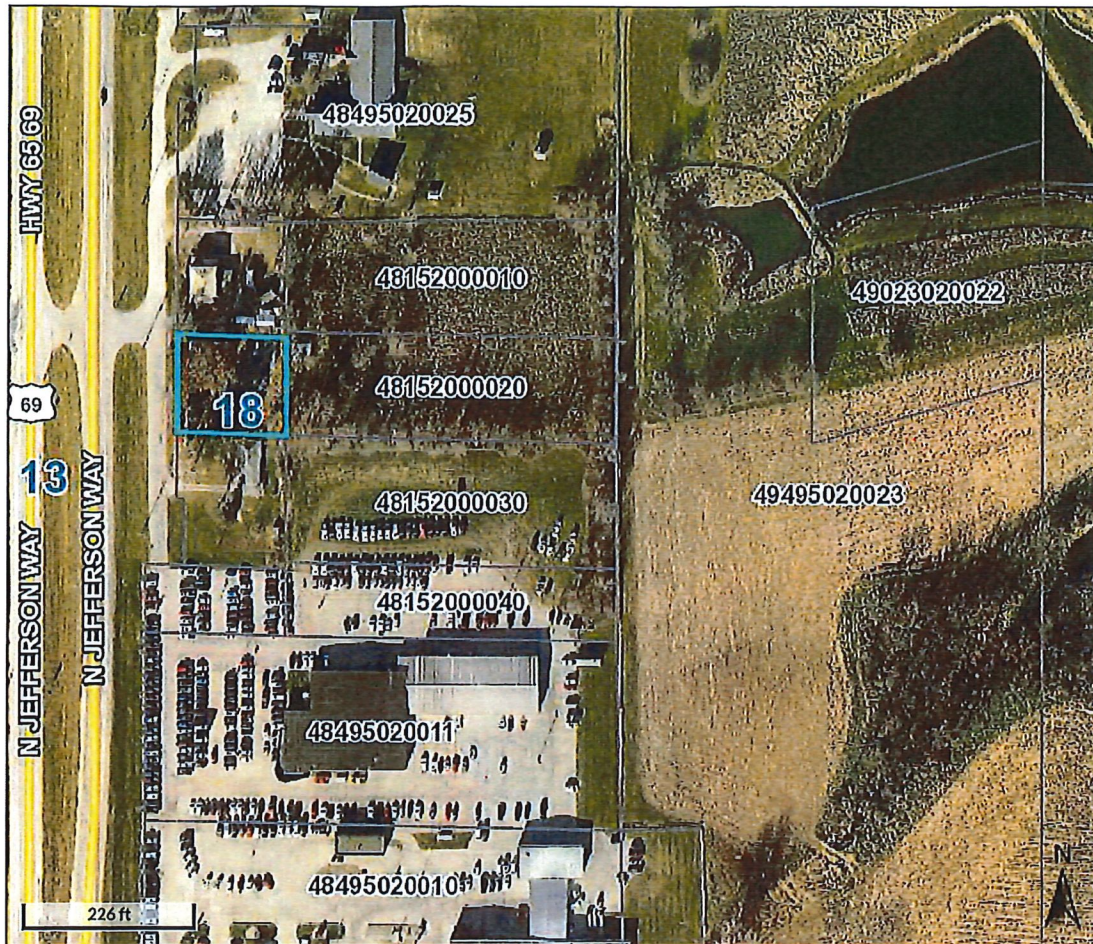
If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the **number of acres** in each **soil type** for which a rezoning change is requested and the **crop suitability rating** of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.

Attached

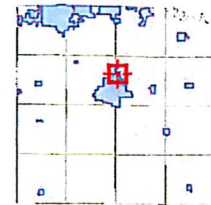

Signature of Applicant

~~\$200.00 Fee~~
\$100.00 Fee

Receipt No. _____



Overview



Legend

Roads

- <all other values>
- Interstate
- Highway
- Ramp
- County Gravel
- County Level B
- County Level C
- City Gravel
- City Street
- Private Street
- Corporate Limits
- Parcels
- Political Township
- Sections
- Major Roads
- County Hwy
- State Hwy
- US Hwy
- Interstate
- Water

Parcel ID	48495010010	Alternate ID	13520000010	Owner Address	TS INVESTMENTS LLC
Sec/Twp/Rng	n/a	Class	R		2714 N JEFFERSON WAY
Property Address	2508 N JEFFERSON WAY	Acreage	n/a		INDIANOLA IA 50125
	INDIANOLA				
District	48300				
Brief Tax Description	18-76-23 LANGFITT SUB DIV LOT 1 EX HWY				
	(Note: Not to be used on legal documents)				

Disclaimer:

The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Warren County assumes no responsibility for use or interpretation of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified.

The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new information is available. The registered offender is responsible for ensuring that proposed residence is in compliance with the law, and may not rely solely on this layer. The registered offender should seek legal advice from a licensed attorney if needed.

Date created: 9/17/2018
Last Data Uploaded: 9/17/2018 8:56:25 AM

Developed by  **Schneider**
GEOSPATIAL

ORDINANCE NO. 2018-_____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, CHAPTER 165 TO ALLOW A REZONING OF PROPERTY AT 2508 NORTH JEFFERSON WAY FROM A-1 (AGRICULTURE) TO C-2 (HIGHWAY COMMERCIAL)

WHEREAS, the City Council had received a rezoning application to allow a rezoning of property at 2508 North Jefferson Way from A-1 (Agriculture) to C-2 (Highway Commercial); and

WHEREAS, on the ____ day of _____, 2018, after due notice and hearing as provided by law, the City Council now deems it reasonable and appropriate to allow the rezoning.

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

Section 1: That the Municipal Code of the City of Indianola, Iowa, be and it is hereby amended by rezoning 2508 North Jefferson, legally described as:

Parcels: 48495010010, 48152000010 and 48152000020. 18-76-23 Langfitt Sub Div Lot 1
Ex Hwy

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

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

PASSED AND APPROVED this ____ day of _____, 2018.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

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

Meeting Date: 12/03/2018

Subject

Resolution approving a Development Agreement between the City of Indianola and David Keller & Kimberly Tierney-Keller (Seth Lampman Project) - 204 West Salem

Information

In your packet is the resolution approving the development agreement (packet) between the City of Indianola and David Keller & Kimberly Tierney Keller (Seth Lampman Project) for property located at 204 W. Salem.

Highlights of the agreement include:

- David and Kim Keller (Seth Lampman Project) will utilize a loan from the Iowa Economic Development Authority Nuisance/Abandoned Property Remediation Fund Program to provide partial project funding for the repairs
- The estimated cost is \$16,000 of which \$12,453.95 of the Project qualifies for reimbursement through the IEDA Program with any balance planned to be financed by the property owner
- IEDA Program require that a city be the lead agency and sponsor of a project receiving IEDA funding
- David and Kim Keller (Seth Lampman Project) are committed to completing the Project should the Project receive the requested IEDA funding, including providing the portion of the Project funding that will not be covered by the IEDA Loan

Fiscal Impact

Attachments

Resolution/Development Agreement

RESOLUTION NO. 2018-_____

**A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF INDIANOLA AND DAVID KELLER & KIMBERLY TIERNEY-KELLER**

WHEREAS, David Keller & Kimberly Tierney Keller are the owners of real property locally known as 204 West Salem Avenue (the Property); and

WHEREAS, David Keller & Kimberly Tierney Keller recognize the need to repair the Property; and

WHEREAS, David Keller & Kimberly Tierney Keller desire to utilize a loan from the Iowa Economic Development Authority Nuisance/Abandoned Property Remediation Fund Program to provide partial project funding for the repairs (the Project); and

WHEREAS, the estimated cost of the Project is \$16,000 of which \$12,453.95 of the Project qualifies as eligible for reimbursement through the said IEDA program with any balance planned to be financed by the property owner; and

WHEREAS, the rules of the IEDA Program require that a city be the lead agency and sponsor of a project receiving IEDA funding; and

WHEREAS, David Keller & Kimberly Tierney Keller are committed to completing the Project, including providing the portion of the Project funding that will not be covered by the IEDA Loan.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Indianola, Iowa, hereby approves the Development Agreement between the City of Indianola and David Keller & Kimberly Tierney Keller and authorizes the Mayor and the City Clerk to execute said Agreement and authorizes the City staff to do all things necessary to carry out the terms of the Development Agreement.

PASSED AND APPROVED this 3rd day of December, 2018.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

**AGREEMENT BETWEEN
THE CITY OF INDIANOLA AND DAVID KELLER & KIMBERLY TIERNEY-KELLER
TO FACILITATE AN IOWA ECONOMIC DEVELOPMENT AUTHORITY LOAN FOR THE
REPAIR OF PROPERTY LOCALLY KNOWN AS 204 WEST SALEM AVENUE**

WHEREAS, David Keller & Kimberly Tierney-Keller (PROPERTY OWNERS) are the owners of real property locally known as 204 West Salem Avenue and legally described as:

Commencing 60 feet West of the Southeast corner of Block 13; thence North 60 feet; thence West 30 feet; thence South 60 feet; thence East 30 feet to beginning, except an easement on the East side and the North side thereof, Original Town of Indianola, Warren County, Iowa.

(the Property); and

WHEREAS, the PROPERTY OWNERS recognize the need to repair the Property as follows:

1. Interior – two hour fire-rated wall construction repair/replacement, HVAC and Plumbing upgrades, and finished interior.
2. Exterior – replace windows and doors with 90 minute fire-rated assemblies and complete façade update.

WHEREAS, the PROPERTY OWNERS desire to utilize a loan from the Iowa Economic Development Authority Nuisance/Abandoned Property Remediation Fund Program to provide partial project funding for the repairs (the Project); and

WHEREAS, the estimated cost of the Project is \$16,000 of which \$12,453.95 of the Project qualifies as eligible for reimbursement through the said IEDA program with any balance planned to be financed by the PROPERTY OWNERS; and

WHEREAS, the rules of the IEDA Program require that a city be the lead agency and sponsor of a project receiving IEDA funding; and

WHEREAS, the PROPERTY OWNERS are committed to completing the Project, including providing the portion of the Project funding that will not be covered by the IEDA Loan.

NOW, THEREFORE in consideration of the mutual promises of the parties contained herein, the City of Indianola and David Keller & Kimberly Tierney-Keller hereby agree as follows:

1. The City of Indianola will sponsor the IEDA Loan for the Project on behalf of the PROPERTY OWNERS.
2. The PROPERTY OWNERS will design and construct the Project according to the standard specifications and requirements of the City of Indianola.
3. The PROPERTY OWNERS will complete the Project by July 1, 2019.

4. The City of Indianola agrees to pay the IEDA Loan proceeds to the PROPERTY OWNERS' contractor(s) for the Project. The PROPERTY OWNERS agrees to pay the amount owed to the City of Indianola for the Loan proceeds in accordance with the Promissory Note attached hereto as Exhibit "A". The Loan shall be secured by a Mortgage on the Property using the Iowa Bar Association Mortgage Form.
5. This Agreement contains the entire agreement between the parties. This Agreement may not be changed or modified in any manner, unless a written instrument is executed by the parties. This Agreement serves and accomplishes a public purpose and is in the best interests of the City and its citizens and residents.

City of Indianola:

**City of Indianola
110 N. 1st Street
Indianola, IA 50125
Attn.: City Manager**

Property Owners:

**David Keller & Kimberly Tierney-Keller
204 West Salem Avenue
Indianola, IA 50125**

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

IN WITNESS WHEREOF, the parties hereto have caused the Agreement to be executed by their duly authorized representatives:

PROPERTY OWNERS

CITY OF INDIANOLA, IOWA

By: _____
David Keller

By: _____
Kelly B. Shaw, Mayor

By: _____
Kimberly Tierney-Keller

Attest By: _____
Diana Bowlin, City Clerk

STATE OF IOWA, COUNTY OF WARREN,
ss:

On the ____ day of _____, 2018,
before me, a Notary Public in and for the State,
personally appeared **David Keller & Kimberly Tierney-Keller** to me personally known, who,
being by me duly sworn, did say that that persons
are **owners** of said **property**; that no seal has
been procured, and that said instrument was
signed and contained in the Resolution adopted
by the Board of the **property** on the 3rd day of
December 2018, and the said **owners**
acknowledged the execution of said instrument to
be their voluntary act and deed and the voluntary
act and deed, by it and by them voluntarily
executed.

Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF WARREN,
ss:

On the ____ day of _____, 2018,
before me, a Notary Public in and for the State,
personally appeared **Kelly B. Shaw** and **Diana Bowlin**, to me personally known, who, being by
me duly sworn, did say that they are the Mayor
and City Clerk of the City of Indianola, Iowa, a
municipal corporation; that the seal affixed to the
above and foregoing instrument is the corporate
seal of said municipal corporation, and that said
instrument was signed
and contained in the Resolution adopted by the
City Council of Indianola, Iowa, on the 3rd day
of December 2018, and the said **Kelly B. Shaw**
and **Diana Bowlin** acknowledged the execution
of said instrument to be their voluntary act and
deed and the voluntary act and deed of said
municipal corporation, by it and by them
voluntarily executed.

Notary Public in and for the State of Iowa

Exhibit "A"

DAVID KELLER & KIMBERLY TIERNEY-KELLER PROMISSORY NOTE

FOR VALUE RECEIVED, the undersigned David Keller & Kimberly Tierney-Keller ("Borrower"), with a mailing address of 204 West Salem Avenue, Indianola, IA promises to pay to the order of the City of Indianola, Iowa ("City") the sum of Twelve Thousand Four Hundred Fifty-Three Dollars and Ninety-Five cents (\$12,453.95) as follows:

The repayable sum of Twelve Thousand Four Hundred Fifty-Three Dollars and Ninety-Five cents (\$12,453.95) shall bear interest at the rate of one percent (1%) per annum and shall be repaid in semiannual installments beginning on the 1st day of July 2019 and on 1st day of January and the 1st day of July in each year thereafter until paid in full, 8 semiannual Payments.

Borrower's promise to pay is secured by a mortgage that is dated the same date as this Note and called the "Security Instrument." The Security Instrument protects the City from losses which might result if Borrower defaults under this Note.

Payment shall be made to City at Attention: Financial Officer, 110 N 1st Street, Indianola, Iowa 50125 or such place as City may designate in writing by notice to Borrower.

Borrower waives the rights of presentment and notice of dishonor. "Presentment" means the right to require City to demand payment of amounts due. "Notice of dishonor" means the right to require City to give notice to other persons that amounts due have not been paid.

Unless applicable law requires a different method, any notice that must be given to Borrower under this Note will be given by delivering it or by mailing it by first class mail to Borrower at the property address above or at a different address if Borrower has given City a notice of Borrower's different address.

If all or any part of the Property or any interest in it is sold or transferred without City's prior written consent, City may, at its option, require immediate payment in full of all sums secured by this Note. However, this option shall not be exercised by City if exercise is prohibited by federal law as of the date of this Note.

If City exercises this option, City shall give Borrower notice of acceleration. The notice shall provide a period of not less than thirty (30) days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Note.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Note.

BORROWERS: David Keller & Kimberly Tierney-Keller

By: _____
David Keller

By: _____
Kimberly Tierney- Keller

Meeting Date: 12/03/2018

Subject

Resolution appointing city representation to the Central Iowa Regional Transportation Alliance (CIRTPA)

Information

Each year council appoints two representatives to serve on the Central Iowa Regional Transportation Planning Alliance (CIRTPA) which is the organization through which we receive our federal transportation funds (used to help finance functional classification/collector streets).

City Manager Ryan Waller will be the policy committee rep (Street Superintendent Jason Etnyre as alternate) and Jason Etnyre will be the technical committee rep (Community & Economic Development Director Charlie Dissell as alternate). This option allows just one of them to be there but yet have attendance at both committee meetings which are often held jointly.

If anyone is interested, CIRTPA "usually" meets the second Thursday (even months) at 9:30 A.M. in Des Moines.

Fiscal Impact

Attachments

Resolution

RESOLUTION NO. 2018-_____

RESOLUTION APPOINTING CITY REPRESENTATION TO THE CENTRAL
IOWA REGIONAL TRANSPORTATION ALLIANCE (CIRTPA)

WHEREAS, the City of Indianola has a 28E Agreement with the Central Iowa Regional Transportation Alliance (CIRTPA); and

WHEREAS, the representative or representatives who serve on the CIRTPA shall be a member or members of its governing body or other persons or persons appointed in the manner approved by the City Council of the City of Indianola; and

WHEREAS, the City of Indianola is entitled to one primary representative and to one alternate representative to both the Central Iowa Regional Transportation Planning Alliance Transportation Policy Committee (CIRTPA TPC) and to the Transportation Technical Committee (CIRTPA TTC); and

NOW, THEREFORE IT IS HEREBY RESOLVED; by the Indianola City Council, desires that the following represent the City accordingly:

CIRTPA TPC Primary Representative - City Manager Ryan Waller

CIRTPA TPC Alternate Representative – Street Superintendent Jason Etnyre

CIRTPA TTC Primary Representative – Street Superintendent Jason Etnyre

CIRTPA TTC Alternate Representative – Community & Economic Development Director Charlie Dissell

Passed and approved this 3rd day of December 2018.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 12/03/2018

Subject

Resolution appointing city representation to the Des Moines Area Metropolitan Planning Organization (MPO)

Information

Council needs to appoint two city representatives to serve on the Des Moines Area Metropolitan Planning Organization. Indianola is an associate member with no voting rights.

City Manager Ryan Waller will be the MPO primary representative (Community & Economic Development Director Charlie Dissell as alternate) and Charlie Dissell will be the MPT TTC primary rep (Ryan Waller as alternate).

If anyone is interested, MPO technical committee usually meets the 1st Thursday at 9:30 a.m. and the policy committee the third Thursday at 4:00 p.m.

Fiscal Impact

Attachments

Resolution

RESOLUTION NO. 2018-_____

RESOLUTION APPOINTING CITY REPRESENTATION TO THE
DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION (MPO)

WHEREAS, the City of Indianola is an Associated Member with the Des Moines Area Metropolitan Planning Organization (MPO); and

WHEREAS, the representative or representatives who serve on the MPO shall be a member or members of its governing body or other persons or persons appointed in the manner approved by the City Council of the City of Indianola; and

WHEREAS, the City of Indianola is entitled to one primary representative and to one alternate representative to both the Metro Planning Organization Transportation Policy Committee (MPO TPC) and to the Transportation Technical Committee (MPO TTC); and

NOW, THEREFORE IT IS HEREBY RESOLVED; by the Indianola City Council, desires that the following represent the City accordingly:

MPO TPC Primary Representative – City Manager Ryan Waller

MPO TPC Alternate Representative – Community & Economic Development Director Charlie Dissell

MPO TTC Primary Representative – Community & Economic Development Director Charlie Dissell

MPO TTC Alternate Representative – City Manager Ryan Waller

Passed and approved this 3rd day of December 2018.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 12/03/2018

Subject

Claims on the computer printout for December 3, 2018

Information

Fiscal Impact

Attachments

Vendor Report

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
ACME TOOLS				
ACME TOOLS	QUIK-MARK WAND FOR LOCATES	11/15/2018	27.99	SEWER FUND
Total ACME TOOLS:			27.99	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	BOILER REPAIRS	11/12/2018	2,224.77	GENERAL FUND
Total AIR-CON MECHANICAL CORP.:			2,224.77	
AMERICAN PLANNING ASSOCIATION				
AMERICAN PLANNING ASSOCI	APA/AICP 2019 DUES	10/19/2018	579.00	GENERAL FUND
Total AMERICAN PLANNING ASSOCIATION:			579.00	
BOB'S CUSTOM TROPHIES				
BOB'S CUSTOM TROPHIES	NAME PLATES	11/21/2018	38.00	GENERAL FUND
Total BOB'S CUSTOM TROPHIES:			38.00	
BREEDEN, ED				
BREEDEN, ED	MILEAGE	11/28/2018	35.97	SEWER FUND
Total BREEDEN, ED:			35.97	
BROWNELLS INC				
BROWNELLS INC	REPAIR EQUIPMENT	11/15/2018	5.72	POLICE FUND
Total BROWNELLS INC:			5.72	
BUTTON, DAVID				
BUTTON, DAVID	WELLNESS SEPT & OCT	11/16/2018	30.00	POLICE FUND
Total BUTTON, DAVID:			30.00	
CCP INDUSTRIES INC.				
CCP INDUSTRIES INC.	LATEX GLOVES	11/13/2018	289.78	SEWER FUND
Total CCP INDUSTRIES INC.:			289.78	
CENTRAL IOWA TELEVISION				
CENTRAL IOWA TELEVISION	ANNUAL TV CLEANING CONTRACT	11/09/2018	10,377.21	SEWER CAPITAL P
Total CENTRAL IOWA TELEVISION:			10,377.21	
CHUMBLEY & JONES OIL				
CHUMBLEY & JONES OIL	KEROSENE	11/19/2018	66.84	SEWER FUND
Total CHUMBLEY & JONES OIL:			66.84	
CINTAS CORPORATION				
CINTAS CORPORATION	MED CABINET	11/21/2018	71.58	ROAD USE TAX FU
Total CINTAS CORPORATION:			71.58	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	FOAM SILL	11/08/2018	5.15	ROAD USE TAX FU
CIRCLE B CASHWAY	EDGERS	11/15/2018	11.98	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CIRCLE B CASHWAY:			17.13	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	CHAIN SHARPENING	11/16/2018	48.00	PARK & RECREATI
Total CNM OUTDOOR EQUIPMENT:			48.00	
COMBUSTION CONTROL CO.				
COMBUSTION CONTROL CO.	BOILER REPAIR	11/19/2018	1,174.81	SEWER FUND
Total COMBUSTION CONTROL CO.:			1,174.81	
CONSTRUCTION & AGGREGATE PRODUCTS				
CONSTRUCTION & AGGREGAT	TIRE CHAINS FOR 7	11/13/2018	290.52	ROAD USE TAX FU
Total CONSTRUCTION & AGGREGATE PRODUCTS:			290.52	
CR SERVICES				
CR SERVICES	SAFETY GLASSES, SUPPLIES	11/12/2018	233.67	ROAD USE TAX FU
Total CR SERVICES:			233.67	
CROSSETT, KAY				
CROSSETT, KAY	REFUND \$20 FOR JOLLY HOLIDAY LIGHTS P	11/15/2018	20.00	PARK & RECREATI
Total CROSSETT, KAY:			20.00	
DES MOINES REGISTER MEDIA				
DES MOINES REGISTER MEDIA	ORD 1603	10/03/2018	35.62	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MIN-9	10/03/2018	286.77	GENERAL FUND
DES MOINES REGISTER MEDIA	PH	10/03/2018	29.59	GENERAL FUND
DES MOINES REGISTER MEDIA	ORD 1602	10/03/2018	31.10	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MIN-10	10/03/2018	301.84	GENERAL FUND
DES MOINES REGISTER MEDIA	ORD 1603	10/03/2018	158.68	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MIN-10	10/03/2018	334.99	GENERAL FUND
DES MOINES REGISTER MEDIA	PH	10/03/2018	34.61	GENERAL FUND
DES MOINES REGISTER MEDIA	PH	10/03/2018	53.70	GENERAL FUND
Total DES MOINES REGISTER MEDIA:			1,266.90	
DETAILS PLUS				
DETAILS PLUS	VEHICLE REPAIR	09/13/2018	275.00	POLICE FUND
Total DETAILS PLUS:			275.00	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	MONTHLY CLEANING	11/20/2018	4,000.00	GENERAL FUND
DUST PROS JANITORIAL	MONTHLY CLEANING CHARGE	11/20/2018	1,462.00	PARK & RECREATI
DUST PROS JANITORIAL	TRASH CAN LINERS	11/20/2018	45.10	PARK & RECREATI
DUST PROS JANITORIAL	MONTHLY CLEANING	11/27/2018	4,000.00	GENERAL FUND
Total DUST PROS JANITORIAL:			9,507.10	
ELECTRIC PUMP				
ELECTRIC PUMP	IMPELLER FOR SOUTH PLANT PUMP	11/09/2018	3,838.48	SEWER FUND
ELECTRIC PUMP	BOLT-WASHER FOR MORLOCK PUMP	11/09/2018	443.47	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total ELECTRIC PUMP:			4,281.95	
EMERGENCY APPARATUS MAINTENANCE				
EMERGENCY APPARATUS MAI	PUMP TEST 331	11/12/2018	647.05	FIRE FUND
EMERGENCY APPARATUS MAI	PUMP TEST 332	11/12/2018	406.50	FIRE FUND
EMERGENCY APPARATUS MAI	PUMP TEST 333	11/12/2018	406.50	FIRE FUND
Total EMERGENCY APPARATUS MAINTENANCE:			1,460.05	
GALLS LLC				
GALLS LLC	UNIFORMS	11/12/2018	335.90	AMBULANCE FUN
GALLS LLC	UNIFORMS	11/12/2018	379.66	AMBULANCE FUN
GALLS LLC	UNIFORMS	11/12/2018	67.18	AMBULANCE FUN
Total GALLS LLC:			782.74	
GEMPLER'S				
GEMPLER'S	MATS FOR SHOP/TARP FOR SALT	11/20/2018	228.62	ROAD USE TAX FU
Total GEMPLER'S:			228.62	
GRAVES, RICK				
GRAVES, RICK	MILEAGE	11/28/2018	17.00	SEWER FUND
Total GRAVES, RICK:			17.00	
HAWKINS, ROB				
HAWKINS, ROB	CELL PHONE 9/26/18-10/25/18	11/06/2018	50.00	POLICE FUND
HAWKINS, ROB	CELL PHONE 8/26/18 -9/25/18	11/06/2018	50.00	POLICE FUND
Total HAWKINS, ROB:			100.00	
HEIMAN FIRE EQUIPMENT				
HEIMAN FIRE EQUIPMENT	WINDOW PUNCHES	11/15/2018	67.25	FIRE FUND
HEIMAN FIRE EQUIPMENT	248 PART	11/20/2018	109.06	AMBULANCE FUN
Total HEIMAN FIRE EQUIPMENT:			176.31	
IND CHAMBER OF COMMERCE				
IND CHAMBER OF COMMERCE	2019 CHAMBER DUES	11/16/2018	8,500.00	GENERAL FUND
Total IND CHAMBER OF COMMERCE:			8,500.00	
INDOFF INCORPORATED				
INDOFF INCORPORATED	OFFICE FURNITURE, SUPPLIES	11/13/2018	514.93	GENERAL FUND
Total INDOFF INCORPORATED:			514.93	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	COPIES	10/31/2018	17.27	PARK & RECREATI
INFOMAX OFFICE SYSTEMS IN	PRINTER CONTRACT	11/12/2018	15.00	FIRE FUND
Total INFOMAX OFFICE SYSTEMS INC.:			32.27	
IOWA CODIFICATION INC				
IOWA CODIFICATION INC	CODE SUPPLEMENT	11/06/2018	715.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total IOWA CODIFICATION INC:			715.00	
IOWA ONE CALL				
IOWA ONE CALL	LOCATES	11/14/2018	622.80	SEWER FUND
Total IOWA ONE CALL:			622.80	
IOWA SIGNAL INC.				
IOWA SIGNAL INC.	JEFFERSON & SALEM	11/14/2018	225.00	ROAD USE TAX FU
IOWA SIGNAL INC.	JEFFERSON & IOWA	11/14/2018	250.00	ROAD USE TAX FU
Total IOWA SIGNAL INC.:			475.00	
IOWA STATE UNIVERSITY				
IOWA STATE UNIVERSITY	INSTR2	11/16/2018	100.00	FIRE FUND
IOWA STATE UNIVERSITY	HM OPS/INSTR2	11/19/2018	100.00	FIRE FUND
Total IOWA STATE UNIVERSITY:			200.00	
JESS' LOCK AND KEY				
JESS' LOCK AND KEY	BROKEN LOCK ON GATE NEAR SLIDES: AM	11/14/2018	20.00	POOL (MEMORIAL)
Total JESS' LOCK AND KEY:			20.00	
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	WEEKLY TESTING	11/20/2018	230.00	SEWER FUND
Total KEYSTONE LABORATORIES INC:			230.00	
KIYA KODA HUMANE SOCIETY				
KIYA KODA HUMANE SOCIETY	HUMANE SOCIETY CONTRACT - DEC 2018	11/19/2018	2,787.00	POLICE FUND
Total KIYA KODA HUMANE SOCIETY:			2,787.00	
LAWSON PRODUCTS				
LAWSON PRODUCTS	NUTS/BOLTS	11/11/2018	115.21	ROAD USE TAX FU
Total LAWSON PRODUCTS:			115.21	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	REPAIR BUILDING	09/26/2018	3.56	POLICE FUND
MCCOY HARDWARE INC	REPLACED GLASS ON FIRE EXTINGUISHER	10/19/2018	4.50	PARK & RECREATI
MCCOY HARDWARE INC	HARDWARE	10/23/2018	32.61	FIRE FUND
MCCOY HARDWARE INC	HARDWARE	10/25/2018	17.08	FIRE FUND
MCCOY HARDWARE INC	GORILLA GLUE	11/12/2018	6.37	PARK & RECREATI
MCCOY HARDWARE INC	FLASHLIGHT, BATTERIES AND HEAVY HAR	11/20/2018	52.63	ROAD USE TAX FU
MCCOY HARDWARE INC	MISC.	11/20/2018	15.80	SEWER FUND
MCCOY HARDWARE INC	BOX OF SCREWS	11/20/2018	13.49	PARK & RECREATI
MCCOY HARDWARE INC	ICE MELT FREIGHT	11/21/2018	47.67	SEWER FUND
MCCOY HARDWARE INC	PRIMER FOR TRUCK	11/27/2018	25.44	ROAD USE TAX FU
MCCOY HARDWARE INC	MADE KEY	10/09/2018	4.12	PARK & RECREATI
Total MCCOY HARDWARE INC:			223.27	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	26321-30003 ST LIGHTING	11/08/2018	132.44	GENERAL FUND
MID AMERICAN ENERGY CO.	GAS - SHOP	11/14/2018	143.07	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MID AMERICAN ENERGY CO.	GAS - SHOP	11/14/2018	77.68	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	ACTIVITY CENTER UTILITIES	11/14/2018	254.25	PARK & RECREATI
MID AMERICAN ENERGY CO.	74080-22010 FUEL HEAT	11/16/2018	1,217.07	GENERAL FUND
MID AMERICAN ENERGY CO.	UTILITIES	11/14/2018	115.10	FIRE FUND
MID AMERICAN ENERGY CO.	08701-24006 QUAIL MDWS LIFT	11/14/2018	59.24	SEWER FUND
MID AMERICAN ENERGY CO.	05931-25003 N HWY 65/69 ENTRANCE SIGN	11/08/2018	12.33	GENERAL FUND
MID AMERICAN ENERGY CO.	HEAT - BUILDING	11/14/2018	49.65	POLICE FUND
MID AMERICAN ENERGY CO.	09750-87035 WESLEY LIFT	11/13/2018	41.95	SEWER FUND
MID AMERICAN ENERGY CO.	07741-48001 65/69 LIFT	11/13/2018	101.05	SEWER FUND
MID AMERICAN ENERGY CO.	UTILITIES	11/14/2018	14.62	FIRE FUND
Total MID AMERICAN ENERGY CO.:			2,218.45	
MIDWEST ALARM SERVICES				
MIDWEST ALARM SERVICES	NEW FIRE ALARM PANEL	11/14/2018	2,566.83	GENERAL FUND
Total MIDWEST ALARM SERVICES:			2,566.83	
MUTT MITT				
MUTT MITT	MUTT MITT BAGS	11/14/2018	1,117.83	PARK & RECREATI
Total MUTT MITT:			1,117.83	
NAPA AUTO PARTS				
NAPA AUTO PARTS	FUNNEL	11/20/2018	3.49	SEWER FUND
Total NAPA AUTO PARTS:			3.49	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	BLOCKS	11/06/2018	950.00	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			950.00	
O'KEEFE ELEVATOR CO.				
O'KEEFE ELEVATOR CO.	MAINTENANCE	11/29/2018	306.06	GENERAL FUND
Total O'KEEFE ELEVATOR CO.:			306.06	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	CABIN FILTER	11/12/2018	44.80	ROAD USE TAX FU
O'REILLY AUTO PARTS	OIL FILTER	11/13/2018	14.68	ROAD USE TAX FU
O'REILLY AUTO PARTS	AIR FILTER	11/13/2018	26.57	ROAD USE TAX FU
O'REILLY AUTO PARTS	TAIL LIGHT	11/13/2018	8.58	ROAD USE TAX FU
O'REILLY AUTO PARTS	ICE SHIELD	11/17/2018	5.79	ROAD USE TAX FU
O'REILLY AUTO PARTS	SHOP	11/19/2018	44.97	ROAD USE TAX FU
O'REILLY AUTO PARTS	AIR FILTER	11/20/2018	45.07	ROAD USE TAX FU
O'REILLY AUTO PARTS	LATEX GLOVE	11/20/2018	14.49	ROAD USE TAX FU
O'REILLY AUTO PARTS	UNIT 27	11/20/2017	38.00	ROAD USE TAX FU
O'REILLY AUTO PARTS	HYD HOSES	11/20/2018	44.05	ROAD USE TAX FU
O'REILLY AUTO PARTS	FUEL FILTERS	11/21/2018	39.69	ROAD USE TAX FU
O'REILLY AUTO PARTS	UNIT 8	11/21/2018	104.96	ROAD USE TAX FU
O'REILLY AUTO PARTS	FLEETRANNER	11/21/2018	41.13	ROAD USE TAX FU
O'REILLY AUTO PARTS	BATTERY	11/27/2018	104.96	ROAD USE TAX FU
O'REILLY AUTO PARTS	BELT	11/27/2018	24.80	ROAD USE TAX FU
O'REILLY AUTO PARTS	FLEETRANNER - RETURN	11/27/2018	41.13-	ROAD USE TAX FU
O'REILLY AUTO PARTS	BATTERY PARTS UNIT 8	11/27/2018	23.53	ROAD USE TAX FU
O'REILLY AUTO PARTS	BELTS FOR #8	11/27/2018	101.75	ROAD USE TAX FU
O'REILLY AUTO PARTS	RETURN OF BELTS	11/28/2018	100.01-	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total O'REILLY AUTO PARTS:			586.68	
PEOPLES BANK				
PEOPLES BANK	CROUSE CAFE LOAN INTEREST	11/20/2018	350.30	DOWNTOWN BIZ I
PEOPLES BANK	AVITT LOAN INTEREST	11/20/2018	595.97	DOWNTOWN BIZ I
Total PEOPLES BANK:			946.27	
PHILIPS MEDICAL CAPITAL				
PHILIPS MEDICAL CAPITAL	CARDIAC MONITOR LEASE	11/10/2018	1,348.11	AMBULANCE FUN
Total PHILIPS MEDICAL CAPITAL:			1,348.11	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	REPAIR MOWER DECK ARM	11/15/2018	42.00	PARK & RECREATI
Total PIERCE BROTHERS REPAIR:			42.00	
PTM DOCUMENT SYSTEMS				
PTM DOCUMENT SYSTEMS	1099-MISC FORMS	11/15/2018	32.85	GENERAL FUND
Total PTM DOCUMENT SYSTEMS:			32.85	
PURCHASE POWER				
PURCHASE POWER	POSTAGE	11/26/2018	3,000.00	GENERAL FUND
Total PURCHASE POWER:			3,000.00	
QUALITY PLUMBING				
QUALITY PLUMBING	REPAIR HEATER ON HEADWORKS	11/13/2018	343.33	SEWER FUND
Total QUALITY PLUMBING:			343.33	
RECORD-HERALD & INDIANOLA TRIBUNE				
RECORD-HERALD & INDIANOL	SUBSCRIPTION 11/7/18 - 11/30/20	11/26/2018	32.79	GENERAL FUND
Total RECORD-HERALD & INDIANOLA TRIBUNE:			32.79	
SANDRY FIRE SUPPLY LLC				
SANDRY FIRE SUPPLY LLC	PARTS	11/08/2018	435.38	FIRE FUND
SANDRY FIRE SUPPLY LLC	MAKO FILL STATION	11/14/2018	37,732.87	VEHICLE RESERV
SANDRY FIRE SUPPLY LLC	PPE	11/14/2018	4,517.88	FIRE FUND
SANDRY FIRE SUPPLY LLC	PPE - F. PIECES	11/14/2018	793.41	FIRE FUND
Total SANDRY FIRE SUPPLY LLC:			43,479.54	
SHOTTENKIRK FORD OF INDIANOLA				
SHOTTENKIRK FORD OF INDIA	VEHICLE REPAIR	11/14/2018	199.33	POLICE FUND
SHOTTENKIRK FORD OF INDIA	VEHICLE REPAIR	11/14/2018	872.40	POLICE FUND
Total SHOTTENKIRK FORD OF INDIANOLA:			1,071.73	
SHULL, DOUG				
SHULL, DOUG	TREASURER CONTRACT	11/19/2018	83.33	GENERAL FUND
Total SHULL, DOUG:			83.33	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	DRAINAGE SYSTEM MASTERPLAN	11/19/2018	5,500.00	STORMWATER UTI
SNYDER & ASSOCIATES INC	MUNICIPAL ENG SERVICES-DRAINAGE ISS	11/19/2018	120.00	STORMWATER UTI
SNYDER & ASSOCIATES INC	MUNICIPAL ENG SERVICES-STREETS	11/19/2018	1,410.00	ROAD USE TAX FU
SNYDER & ASSOCIATES INC	NON-DRAINAGE REVIEW SITE PLANS	11/19/2018	2,169.56	GENERAL FUND
SNYDER & ASSOCIATES INC	MUNICIPAL ENG SERVICES-GENERAL	11/19/2018	810.00	GENERAL FUND
SNYDER & ASSOCIATES INC	NEW HEIGHTS CHURCH DRAINAGE REVIE	11/19/2018	268.00	GENERAL FUND
SNYDER & ASSOCIATES INC	AUTUMN RIDGE PLAT REVIEW	11/19/2018	602.00	GENERAL FUND
SNYDER & ASSOCIATES INC	2018 CAPITAL STREET IMPROVEMENTS	11/19/2018	4,825.00	STREET CAPITAL
Total SNYDER & ASSOCIATES INC:			15,704.56	
STAT PADS LLC				
STAT PADS LLC	ANNUAL RENEWAL OF AED	11/19/2018	125.00	SEWER FUND
Total STAT PADS LLC:			125.00	
STERNQUIST CONST. INC.				
STERNQUIST CONST. INC.	2018 STREET PROJECT #3 PARTIAL PAYME	11/28/2018	60,598.38	STREET CAPITAL
Total STERNQUIST CONST. INC.:			60,598.38	
STETSON BUILDING PRODUCTS INC				
STETSON BUILDING PRODUCT	CRACK SEALER	11/08/2018	2,376.00	ROAD USE TAX FU
STETSON BUILDING PRODUCT	EXPANSION JOINTS	11/07/2018	300.90	ROAD USE TAX FU
Total STETSON BUILDING PRODUCTS INC:			2,676.90	
SUNDOWN EQUIPMENT				
SUNDOWN EQUIPMENT	KUBOTA SKIDLOADER	10/29/2018	298.94	ROAD USE TAX FU
Total SUNDOWN EQUIPMENT:			298.94	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	GARBAGE - BUILDING ACCT #159	10/24/2018	17.00	POLICE FUND
T.R.M. DISPOSAL LLC	ACCT 1506	11/24/2018	85.00	GENERAL FUND
T.R.M. DISPOSAL LLC	ACCT #583 - TRASH - NORTH PLANT	11/24/2018	82.00	SEWER FUND
T.R.M. DISPOSAL LLC	ACCT #583 - TRASH - SOUTH PLANT	11/24/2018	54.00	SEWER FUND
T.R.M. DISPOSAL LLC	NEW DUMPSTER FOR HEADWORKS - ACCT	11/24/2018	740.00	SEWER FUND
Total T.R.M. DISPOSAL LLC:			978.00	
TEMPLE, JOSHUA				
TEMPLE, JOSHUA	AMMUNITION INSTRUCTOR SCHOOL	11/15/2018	21.38	POLICE FUND
Total TEMPLE, JOSHUA:			21.38	
THEISEN'S				
THEISEN'S	TAIL LIGHT COMBO	11/15/2018	17.99	PARK & RECREATI
THEISEN'S	LIGHT BULBS/REPAIR BLDG	11/15/2018	341.10	POLICE FUND
THEISEN'S	TOOLS	11/15/2018	258.99	ROAD USE TAX FU
THEISEN'S	SHOP VAC	11/27/2018	57.98	ROAD USE TAX FU
THEISEN'S	WIRING PARTS	11/27/2018	68.23	ROAD USE TAX FU
Total THEISEN'S:			744.29	
TITAN MACHINERY				
TITAN MACHINERY	WHEEL LOADER	11/14/2018	708.34	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total TITAN MACHINERY:			708.34	
TOMETICH ENGINEERING INC				
TOMETICH ENGINEERING INC	AQUATIC CENTER PUMP ENGINEERING	10/31/2018	770.00	CAPITAL PROJECT
Total TOMETICH ENGINEERING INC:			770.00	
TRANSUNION RISK AND ALTERNATIVE				
TRANSUNION RISK AND ALTER	MISC. CONTRACTUAL	11/01/2018	70.00	POLICE FUND
Total TRANSUNION RISK AND ALTERNATIVE:			70.00	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONES - 2	11/12/2018	92.92	SEWER FUND
U.S. CELLULAR	CELL PHONE	11/12/2018	43.87	FIRE FUND
U.S. CELLULAR	CELL PHONES - 2	11/12/2018	81.15	PARK & RECREATI
U.S. CELLULAR	CELL PHONES -3	11/12/2018	105.14	ROAD USE TAX FU
Total U.S. CELLULAR:			323.08	
VAN WALL EQUIPMENT				
VAN WALL EQUIPMENT	HOSES FOR BACKHOE	11/19/2018	51.43	ROAD USE TAX FU
Total VAN WALL EQUIPMENT:			51.43	
WARREN COUNTY OIL				
WARREN COUNTY OIL	HYDRAULIC OIL	11/20/2018	517.00	ROAD USE TAX FU
Total WARREN COUNTY OIL:			517.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	BRUSH DUMPSTER 10-11444-33004	11/12/2018	3,298.50	GENERAL FUND
Total WASTE MANAGEMENT OF IOWA:			3,298.50	
WASTE SOLUTIONS OF IA				
WASTE SOLUTIONS OF IA	DAYTON RR	11/06/2018	40.00	PARK & RECREATI
Total WASTE SOLUTIONS OF IA:			40.00	
WEBQA INC				
WEBQA INC	ANNUAL WEBQA 11/1 TO 10/31/19	09/15/2018	4,980.00	GENERAL FUND
Total WEBQA INC:			4,980.00	
Grand Totals:			198,097.23	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
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City Council: _____

City Council Regular

8.A.1.

Meeting Date: 12/03/2018

Subject

2018 Traffic Signal Upgrade Project

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 12/03/2018

Subject

Resolution approving the contract and bond with Iowa Signal LLC

Information

In your packet is the resolution approving the contract and bond (packet) with Iowa Signal LLC in an amount of \$126,532.00

Roll call is in order.

Fiscal Impact

Attachments

Resolution

Contract and Bond

RESOLUTION NO. 2018-_____
RESOLUTION APPROVING CONSTRUCTION CONTRACTS AND BONDS

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

Section 1. The construction contract and bond executed by Iowa Signal, LLC dated the 3rd day of December, 2018, for the 2018 Traffic Signal Upgrade Project for the City of Indianola, Iowa, described in the Plans and Specifications previously adopted by the City Council, and which have been signed by the Mayor and City Clerk on behalf of the City Council be approved.

PASSED AND APPROVED this 3rd day of December, 2018

KELLY B. SHAW, Mayor

ATTEST:

DIANA BOWLIN, City Clerk

CONTRACT NO. _____

DATE December 3, 2018

CONTRACT

THIS CONTRACT, made and entered into at Indianola, Iowa this 3rd day of December, 2018, by and between the City of Indianola by its Mayor, upon order of its City Council hereinafter called the "Jurisdiction," and Iowa Signal, Inc., hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the City Administrator. This contract includes all contract documents. The work under this contract shall be constructed in accordance with the SUDAS Standard Specifications, 2018 Edition, and as further modified by the supplemental specifications and special provisions included in said contract documents, and the Contract Attachment - Item 1: General, which is attached hereto. The Contractor further agrees to complete the work in strict accordance with said contract documents, and to guarantee the work as required by law, for the time required in said contract documents, after its acceptance by the Jurisdiction.

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices shown on the Contract Attachment - Item 2: Bid Items, Quantities, and Prices, which were proposed by the Contractor in its proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvements:

2018 TRAFFIC SIGNAL UPGRADE PROJECT

Base Bid: Traffic Signal Upgrade: Provide and install all equipment necessary equipment to replace existing pedestrian signal heads with 58 polycarbonate 16" pedestrian signal housing including LED countdown timer modules, replace pedestrian pushbuttons & housings with 52 solid state pedestrian pushbuttons, replace 70 pedestrian pushbutton signs, and 7 uninterruptable power supplies at existing signalized intersections in the City of Indianola.

Add Alternate #1: Provide and install uninterruptable power supply at the intersection of US 65/69 & Valley Place.

Add Alternate #2: Provide and install uninterruptable power supply at the intersection of US 65/69 & Iowa Avenue.

Add Alternate #3: Provide and install uninterruptable power supply at the intersection of US 65/69 & Euclid Avenue.

Add Alternate #4: Provide and install uninterruptable power supply at the intersection of US 65/69 & Clinton Avenue.

Add Alternate #5: Provide and install uninterruptable power supply at the intersection of US 65/69 & Salem Avenue.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of ONE HUNDRED TWENTY-SIX THOUSAND FIVE HUNDRED THIRTY-TWO AND 00/100 dollars (\$ 126,532.00) which amount shall constitute the required amount of the performance, maintenance, and payment bond. The Contractor hereby agrees to commence work under this contract on or before a date to be specified in a written Notice to Proceed by the Jurisdiction and to fully complete the project by May 1, 2019 and to pay liquidated damages for noncompliance with said completion provisions at the rate of One Thousand dollars (\$1,000.00) for each calendar day thereafter that the work remains incomplete.

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

JURISDICTION

CONTRACTOR

By _____

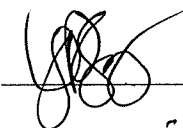
Iowa Signal, Inc. _____

Contractor

(Seal)

ATTEST:

By _____



Signature

President

Title

FORM APPROVED BY:

3711 SE Capitol Cir. _____

Street Address

Grimes, IA 50111 _____

City, State, Zip Code

515 249 5076 _____

Telephone

Attorney for Jurisdiction

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

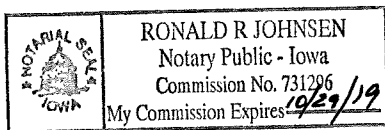
1. All Contractors: The Contractor shall enter its Public Registration Number C 0 9 5 9 - 7 9 issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.
2. Out-of-State Contractors:
 - A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the division of labor services of the department of workforce development. The contractor should contact 515-242-5871 for further information. Prior to contract execution, the City Engineer may forward a copy of this contract to the Iowa Department of Workforce Development as notification of pending construction work. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.
 - B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Iowa Code, or as amended, governing foreign corporations. For further information, contact the Iowa Secretary of State Office at 515-281-5204.

NOTE: All signatures on this contract must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.

CORPORATE ACKNOWLEDGMENT

State of Iowa)
Polk) SS
 County)

On this 19 day of Nov., 20 18, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Wayne Lesley and Pres., to me known, who, being by me duly sworn, did say that they are the Pres., and Wayne Lesley, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Wayne Lesley and Pres. acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Ronald R. Johnsen
 Notary Public in and for the State of Iowa
 My commission expires 10/29, 20 18

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
 _____ County)

On this _____ day of _____, 20 _____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for the State of _____
 My commission expires _____, 20 _____

INDIVIDUAL ACKNOWLEDGMENT

State of _____)
_____) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

Notary Public in and for the State of _____
My commission expires _____, 20____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of _____)
_____) SS
_____ County)

On this _____ day of _____, 20____, before me a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly sworn did say that person is _____ of said _____, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) _____, and that said instrument was signed and sealed on behalf of the said _____, by authority of its managers and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____, by it voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

CONTRACT ATTACHMENT: ITEM 2 - BID ITEMS AND QUANTITIES

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices tabulated below as proposed by the Contractor in its proposal submitted in accordance with notice to bidders and notice of public hearing. All quantities are subject to revision by the Jurisdiction. Quantity changes that amount to 20% or less of the amount bid shall not affect the unit bid price.

ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
BASE BID					
Material					
	16" Pedestrian Signal Head with LED				
1.1	Hand/Person, Countdown Indication	EACH	58	\$ 382.50	\$ 22,185.00
1.2	Pedestrian Pushbutton & Housing	EACH	52	\$ 123.00	\$ 6,396.00
1.3	Pedestrian Pushbutton Sign R10-3EL	EACH	48	\$ 88.50	\$ 4,248.00
1.4	Pedestrian Pushbutton Sign R10-3ER	EACH	22	\$ 88.50	\$ 1,947.00
1.5	Material - Uninterruptible Power Supply	EACH	7	\$ 6,613.00	\$ 46,291.00
2	Labor	LS	1	\$ 10,400.00	\$ 10,400.00
Add Alternative #1					
3.1	Material - Uninterruptible Power Supply	EACH	1	\$ 6,613.00	\$ 6,613.00
3.2	Labor - Uninterruptible Power Supply	EACH	1	\$ 400.00	\$ 400.00
Add Alternative #2					
4.1	Material - Uninterruptible Power Supply	EACH	1	\$ 6,613.00	\$ 6,613.00
4.2	Labor - Uninterruptible Power Supply	EACH	1	\$ 400.00	\$ 400.00
Add Alternative #3					
5.1	Material - Uninterruptible Power Supply	EACH	1	\$ 6,613.00	\$ 6,613.00
5.2	Labor - Uninterruptible Power Supply	EACH	1	\$ 400.00	\$ 400.00
Add Alternative #4					
6.1	Material - Uninterruptible Power Supply	EACH	1	\$ 6,613.00	\$ 6,613.00
6.2	Labor - Uninterruptible Power Supply	EACH	1	\$ 400.00	\$ 400.00
Add Alternative #5					
7.1	Material - Uninterruptible Power Supply	EACH	1	\$ 6,613.00	\$ 6,613.00
7.2	Labor - Uninterruptible Power Supply	EACH	1	\$ 400.00	\$ 400.00
TOTAL CONSTRUCTION COST \$					126,532.00

NOTE:

IT IS UNDERSTOOD THAT THE ABOVE QUANTITIES ARE ESTIMATED FOR THE PURPOSE OF THIS BID. ALL QUANTITIES ARE SUBJECT TO REVISION BY THE JURISDICTION. QUANTITY CHANGES THAT AMOUNT TO TWENTY PERCENT OR LESS OF THE TOTAL BID SHALL NOT AFFECT THE UNIT BID PRICE.

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, Iowa Signal, Inc., as Principal (hereinafter the "Contractor" or "Principal" and _____, as Surety are held and firmly bound unto _____, as Oblige (hereinafter referred to as "the Jurisdiction"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of ONE HUNDRED TWENTY-SIX THOUSAND FIVE HUNDRED THIRTY-TWO AND 00/100 dollars (\$ 126,532.00), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the 3rd day of December, 2018, hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvements:

2018 TRAFFIC SIGNAL UPGRADE PROJECT

Base Bid: Traffic Signal Upgrade: Provide and install all equipment necessary equipment to replace existing pedestrian signal heads with 58 polycarbonate 16" pedestrian signal housing including LED countdown timer modules, replace pedestrian pushbuttons & housings with 52 solid state pedestrian pushbuttons, replace 70 pedestrian pushbutton signs, and 7 uninterruptable power supplies at existing signalized intersections in the City of Indianola.

Add Alternate #1: Provide and install uninterruptable power supply at the intersection of US 65/69 & Valley Place.

Add Alternate #2: Provide and install uninterruptable power supply at the intersection of US 65/69 & Iowa Avenue.

Add Alternate #3: Provide and install uninterruptable power supply at the intersection of US 65/69 & Euclid Avenue.

Add Alternate #4: Provide and install uninterruptable power supply at the intersection of US 65/69 & Clinton Avenue.

Add Alternate #5: Provide and install uninterruptable power supply at the intersection of US 65/69 & Salem Avenue.

And to faithfully perform all the terms and requirements of said contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents.

Provided, however, that one year after the date of acceptance as complete of the work under the above referenced Contract, the maintenance portion of this Bond shall continue in force but the penal sum for maintenance shall be reduced to the sum of ONE HUNDRED TWENTY-SIX THOUSAND FIVE HUNDRED THIRTY-TWO AND 00/100 DOLLARS (\$ 126,532.00), which is the cost associated with those items shown on the proposal and in the Contract that require a maintenance bond period in excess of one year.

It is expressly understood and agreed by the Contractor and Surety in this bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvements, and shall indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the Jurisdiction by reason of the Contractor's default of failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.
2. **PAYMENT:** The Contractor and the Surety on this Bond hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.
3. **MAINTENANCE:** The Contractor and the Surety on this Bond hereby agree, at their own expense:
 - A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of 4 year (s) from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
 - B. To keep all work in continuous good repair; and
 - C. To pay the Jurisdiction's reasonable costs of monitoring and inspection to assure that any defects are remedied, and to repay the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.

Contractor's and Surety's agreement herein made extend to defects in workmanship or materials not discovered or known to the Jurisdiction at the time such work was accepted.

4. **GENERAL:** Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
 - A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
 - B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than 20% of the total contract price, and that this bond shall then be released as to such excess increase; and
 - C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.

The Contractor and every Surety on the bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

- D. That no provision of this Bond or of any other contract shall be valid that limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.
- E. That as used herein, the phrase "all outlay and expense" is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits, and overhead where applicable. Accordingly, "all outlay and expense" would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorney's fees (including overhead expenses of the Jurisdiction's staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor's failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any "outlay and expense" in defending itself against any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety's obligation under this bond shall not exceed 125% of the penal sum of this bond.

In the event that any actions or proceedings are initiated regarding this Bond, the parties agree that the venue thereof shall be Warren County, State of Iowa. If legal action is required by the Jurisdiction to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Contractor and the Surety agree, jointly, and severally, to pay the Jurisdiction all outlay and expense incurred therefor by the Jurisdiction. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action or actions or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a work, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

(CONT. PERFORMANCE, PAYMENT, MAINTENANCE BOND)

S&A Project No. 118.0039.01

Witness our hands, in triplicate, this 16th day of November, 2018.

Surety Countersigned By:

PRINCIPAL:

Signature of Agent

Iowa Signal Inc.
Contractor

Printed Name of Agent

By:

[Signature]
Signature
Wayne Lesley, President
Title

Company Name

SURETY:

Company Address

Old Republic Surety Company
Surety Company

City, State, Zip Code

By:

[Signature]
Signature Attorney-in-Fact Officer

Company Telephone Number

Krista K Kroeger
Printed Name of Attorney-in-Fact Officer

FORM APPROVED BY:

Attorney for Jurisdiction

Jester Insurance Services, Inc.
Company Name

303 Watson Powell Jr Way
Company Address

Des Moines, IA 50309
City, State, Zip Code

515-243-2707
Company Telephone Number

NOTE: All signatures on this performance, payment & maintenance bond must be original signatures in ink; copies or facsimile of any signature will not be accepted. This bond must be sealed with the Surety's raised, embossing seal. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.



OLD REPUBLIC SURETY COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint:

ROBERT E. JESTER, KRISTA K. KROEGER, KARREN A. BLASBERG, LISA FRENCH, JANELLE I. FRIEDMAN, NOLAN G. GRIMM, JOHN B. FIALA, HEITH HOCKENBERRY, OF DES MOINES, IA

its true and lawful Attorney(s)-in-Fact, with full power and authority, not exceeding \$50,000,000, for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, asbestos abatement contract bonds, waste management bonds, hazardous waste remediation bonds or black lung bonds), as follows:

ALL WRITTEN INSTRUMENTS IN AN AMOUNT NOT TO EXCEED
TWO MILLION DOLLARS(\$2,000,000)----- FOR ANY SINGLE OBLIGATION.

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This document is not valid unless printed on colored background and is multi-colored. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982. This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that, the president, any vice-president, or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

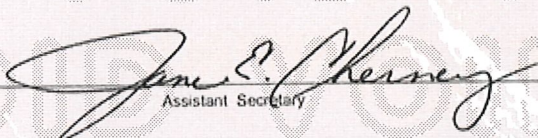
RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

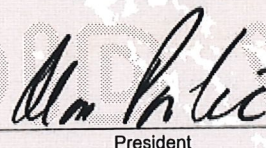
RESOLVED FURTHER, that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 25TH day of JULY, 2018.

OLD REPUBLIC SURETY COMPANY


Assistant Secretary

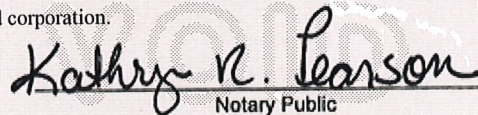



President

STATE OF WISCONSIN, COUNTY OF WAUKESHA-SS

On this 25TH day of JULY, 2018, personally came before me, Alan Pavlic and Jane E. Cherney, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say; that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.




Notary Public

My commission expires: 9/28/2018

(Expiration of notary commission does not invalidate this instrument)

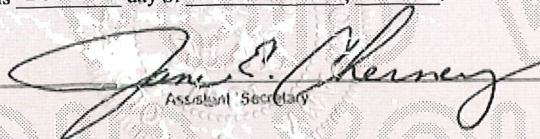
CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

40-1113



Signed and sealed at the City of Brookfield, WI this 16th day of November, 2018.


Assistant Secretary

JESTER INSURANCE SERVICES, INC

THIS DOCUMENT HAS A COLORED BACKGROUND AND IS MULTI-COLORED ON THE FACE. THE COMPANY LOGO APPEARS ON THE BACK OF THIS DOCUMENT AS A WATERMARK. IF THESE FEATURES ARE ABSENT, THIS DOCUMENT IS VOID.



IASIG-1

OP ID: KC

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/19/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Jester Insurance Services, Inc 303 Watson Powell, Jr. Way P. O. Box 4779 Des Moines, IA 50305-4779 Heith Hockenberry, AU, CIC		515-243-2707		CONTACT NAME: Heith Hockenberry, AU, CIC	
				PHONE (A/C, No, Ext): 515-243-2707	FAX (A/C, No): 515-243-6862
				E-MAIL ADDRESS:	
				INSURER(S) AFFORDING COVERAGE	
				INSURER A: Cincinnati Insurance Company	
				NAIC # 10677	
INSURED Iowa Signal, Inc. 3711 SE Capitol Circle Grimes, IA 50111				INSURER B:	
				INSURER C:	
				INSURER D:	
				INSURER E:	
				INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			EPP0510474	11/01/2018	11/01/2019	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			EPP0510474	11/01/2018	11/01/2019	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			EPP0510474	11/01/2018	11/01/2019	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below			EWC0510473	11/01/2018	11/01/2019	☒ PER STATUTE ☐ OTHER	
							E.L. EACH ACCIDENT	\$ 500,000
							E.L. DISEASE - EA EMPLOYEE	\$ 500,000
							E.L. DISEASE - POLICY LIMIT	\$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**City of Indianola
110 N 1st Street
Indianola, IA 50125

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Meeting Date: 12/03/2018

Subject

Resolution determining property to be surplus, authorizing sale of property and approving the purchase of a Cargo Van for the Park and Recreation Department

Information

In your packet is the resolution determining property to be surplus, authorizing the sale of property and approving the purchase of a Cargo Van. The Park and Recreation went out for bids (was also posted on the City's Web Site, Iowa League of Cities Web Site and Facebook) to replace the 1998 Ford Econoline E150 Van and the following bids were received.

<u>Company</u>	<u>Model</u>	<u>Van Bid</u>	<u>Trade-In</u>	<u>Net Cost</u>
Bob Brown Chevrolet Des Moines, Iowa	Chevy Express 2500	\$21,983	\$3,500	\$18,483
Shottenkirk Ford Indianola	Ford Transit 150	\$23,488	\$2,500	\$20,988
Dewey Ford Ankeny, Iowa	Ford Transit 150	\$22,872	\$1,500	\$21,372
Greg Young Indianola, Iowa	GMC Savana 2500	\$27,555	\$1,500	\$26,055
State Bid Price (Ford)	Ford Transit	\$24,913	-0-	\$24,913
State Bid Price (Chevy)	Chevy Express	\$25,132	-0-	\$25,132
State Bid Price (Dodge)	Ram Promaster	\$24,019	-0-	\$24,019

In your packet is Doug Bylund's memo regarding the following options:

Option 1: Purchase of the Chevy Express 2500 from Bob Brown Chevrolet for \$21,983 along with the trade-in amount of \$3,500 for the current 1998 Ford Econoline E150 Van and a net cost of \$18,483.

Option 2: In consideration of the Local Purchase Policy, purchase the Ford Transit 150 from Shottenkirk Ford for \$23,488 with a trade in of \$2,500 and a net cost of \$20,988. The purchase price is \$1,404 or 7% higher and the net cost is \$2,505 or 14% more.

Staff recommends the purchase of option 1, and the Chevy Express from Bob Brown Chevrolet. City Council may wish to consider option 2 in accordance with the Local Purchasing Policy (packet).

Roll call is in order.

Fiscal Impact**Attachments**

Memo
Policy
Resolution



PARKS AND RECREATION

November 27, 2018

To: Mayor and City Council
Cc: Ryan Waller, City Manager
Andy Lent, Director of Finance

From: Doug Bylund, Parks and Recreation Director

Re: Recreation Cargo Van Purchase

Attached are the bid results for the replacement Cargo Van for the Recreation Department. This would replace the 1998 Ford Econoline E150 Van that the recreation staff utilize throughout the year for transporting equipment and supplies for programs and facilities. The bids, which include the trade-in amount for the 1998 Cargo Van are summarized below along with the corresponding and similar model van state DOT bid prices. Replacement of this vehicle was included in the current CIP budget at an amount of \$27,000.

Summary of Bid Results

			Van Bid	Trade-In	Net Cost
Bob Brown Chevrolet	Des Moines	Chevy Express 2500	\$21,983	\$3,500	\$18,483
Shottenkirk Ford	Indianola	Ford Transit 150	\$23,488	\$2,500	\$20,988
Dewey Ford	Ankeny	Ford Transit 150	\$22,872	\$1,500	\$21,372
Greg Young	Indianola	GMC Savana 2500	\$27,555	\$1,500	\$26,055
State Bid Price (Ford)		Ford Transit	\$24,913		
State Bid Price (Chevy)		Chevy Express	\$25,132		
State Bid Price (Dodge)		RAM Promaster	\$24,019		

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Option 2: In consideration of the Local Purchase Policy, purchase the Ford Transit 150 from Shottenkirk Ford for \$23,488 with a trade in of \$2,500 and a net cost of \$20,988. The purchase price is \$1,505 or 7% higher and the net cost is \$2,505 or 14% more.

Staff recommends the purchase of option 1, and the Chevy Express from Bob Brown Chevrolet. City Council may wish to consider option 2 in accordance with the Local Purchasing Policy.

City Council will also need to pass a resolution to declare the 1998 Ford Econoline E150 Van as surplus.

Local Purchase Policy

Pursuant to Iowa Code Section 23A.3 the Indianola City Council adopts the following policy:

Whenever any department of the City of Indianola purchases good or services from private enterprise, consideration shall be given to purchasing these goods or services from a locally owned business located within the City of Indianola which offers these goods or services if the cost and other considerations are relatively equal.

Adopted by City Council on September 19, 1988.

RESOLUTION NO. 2018-_____

**RESOLUTION DETERMINING PROPERTY TO BE SURPLUS,
AUTHORIZING SALE OF PROPERTY AND APPROVING THE
PURCHASE OF A CARGO VAN
FOR THE PARK AND RECREATION DEPARTMENT**

WHEREAS, the City of Indianola owns the following property which was purchased with public funds:

Park and Recreation Department – 1998 Ford Econoline E150

WHEREAS, the City is no longer using said property and City staff is recommending disposal of it; and

WHEREAS, the City Council agrees that the property is surplus; and

WHEREAS, the City Council believes it to be in the best interest of the City to sell the property in a commercially reasonable manner.

WHEREAS, the FY 19 budget includes funding to replace a the 1998 Ford Econoline E150; and

WHEREAS, the Indianola Park and Recreation Department reviewed the bids, including the state bid, and recommends the bid from _____ of _____, Iowa in an amount of \$_____

WHEREAS, the Indianola Park and Recreation Department is recommending to award the purchase of the vehicle to _____ of _____, Iowa at a cost of \$_____, the budgeted figure was \$27,000; and

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Indianola, Iowa that the above-described property is determined to be surplus property and that the 2018 Cargo Van shall be purchased from _____ of _____, Iowa in the amount of \$_____ and the Mayor is authorized and directed to execute on behalf of the City and the City Clerk is authorized and directed to attest to said signature and to affix the seal of the City to the documents required to purchase the vehicle.

APPROVED this 3rd day of December, 2018.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 12/03/2018

Subject

City Manager's Report - Ryan Waller

* Receipt and file correspondence from November 16 and 23, 2018

Information

In your packet are the November 16 and 23, 2018 weekly updates from Ryan Waller, City Manager.

Roll call receiving and filing correspondence from the weekly update reports is in order.

Fiscal Impact

Attachments

Waller's Weekly 111618

Construction Update

Council PPT 1112

December 17 Draft Agenda

Email 1 Attachment

Email 1

Email 2

Email 2 Attachment

Email 3

Email 4

Email 4 Attachment

Expired Permit List

FEMA Inquiry

Kenwood Drive Letter

Kenwood

PM Listing 111518

Waller's Weekly 112118

Construction Updates 111818

Exp Permit Listing 111818

PM Listing 111818

Warren Presentation Final

Draft December 17, 2018 Agenda - A

Letter

SWWP Update

Council FY 20 Update

Diana Bowlin

From: Ryan Waller
Sent: Friday, November 16, 2018 3:27 PM
To: All Department Heads
Cc: Amy Beattie
Subject: FW: Waller's Weekly 11.16.18
Attachments: Construction Updates 111518.pdf; Expired Permit Listing 11152018.pdf; PM Listings 111518.pdf; FEMA INQUIRY.pdf; Council PPT 111218.pdf; Kenwood.jpg; EMAIL 1 ATTACHMENT.pdf; EMAIL 1.pdf; EMAIL 2 ATTACHMENT.pdf; EMAIL 2.pdf; EMAIL 3.pdf; EMAIL 4 ATTACHMENT.pdf; EMAIL 4.pdf; Kenwood Drive Striping letter.doc; Draft December 17, 2018 Agenda.docx; Draft December 3 2018 Agenda.docx

Good afternoon, all.

Here is the latest weekly update email. Please feel free to share accordingly. As always, if there are questions or items you'd like to have included, please let me know.

Thank you all for what you do!

Have a great weekend!

Ryan

From: Ryan Waller
Sent: Friday, November 16, 2018 3:25 PM
Subject: Waller's Weekly 11.16.18

Good afternoon, all.

I hope this finds everyone well. Below and attached are several updates provided for your information. As always, if there are any questions, please let me know. Have a great weekend!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Building Assessment Powerpoint – Attached for your files, please find a copy of the presentation that was reviewed during the special City Council meeting on November 12th. This presentation is also available on the City's website and social media outlets.

City Audit – As you may recall, municipalities are required to file an Annual Financial Report (AFR) with the State by December 1st. This report is populated with data prepared as part of our annual audit. The City is about 95% complete with this report, which will be able to be completed once IMU's audit is completed.

FEMA Compliance Inquiry – Attached, please find email correspondence between an attorney representing Iowa Bankers Mortgage Corporation and myself. The attorney sent an email to Indianola, Norwalk and Carlisle inquiring on the status of our compliance with FEMA regulations related to the Flood Insurance Program. As you will see in my response, FEMA signed off on the City's submitted materials on October 30, 2018.

Kenwood Street Striping – Attached, please find a copy of a letter that was mailed to residents and businesses in the vicinity of the Kenwood/W 2nd Avenue intersection. The letter provided notice of the street striping that was proposed last month during the Council Study Session. Also attached, please find a picture of the finished product. The striping is designed to better facilitate turning movements for motorists.

City Hall Hours – Please note that next week City Hall will be closed on Thursday (11/22) and Friday (11/23) for the Thanksgiving holiday.

Council Emails – Attached are copies of several emails I sent to the City Council this week.

Upcoming City Council Agendas – Attached, please draft agenda documents for upcoming meetings. As a reminder, these are fluid documents that can change on a regular basis (i.e. some items may get added/rescheduled due to Council direction as well as other factors that may or may not be within the control of the City departments). If there are items that you would like more information on, please let me know.

Community Development Updates - Attached are various updates provided by Community Development. Please note that the property maintenance report does not show those properties that have been provided to legal counsel for the next step in the enforcement proceedings.

Construction Project Updates Week of 11/11/2018 ending 11/18/2018

<u>Name</u>	<u>Address</u>	<u>Contractor</u>	<u>Construction</u>	<u>Value</u>	<u>Status</u>
CIO Properties, LC	302 East Scenic Valley Avenue	Downing Construction	Orthodontic Clinic	\$600,583	Complete
Indianola Community Schools	1301 East 2nd Avenue	DDVI	Administration Building	\$1,544,000	Building and site work are substantially complete. Building scheduled for final inspection with Com Dev and Fire department.
IMU	1300 East Iowa Avenue	Downing Construction	Line Shop	\$650,000	Final inspection request is anticipated within the next week
IMU	110 South B Street	DDVI	Fiber Shop Alteration	\$476,700	Temp CO issued. Waiting on FD report and approval. Will issue Final CO once FD report received
St. Thomas Catholic Church	210 R-63 Hwy.	Ball Team	Church Addition	\$1,672,670	Phase I - North building Temp CO issued. Phase II - South building- Temp CO issued. Final grading and top soil placement will contune depending on weather. Seed and or sod will be placed in the spring. Will issue Final CO on both phases once this is complete
Des Moines Metro Opera	106 West Boston Avenue	Breiholz Construction	Addition/Alteration	\$3,300,000	Exterior wall patching and repairs are completed on the existing structure. Aluminum storefront framing on the addition is 80% in place. The pre-cast stone is stored on site. Placing the stone on the east elevation of the building has begun. The entrance area & sidewalk concrete along street are in place. Work continues on the interior restoration of the doors, windows and wood trim. Work on the mechanical, lighting, electrical, plumbing and fire protecting systems continues in the existing building and the addition..
Dowie Construction	401 E Euclid Ave	Dowie Construction	Contractor Shop	\$220,000 per development agreement	The building is substantially complete but still needing the accent masonry on the north elevation. The concrete drive and parking are in place. Driveway concrete is NOT acceptable as placed. The drive and approach will need to be removed, to reduce the slope, along with a portion of the parking area and side walk. This removal and replace is scheduled for the spring of 2019 due to the winter weather concerns.
Cambron & Thacker	1400 E Iowa	Cambron & Thacker	Warehouse Extension	\$ 162,568.00	Building 100%, waiting on final inspection request. Some site clean up will be required. No change
IMU	210 W 2nd	Tim Morris	Office remodel	95,335	Interior demolition complete construction has begun.

Construction Project Updates Week of 11/11/2018 ending 11/18/2018

Kappelman Appliances	506 W 2nd Street	TBA	New retail	\$211,615.00	Building permit applied for - review completed - waiting on responses to staff review comments- no change
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**City of Indianola Municipal Building Condition and
Planning Summary**

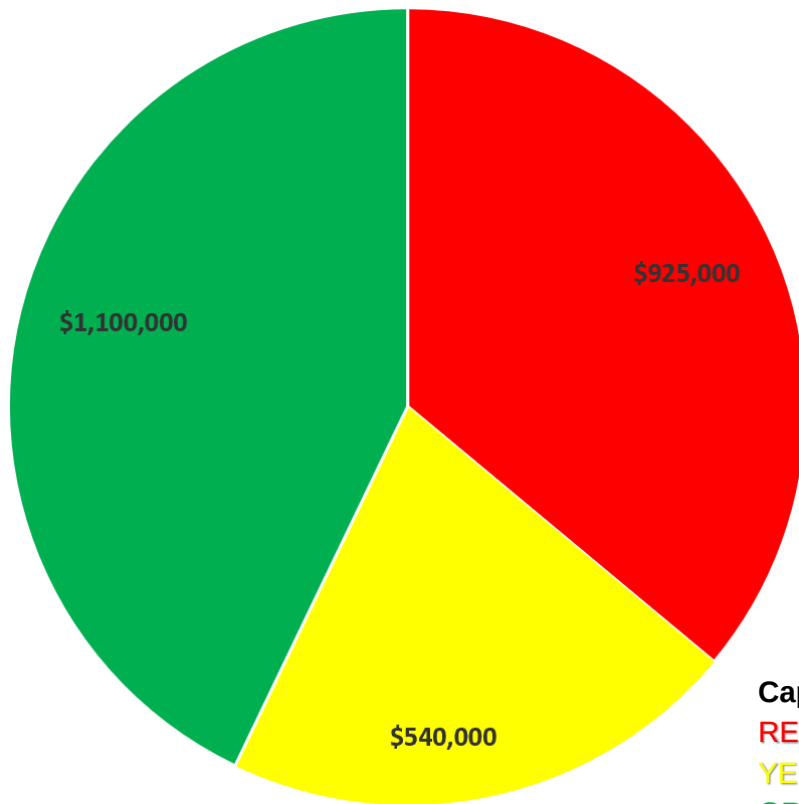
October 2018

Summary of Findings

- Program review results dictate that departmental shifts and a reconfigure of space is necessary. Need to validate program assumptions and develop space plans that accommodate departmental space needs (2020, 2025 and 2030 plans).
- Focus on implementing building security through a common control point, key management and access control. Building access control system is in the process of being procured and installed.
- Evaluate comparable building energy use and operational expenses for ongoing budget and capital expenditures savings opportunities.
- Engage environmental engineer to conduct building assessment and testing. Asbestos containing materials are probable based on visual review and there is no record of studies that have been performed.

This exercise presents the following opportunities (options) with the existing Municipal Building (29,110 sf) as a base, excluding the two additional storage facility square footage equaling 7,352 sf.

Building Systems Life Assessment

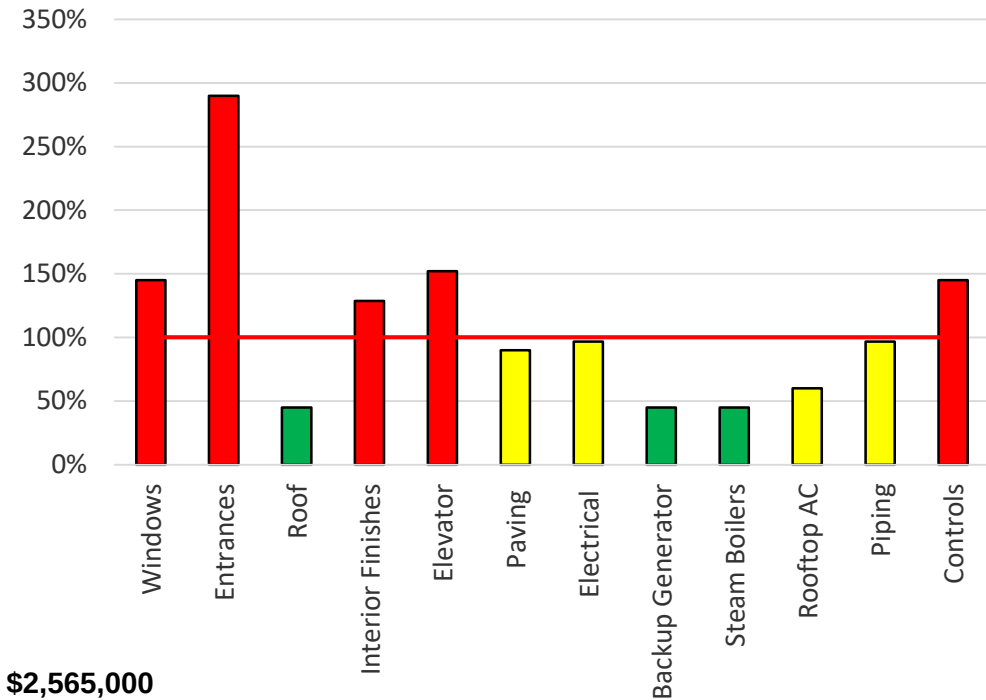


Capital Asset Estimate: \$2,565,000

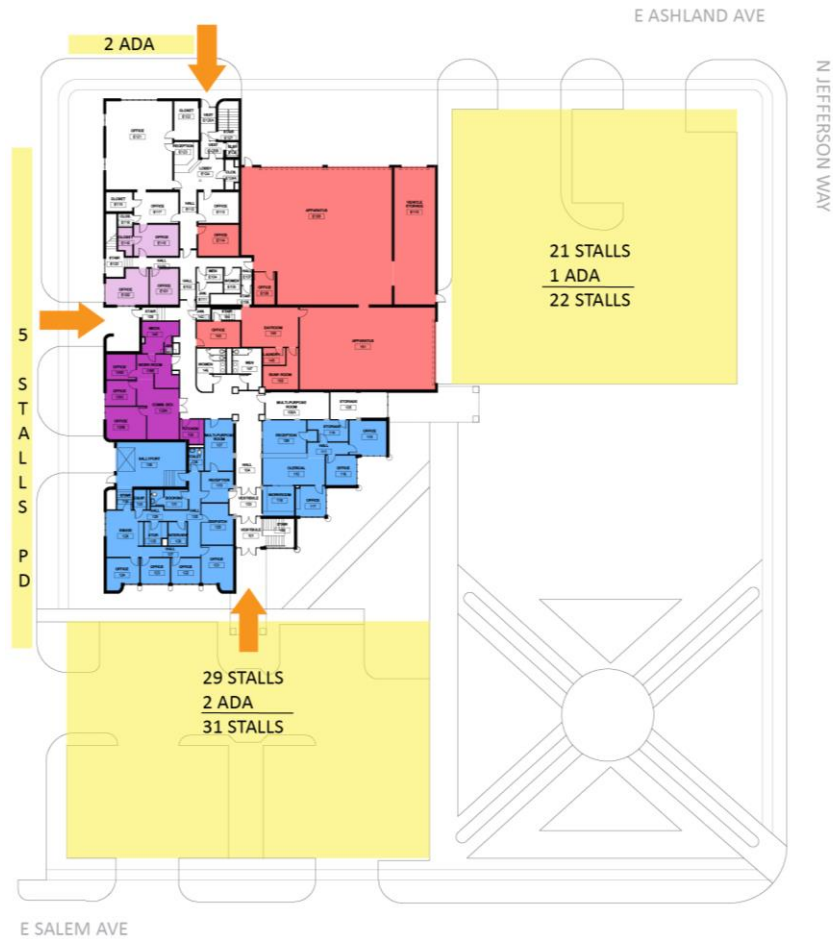
RED – Beyond 100% Life Expectancy

YELLOW – Between 80-100% Life Exp.

GREEN – Below 80% Life Expectancy

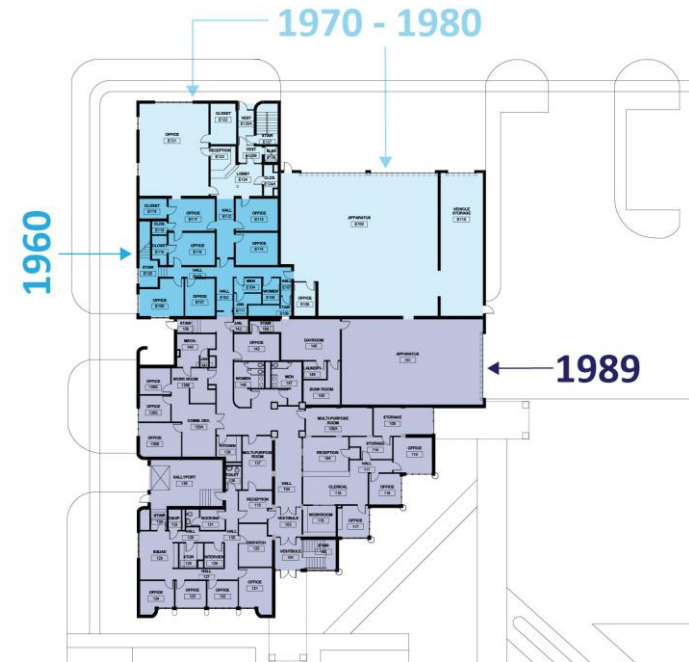


Accessibility and Wayfinding Considerations



Key:

- YELLOW** – Parking
- ORANGE ARROW** – Entrances
- RED** – Fire Department
- BLUE** – Police Department
- PURPLE** – City Administration



Our concern with the site is that the services accessed by residents/customers are accessed at the north side of the building with their parking in the south lot.

Existing Building Program Analysis

- The existing building does not address American's with Disabilities Act and Guidelines requirements (restrooms, halls, stairs, entrances) which create a barrier for staff and public use.
- Building program is distributed throughout various rooms within the existing facility and additional program housed in two separate structures does create operational inefficiencies for staff.
- The configuration of spaces and overall lack of security (most spaces are accessible to the public), are problematic for building security and staff safety.



Department Legend

- COMMUNITY DEVELOPMENT 2,488 SF
- FIRE & POLICE DEPARTMENT 1,184 SF
- FIRE DEPARTMENT 1,660 SF
- MECH / ELEC 1,216 SF
- POLICE DEPARTMENT 382 SF



Department Legend

- CITY 632 SF
- COMMUNITY DEVELOPMENT 1,113 SF
- FIRE DEPARTMENT 6,500 SF
- POLICE DEPARTMENT 3,896 SF

Energy Performance and Cost

Utility consumption and the overall building energy use performance should be analyzed and compared to facilities of similar type and scale to confirm potential annual savings that would be generated by system upgrades. Summary of utility expense for the existing facility:

	Electric	Natural Gas
FY2013	\$34,488.68	\$10,192.40
FY2014	\$36,937.40	\$12,495.50
FY2015	\$30,982.27	\$8,315.29
FY2016	\$30,692.51	\$6,201.44
FY2017	\$46,029.42	\$7,076.09
FY2018	\$49,116.23	\$9,320.31

Replacing mechanical equipment and upgrading to digital controls could save as much as 20-25% per year in utility expense which could equate to \$14,609 yearly energy savings and will significantly enhance staff comfort.

Existing Square Footages

Built	Location	User	BSF	Dept SF	%	Parking	Park ADA	Acres	Site SF	Notes
1960-09	110 N 1st Street		29,110			56	5	1.59	69,093	
		City Administration		4,183	14%					Incl Community Development
		Police		4,870	17%					
		Fire		8,752	30%					
		Mechanical		1,216	4%					
		Circulation		10,089	35%					
		Sub-Total		29,110	100%	56	5	1.59	18,308	Square Foot per Acre
1950	206 N 1st Street		2,352			0	0	0.12	5,400	
		Fire		2,352	100%					
		Sub Total		2,352	100%	0	0	0.12	19,600	Square Foot per Acre
2011	410 N Jefferson Way		5,000			0	0	0.38	16,665	
		Police		2,500	50%					
		Fire		2,500	50%					
		Sub Total		5,000	100%	0	0	0.38	6,579	Square Foot per Acre
Built	Location	User	BSF	Dept SF	%	Parking	Park ADA	Acres	Site SF	Notes
	Usage by Department									
		City Adminstration		4,183	11%					
		Police		7,370	20%					
		Fire		13,604	37%					
		Mechanical		1,216	3%					
		Circulation		10,089	28%					
		Total		36,462	100%	56	5	2		

Building Options Matrix

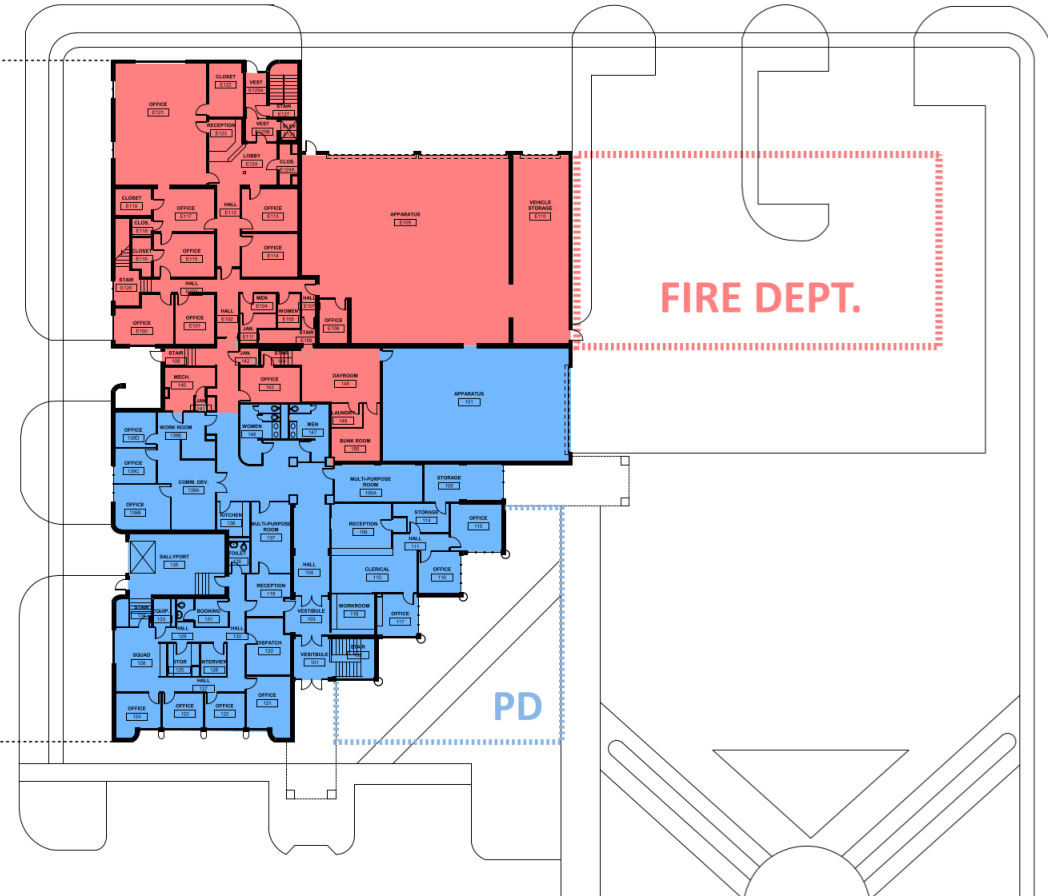
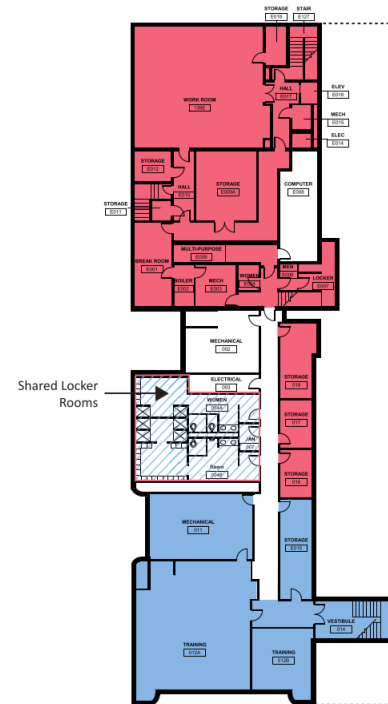
Conceptual Cost - September 2018			Police			Fire			City Admin			Project Budget	Notes
Future Options	Description	Space (SF)	2020	2025	2030	2020	2025	2030	2020	2025	2030		
No Construction	Continue with Current Operation in Current Buildings (one group will have to move in 12-24 months)	29,110										\$ 2,565,000.00	Replace and repair existing systems per life expectancy
Remodel	Renovate Existing City Hall Building for use by Police, Fire, and City Administration (one group will have to move in 12-24 months)	29,110										\$ 8,005,250.00	Does not accommodate growth
Relocate/Remodel	Move City Administration to new location; Police & Fire to Remodel/Utilize Existing Building	29,110				X						\$ 8,005,250.00	Does not accommodate 2020 space projections
Relocate/Remodel/Expand	Move City Administration to new location; Police & Fire to Remodel Existing Building and Expand to EAST (add 9,600 SF)	38,710	X			X						\$ 10,645,250.00	Requires shared space analysis - will accommodate 2020 needs
Relocate/Remodel/Expand	Move City Administration to alternate location; Police & Fire to Remodel Existing Building and Expand to SOUTH (add 16,250 SF)	45,360	X	X	X	X	X	X				\$ 12,474,000.00	Will accommodate 2030 projected space needs
Tear Down/Re-build	New Building at Existing Site for use by Police and Fire	45,360	X	X	X	X	X	X				\$ 12,974,000.00	Using existing site impacting park will create significant construction logistics issues

Building Program Fit Options

- A. Move a Department.** Per the 2020 programing forecast, the Municipal Building is capable of housing both police and fire program, but it would require city administration/community development to relocate to another site. Hazardous material abatement and a building remodel would be required to accommodate short-term growth. Vehicle and equipment storage would need to remain at the current separate buildings with minimal response effectiveness enhancement.
- B. Build an Addition.** Both 2025 and 2030 programming forecasts show a space program deficit of 27,410 sf and 28,058 sf, which would require an addition to the existing facility and allow police and fire to remain at the Municipal Building site. City administration would move to a new location.
- C. Build New.** Constructing a new facility on the existing site, while preserving the Sesquicentennial Park is the most difficult and most expensive option. **A new facility meeting the needs of the estimated 45,360 gross square foot (year 2030 police and fire) will be a tight fit on the existing site area of 69,012 square feet.** Construction logistics while maintaining operations will be challenging and off-site parking will need to be secured, which may include expanding the parking lease west of the site. Maintaining adequate public safety response during construction will be challenging.

Site Expansion Considerations

Approximate square footage total (existing + increase) is conceptually shown at 38,710 sf, leaving a -6,650 sf (deficit) per the 2030 projections. The deficit is comprised of -988 sf Fire and -5,662 sf Police.



Key:

RED – Fire Department 16,302 + 6,500 = 22,802 sf

BLUE – Police Department 12,808 + 3,100 = 15,908 sf

Total: Square Footage After Additions = 38,710 sf (9,600 sf add)

Suggested Next Steps – Part 1,2,3

Part 1 (3-6 months) \$25,780 FG fee + \$17,000 estimated specialty engineer fees

- Address issues related to wayfinding, accessibility and security.
- Engage environmental engineer to conduct building assessment and testing.
- Validate departmental space planning needs to reduce operational inefficiencies.
- Evaluate comparable building energy use and operational expenses for ongoing budget savings.
- Evaluate other City owned site opportunities to accommodate space program deficit.

Part 2 (6-12 months) \$16,000 FG fee

- Establish schedule, project constraints and ongoing facility operational needs (Police/Fire/City Admin).
- Work with the City to establish project responsibilities and funding strategy.
- Prepare a project budget including all soft costs for design, building construction, equipment, technology, security and administration, contingency and other related costs.

Part 3 (12-24 months) \$5,900 FG RFP development fee

- Develop request for proposals and contract for design services.

Suggested Next Steps – Part 4

Part 4 (6-12 months) FG fee TBD + \$75,000 estimated Architectural concept fee (2 structures)

- Administer macro program validation and architectural design concepts for Police/Fire/City Admin.
- Refine project budget and schedule.
- Community engagement.

Thank you!

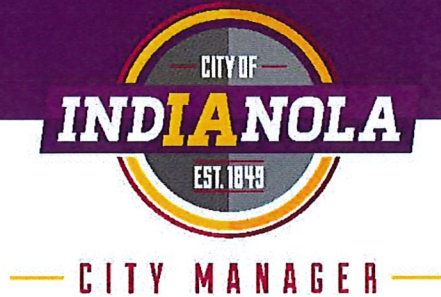
Matt Brown, AIA
President, Formation Group
515-313-7925
mattb@formationgroup-us.com
www.formationgroup-us.com

December 17, 2018
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- PH and resolution approving the amended budget
- UR apps
- 15th Street & Highway 92 Sewer – public hearing, resolution approving plans, specs, etc and resolution awarding contract
- PH rezoning request from Tim Davison
- PH alley request from Tim Davison
- Salaries
- Proposals for the fall/spring clean up

December 17, 2018
Draft Council Study Agenda

- DOT presentation concerning 4-lane to 3 lane conversion



November 14, 2018

Warren County Board of Adjustment
Hand Delivered

Honorable Board of Adjustment Members:

The purpose of this letter is to respond to comments in a November 5, 2018 letter from residents contained in your meeting packet. The City was not copied on this letter, but received a copy from the County following a request by City staff.

As has been noted previously by City representatives, the City explored connecting to the WRA as an option, but determined it to be prohibitive. Further, the City never committed to connecting to the WRA. A key factor in this decision was the cost. Over a 30-year time frame, the cost difference between the City constructing and operating its own wastewater treatment plant (\$49,065,074) compared to connecting to the WRA (\$113,343,849), *assuming that the WRA would permit the City to connect and a connection agreement reached*, is \$64,278,775.

The application before you is for a Special Use Permit to allow for the City to construct and operate a municipal wastewater treatment facility on City owned property. As you are aware, a wastewater treatment facility is a permitted special use in the County zoning ordinance. As evidenced by the information provided by the City to the Board of Adjustment at the scheduled public hearings, as well as through written documentation, we strongly believe that the City's application is in accordance with the Warren County Code. Accordingly, we request that you accept the County staff's recommendation to approve the City's application.

Sincerely,

Ryan J. Waller
City Manager
City of Indianola

CC: Board of Supervisors, Warren County
Mayor & City Council
Douglas Fulton, City Attorney
Diana Bowlin, City Clerk

Ryan Waller

From: Ryan Waller
Sent: Wednesday, November 14, 2018 6:24 PM
To: John Parker; Bob Kling; Shirley Clark; Kelly Shaw; Greg Marchant; Joe Gezel; Greta Southall
Cc: Doug Fulton; 'Amy Beattie'; Diana Bowlin; Rick Graves
Subject: Additional Correspondence for County BOA Meeting
Attachments: 20181113161435405.pdf

Good evening, all.

As you are all aware, the County's Board of Adjustments is meeting later this evening to commence consideration of our special use permit application. Attached, please find a copy of a letter that we will be submitting at the meeting. As you will see, the letter responds to comments provided by a resident of the farm site. It should be noted that this is in addition to the other materials that the City provided to the County for inclusion in the meeting packet.

We will provide an update after we have more information following tonight's meeting. In the interim, if there are any questions, please let me know.

Thank you.

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Ryan Waller

From: Ryan Waller
Sent: Wednesday, November 14, 2018 11:42 AM
To: John Parker; Bob Kling; Shirley Clark; Kelly Shaw; Greg Marchant; Joe Gezel; Greta Southall
Cc: Doug Fulton; 'Amy Beattie'
Subject: Waller's Weekly 11.14.18 (mid-week update)
Attachments: Mail 2_PH Notice Warren Co Bd of Adjustment 110518.pdf; Email.pdf

Good morning, all.

I hope this finds everyone well. The purpose of this is to share a few mid-week updates.

1. County Meeting – Just a reminder that the City's special use permit application for the proposed wastewater treatment plant will be subject of a public hearing tonight (notice attached – this is the same notice previously provided in the November 9th Waller's Weekly). As you know, consideration of the application was tabled following extensive testimony at the previous meetings in September and October.
2. Employee Luncheon – You are all invited to join staff at the Activity Center tomorrow over the lunch hour for our employee luncheon. The menu will feature tacos, rice, beans and desserts provided by MishMash.
3. IMU Transition – Attached, please find an email from Tom Gaffigan. This is a follow-up to the information that was provided in the November 9th Waller's Weekly. Tom and I will likely talk more about this later this week.

As always, if there are any questions, please let me know. Have a great day.

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Ryan Waller

From: Tom Gaffigan
Sent: Tuesday, November 13, 2018 10:27 AM
To: Ryan Waller
Subject: Phone Call

Ryan:

I called your City Hall Telephone extension and left a voice mail message regarding the following.

At last night's IMU Board of Trustees Meeting I went over the IMU Admin Move Items e-mail I sent you on November 7th in preparation for our Team's meeting on Friday the 9th. It listed the Duties we presently perform on behalf of the City that we don't feel fall within the new mission of IMU; especially with the launch of our Telecommunications Utility. The list also included Other Topic Items such as equipment, P.O. Boxes, etc.

I reported to the IMU Board that our meeting on Friday was successful, but that you felt you didn't have the authority to commit to this change without the Council being involved, so we both agreed to arrange a Joint City/IMU Board Meeting in December.

Our Board feels the list of items and the move are not policy issues requiring a Joint City/IMU Meeting. The Board is comfortable with you and I working out the details and bringing the final product back for them to approve. I also mentioned that at our Friday Team Meeting we discussed budget timing issues, and financial items, that need to be addressed, but that I didn't see that as being a major problem. As I mentioned in the meeting Friday; I would like to make the operational and financial changes right away, but am agreeable to move such changes to the new budget cycle if it makes things simpler. I really don't think this move and resulting changes will cause our respective organizations any major issues. I think the biggest challenge will be coordinating the move with the actual versus planned completion of the office remodeling project; and keeping our customers apprised of the move and new operational model.

As I mentioned in my voice mail; I am leaving for Kearney, Nebraska for a MEAN meeting and will not be back until Thursday night. I will see you Friday at the Road Show if you have any questions.

Sorry for the length of this e-mail. Hope it is clearer than the lengthy voice mail I left you. ☺

Thanks,

Tom Gaffigan

**General Manager
Indianola Municipal Utilities
515-962-5301**

Ryan Waller

From: Ryan Waller
Sent: Monday, November 12, 2018 1:57 PM
To: John Parker; Bob Kling; Shirley Clark; Kelly Shaw; Greg Marchant; Joe Gezel; Greta Southall
Cc: Ryan Waller
Subject: Special CC Meeting

Good afternoon, all.

I hope this finds you all well. This is just a friendly reminder that we have a special City Council meeting today at 5:30 in the training room of City Hall. Matt Brown will present the findings and recommended next steps regarding the building assessment that was recently completed. Looking forward to seeing you all tonight.

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: [515.962.5274](tel:515.962.5274)

[110 N. 1st Street – Indianola, Iowa 50125](#)

Ryan Waller

From: Ryan Waller
Sent: Wednesday, November 14, 2018 6:24 PM
To: 'Adam Voigts'
Cc: Tom Gaffigan; Kelly Shaw; John Parker; Bob Kling; Shirley Clark; Greg Marchant; Joe Gezel; Greta Southall
Subject: RE: Phone Call
Attachments: Transition.pdf

Adam,

Thanks for the email and for taking my call.

First, as promised, I am sending this brief response to include the City Council and to also let those who were originally cc'd on your email know we spoke via phone.

Second, I am hoping to concisely memorialize what I shared so all are in the loop.

While many of the items referenced in the transition are administrative and operational in nature (I have reattached the email so all are aware of the items referenced in our emails), with IMU no longer wishing to provide those services for the non-utility functions of the City, this is a step in a different direction than what has been previously discussed among the respective governing bodies. Ultimately, these changes have policy implications (i.e. an impact on budget and headcount) for both entities. While I have been relaying information as I receive it from Tom, the Council has not been able to discuss these impacts or provide staff with direction. Nevertheless, as I shared, I plan on doing my best to relay the decisions and direction from IMU to the Council at its next meeting in order to seek the necessary direction (I had planned on sharing this with Tom once he returned from Nebraska).

Lastly, we did not discuss this next item, but I did feel it important to respond to the reference the "change in mission". My response was simply to what was stated in the second paragraph in the November 13th email all the way at the bottom. I hope this clears up any confusion on where this reference came from.

Thanks again for the time and the conversation. Also, I appreciate your understanding of my position's responsibility to the Council, especially on matters increasing headcount and budget impact.

Have a great evening.

Ryan

From: Adam Voigts <avoigts@grandview.edu>
Sent: Wednesday, November 14, 2018 4:56 PM
To: Ryan Waller <rwaller@indianolaiowa.gov>
Cc: Tom Gaffigan <tgaffigan@indianolaiowa.gov>; Kelly Shaw <kshaw@indianolaiowa.gov>
Subject: FW: Phone Call

Ryan,

I hope all is well with you. Tom shared your response to his email with me. I wondered if you could help me understand your statements in the email a little better. You indicate the Council would still like to meet with the reason being a

“change in mission shared by your earlier email is a change in policy that was established two years ago.” I don’t want to speak on behalf of the full IMU Board but am pretty sure that the IMU Board would not feel that IMU has changed their mission in any way other than being a whole lot further along on the FTTH project than we were two years ago. And I also don’t know what policy you are referring to from two years ago. I think this was about the time you and Rob worked together to set up the Utility Services department so I’m not sure if this is what you are referring to or if there is some other policy.

Assuming you are referring to the Utility Services department, I don’t know that anybody, even two years ago, intended for the set up then to be completely static with no intention to change. It seems reasonable to me that the new management team at IMU (mainly referring to Tom and Chris) are going to continually review their operations and suggest adjustments from time to time. And it seems reasonable that when they are going to be moving to a new building is a perfect opportunity to do such a review. Tom and Chris have done this review and have suggested changes in which organization performs certain operational tasks. I’m not understanding how this represents a change in mission or policy. I view it as good business practice that any organization should do (I do it in my work all the time).

I also wanted to remind you about the discussion that both the Council and IMU Board have had recently about the shared services agreement between the two organizations. If I recall correctly, City staff drafted the agreement and then had Council approve it. It then came to the IMU Board for review and we suggested a few changes to the document before we would approve. (There were probably a few more steps in this timeline but not important to my point.) The IMU Board felt the suggested changes were pretty minor but necessary. One of the suggested changes had to do with this exact situation. The agreement didn’t really indicate how or when the allocation of duties and costs for the shared services would get reviewed and adjusted on some regular basis. The IMU Board felt this needed to be addressed in the agreement as it would impact the budgets of both organization. I don’t believe this has been addressed as I don’t believe the IMU Board has seen any suggested revisions to the agreement. (I can’t recall for sure but think I might have even drafted some suggested language to add to the agreement.) Not having an agreement in place but feeling like they needed to start some discussion given the impending building move, I think Tom and Chris felt they needed to start the discussion with you and other City staff regarding some adjustments in duties within one of the shared services departments.

My impression is that the IMU Board feels the suggested adjustments are reasonable and the rationale for suggesting the change is sound. I personally don’t feel there is any change in mission or policy. In fact, the suggested changes pull items out of IMU responsibility that are completely unrelated to the mission of IMU (but do fall within the mission of the City). My understanding is that the impact on budgets should be minimal at best. I assume this was discussed in your meeting with Tom last week but anticipate the City will pay less to IMU for the services provided by the Utility Services Department and the City can use this savings to perform the duties internally a different way. And IMU will receive less reimbursement from the City but the USRs will be more available to serve IMU customers, which is especially important and necessary now that we are launching fiber.

I hope you don’t mind me sharing my thoughts through email and welcome either an email exchange or phone conversation to help me understand your thoughts on this issue.

And by the way, please don’t take this as any sort of refusal to meet with the Council. The IMU Board is happy to meet with the Council as needed and I actually think periodic meetings can be valuable to both organizations. That said, I feel the IMU Board prefers these meetings stay out of operational items that management should be responsible for and instead should focus on policy or strategic issues. It very well could be that the Council just needs to hear from me, the rest of the IMU Board and Tom on our views related to the explanations I provided above.

Thanks,
Adam

From: Tom Gaffigan [<mailto:tgaffigan@indianolaiowa.gov>]

Sent: Tuesday, November 13, 2018 5:42 PM

To: Adam Voigts
Subject: Fwd: Phone Call

Adam:
Please see Ryan's reply to my email regarding our boards decision about another Joint Meeting.
Seems the Council is still wishing to meet.
In Kearney until Friday.
Tom
Get [Outlook for iOS](#)

----- Forwarded message -----

From: "Ryan Waller" <rwaller@indianolaiaowa.gov>
Date: Tue, Nov 13, 2018 at 11:05 AM -0600
Subject: RE: Phone Call
To: "Tom Gaffigan" <tgaffigan@indianolaiaowa.gov>

Tom,

I just tried calling you back, but did not leave a voicemail. I spoke with the Council at the end of the special meeting last night and they do wish to have the joint meeting. The reason for this is that the change in mission shared by your earlier email is a change in policy that was established two years ago and has an impact on both the City's and IMU's budget moving forward. Does this make sense?

Safe travels and will talk with you soon.

Thanks.

Ryan

From: Tom Gaffigan
Sent: Tuesday, November 13, 2018 10:27 AM
To: Ryan Waller <rwaller@indianolaiaowa.gov>
Subject: Phone Call

Ryan:

I called your City Hall Telephone extension and left a voice mail message regarding the following.

At last night's IMU Board of Trustees Meeting I went over the IMU Admin Move Items e-mail I sent you on November 7th in preparation for our Team's meeting on Friday the 9th. It listed the Duties we presently perform on behalf of the City that we don't feel fall within the new mission of IMU; especially with the launch of our Telecommunications Utility. The list also included Other Topic Items such as equipment, P.O. Boxes, etc.

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approve. I also mentioned that at our Friday Team Meeting we discussed budget timing issues, and financial items, that need to be addressed, but that I didn't see that as being a major problem. As I mentioned in the meeting Friday; I would like to make the operational and financial changes right away, but am agreeable to move such changes to the new budget cycle if it makes things simpler. I really don't think this move and resulting changes will cause our respective organizations any major issues. I think the biggest challenge will be coordinating the move with the actual versus planned completion of the office remodeling project; and keeping our customers apprised of the move and new operational model.

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Sorry for the length of this e-mail. Hope it is clearer than the lengthy voice mail I left you. 😊

Thanks,

Tom Gaffigan

General Manager

Indianola Municipal Utilities

515-962-5301

Ryan Waller

From: Tom Gaffigan
Sent: Wednesday, November 7, 2018 12:17 PM
To: Ryan Waller
Subject: IMU Admin Move Items

Ryan:

Below is a List of Job Duties related to City of Indianola operations that we feel do not fall within the mission of Indianola Municipal Utilities; particularly with the responsibilities we have assumed following the launch of our Telecommunications Utility.

We've also included eight other Topic Items for discussion related to our move such as; Postage Machine, Letter Opener, etc.

You are welcome to share this information with your team members in preparation for our meeting this Friday at 11 a.m. See you then.

Thanks,

Tom

Duties	Percentage of work
Fire Department Bills	3%
Ambulance Bills	2%
Parking Tags (parking passes) for Simpson etc. (tag allowing parking)	1%
Street Department AR bills	1%
Sewer Department AR bills, I & I	2%
Petty Cash	3%
Receipting in AR payments from other departments (police fire etc.)	20%
Brush Facility (start up cash, daily deposits etc.)	8%
Checking bank statements for deposits & checking that other entities have paid us	8%
Ordering Park & Rec deposits slips for their pool deposits	1%
Receipting in Cobra insurance (monthly)	1%
Department deliveries like ups, Fed Ex and all mail	50%
Phone calls and routing/receptionist work	
Directing people where to go & educate who does what and where they are located	

Other Topic Items
Postage Machine
Letter Opener
PO Box for billing

Billing Logos
Map/Flyer for customers
Move Files from City to IMU Drive
Mail
Office Furniture

Expired Permit #	Permit Date/ Year	Permittee	Owner	Address	Project	Last Inspected	Permit Expired	Date Ltr Sent	Re Apply ?	New Permit #	Date RePerm	DATE Re Inspect/ Finald	Notes
32	4/9/18	Amie Hale		107 South 19th Court	Pool	8/3/2018	1/30/2019	9/27/2018					Warning Letter advising of expiration if no final inspection
28	4/3/18	Sandy Peterson		1020 Scott Felton Rd	Shed	NONE	9/30/2018	9/27/2018					Warning Letter advising of expiration if no final inspection
26	4/2/18	Joshua Hayes	Jason & Heather Glenn	1012 N 1st Street	Deck	4/2/2018	9/29/2018	9/27/2018	No	No	Extension	10/2/2018	Owner old office 10/01 scheduled final inspection - final inspection completed by DC on 10/02/2018 ok and completed.
24	3/30/18	Apex Storal Solutions LLC	Andrew Hart	802 East Hillcrest Ave	28 Storage Units	NONE	9/26/2018	9/27/2018				10/4/2018	Andrew came into office to discuss. States inspectors came out several times and said project was ok. Set up reinspection for final with David. Final completed on 10/04/18
25	3/30/18			910 Scott Felton Rd	Egress Windows	4/6/2018	10/3/2018	9/27/2018	No	No	Extension	11/5/2018	Warning Letter advising of expiration if no final inspection. Final Inspection set for 11/05/18. CO issued 11/05/18 mailed.
22	3/27/18	Atlas Masonry	Tom Smith	2104 37th St, Des Moines, IA 50310	Repair Brick Store Front	None	9/23/2018	9/27/2018					Emailled the letter to the address provided on the permit as well. 09/26 dustin@atlasasonry.net
19	3/12/18	Midwest Builders	Ross & Sally Dale	615 E Scenic Valley	Alteration	None	8/30/2018	10/5/2018					Owner called in stating this project was complete. 641-660-2066 Ross Dale
16	3/1/18	Steve Westra		1111 E Gerard Ave	Pool	5/21/2018	11/17/2018	10/5/2018	No	No	Extension	11/5/2018	requesting a final inspection. Scheduled for 11/05/18
15	2/23/18	Joep Joliff		701 N 1st St Mail To: 15397 90th Ave	Home Alteration	3/5/2018	9/1/2018	10/5/2018 Returned 10/23 Remailed 10/31					Return notice sent letter back. Recvd 10/23/18. Warren Co shows 15397 90th Ave. Remailed 10/31/18
14	2/22/18	Genesis Development	Attn: Justin Terry	1809 W 2nd Ave	Alteration	NONE	8/21/2018	9/21/2018					
12	2/21/18	Ground Breaker Homes	Peoples Company	113 W Salem	Repair/Replacement	3/12/2018	9/8/2018	9/21/2018	No	No	N/a	11/5/2018	There is a CO signed for this but no final inspection recorded. Please look at file. ODD 09/17/18 DC ok to close. FU Inspection 11/05/18 CLOSED
9	2/21/18	Todd & Johna Clancy		808 East Scenic Valley Ct	Addition	7/31/2018	1/27/2019	9/21/2018	No	No		9/18/2018	Permit has not expired however they sent in pics of the footing holes. No inspections face to face were performed. This property was never inspected but approved from pics only. DC to inspect 09/18/2018- Per DC ok to close 9/18/18. Deck is complete and appears in good condition.
13	2/21/18	Ann Mahoney	Equity Trust Custodian 1 Equity Way West Lake, OH 44145-2526	610 East 1st Ave	Home Restoration/ Alteration	3/5/2018	9/1/2018	9/27/2018					
11	2/14/18	Jonathan Cook		1200 Caroline Terrace	Alteration	NONE	8/13/2018	9/21/2018					
10	2/14/18	Steger Construction	Brad Nancy Kotz	807 E Trail Ridge Pl	Alteration	2/22/2018	8/21/2018	9/21/2018					
8	2/1/18	Benjamin Rogers		1000 North O St	Basement Finish	NONE	7/31/2018	10/5/2018					
2	1/17/18	Russ Vanderpool		512 E Euclid Ave	Garage	NONE	7/16/2018	9/21/2018 10/31/2018					Re issued letter regarding Shed on 512 e Euclid. 9/21/18-10/31/18
111	9/12/17	Adam McCarty		2710 N Jefferson Way	Deck	10/20/2017	4/18/2018	9/21/2018					Applied for utility shed on 09/21/18. Will inspect both for compliance 09/24- 9/24 inspect deck is not finished. Owner will need to re apply for building permit
49	2017	John Jakes		1201 E Iowa Ave	Deck	5/28/2017	11/24/2017	8/28/2018	Yes	107-18	8/29/2018	10/29/2018	Expired prev permit extended. Inspections completed. Re cert 8/30 final 10/29
68	2017	Richard Stewart		1209 Lancaster Way	Single Family Dwelling	10/10/2017	4/8/2018	8/28/2018					
10	2016	Thomas Sherly Nicholson		200 West Orchard Ave	Bathroom Remodel	3/21/2016	9/17/2016	10/31/2018					
24	2016	Don Bendon		715 West 2nd Ave	Garage	NONE	9/25/2016	11/5/2018	No	No		11/9/2018	Bendon came to office. Set up final inspection to complete file. 11/09/2018 Per DC ok to final. Documented file. 11/09
25	2016	Ronald Cooney		813 W 4th Ave	Shed	NONE	10/2/2016	10/31/2018					Owner called in on 11/14 requested final inspection. Reports 2 previous inspections were done on the shed by RP. No inspections in file to reflect. Said he (owner) was hurt during the end of the project and forgot to call in the final. But deck is finished. Scheduled follow up inspection for final on 11/15 at 2pm. Owner asked to be present during inspection.
30	2016	Matt Harmison		814 W Clinton Ave	Deck	NONE	10/2/2016	10/31/2018	No	EXT		11/12/2018	Per DC extension given. Inspected property 11/12 ok'd
42	2016	Jeff Downing		1202 North 9th Street	Sun Shade Structure	NONE	10/29/2016	10/31/2018					
44	2016	All American Exteriors	Steve Biddle	1806 Apple Ln	Front Deck	NONE	10/31/2016	10/31/2018				11/12/2018	Inspection for final set up for 11/12/18 @ 10:30am per DC ok
21	2016	John Amy Jakes		1201 E Iowa Ave	Foundation replacement	5/12/2016	11/8/2016	10/31/2018	No	EXT			Owner called in and scheduled inspection for final. DC inspected 11/09 ok for final. CO given to owner at time of inspection.
36	2016	Justin Tully		908 N J Street	Deck	5/13/2016	11/9/2016	10/31/2018					
56	2016	Paul Whipple		1801 Fairway Drive	Deck	NONE	11/9/2016	11/12/2018					
54	2016	Devon Sadler		1001 Ann Parkway	Porch Repair	5/17/2016	11/13/2016	10/31/2018					
60	2016	Brenda Simpson		500 South Buxton	Deck	NONE	11/16/2016	11/12/2018					
47	2016	Beth Zimmerman		1313 S O Street	Basement Alteration	5/26/2016	11/22/2016	10/31/2018					Note in file saying Rich Parker called 2/27/18 and left a message for the tenant to call back regarding the permit for the basement finish that has not been finalised out. RP
72	2016	Dan Hickman		600 N 14th Street	Shed	NONE	12/4/2016	10/31/2018					
71	2016	Sean Thompson		1110 N Howards St	Deck	6/7/2016	12/4/2016	10/31/2018	EXT				Owner called in, set up final inspection on deck for 11/16
75	2016	James Burgin		103 West Hillcrest Dr	Garage	6/20/2016	12/17/2016						BOA Approval for this project to even happen.
91	2016	Bryon Keeney		505 E Ashland Ave	Deck	NONE	12/28/2016	10/31/2018					

95	2016	LTD Corp		2312 West 2nd Ave	Loading Dock	NONE	1/9/2017	10/31/2018					
99	2016	R & D Precision Builders		1001 E Madison Ave	Basement & Room Addition	NONE	1/11/2017	10/31/2018					
109	2016	Al Thayer		3212 W 4th Ave	Deck	8/10/2016	2/6/2017						Per DC ok to close. No reason, just a sticky note.
117	2016	Joe Kissner		1003 N O Street	Basement Finish	NONE	2/8/2017	10/31/2018					Note in file from RP stating left message about open permit on 2/27/18 Original Building permit issued 8/12/16
37	2018	James Steffen		2012 W Euclid Ave	Deck	None	10/20/2018	9/27/2018	No	No		10/19/2018	Warning Expiration letter sent 9/27. inspected 10/19 before 10/20 expiration.
82	2016	Larry Powell		1201 North D Street	Garage	8/16/2016	2/12/2017						BOA Approval for this project to even happen. Letter sent to RP and CB on 8/25/16 regarding electric in the garage being separate rather than upgrading to 200amp. No further info or notes in file.
104	2016	Kathleen Picken		1003 N C Crt	Deck	8/24/2016	2/20/2017					9/17/2018	Final says that the deck needs handrails before finaling- NO approved for final due to 4 rizers need handrail. - Stickey Note from DC states ok to close. No inspection or reasoning, just sticky note. 09/17/18
126	2016	Jeremy King	Anthony Hotz	505 N L Street	Repair of Deck Stairs / Dangerous Non Conforming Structures	NONE	3/6/2017	11/12/2018					
135	2016	Cory Till		1109 South K Street	Garage	NONE	3/28/2017						
93	2016	Rich Piper		1800 Fairway Drive	Covered Patio Attached	10/6/2016	4/4/2017						BOA twice approval for projects. No final. Last inspection was a RI framing
139	2016	Kevin Wood		901 East 1st Ave	Deck	NONE	4/8/2017	10/31/2018					
140	2016	Joe Ripperger		209 N M Street	Deck	NONE	4/11/2017	11/12/2018					
141	2016	Sean Thompson		204 E Kentucky Ave	Deck	NONE	4/12/2017	11/12/2018					
148	2016	John Dianne Liepa		603 E Salem Ave	Repair of flooring and roof	NONE	5/6/2017	11/12/2018					Letter was returned with forward address of 1101 22nd St. WDSM 50265-2222 remailed 11/15/18
146	2016	Brad Butler	Ross Huff	611 Quail Ridge Rd	Deck	11/7/2016	5/6/2017	11/12/2018					
149	2016	Jerry Weeks		409 W 17th Ave	Carport	NONE	5/9/2017	11/12/2018					
157	2016	Ronald Fridley		708 E 1st Ave	Alteration	NONE	6/5/2017	11/12/2018					Per DC Send letter instead of inspection only.
123	2016	Jos Nesvedt		903 North B Street	Addition	3/30/2017	9/26/2017	11/12/2018					
133	2016	Stephen Neve		1709 Apple Lane	Basement Finish	6/28/2017	12/25/2017	8/28/2018					Note in file from RP stating left message about open permit on 2/27/18 Original Building permit issued 09/21/2016 RI inspections done. Nothing else
43	2016	Kirk Hansen		1103 N D Street	Garage	12/20/2017	6/18/2018	11/12/2018					
111	2016	Greg Oakes		1001 N O Street	Basement Finish	5/2/2018	10/29/2018	9/21/2018					RP contacted 2/27/18 regarding no inspections and permit sitting without final. Final inspect scheduled FAILED - 5/02/18 RP writes Sheet rock under stairs, cover all exposed NM cable -Romex
1	2015	Paul Edenburn		102 S Howard	Alteration ADA Restrooms	1/14/2015	7/13/2015	11/8/2018					
3	2015	Bengstrom Construction Inc		1707 North 14th	Alteration Office	2/2/2015	8/1/2015	11/8/2018					
11	2015	horton Robinson Construction	Tim Stacy Darr	2407 W 10th Ave	Garage Addition	4/7/2015	10/4/2015	11/8/2018					
15	2015	Rick & Tamara Stump		307 West 17th Ave	Garage	4/16/2015	10/13/2015	11/8/2018					
22	2015	Schultz Construction		1020 Scott Felton Rd	Demolition Deck	4/17/2015	10/14/2015	11/8/2018					
47	2015	Rebecca McGill		1607 East Boston Ave	Pool	NONE	12/6/2015	11/8/2018					
29	2015	Alley Van Clark		1003 North E Street	Addition BR and Egress Wind	7/2/2015	12/29/2015	11/8/2018					
53	2015	Michael Yofremewkov		406 N K Street	Garage	NONE	1/16/2016	11/8/2018					
71	2015	Steger Construction		2209 North 8th St	Addition Covered Porch	NONE	1/16/2016	11/8/2018					
74	2015	Hats Off LLC	Tim McConnell	400 S J Street	Garage for Residence	NONE	1/24/2016	11/8/2018					
42	2015	Adam Smith		1708 Apple Drive	Addition Deck	9/1/2015	2/28/2016	11/8/2018					
87	2015	Chester Crouse		1302 N 6th Street	Storage Building	NONE	3/1/2016	11/8/2018					
95	2015	Jamer & Shannon Aiello		2306 W Henderson Ave	Garage	NONE	3/12/2016	11/8/2018					
79	2015	Kurt Houska		1211 South G Street	Repair Foundation/Garage	9/15/2015	3/13/2016	11/8/2018					
40	2015	TLCD Investments LLC		220/222 W Salem Ave	Alteration	9/16/2015	3/14/2016	11/8/2018					
98	2015	Brad Butler		410 W 1st Ave	Front Porch Repair	NONE	3/19/2016	11/8/2018					
100	2015	Delta Delta Delta Sorority		705 N C Street	Alteration	NONE	3/19/2016	11/8/2018					
85	2015	LMC Pools	Paty Duax Aeillo	2306 W Anderson Ave	Pool	9/22/2015	3/20/2016	11/8/2018					
105	2015	Kevin Robbins		1300 S. O Street	Shed	NONE	4/9/2016	11/8/2018					
104	2015	Michael Bilyeu		1011 N B Street	Deck	10/12/2015	4/9/2016	11/8/2018					
106	2015	Ryan Phipps		111 N G Street	Egress Window	NONE	4/10/2016	11/8/2018					
116	2015	B & S Construction		605 West 2nd Ave	Repair Foundation	10/30/2015	4/27/2016	11/8/2018					
115	2015	Plumb Construction LLC	Dave Dobson	315 South Spruce Street	Alteration Finish Basement	11/12/2015	5/10/2016						
41	2015	James Lavelle		1719 E Boston Ave	Addition	11/15/2016	5/13/2016	11/8/2018					Note on Building permit says RENEW 1 TIME ONLY
26	2015	Dave Morey		1009 W 3rd Ave	Garage	11/16/2015	5/14/2016						
78	2015	Garrett Miller		503 West 18th Place	Garage	NONE	5/17/2016						
128	2015	Dan J Nicholson		607 S Howard	Carport Root Only	12/1/2015	5/29/2016						
133	2015	Jeremy Selva		3214 W 4th Ave	Garage	NONE	6/8/2016						
37	2018												

[illegible]

Ryan Waller

From: Ryan Waller
Sent: Wednesday, November 14, 2018 3:51 PM
To: 'Hartwig, Robert'
Cc: jason.conn@dnr.iowa.gov; Amy Beattie
Subject: RE: FEMA Suspension of Flood insurance within Warren County.
Attachments: 20181025105122345.pdf

Mr. Hartwig,

Thank you for your email below. Attached, please find materials that were sent by the City of Indianola to the respective agencies involved in compliance with the Flood Insurance Program. I have received confirmation from our contact at Iowa DNR – Jason Conn (cc'd) – that the materials provided by the City of Indianola have been reviewed and approved at both the DNR and FEMA levels. According to Mr. Conn, FEMA confirmed the City of Indianola's compliance on October 30, 2018. Feel free to contact Mr. Conn directly if you have questions concerning the City of Indianola's status.

Thank you again for your inquiry.

Have a great day.

Ryan Waller



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

From: Hartwig, Robert <rhartwig@iowabankers.com>
Sent: Wednesday, November 14, 2018 2:45 PM
To: Ryan Waller <rwaller@indianolaiowa.gov>; Inelson@norwalk.iowa.gov; dmerrifield@carlisleiowa.org
Subject: FEMA Suspension of Flood insurance within Warren County.

Mr. Waller, Nelson and Merrifield,

My name is Bob Hartwig and I am Legal Counsel for the Iowa Bankers Mortgage Corporation. We operate a large wholesale residential mortgage company and are active lenders in your market areas and we just received this notice today. Can you please give us an update on the FEMA suspension below? This would cause us to immediately halt all of our mortgage purchases in affected flood zones from our lender/partners in unincorporated Warren County, as well as within the cities of Indianola, Carlisle and Norwalk. Thanks in advance and I can be reached by return email or phone at 286-4211. Bob

FEMA to suspend communities in four states

FEMA has published a final rule [83 FR 56269] identifying communities in Colorado, Iowa, North Carolina and Oregon to be suspended from the National Flood Insurance Program on November 16, 2018, for noncompliance with the floodplain management requirements of the program.

- **Colorado:** Towns of Breckenridge and Silverthorne and unincorporated areas of Summit County
- **Iowa:** Cities of Bevington, Carlisle, Cumming, Des Moines, Hartford, Indianola, Lacona, Martensdale, Norwalk and Spring Hill and unincorporated areas of Warren County
- **North Carolina:** Cities of Charlotte, Concord, Kannapolis, and Locust; Towns of Cornelius, Davidson, Fairview, Harrisburg, Huntersville, Midland and Stanfield; and unincorporated areas of Iredell, Mecklenburg and Rowan Counties
- **Oregon:** Cities of Brookings and Gold Beach and unincorporated areas of Curry County

First published on:
11/13/2018

<https://www.fema.gov/suspension>

A community that does not join the NFIP, has withdrawn from the program, or is suspended from it, faces the following sanctions:

1. No resident will be able to purchase a flood insurance policy.
2. Existing flood insurance policies will not be renewed.
3. No Federal grants or loans for development may be made in identified flood hazard areas under programs administered by Federal agencies such as HUD, EPA, and SBA;
4. No Federal disaster assistance may be provided to repair insurable buildings located in identified flood hazard areas for damage caused by a flood.
5. No Federal mortgage insurance or loan guarantees may be provided in identified flood hazard areas. This includes policies written by FHA, VA, and others.
6. Federally insured or regulated lending institutions, such as banks and credit unions, must notify applicants seeking loans for insurable buildings in flood hazard areas that there is a flood hazard and that the property is not eligible for Federal disaster relief.

Robert Hartwig
Legal Counsel
Iowa Bankers Association

8800 NW 62nd Avenue
PO Box 6200
Johnston, IA 50131-6200

Office: 515-286-4211
Cell: 515-669-5509
rhartwig@iowabankers.com

Iowa Banks. Iowa Values.

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November 12, 2019

Dear Resident:

The purpose of this letter is to provide information regarding some minor traffic improvements that are scheduled to take place in your neighborhood.

Recently, the City received an inquiry about the feasibility of designating a right and left turn lane on the roadway at the intersection of West 2nd (HWY 92) and South Kenwood Boulevard. City staff, with assistance from the Iowa Division of Transportation, evaluated driver safety, street width, traffic counts, turn radius requirements for traffic turning north onto Kenwood, and also how the placement of these markings would impact operations of traffic in and out of adjacent businesses and homes.

During the review process, it was noted that this process of turn lanes seems to already be occurring naturally during heavier traffic periods and that this change would offer structured guidance and improve safety.

While conducting field research, staff did not observe parking in the designated areas of the turn lanes; however, due to the distances required, there may be a minor loss of on-street parking in the south half of this block.

As of the writing of this letter, it is unclear when the striping of the street to create these markings will occur and corresponding signage installed; however, we did want to provide notice that this traffic improvement will be performed as weather permits.

If you have any question, please contact me at any of the following: (515) 962-5292 – office; (515) 210-3138 – cell; or jetnyre@indianolaiowa.gov.

Sincerely,

Jason C. Etnyre
Street Superintendent





<u>Property Address</u>	<u>Owners</u>	<u>Issue</u>	<u>QA</u>		<u>Current Action</u>	<u>LEGAL</u>	<u>Deadline</u>
507 N 10th Street	Paul Wilson	Trees, Brush Pile			Visited site 10/25/18, left door knocker. Visited site 10/30/18 took pics. Sent letter 10/31/18. 11/07 KM visited site. Pics taken. Send Letter. Pics taken	Letter	11/07/18
807 E Ashland	Charles Hommer 104 S G Street	Junk Vehicles, brush			11/01/18 kevin visited site, spoke with owner. Will remove atv, debris from yard. Check on this 11/14/18		11/07/18
303 W 17th Street	Jeffrey Schrader	Tall Weeds			10/11/18 visited site. Pics taken 10/12/18 - 10/15/18 letter sent. 10/24/18 KM visited site. Took pics for record. Send letter. 11/01/18 pics taken. Same . Bid for abate. DC to follow up. Take pics.		11/14/18
1213 W Clinton	Chad Cumes, Jennifer Larson	Inpropery Disposal of Yard Waste			Caller reports inproper disposal of yard waste in the creek behind the residence, causing build up and clogging the creek. 515-208-4236 Annonymous.		11/14/18
604 N Howard Street	Lewis Souer 701 S R Street Unit 1	Junk Debris in Alleyway			Junk and debris falling from garage into alley way, impeding ability for use. KM to visit site and take pics.		11/14/18
1st & S Jefferson Corner		Trailers Impeding View			Caller reports inproper placement of high profile vehicles blocking visual of corner. DC to visit and take pics 11/13/18 DC visited site on 11/15. Send letter		11/14/18
411 E Salem Ave	Andrew Fitzlaff	Junk Debris in Alleyway			Stacking wood, and bricks in alleyway impeding ability to enter or exit from S 4th Street. Please leave door knocker. Letter being sent by DC. KM to visit site and get pics on 11/14/18		11/14/18
510 N Howard	Harold Betty Wilson	Tall Grass	W014587-092518	X	Kevin to visit site on 09/28/18 spoke with tenant (male) stated he would work on it this weekend, picking up debris. 10/11 Kevin visited site. Stated that no change and worse. Bid for Abate 10/19/18 expires. KM visited site. States improvements being made. took pics. Follow up in two weeks. No change pics taken. KM states no progress since last visit, will send out building official to inspect for completion and within code .	EXTENSION - David C	11/14/18
308 W 1st	Ernest N Martens	Tall Weeds / Abandoned Home			Caller states home not occupied for over a year. No yard maintenance being done. 10/03/18 Kevin to visit site. 10/11 KM visited site. Left notice 10/12 owner called in said that he removed a lot of debris and garbage but has not done anything about the sheds that are falling apart. He said that he would like an extension until next week. I advised that he would be sent a letter giving him one week to complete. 11/01/18 Kevin visited site. progress being made but not complete. Vehicle outdated still present. KM 11/07 visited site. same no change. Progress being made but slow.		11/20/18
405 N 8th St	Ronald Llewellyn	Tall Weeds / Abandoned Home			10/11 KM to site. No change. Weeds are exceedingly tall. Letter, attorney and bid for abate. 10/24/18 Pics taken. no change reported by KM this visit. Bid for abate and place on abate list. Pics taken 11/01/18 Same condition. Hired JTL for Abate. 11/07 KM visited. took pics Abatement progress but not finished. ETF 11/14/18. 11/15 abatement almost completed. Weeds by home need to be removed and pile of branches and yard debri need to be removed. ETA 11/21/18	Abate almost completed	11/21/18
2100 West Euclid Ave	Sindric, Richard	Junk Vehicle and yard maintenance			10/15/18 Property was not abated due to back up in contractors schedule. Please visit site 10/17/18 take new pics. KM visited site. Took pics. States yard is mowed and only a few weeds remain around the home and need cut down. 11/01/18 same - pics taken Abate. 11/07 KM no change same. Progress made. Update by 11/30/18		11/30/18
1007 N D Street	Rebel Snodgrass	Tree			Letters sent for tree, construction pile removal, trailer with unregistered tagsoparked on grass not parked on concrete lot. 10/24/18 KM took pics. No change. Move to legal . Discuss with Jason/Oxford bid for abate/removal. 11/01/18 Kevin visited site. Trailer tags have been updated but no other changes seen. Pics taken. 11/07 KM states Jasaon to take care of- Pass. Reminder email to Jason	Jason	11/09/18

S Corner of S G Street & W 2nd Ave	TLC Properties 4131 109th St Urbandale	Tall Weeds		515-875-4014 called in to say that they will be mowing this property and asked for an extension until 11/09/18. Unmowed as of 11/7 Kevin visited. Bid for abate. Exp. From letter was for 11/09/18. DC to visit. Confirm completed?	ABATE	11/09/18
111 S J Street	Muriel Short Revocable Trust	Tall Weeds		09/24/18 Kevin to visit take pics. Pics taken. 641-521-6939 Realtor, contacted realty company. They would arrange for grass to be mowed and work done. Recheck in 7 days 09/28 Kevin visited. No change. Send letter 10/11 KM visited site. Left notice 10/17/18 still no progress. Pics taken. KM says to abate. sent out for bid for the branches. 10/24/18 no change reported. pics taken. Place on abate list. 11/01/18 Kevin visited site. states brush pile still present. On abate list for this weekend. Assigned to JTL/ ETA 11/21/18	ABATE	11/08/18 abatement to be complete by 11/21/18
1109 N Howard Street	Christpher Smith	Tall Weeds in backyard	W014302-080118	Pics taken on 10/03/18 show progress but no weed eating around home or in the backyard around fence line. Brush piles still present. Advised her of free brush day for hauling the piles and tree branches. Revisit-take pics 10/17/ 10/24/18 KM visited site. Took pics. Same condition as last week. Extension was given to complete by 10/17/18. Bid for abate. 11/01/18 kevin visited site. pics taken. no change	Abate in Progress	Closed
309 West 17th Ave	Verne/Michelle Voshell	Junk Vehicle and yard maintenance	W014428-082918	Complaint received re: junk vehicle in driveway. Kevin to visit site, get pics to run plates. KM visited site 11/07 states nothing out of complaince on this property. Remove from list.		Closed
510 S Jefferson Way	Kimberly Layland (Tenant Chris)	Tall Weeds and Tree Debris		Complaint receved of dead branches hanging in side yard, tall weeds and not mowing. 10/11 KM visited site. Yard has been mowed and tree on side of home has been removed (dead branches) back yard needs maintained, weeds and entry way has tall weeds. Letter sent 10/15/18. 10/24/18 KM reports no change. Abate. took pics. 11/01/18 kevin visited site. New garbage is out, weeds along side fence. This is a rental-attempt to contact owner		Closed
802 E Salem	Tom/Cindy Phillips	Junk Vehicles		11/01/18 kevin visited site. Left hanger 0 out of date boat registration plates and 2 cars , trailer with debvris in yard as flat tires. Will send letter. Updated cars and boat tags, debris are picked up. Closed		Closed
808 W Salem Ave	Monique Booker	Tall Weeds	W014398-082218	Kevin visited site 09/24/18 back window in basement is blown out and neeeds to be boarded up. Kevin to follow up to check if needs mowed 10/31/18 11/01/18- Still under 6 inch. Will check back next week. KM 11/07 looks good grass will be dormant soon. Close	Prev Abate Follow Up	Closed

Closed this Week	5
In progress	14
With Legal	10

Diana Bowlin

From: Ryan Waller
Sent: Wednesday, November 21, 2018 9:53 AM
To: All Department Heads
Subject: FW: Waller's Weekly 11.21.18
Attachments: Construction Updates 111818.pdf; Exp Permit Listing 111818.pdf; PM Listing 111818.pdf; 2018-11-20 Warren Presentation_Final edits_reduced.pdf; Draft December 17, 2018 Agenda.docx; Draft December 3, 2018 Agenda.docx; 20181121092646260.pdf; SWMP_update_11_19_2018_I.PDF; Council-Fy20 Update, 19 Nov 2018.pdf

Good morning, all.

Here is this week's update email. Please feel free to share. As always, if there are questions or items you'd like to include, please let me know.

I hope everyone has a great Thanksgiving! So thankful for you all and the great work you do!

Ryan

From: Ryan Waller
Sent: Wednesday, November 21, 2018 9:51 AM
Subject: Waller's Weekly 11.21.18

Good morning, all.

Here is this week's update email. If there are any questions, please let me know. On behalf of my family, I would like to wish you all a safe and very happy Thanksgiving! Liz, Hayden, Emma and I are truly blessed and extremely thankful to be a part of the Indianola community.

Ryan



Ryan J. Waller
City Manager
rwaller@indianolaiowa.gov
p: 515.962.5274
110 N. 1st Street – Indianola, Iowa 50125

Jail/Courthouse Meetings – This week was a busy week with meetings concerning the Jail/Courthouse. On Tuesday morning, Indianola residents and business owners met with the architects to share feedback on the architectural aesthetics of the proposed building. Attached, please find a copy of a powerpoint the County's design team from Shive-Hattery shared with this group. Later in the morning, City and IMU staff met with project team members to continue our discussions over construction logistics. These meetings are

common for construction projects and are primarily focused on sharing information that are important to the project (i.e. location of utilities, measurements, contemplated plans, phasing questions, etc). As mentioned in a previous weekly email update, this latter meeting is one that will continue on a regular basis.

Sewer Customers – As part of some routine reviews, City Staff learned of another property that has been connected to the City's sanitary sewer system since at least 2014, but has not been paying. Water Pollution Control has sent out a notice to the customer providing notice that back payment (pursuant to City policy), as well as on-going payment is required.

City Hall Hours – A friendly reminder that City Hall will be closed on Thursday (11/22) and Friday (11/23) for the Thanksgiving holiday.

Ambulance Billing – The City's ambulance billing provider just closed out the collection report for the month of October. As part of their efforts, reported collections for this month was \$53,977.

Presentations – Attached, please find the two presentations from Monday's Council meeting.

Upcoming City Council Agendas – Attached, please draft agenda documents for upcoming meetings. As a reminder, these are fluid documents that can change on a regular basis (i.e. some items may get added/rescheduled due to Council direction as well as other factors that may or may not be within the control of the City departments). If there are items that you would like more information on, please let me know.

Community Development Updates - Attached are various updates provided by Community Development. Please note that the property maintenance report does not show those properties that have been provided to legal counsel for the next step in the enforcement proceedings.

Construction Project Updates Week of 11/19/2018 ending 11/24/2018

	<u>Name</u>	<u>Address</u>	<u>Contractor</u>	<u>Construction</u>	<u>Value</u>	<u>Status</u>
1	CIO Properties, LC	302 East Scenic Valley Avenue	Downing Construction	Orthodontic Clinic	\$600,583	Complete
2	Indianola Community Schools	1301 East 2nd Avenue	DDVI	Administration Building	\$1,544,000	Temp CO issued 11/21/18
3	IMU	1300 East Iowa Avenue	Downing Construction	Line Shop	\$650,000	No change. Have not received request for final inspection this week.
4	IMU	110 South B Street	DDVI	Fiber Shop Alteration	\$476,700	Temp CO issued. Waiting on FD report and approval. Will issue Final CO once FD report received.
5	St. Thomas Catholic Church	210 R-63 Hwy.	Ball Team	Church Addition	\$1,672,670	Phase I - North building Temp CO issued. Phase II - South building- Temp CO issued.
6	Des Moines Metro Opera	106 West Boston Avenue	Breiholz Construction	Addition/Alteration	\$3,300,000	Aluminum storefront framing and glazing on the addition is 50% in place. The pre-cast stone is stored on site. Placing the stone on the east elevation of the building has begun. The entrance area & sidewalk concrete along street are in place. Work continues on the interior restoration of the doors,windows and wood trim. Work on the mechanical, lighting, electrical, plumbing and fire protecting systems continues in the existing building and the addition.
7	Dowie Construction	401 E Euclid Ave	Dowie Construction	Contractor Shop	\$220,000 per development agreement	The building is substantially complete but still needing the accent masonry on the north elevation. Driveway concrete is NOT acceptable as placed. The drive and approach will need to be removed, to reduce the slope, along with a portion of the parking area and side walk.
8	Cambron & Thacker	1400 E Iowa	Cambron & Thacker	Warehouse Extension	\$ 162,568.00	Building 100%, waiting on final inspection request. Some site clean up will be required. No change
9	IMU	210 W 2nd	Tim Morris	Office remodel	95,335	Interior demolition complete construction has begun.
10	Kappelman Appliances	506 W 2nd Street	TBA	New retail	\$211,615.00	Building permit applied for - review completed - waiting on responses to staff review comments- no change

Expired Permit #	Permit Date/ Year	Permitte	Owner	Address	Project	Last Inspected	Permit Expired	Date Ltr Sent	Re Apply ?	New Permit #	Date RePerm	DATE Re Inspect/ Finald	Notes
32	4/9/18	Amie Hale		107 South 19th Court	Pool	8/3/2018	1/30/2019	9/27/2018					Warning Letter advising of expiration if no final inspection
28	4/3/18	Sandy Peterson		1020 Scott Felton Rd	Shed	NONE	9/30/2018	9/27/2018					Warning Letter advising of expiration if no final inspection
26	4/2/18	Joshua Hayes	Jason & Heather Glenn	1012 N 1st Street	Deck	4/2/2018	9/29/2018	9/27/2018	No	No	Extension	10/2/2018	Owner old office 10/01 scheduled final inspection - final inspection completed by DC on 10/02/2018 ok and completed.
24	3/30/18	Apex Storal Solutions LLC	Andrew Hart	802 East Hillcrest Ave	28 Storage Units	NONE	9/26/2018	9/27/2018				10/4/2018	Andrew came into office to discuss. States inspectors came out several times and said project was ok. Set up reinspection for final with David. Final completed on 10/04/18
25	3/30/18			910 Scott Felton Rd	Egress Windows	4/6/2018	10/3/2018	9/27/2018	No	No	Extension	11/5/2018	Warning Letter advising of expiration if no final inspection. Final Inspection set for 11/05/18. CO issued 11/05/18 mailed.
22	3/27/18	Atlas Masonry	Tom Smith	2104 37th St, Des Moines, IA 50310	Repair Brick Store Front	None	9/23/2018	9/27/2018					Emailled the letter to the address provided on the permit as well. 09/26 dustin@atlasasonry.net
19	3/12/18	Midwest Builders	Ross & Sally Dale	615 E Scenic Valley	Alteration	None	8/30/2018	10/5/2018					Owner called in stating this project was complete. 641-660-2066 Ross Dale
16	3/1/18	Steve Westra		1111 E Gerard Ave	Pool	5/21/2018	11/17/2018	10/5/2018	No	No	Extension	11/5/2018	requesting a final inspection. Scheduled for 11/05/18
15	2/23/18	Jope Jolliff		701 N 1st St Mail To: 15397 90th Ave	Home Alteration	3/5/2018	9/1/2018	10/5/2018 Returned 10/23 Remailed 10/31					Return notice sent letter back. Recvd 10/23/18. Warren Co shows 15397 90th Ave. Remailed 10/31/18
14	2/22/18	Genesis Development	Attn: Justin Terry	1809 W 2nd Ave	Alteration	NONE	8/21/2018	9/21/2018					
12	2/21/18	Ground Breaker Homes	Peoples Company	113 W Salem	Repair/Replacement	3/12/2018	9/8/2018	9/21/2018	No	No	N/a	11/5/2018	There is a CO signed for this but no final inspection recorded. Please look at file. ODD 09/17/18 DC ok to close. FU Inspection 11/05/18 CLOSED
9	2/21/18	Todd & Johna Clancy		808 East Scenic Valley Ct	Addition	7/31/2018	1/27/2019	9/21/2018	No	No		9/18/2018	Permit has not expired however they sent in pics of the footing holes. No inspections face to face were performed. This property was never inspected but approved from pics only. DC to inspect 09/18/2018- Per DC ok to close 9/18/18. Deck is complete and appears in good condition.
13	2/21/18	Ann Mahoney	Equity Trust Custodian 1 Equity Way West Lake, OH 44145-2526	610 East 1st Ave	Home Restoration/ Alteration	3/5/2018	9/1/2018	9/27/2018					
11	2/14/18	Jonathan Cook		1200 Caroline Terrace	Alteration	NONE	8/13/2018	9/21/2018					
10	2/14/18	Steger Construction	Brad Nancy Kotz	807 E Trail Ridge Pl	Alteration	2/22/2018	8/21/2018	9/21/2018					
8	2/1/18	Benjamin Rogers		1000 North O St	Basement Finish	NONE	7/31/2018	10/5/2018					
2	1/17/18	Russ Vanderpool		512 E Euclid Ave	Garage	NONE	7/16/2018	9/21/2018 10/31/2018					Re issued letter regarding Shed on 512 e Euclid. 9/21/18-10/31/18
111	9/12/17	Adam McCarty		2710 N Jefferson Way	Deck	10/20/2017	4/18/2018	9/21/2018					Applied for utility shed on 09/21/18. Will inspect both for compliance 09/24- 9/24 inspect deck is not finished. Owner will need to re apply for building permit
49	2017	John Jakes		1201 E Iowa Ave	Deck	5/28/2017	11/24/2017	8/28/2018	Yes	107-18	8/29/2018	10/29/2018	Expired prev permit extended. Inspections completed. Re cert 8/30 final 10/29
68	2017	Richard Stewart		1209 Lancaster Way	Single Family Dwelling	10/10/2017	4/8/2018	8/28/2018					
10	2016	Thomas Sherly Nicholson		200 West Orchard Ave	Bathroom Remodel	3/21/2016	9/17/2016	10/31/2018					
24	2016	Don Bendon		715 West 2nd Ave	Garage	NONE	9/25/2016	11/5/2018	No	No		11/9/2018	Bendon came to office. Set up final inspection to complete file. 11/09/2018 Per DC ok to final. Documented file. 11/09
25	2016	Ronald Cooney		813 W 4th Ave	Shed	NONE	10/2/2016	10/31/2018					Owner called in on 11/14 requested final inspection. Reports 2 previous inspections were done on the shed by RP. No inspections in file to reflect. Said he (owner) was hurt during the end of the project and forgot to call in the final. But deck is finished. Scheduled follow up inspection for final on 11/15 at 2pm. Owner asked to be present during inspection.
30	2016	Matt Harmison		814 W Clinton Ave	Deck	NONE	10/2/2016	10/31/2018	No	EXT		11/12/2018	Per DC extension given. Inspected property 11/12 ok'd
42	2016	Jeff Downing		1202 North 9th Street	Sun Shade Structure	NONE	10/29/2016	10/31/2018					
44	2016	All American Exteriors	Steve Biddle	1806 Apple Ln	Front Deck	NONE	10/31/2016	10/31/2018				11/12/2018	Inspection for final set up for 11/12/18 @ 10:30am per DC ok
21	2016	John Amy Jakes		1201 E Iowa Ave	Foundation replacement	5/12/2016	11/8/2016	10/31/2018	No	EXT			Owner called in and scheduled inspection for final. DC inspected 11/09 ok for final . CO given to owner at time of inspection.
36	2016	Justin Tully		908 N J Street	Deck	5/13/2016	11/9/2016	10/31/2018					
56	2016	Paul Whipple		1801 Fairway Drive	Deck	NONE	11/9/2016	11/12/2018					
54	2016	Devon Sadler		1001 Ann Parkway	Porch Repair	5/17/2016	11/13/2016	10/31/2018				11/16/2018	DC inspected site 11/16 okd for final. Close file
60	2016	Brenda Simpson		500 South Buxton	Deck	NONE	11/16/2016	11/12/2018	NO			11/19/2018	Final inspection 11/19/2018
47	2016	Beth Zimmerman		1313 S O Street	Basement Alteration	5/26/2016	11/22/2016	10/31/2018					Note in file saying Rich Parker called 2/27/18 and left a message for the tenant to call back regarding the permit for the basement finish that has not been finalled out. RP
72	2016	Dan Hickman		600 N 14th Street	Shed	NONE	12/4/2016	10/31/2018					
71	2016	Sean Thompson		1110 N Howards St	Deck	6/7/2016	12/4/2016	10/31/2018	EXT				Owner called in, set up final inspection on deck for 11/16
75	2016	James Burgin		103 West Hillcrest Dr	Garage	6/20/2016	12/17/2016						BOA Approval for this project to even happen.
91	2016	Bryon Keeney		505 E Ashland Ave	Deck	NONE	12/28/2016	10/31/2018					

95	2016	LTD Corp		2312 West 2nd Ave	Loading Dock	NONE	1/9/2017	10/31/2018					
99	2016	R & D Precision Builders		1001 E Madison Ave	Basement & Room Addition	NONE	1/11/2017	10/31/2018					
109	2016	Al Thayer		3212 W 4th Ave	Deck	8/10/2016	2/6/2017						Per DC ok to close. No reason, just a sticky note.
117	2016	Joe Kissner		1003 N O Street	Basement Finish	NONE	2/8/2017	10/31/2018					Note in file from RP stating left message about open permit on 2/27/18 Original Building permit issued 8/12/16
37	2018	James Steffen		2012 W Euclid Ave	Deck	None	10/20/2018	9/27/2018	No	No		10/19/2018	Warning Expiration letter sent 9/27. Inspected 10/19 before 10/20 expiration.
82	2016	Larry Powell		1201 North D Street	Garage	8/16/2016	2/12/2017						BOA Approval for this project to even happen. Letter sent to RP and CB on 8/25/16 regarding electric in the garage being separate rather than upgrading to 200amp. No further info or notes in file.
104	2016	Kathleen Picken		1003 N C Crt	Deck	8/24/2016	2/20/2017					9/17/2018	Final says that the deck needs handrails before finaling - NO approved for final due to 4 rizers need handrail. - Sticky Note from DC states ok to close. No inspection or reasoning, just sticky note. 09/17/18
126	2016	Jeremy King	Anthony Hotz	505 N L Street	Repair of Deck Stairs / Dangerous Non Conforming Structures	NONE	3/6/2017	11/12/2018					
135	2016	Cory Till		1109 South K Street	Garage	NONE	3/28/2017						
93	2016	Rich Piper		1800 Fairway Drive	Covered Patio Attached	10/6/2016	4/4/2017						BOA twice approval for projects. No final. Last inspection was a RI framing
139	2016	Kevin Wood		901 East 1st Ave	Deck	NONE	4/8/2017	10/31/2018					
140	2016	Joe Ripperger		209 N M Street	Deck	NONE	4/11/2017	11/12/2018					
141	2016	Sean Thompson		204 E Kentucky Ave	Deck	NONE	4/12/2017	11/12/2018					
148	2016	John Dianne Liepa		603 E Salem Ave	Repair of flooring and roof	NONE	5/6/2017	11/12/2018					Letter was returned with forward address of 1101 22nd St. WDSM 50265-2222 remailed 11/15/18
146	2016	Brad Butler	Ross Huff	611 Quail Ridge Rd	Deck	11/7/2016	5/6/2017	11/12/2018					
149	2016	Jerry Weeks		409 W 17th Ave	Carport	NONE	5/9/2017	11/12/2018				11/19/2018	Owner called in-11/19 ok to come to do final inspection. DC ok to close 11/19/18
157	2016	Ronald Fridley		708 E 1st Ave	Alteration	NONE	6/5/2017	11/12/2018					Per DC Send letter instead of inspection only.
123	2016	Jos Nesvedt		903 North B Street	Addition	3/30/2017	9/26/2017	11/12/2018				11/21/2018	DC at 9am
133	2016	Stephen Neve		1709 Apple Lane	Basement Finish	6/28/2017	12/25/2017	8/28/2018					Note in file from RP stating left message about open permit on 2/27/18 Original Building permit issued 09/21/2016 RI inspections done. Nothing else
43	2016	Kirk Hansen		1103 N D Street	Garage	12/20/2017	6/18/2018	11/12/2018	No			11/19/2018	11/19/18 per DC finished.
111	2016	Greg Oakes		1001 N O Street	Basement Finish	5/2/2018	10/29/2018	9/21/2018 11/12/2018					RP contacted 2/27/18 regarding no inspections and permit sitting without final. Final inspect scheduled FAILED - 5/02/18 RP writes Sheet rock under stairs, cover all exposed NM cable - Romex
1	2015	Paul Edenburn		102 S Howard	Alteration ADA Restrooms	1/14/2015	7/13/2015	11/8/2018					
3	2015	Bengstrom Construction Inc		1707 North 14th	Alteration Office	2/2/2015	8/1/2015	11/8/2018					
11	2015	horton Robinson Construction	Tim Stacy Darr	2407 W 10th Ave	Garage Addition	4/7/2015	10/4/2015	11/8/2018					
15	2015	Rick & Tamara Stump		307 West 17th Ave	Garage	4/16/2015	10/13/2015	11/8/2018					
22	2015	Schultz Construction		1020 Scott Felton Rd	Demolition Deck	4/17/2015	10/14/2015	11/8/2018					
47	2015	Rebecca McGill		1607 East Boston Ave	Pool	NONE	12/6/2015	11/8/2018					
29	2015	Alley Van Clark		1003 North E Street	Addition BR and Egress Wind	7/2/2015	12/29/2015	11/8/2018					
53	2015	Michael Yofremewkov		406 N K Street	Garage	NONE	1/16/2016	11/8/2018					
71	2015	Steger Construction		2209 North 8th St	Addition Covered Porch	NONE	1/16/2016	11/8/2018					
74	2015	Hats Off LLC	Tim McConnell	400 S J Street	Garage for Residence	NONE	1/24/2016	11/8/2018					
42	2015	Adam Smith		1708 Apple Drive	Addition Deck	9/1/2015	2/28/2016	11/8/2018					
87	2015	Chester Crouse		1302 N 6th Street	Storage Building	NONE	3/1/2016	11/8/2018					
95	2015	Jamer & Shannon Aiello		2306 W Henderson Ave	Garage	NONE	3/12/2016	11/8/2018					
79	2015	Kurt Houska		1211 South G Street	Repair Foundation/Garage	9/15/2015	3/13/2016	11/8/2018					
40	2015	TLCD Investments LLC		220/222 W Salem Ave	Alteration	9/16/2015	3/14/2016	11/8/2018					
98	2015	Brad Butler		410 W 1st Ave	Front Porch Repair	NONE	3/19/2016	11/8/2018					
100	2015	Delta Delta Delta Sorority		705 N C Street	Alteration	NONE	3/19/2016	11/8/2018					
85	2015	LMC Pools	Paty Duax Aiello	2306 W Anderson Ave	Pool	9/22/2015	3/20/2016	11/8/2018					
105	2015	Kevin Robbins		1300 S. O Street	Shed	NONE	4/9/2016	11/8/2018					
104	2015	Michael Bilyeu		1011 N B Street	Deck	10/12/2015	4/9/2016	11/8/2018					
106	2015	Ryan Phipps		111 N G Street	Egress Window	NONE	4/10/2016	11/8/2018					
116	2015	B & S Construction		605 West 2nd Ave	Repair Foundation	10/30/2015	4/27/2016	11/8/2018					
115	2015	Plumb Construction LLC	Dave Dobson	315 South Spruce Street	Alteration Finish Basement	11/12/2015	5/10/2016						
41	2015	James Lavelle		1719 E Boston Ave	Addition	11/15/2016	5/13/2016	11/8/2018					Note on Building permit says RENEW 1 TIME ONLY
26	2015	Dave Morey		1009 W 3rd Ave	Garage	11/16/2015	5/14/2016						
78	2015	Garrett Miller		503 West 18th Place	Garage	NONE	5/17/2016						
128	2015	Dan J Nicholson		607 S Howard	Carport Root Only	12/1/2015	5/29/2016						
133	2015	Jeremy Selvage		3214 W 4th Ave	Garage	NONE	6/8/2016						

37	2018													
2	2015	Indianola Com. School Dist./ Emerson Elem.		1109 E Euclid Ave	Elem Addition Alteration	12/15/2015	6/12/2016							Per DC- ok to close. Director should have signed. I have no problem with documentation other than signature. DC
135	2015	Scenic Point Mall	Troy Knight	1709 N Jefferson Way #200	Alteration Office	NONE	6/15/2016	11/12/2018						Note in file from RP 2/27/18 left message about open permit and status.
82	2015	Brian Hoxmeier		1308 N 6th Street	Basement Finish	1/6/2016	7/4/2016							
98	2017	Jeffrey Simmerman		102 S 20th Street	Deck	8/28/2017	2/24/2018	10/31/2018	Yes	No				Owner called in. Extension given per DC till 02/01/2019

<u>Property Address</u>	<u>Owners</u>	<u>Issue</u>	<u>QA</u>		<u>Current Action</u>	<u>LEGAL</u>	<u>Deadline</u>
807 E Ashland	Charles Hommer 104 S G Street	Junk Vehicles, brush			11/01/18 kevin visited site, spoke with owner. Will remove atv, debris from yard. Check on this 11/14/18. 11/19 ATV still present and car	Letter	11/22/18
1007 N D Street	Rebel Snodgrass	Tree			Letters sent for tree, construction pile removal, trailer with unregistered tagsoparked on grass not parked on concrete lot. 10/24/18 KM took pics. No change. Move to legal . Discuss with Jason/Oxford bid for abate/removal. 11/01/18 Kevin visited site. Trailer tags have been updated but no other changes seen. Pics taken. 11/07 KM states Jasaon to take care of- Pass. Reminder email to Jason sent 11/08.	Jason	11/09/18
1213 W Clinton	Chad Cumes, Jennifer Larson	Inpropery Disposal of Yard Waste			Caller reports inproper disposal of yard waste in the creek behind the residence, causing build up and clogging the creek. 11/19 took pics. Door hanger left. Sent to legal. Send letter, may issue municiple infraction	Letter	11/14/18
604 N Howard Street	Lewis Souer S R Street Unit 1701	Junk Debris in Alleyway			Junk and debris falling from garage into alley way, impeding ability for use. KM to visit site and take pics.		11/14/18
507 N 10th Street	Paul Wilson	Trees, Brush Pile			Visited site 10/25/18, left door knocker. Visited site 10/30/18 took pics. Sent letter 10/31/18. 11/07 KM visited site. Pics taken. Send Letter. Pics taken/ brush pile still presetn and trees by fence still there. There is some progress being made regarding the debris. Owner called in, stated would be completed by this weekend. 11/20/18	Letter	11/20/18
308 W 1st	Ernest N Martens	Tall Weeds / Abandoned Home			Caller states home not occupied for over a year. No yard maintenance being done. 10/03/18 Kevin to visit site. 10/11 KM visited site. Left notice 10/12 owner called in said that he removed a lot of debris and garbage but has not done anything about the sheds that are falling apart. He said that he would like an extension until next week. I advised that he would be sent a letter giving him one week to complete. 11/01/18 Kevin visited site. progress being made but not complete. Vehicle outdated still present. KM 11/07 visited site. same no change. Progress being made but slow. KM 11/19 Pics taken		11/20/18
405 N 8th St	Ronald Llewellyn	Tall Weeds / Abandoned Home			10/11 KM to site. No change. Weeds are exceedingly tall. Letter, attorney and bid for abate. 10/24/18 Pics taken. no change reported by KM this visit. Bid for abate and place on abate list. Pics taken 11/01/18 Same condition. Hired JTL for Abate. 11/07 KM visited. took pics Abatement progress but not finished. ETF 11/14/18. 11/15 abatement almost completed. Weeds by home need to be removed and pile of branches and yard debri need to be removed. ETA 11/21/18	Abate almost completed	11/21/18
410 E 1st Street	Benjamin Segebart	Brush Pile Junk Debri			11/19 pics taken, Wood spool and brush pile behind shed/garage by alleyway. Letter sent	LETTER	11/22/18
609 E 2nd Ave	Larry Pierce / Jeri Lynn Hwy 65 5015153239 Lucas, IA	Brush Debris. Dangerous Tree			Legal abate abandoned home in DC previous. Follow up on brush and debris while home structure in legal. Trees have fallen on structure and in yard, brush piles need removed, weeds around home and in yard, large branches and trees need removed. Send letter	Letter	11/22/18
802 E Salem		Trailer in Yard			Re visit KM 11/19 trailer in yard. Pics taken. Door hanger left		11/22/18
912 E Ashland		Vehicle on ROW			Vehicle in ROW- Black flat tire between sidewalk and curb on ROW. Forward to IPD for notice and sticker .		11/22/18
912 E Ashland Ave	Gerald Hughes	Junk Vehicle and yard maintenance			KM left knocker regarding black vehicle parked on ROW, flat tire, no plates on front of vehicle. Owner called in 11/19 asking for extension of 1 week due to health issues.	Letter	11/30/18

510 N Howard	Harold Betty Wilson	Tall Grass	W014587-092518	X	Kevin to visit site on 09/28/18 spoke with tenant (male) stated he would work on it this weekend, picking up debris. 10/11 Kevin visited site. Stated that no change and worse. Bid for Abate 10/19/18 expires. KM visited site. States improvements being made. took pics. Follow up in two weeks. No change pics taken. KM states no progress since last visit, will send out building official to inspect for completion and within code . KM visited site 11/19/18 left knocker in re: to garbage and junk debris in rear yard and fence line. Renter called in, stating will have garbage removed by this week. Asked for extension of 1 week prior to abate.	EXTENSION - David C	11/30/18
2100 West Euclid Ave	Sindric, Richard	Junk Vehicle and yard maintenance			10/15/18 Property was not abated due to back up in contractors schedule. Please visit site 10/17/18 take new pics. KM visited site. Took pics. States yard is mowed and only a few weeds remain around the home and need cut down. 11/01/18 same - pics taken Abate. 11/07 KM no change same. Progress made. Update by 11/30/18		11/30/18
303 W 17th Street	Jeffrey Schrader	Tall Weeds			10/11/18 visited site. Pics taken 10/12/18 - 10/15/18 letter sent. 10/24/18 KM visited site. Took pics for record. Send letter. 11/01/18 pics taken. Same . Bid for abate. DC to follow up. Take pics. 11/18 Uhaul on site. Tenant moving out. Owner given extension once tenant is gone to rectify nuisance. Check on 12/21/18		12/21/18
111 S J Street	Muriel Short Revocable Trust	Tall Weeds			09/24/18 Kevin to visit take pics. Pics taken. 641-521-6939 Realtor, contacted realty company. They would arrange for grass to be mowed and work done. Recheck in 7 days 09/28 Kevin visited. No change. Send letter 10/11 KM visited site. Left notice 10/17/18 still no progress. Pics taken. KM says to abate. sent out for bid for the branches. 10/24/18 no change reported. pics taken. Place on abate list. 11/01/18 Kevin visited site. states brush pile still present. On abate list for this weekend. Assigned to JTL/ ETA 11/21/18.	ABATED	11/25 need pics of completion
S Corner of S G Street & W 2nd Ave	TLC Properties 4131 109th St Urbandale	Tall Weeds			515-875-4014 called in to say that they will be mowing this property and asked for an extension until 11/09/18. Unmowed as of 11/7 Kevin visited. Bid for abate. Exp. From letter was for 11/09/18. DC to visit. Confirm completed?	ABATED	11/25/18 Need pics of completion
1109 N Howard Street	Christopher Smith	Tall Weeds in backyard	W014302-080118		Pics taken on 10/03/18 show progress but no weed eating around home or in the backyard around fence line. Brush piles still present. Advised her of free brush day for hauling the piles and tree branches. Revisit-take pics 10/17/ 10/24/18 KM visited site. Took pics. Same condition as last week. Extension was given to complete by 10/17/18. Bid for abate. 11/01/18 kevin visited site. pics taken. no change		Closed
510 S Jefferson Way	Kimberly Layland (Tenant Chris)	Tall Weeds and Tree Debris			Complaint received of dead branches hanging in side yard, tall weeds and not mowing. 10/11 KM visited site. Yard has been mowed and tree on side of home has been removed (dead branches) back yard needs maintained, weeds and entry way has tall weeds. Letter sent 10/15/18. 10/24/18 KM reports no change. Abate. took pics. 11/01/18 kevin visited site. New garbage is out, weeds along side fence. This is a rental-attempt to contact owner		Closed
411 E Salem Ave	Andrew Fitzlaff	Junk Debris in Alleyway			Stacking wood, and bricks in alleyway impeding ability to enter or exit from S 4th Street. Please leave door knocker. Letter being sent by DC. KM to visit site and get pics on 11/14/18/ Owners came to office 11/18 to discuss. Gave paperwork for purchasing alleyway. They agreed to remove the bricks blocking access.		Close
802 E Salem	Tom/Cindy Phillips	Junk Vehicles			11/01/18 kevin visited site. Left hanger 0 out of date boat registration plates and 2 cars , trailer with debris in yard as flat tires. Will send letter. Updated cars and boat tags, debris are picked up. Closed		Closed

101 S Jefferson Way	Danlee Corp	Trailers Impeding View		Caller reports improper placement of high profile vehicles blocking visual of corner. DC to visit and take pics 11/13/18 DC visited site on 11/15. Send letter. 11/18 trailer has been moved and new trailer put in its place that is shorter. Contacted owner, advised that the tall end of the trailer gate needs to be moved to the interior of the lot, this is the only way not to impede view from the corner. He agreed and stated he would comply .		Close
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Closed this Week5

In progress17

With Legal17



Warren County, Iowa

Justice Center – Design Evaluation Study

Public Information / Presentation



SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

November 20, 2018
#4183830

— Historical Context —



Warren County, Iowa Court house
(photo on display at the Warren Co, IA court house 2014)



FIRST NATIONAL BANK, INDIANOLA
(copied from Warren County History book 1908)



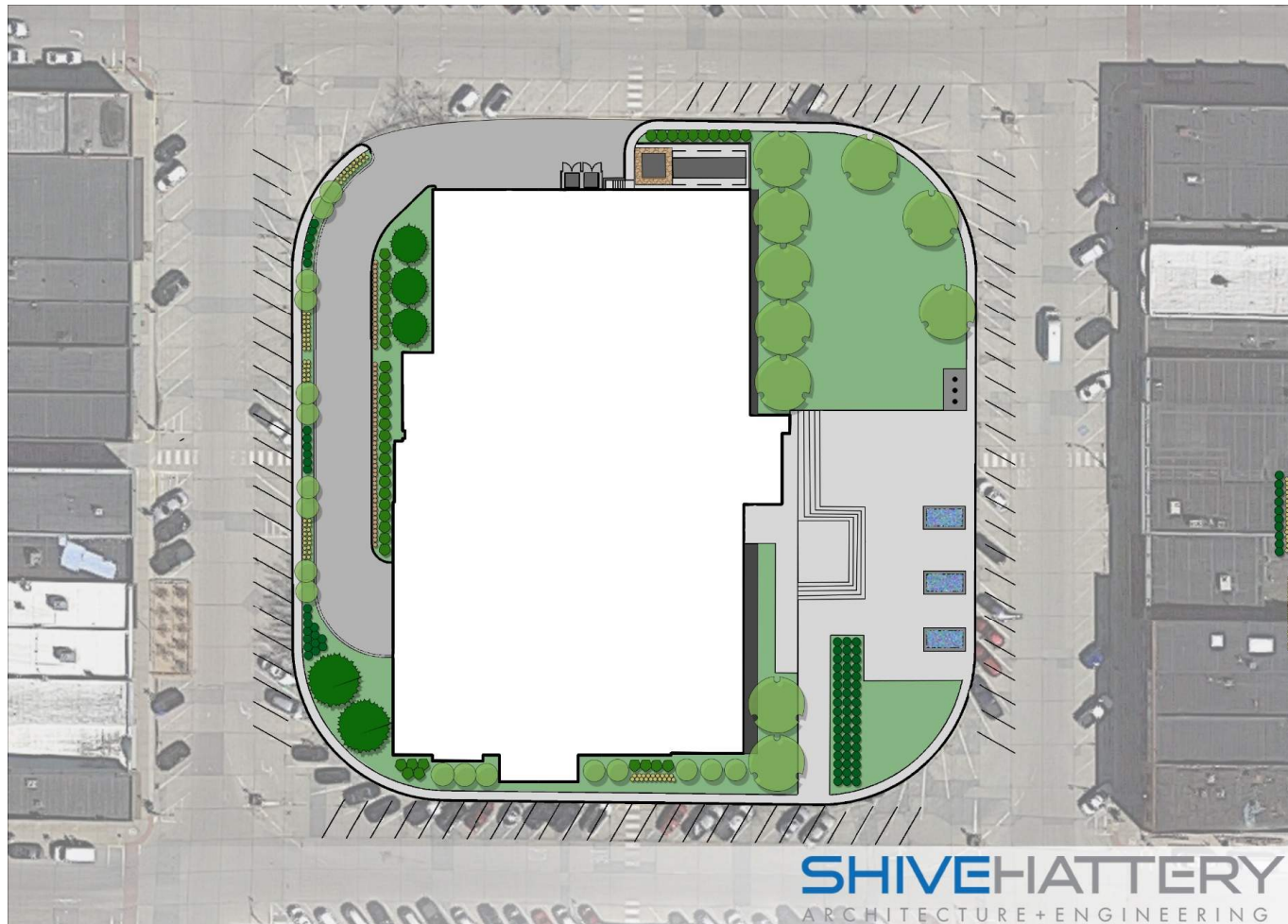
WARREN COUNTY STATE BANK
(copied from Warren County History book 1908)



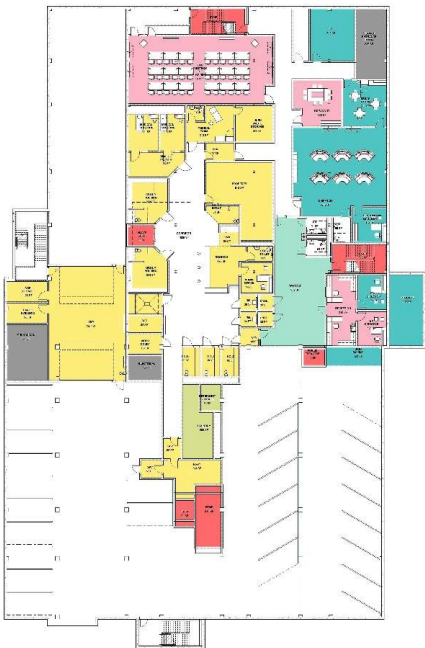
—+— Current Context —



CONCEPT DESIGN - SITE



CONCEPT DESIGN - PLANS



Lower Level – Floor Plan

LOWER LEVEL
WARREN COUNTY JUSTICE CENTER
SHEV-HATTERY
ARCHITECTURE+ENGINEERING



Entry Level – Floor Plan

MAIN LEVEL
WARREN COUNTY JUSTICE CENTER
SHEV-HATTERY
ARCHITECTURE+ENGINEERING



Upper Level – Floor Plan

SECOND LEVEL COURTS
WARREN COUNTY JUSTICE CENTER
SHEV-HATTERY
ARCHITECTURE+ENGINEERING

DESIGN DEVELOPMENT – SELECTED OPTION: EAST ELEVATION







Warren County, IA - Justice Center

DESIGN DEVELOPMENT – SELECTED OPTION: SE Corner (Courts)





DESIGN DEVELOPMENT – SELECTED OPTION: Lobby Interior (Entrance)







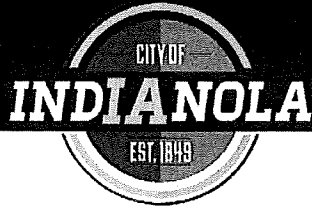


December 17, 2018
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- PH and resolution approving the amended budget
- UR apps
- 15th Street & Highway 92 Sewer – public hearing, resolution approving plans, specs, etc and resolution awarding contract
- PH rezoning request from Tim Davison
- PH alley request from Tim Davison
- Salaries
- Proposals for the fall/spring clean up

December 17, 2018
Draft Council Study Agenda

- DOT presentation concerning 4-lane to 3 lane conversion
- Discuss parking lot items for the FY 20 budget



WATER POLLUTION CONTROL

November 20, 2018

[REDACTED]
Indianola, IA 50125
[REDACTED]

In reviewing the billing system for the residents that are paying water but not sewer, we came across your property that is hooked into the city's sewer system but not paying the appropriate sewer charge since November 2014.

According to City Sewer Policy Statement (enclosed), the city can back bill you up to 60 months for the cost of sewer but not more than the cost of a 12-month period preceding the discover of the error, unless otherwise ordered by the governing body.

With the identification of your sewer line and the city policy, I will be recommending:

- a. Your next utility bill and future bills will have a Sewer charge added to it.
- b. You will be getting back billed for the past 12 months of usage which totals \$1,824.55. The attached utility history below shows the usage for this time period and cost per month.
- c. If you wish, we can set up a payment plan not to exceed 12 months with no interest or penalty per the policy.

If you have any questions, please don't hesitate to call me.

Sincerely,

Rick Graves
WPC Supt.
City of Indianola

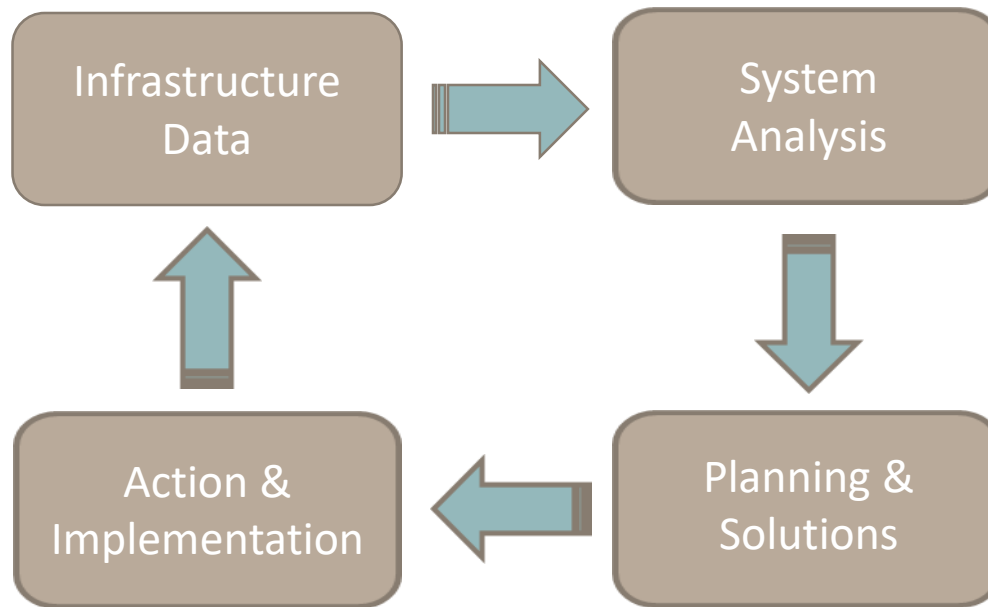


NOVEMBER 19, 2018

STORM WATER MASTER PLAN 2018 UPDATE

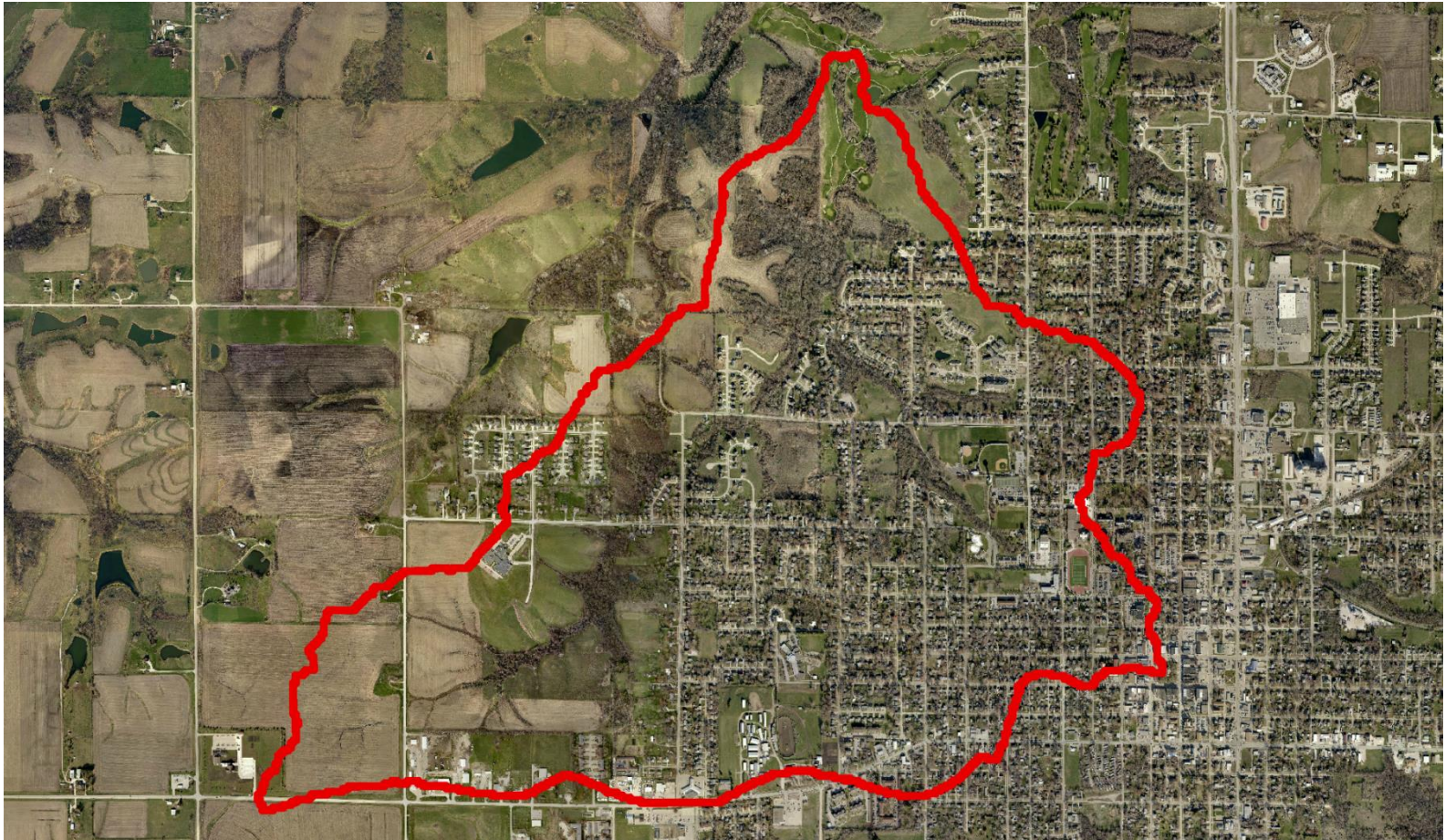
CITY OF INDIANOLA

Master Plan Elements



2018 Analysis Focus

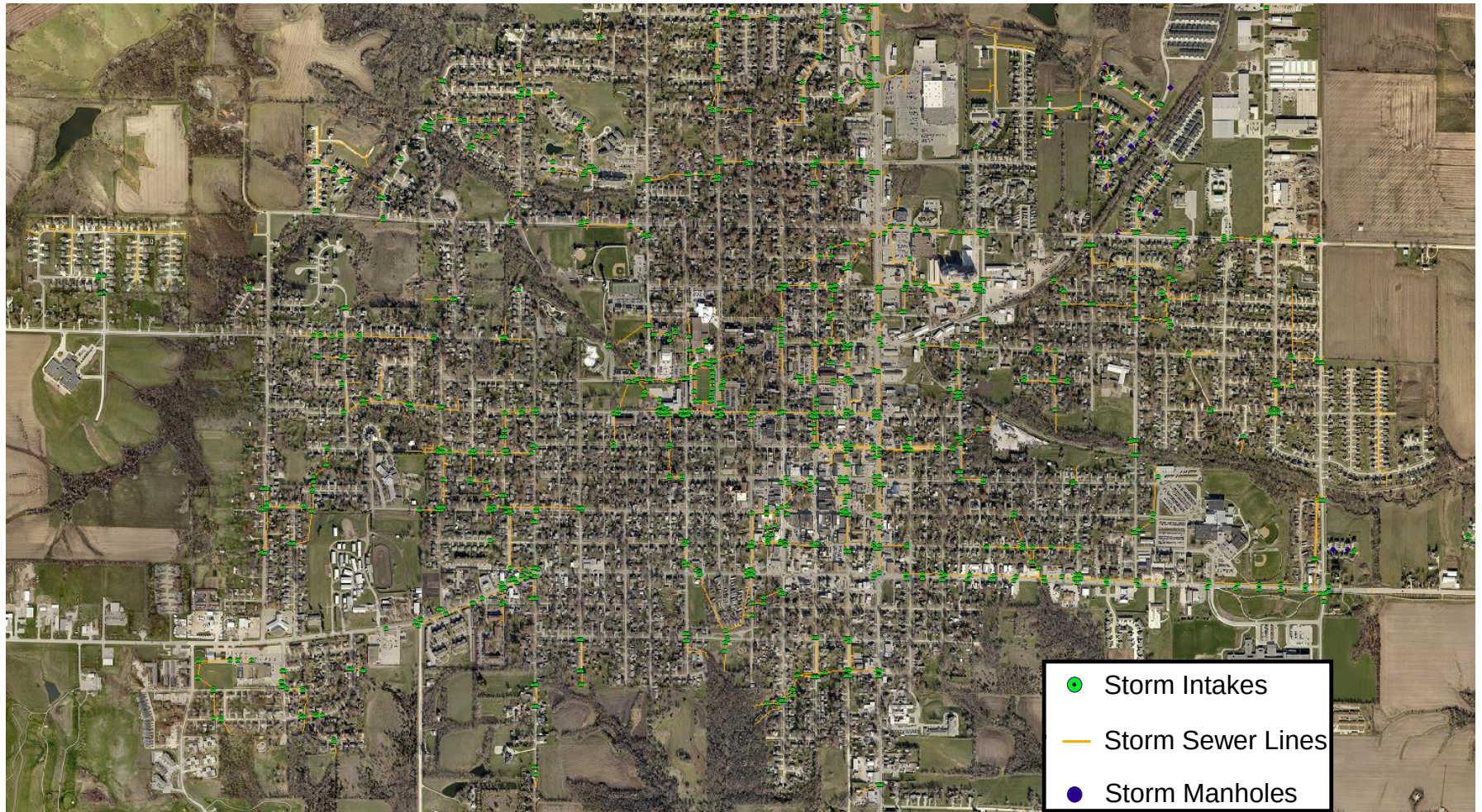
- Cavitt Creek Watershed



System Wide Issues

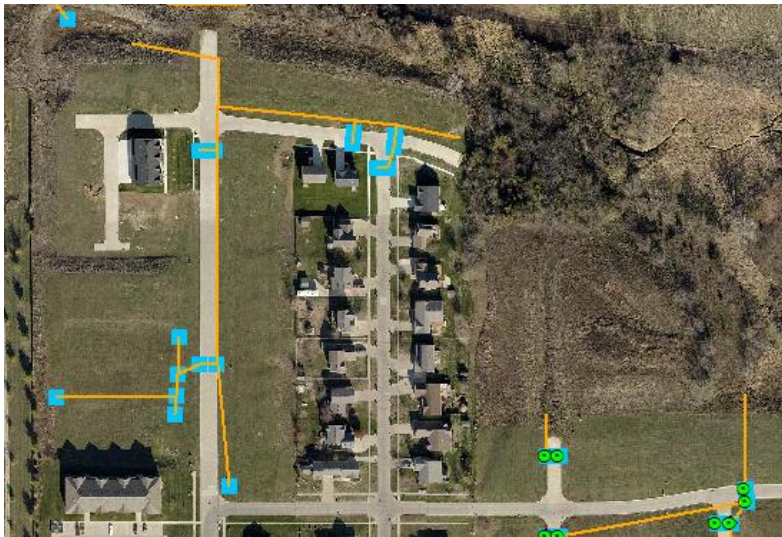
- GIS Data Confidence
- Storm Drainage Infrastructure Condition
- Open Channel Performance
- Facility Performance under Changed Conditions
- Policy Alignment

Existing Storm System GIS Data

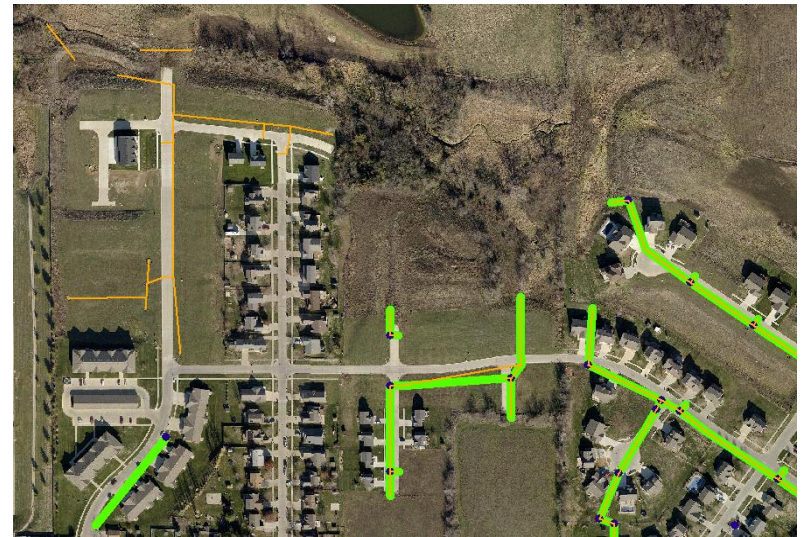


Existing Storm System GIS Data

- Multiple Layers of Similar Features



- Both the blue symbols AND the green symbols represent DIFFERENT data sets for intake structures



- Similarly, green segments AND the orange segments represent DIFFERENT data sets for storm pipe

Existing Storm System GIS Data

- Underutilized Entry Fields

Table Of Contents

Storm Manholes

FID	Shape *	OBJECTID	TYPE
0	Point	2	2
1	Point	3	2
2	Point	4	2
3	Point	5	2
4	Point	6	2

- Missing Information

Table Of Contents

Storm Sewer Lines

FID	Shape *	DIAMETER	TYPE	MATERIAL	created_us	created_da	last_edit	last_edit_1	Shape_STLe
63	Polyline	15	RCP	0		<Null>		<Null>	197.830768
64	Polyline	15	RCP	0		<Null>		<Null>	56.143307
65	Polyline	15		0		<Null>		<Null>	42.829739
66	Polyline	15		0		<Null>		<Null>	525.251735
67	Polyline	15		0		<Null>		<Null>	40.524657
68	Polyline	15	RCP	0		<Null>		<Null>	20.483164

Table Of Contents

Storm Intakes

FID	Shape *	OBJECTID	DIMENSIONS	TYPE	INLET_TYPE	INTAKE_TYP
681	Point	682	3X4	1	BLMG	0
682	Point	683	3X4	1	BLMG	0
683	Point	684		2		0
684	Point	685		2		0
685	Point	686	24	2	RCP MH	0
686	Point	687	24	2	STEEL MH	0

Proposed GIS Data Collection

- Determine initial information fields needed in the system database

Hydraulic Data Existing Conditions (calibrated)														
Conduits														
Link	Nodes		Conduit Type	Dia. (ft)	Width (ft)	n	Slope (%)	Length (ft)	Inverts		Entrance Loss	Exit Loss	Cap. (cfs)	Description
	US	DS							US	DS				
L100	L100	N100	Circular	4.0	0.0	0.013	0.72	68.0	881.44	880.95	0.50	0.50	121.9	
L101	L101	N101	Circular	4.0	0.0	0.013	0.46	59.0	881.71	881.44	0.50	0.50	97.2	
L102	L102	N102	Circular	4.0	0.0	0.013	0.63	120.0	882.46	881.71	0.50	0.75	113.6	
L103	L103	N103	Circular	4.0	0.0	0.013	0.46	88.0	883.68	883.16	0.50	0.50	88.0	

- Storm water collection and conveyance focus on:
 - Type
 - Condition
 - Capacity/Changes Upstream


STRUCTURE INSPECTION FORM
Project No

Crew
Date

Structure_ID
Not Found ☐
Could Not Open ☐
Buried ☐

Private? ☐

Type

Surface Cover

Depth (ft):

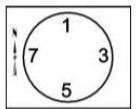
Cover Type

Grade to Rim Height (in)

Comments:

Surcharge Evidence? ☒
Surcharge Depth (ft)

Silt or Debris Buildup? ☒
Silt or Debris Depth (ft)



PIPE DATA

Pipe Shape	Width (in)	Height (in)	Dia. (in)	Pipe Material	Invert Depth (ft)	Flow Direction In/Out	Conn. MH #	Locate (1-8)
P-1 Rnd			15	RCP	4.15	In		1
P-2 Rnd			15	RCP	4.25	Out	95	5

Proposed GIS Data Collection



- **Identify System Condition Indicators**

Reports generated from sewer investigation and survey of structures provide the ability to observe defects and determine the structural, erosional, and operational parameters that influence asset performance



- **Grade Impact of Defects Found**

A risk analysis must be performed on each of the issues discovered in order to grade severity based on likelihood of asset failure and the consequences of asset failure

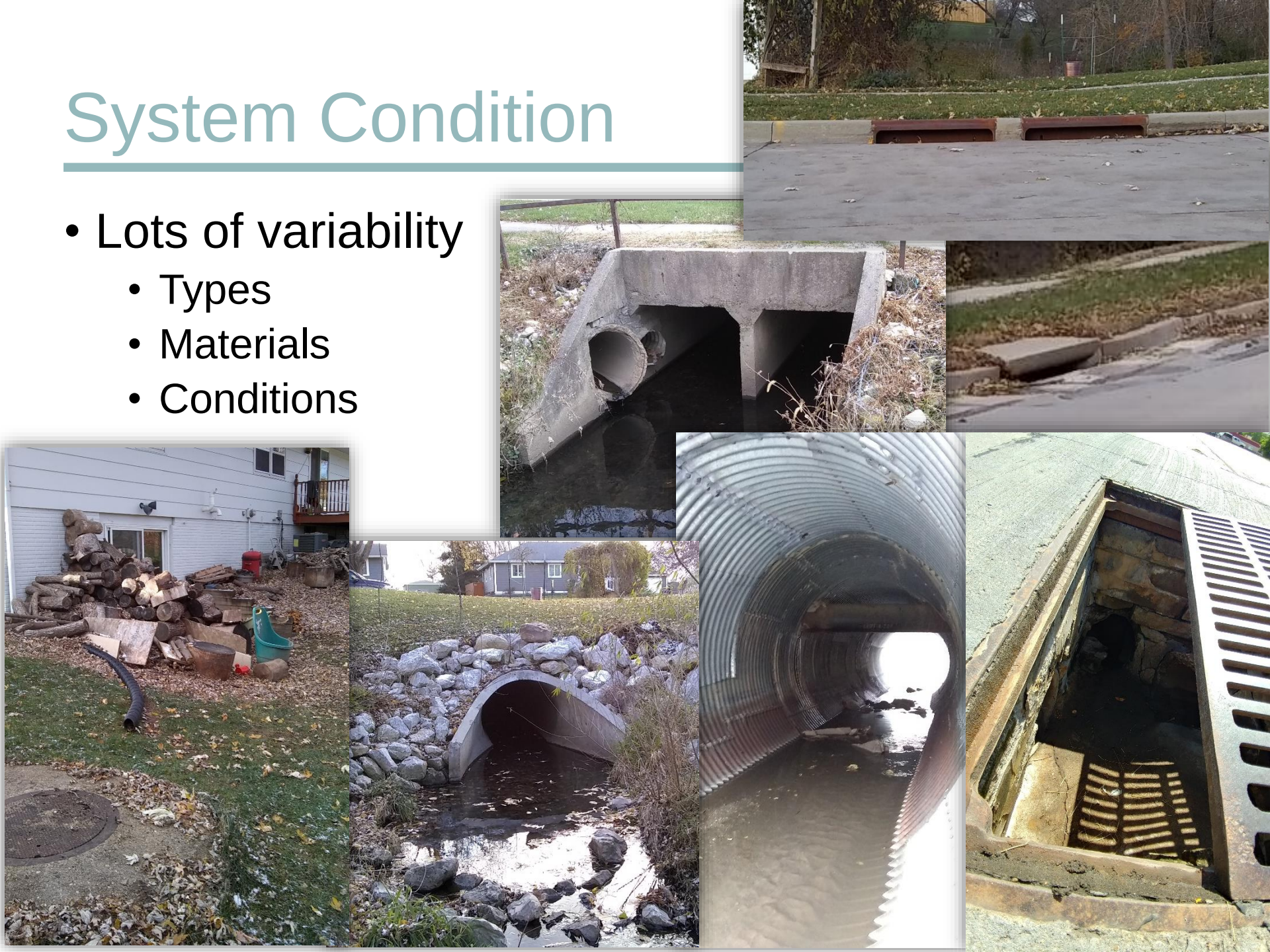


- **Critical Asset & Rehabilitation Rating**

Detect critical infrastructure within project area and develop preliminary maintenance plan that ranks rehabilitation by significance of system integrity

System Condition

- Lots of variability
 - Types
 - Materials
 - Conditions



Open Channel Performance

- 38% of concerns expressed to City staff related to open channel erosion.
- Typical drainage areas:
 - Less than 1 acre
 - Greater than 10 Acres



System Performance

- Changing rainfall patterns
 - Impacts to small watersheds
 - Intakes & gutters
 - Small detention ponds
 - Impacts to large watersheds
 - Overflow frequency



System Performance

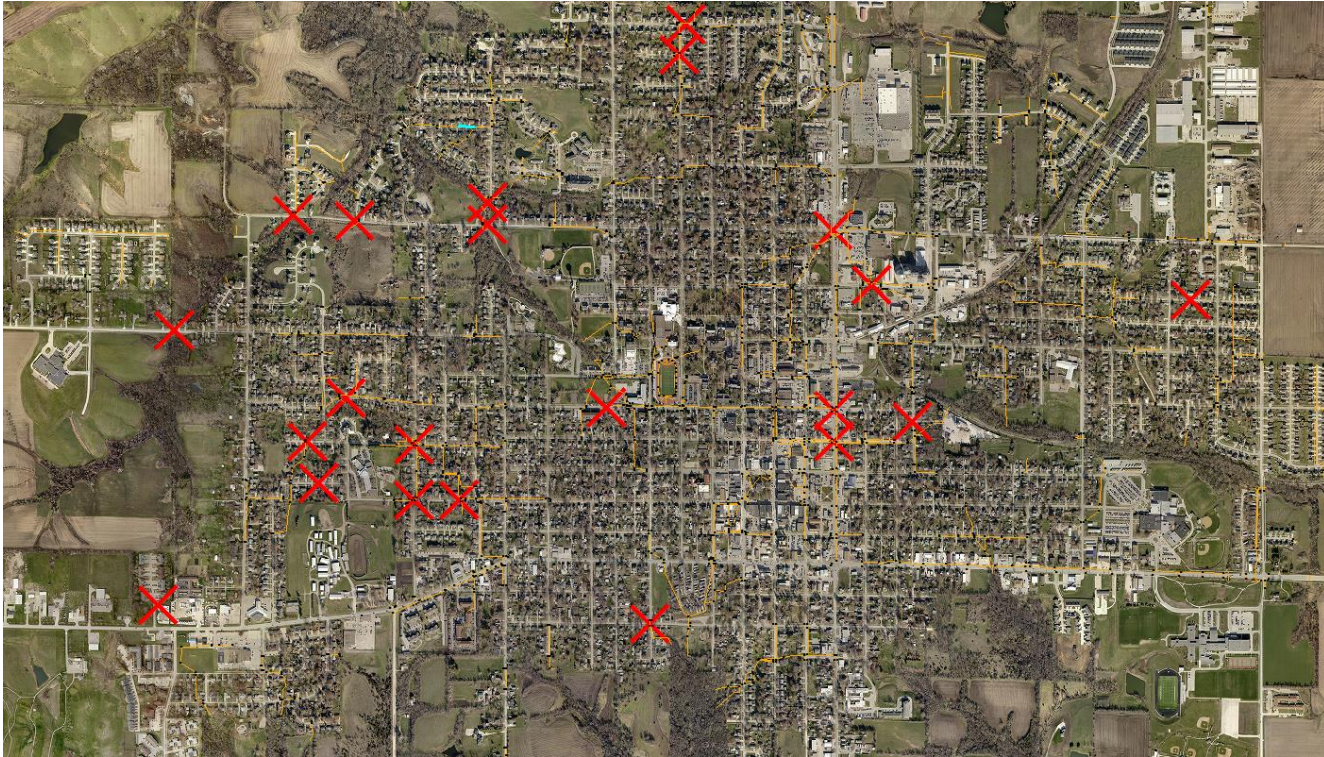
- Long Term Maintenance
 - Neighborhood drainage facilities
 - Small detention ponds
 - Storm water flowage easement
 - Local drainage
 - Overflow swales
 - Flood Plains & Flood Ways
 - Large storm conveyance

Recommendations

- GIS data expansion & continuous updates
- Develop Indianola's version of SUDAS standards
 - Materials, design details, construction details
- Encourage sustainability and insist on resiliency in development drainage review
- Clarify drainage facility maintenance responsibility & cooperative funding program
- Continue fund balance for emergency repairs
- Continue planned intake reconstruction

NEXT STEPS

Project Setup



- Known flooding issues evaluated within the target drainage area to identify future projects

Project Setup

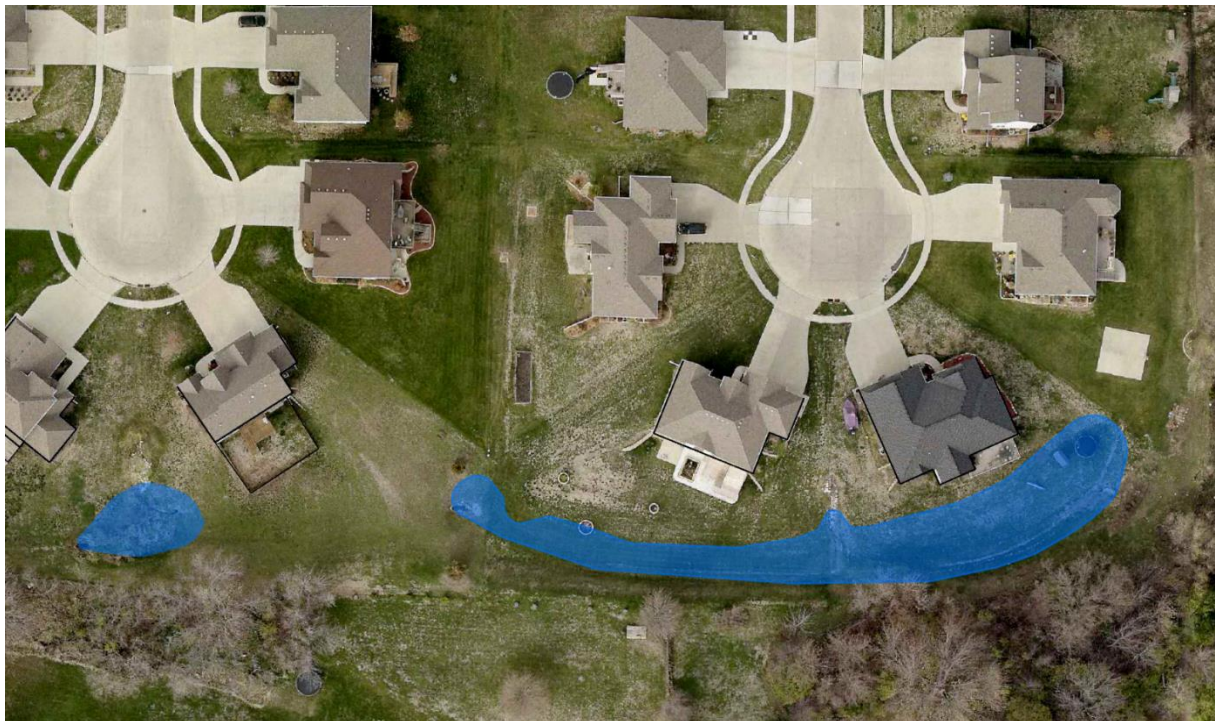
Drainage Concern Locations

	Street 1	Street 2	Location Description	Date	Description	Floodplain?
1	W Euclid Ave.	250' west of Brookwood Drive	Cavitt Creek	7/23/2010	Banks Washed Out	No
2	W Iowa Ave.	N O Street	Intersection	7/23/2010	House / Street Flooding	No?
3	W Iowa Ave.	N L Street	Intersection	7/23/2010	Banks Washed Out	No?
4	W Iowa Ave.	100' east of Stephen Ct.	Ditch / unnamed tributary	7/23/2010	Banks Washed Out	No
5	Stephen Ct.	300' North of W Iowa Ave	Ditch	7/23/2010	Banks Washed Out	No
6	W Norwood Pl.	N C Street	Street		Street Flooding	No
7	W Orchard Ave	200' East of N C Street	Street		Street Flooding	No
8	Iowa	N Jefferson Way	Intersection	7/23/2010	Intersection	No
9	E Girard Ave	150' East of N 3rd St.	Street		Street Flooding	No
10	E Girard Ave	250' East of N 12th St	Street		Street Flooding	No
11	W Clinton Ave	100' west of N L Street	Street	7/23/2010	Street & House Flooding	No
12	W Boston Ave	200' west of North N Street	Channel	7/23/2010	Bank Washed Out	No
13	W Salem Ave	300' west of N M St	Street		House / Street Flooding	No
14	S Spruce St.	250' North of W 2nd	???	7/23/2010	Storm Sewer Caving	No
15	W Salem Ave	S J St	Intersection		House / Street Flooding	No
16	W Salem Ave	200' west of N H Street	Street		House / Street Flooding	No
17	W Boston Ave	N J Street	Intersection		House / Street Flooding	No
18	W Clinton Ave	500' west of N D Street	Street		Street Flooding	No
19	Johns Street	150' South of	Street		House / Street Flooding	Yes
20	N Jefferson Way	E Boston Ave	Intersection		Street Flooding	No
21	N Jefferson Way	E Clinton Ave	Intersection		Street Flooding	No
22	N 5th Street	E Clinton Ave	Intersection	7/23/2010	House / Street Flooding	No

PRAIRIE VIEW DRAINAGE IMPROVEMENT UPDATE

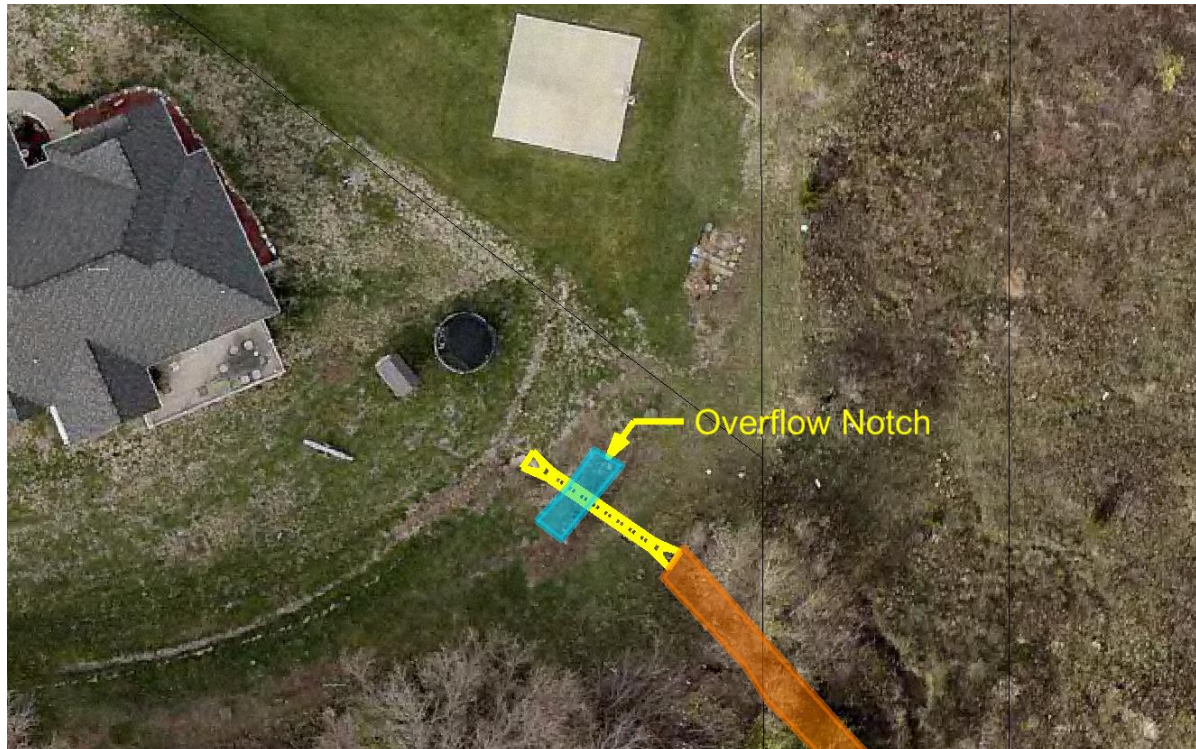
Prairie View Drainage Improvements

- Contemplated SRF Sponsored Project Site
- Water quality improvements were not practical
- Revised concept to address basin performance issues



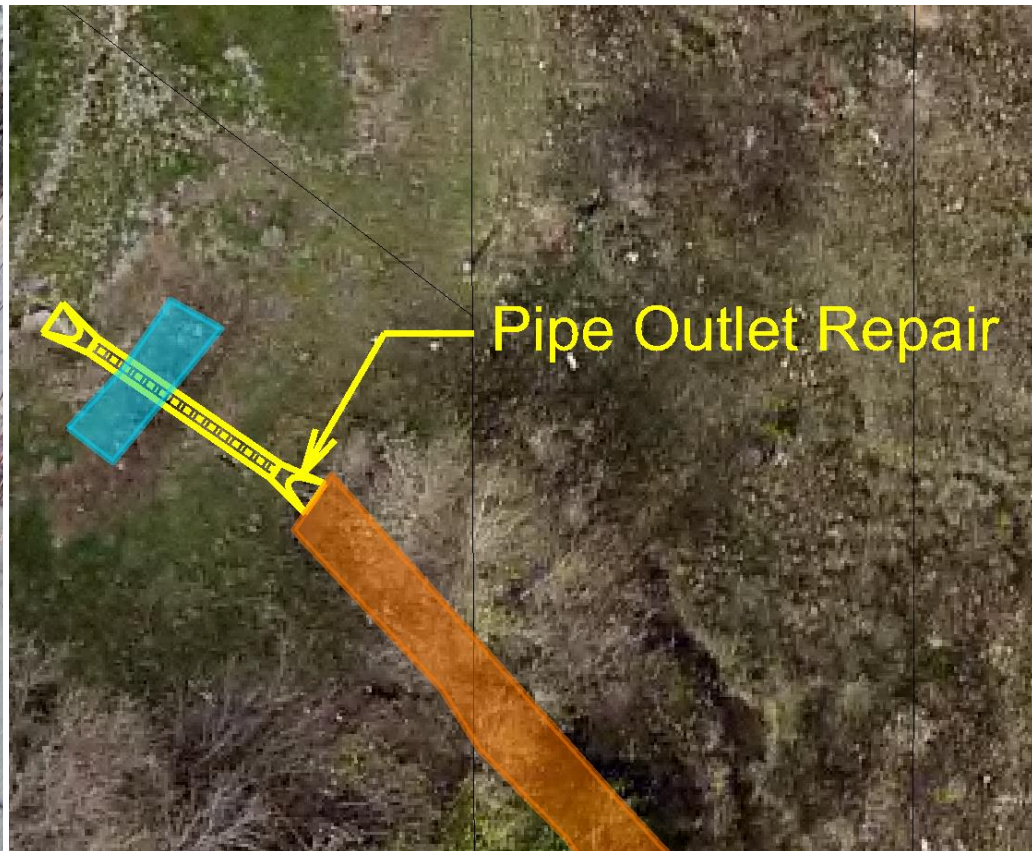
Prairie View Drainage Improvements

- Overflow notch in berm
 - Lower maximum ponding level of basin by 6 inches
 - Protect adjacent structures from flooding



Prairie View Drainage Improvements

- Repair culvert outlet
 - Modify outlet structure
 - Remove and replace outlet section



Prairie View Drainage Improvements

- Outlet Protection

- Stabilize channel/slope to Cavitt Creek
- Reduce erosion
- Improve water quality



Prairie View Drainage Improvements

- Schedule:
 - Design: Winter - 2018
 - Construction: Spring/Summer - 2019
- Estimated Cost: \$50,000 - \$85,000
 - City Cost (not eligible for SRF)

QUESTIONS?



City of Indianola FY 2020 Budget Update

Andrew Lent, Director of Finance



Calendar of Upcoming Items

- November 19: Budget Update and Parking Lot Item Presentation
- December 1-15: Department Budget Discussions
- December 17: Council Prioritization of Parking Lot Items
- January 1, 2019: County Valuations Due to City
- January 21: Department Budgets to Department Heads and Council
- January 23-31: Discussions with Council Members on Budget
- February 4: Council Sets Public Hearing on FY 20 Budget
- March 4: Council Hearing on FY20 Budget
- March 15: FY 20 Budget Due to County and State



Parking Lot Items (Page 1)

- Additional Public Safety Staffing: (on-going costs)
 - Police: \$500,000 spread over 2-5 years
 - Fire: \$100,000 spread over 3 years
 - EMS: \$600,000 spread over 3 years
- School Resource Officer: (\$52,000 assuming split 50/50 with school district)*
- City Hall/Public Safety Building Analysis (\$60,000)
- Facility Maintenance Contract: (researching)
- Square Assessment Follow-up (engineering and construction cost estimates):

*no vehicle included at this time.



Parking Lot Items (Page 2)

- Accounting System Upgrade (eLation or Civic System Upgrade): (currently evaluating)
- Possible Staffing due to IMU Change in Mission and Move: (researching)
- Staffing Study for IT and Community Development Department: (\$60,000)
- Swimming Pool Assessment Study: (researching)
- Trail Prioritization Study: (\$5,000)



Meeting Date: 12/03/2018

Subject

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.

Information

Roll call to go into closed session is in order.

Fiscal Impact

Attachments

No file(s) attached.
