



CITY OF INDIANOLA COUNCIL MEETING

March 4, 2024

7:00 PM

City Council Chambers

110 N 1st Street, Indianola, IA

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Public Comment**
- 5. Consent Agenda**
 - A. Approval of Agenda
 - B. Approval of Claims
 - C. Approval of Minutes of the prior meetings
 - D. Setting dates for future public hearings
 1. Resolution setting a public hearing for March 18, 2024, at 7:00 PM regarding the proposition to authorize issuance of General Obligation Bonds or Capital Loan Notes.
 2. Resolution setting a public hearing on Monday, March 18, 2024, at 7:00 PM regarding an application for a right-of-way vacation and conveyance of a portion of alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way, Indianola, Warren County, Iowa.
 3. Resolution setting a public hearing on Monday, April 1, 2024, at 7:00 PM regarding an application to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition, from the A-1, Agricultural/Open Space Zoning District to the R-1, Single-family Residential Zoning District.
 4. Resolution setting the Fiscal Year 25 Property Tax Levy Hearing for April 1, 2024 at 7:00 PM.
 5. Resolution setting a public hearing on Monday, April 1, 2024, at 7:00 PM regarding an application for a modification to the Village, a Wesley Life Community, Planned Unit Development (PUD).
 - E. Approval of Applications

1. Consideration of the approval of Payment Application Number 28 in the amount of \$11,708.75 to Absolute Concrete for the Square Reconstruction Project.
- F. Third consideration of an ordinance amending Chapter 106, Collection of Solid Waste.
- G. Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by adding Chapter 107, regulation of fat, oil and grease discharge by food service establishments.
- H. Second consideration of an ordinance approving rezoning from the Highway Commercial (C-2) Zoning District to the General Industrial (M-2) Zoning District and an associated amendment to the Elevate Indianola Comprehensive Plan for a portion of the land located at 2103 East 2nd Avenue.
- I. Resolution adopting the Parks and Open Spaces Master Plan.
- J. Resolution adopting a construction manager at risk model and approving a request for qualifications and subsequent request for proposals for the City of Indianola Public Safety and City Hall building.
- K. Consideration of the approval of Urban Revitalization Designations.
- L. Resolution approving salaries.

6. Council Reports

- A. Receive and file the January 2024 EMS Billing Activity Report.
- B. Receive and file the January 2024 Treasurer's Report.
- C. Council committee reports.

7. Mayor's Report

8. Public Consideration

- A. Old Business
 1. West Clinton Avenue Culvert Improvements Project
 - a. Public hearing regarding the West Clinton Culvert Improvements Project.
 - b. Resolution approving the plans, specifications, form of contract and estimate of cost for the West Clinton Culvert Improvements Project.
 - c. Resolution awarding a contract for the West Clinton Culvert Improvements Project.
 2. Community Development Block Grant Application
 - a. Public hearing to take public comments and questions about the proposed submittal of a grant application for the Community Development Block Grant, which would be used for exterior renovations of downtown building façades.
 - b. Resolution approving the grant application for the Iowa Economic Development Authority's Downtown Revitalization Fund, funded

through a Community Development Block Grant, which would be used for exterior renovations of downtown building façades.

- c. Resolution approving a Community Development and Housing Needs Development Assessment.
- d. Resolution approving a letter of funding commitment for the Community Development Block Grant, which would be used for exterior renovations of downtown building façades.

3. Resolution approving Brush Facility services for 2024.

4. Discussion and direction regarding infrastructure funding in the Kentucky Ridge Development.

B. New Business

- 1. Resolution approving the preliminary plat for the Emerald Bay Development.

9. Other Business

A. City Manager's Report - Ben Reeves

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

10. Adjourn



MEMORANDUM

To: Mayor and City Council

From:

Date: March 4, 2024

Subject: Approval of Claims

Recommendation: Simple motion is in order.

Attachments: 1. Vendor Report 342024

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
ABSOLUTE CONCRETE CONSTRUCTION INC				
ABSOLUTE CONCRETE CONST	DOWNTOWN RECONSTRUCTION PROJECT-	02/27/2024	7,433.75	SQUARE STREETS
ABSOLUTE CONCRETE CONST	DOWNTOWN RECONSTRUCTION PROJECT-	02/27/2024	4,275.00	SQUARE STREETS
Total ABSOLUTE CONCRETE CONSTRUCTION INC:			11,708.75	
ACCO UNLIMITED CORP.				
ACCO UNLIMITED CORP.	POOL SUPPLIES	02/16/2024	2,695.75	WELLNESS CAMP
Total ACCO UNLIMITED CORP.:			2,695.75	
ACE HARDWARE				
ACE HARDWARE	SS BOLTS FOR POOL GRATES	02/09/2024	7.60	WELLNESS CAMP
ACE HARDWARE	CLOROX BLEACH FOR GREENHOUSE	02/12/2024	6.99	PARK & RECREATI
ACE HARDWARE	HOOKS FOR GUARD TUBES AND EMERGEN	02/13/2024	15.41	WELLNESS CAMP
ACE HARDWARE	IWC	02/13/2024	17.90	MAINTENANCE
ACE HARDWARE	CITY HALL	02/16/2024	40.15	MAINTENANCE
ACE HARDWARE	REPLACEMENT WHEEL FOR GUARD CHAIR	02/16/2024	16.98	WELLNESS CAMP
ACE HARDWARE	SANDPAPER	02/20/2024	18.94	PARK & RECREATI
ACE HARDWARE	POOL MAINTENCE CLEANING SUPPLY	02/23/2024	33.98	WELLNESS CAMP
Total ACE HARDWARE:			157.95	
ACKERSON, RICHARD				
ACKERSON, RICHARD	REFUND FROM STATE INCOME OFFSET WA	02/26/2024	155.00	AMBULANCE FUN
Total ACKERSON, RICHARD:			155.00	
ACME TOOLS				
ACME TOOLS	TOOLS	02/14/2024	324.57	MAINTENANCE
Total ACME TOOLS:			324.57	
ADAMS DOOR COMPANY INC.				
ADAMS DOOR COMPANY INC.	PD BARN GARAGE DOOR REPAIR	12/08/2023	277.10	POLICE FUND
Total ADAMS DOOR COMPANY INC.:			277.10	
AGSOURCE COOPERATIVE SERVICES				
AGSOURCE COOPERATIVE SE	POOL TESTING	02/20/2024	55.00	WELLNESS CAMP
Total AGSOURCE COOPERATIVE SERVICES:			55.00	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	MUNI LAW 101 CLASS	02/19/2024	35.00	GENERAL FUND
AHLERS & COONEY P.C.	BUILDING PROJECT FINANCING	02/19/2024	340.00	CH BUILDING PRO
Total AHLERS & COONEY P.C.:			375.00	
AllMax Software LLC				
AllMax Software LLC	MAINTENANCE SOFTWARE	02/27/2024	3,250.00	SEWER FUND
Total AllMax Software LLC:			3,250.00	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	SUPPLIES - VAULT	02/27/2024	45.39	GENERAL FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	02/19/2024	50.99	POLICE FUND
AMAZON CAPITAL SERVICES	CITYHALL THERMOSTAT	02/19/2024	175.00	MAINTENANCE

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AMAZON CAPITAL SERVICES	TIMER STOPWATCHES SWIM TEAM	02/06/2024	87.96	WELLNESS CAMP
AMAZON CAPITAL SERVICES	MARCH MEMBER APPRECIATION	02/23/2024	25.48	WELLNESS CAMP
AMAZON CAPITAL SERVICES	BATTERIES	02/23/2024	17.48	WELLNESS CAMP
AMAZON CAPITAL SERVICES	SHIPPING AND HANDLING	02/23/2024	6.99	WELLNESS CAMP
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	02/24/2024	79.42	PARK & RECREATI
AMAZON CAPITAL SERVICES	POST CARDS FOR COM DEV MAILINGS	02/14/2024	34.98	GENERAL FUND
AMAZON CAPITAL SERVICES	FLASH DRIVE	02/19/2024	54.94	POLICE FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	02/12/2024	42.48	GENERAL FUND
AMAZON CAPITAL SERVICES	LAPTOP CHARGER	02/10/2024	17.99	GENERAL FUND
AMAZON CAPITAL SERVICES	COMPUTER SUPPLIES	02/10/2024	32.10	GENERAL FUND
AMAZON CAPITAL SERVICES	PACKS OF PLASTIC SIGN HOLDERS AND SH	02/15/2024	198.47	WELLNESS CAMP
AMAZON CAPITAL SERVICES	SECURITY NOTICE	02/10/2024	17.82	VEHICLE AND EQU
Total AMAZON CAPITAL SERVICES:			887.49	
AUBERT'S TOWING				
AUBERT'S TOWING	TOWING IMPOUND	01/09/2024	185.00	POLICE FUND
AUBERT'S TOWING	TOWING IMPOUND	02/28/2024	100.00	POLICE FUND
Total AUBERT'S TOWING:			285.00	
BLUEMARK ENERGY LLC				
BLUEMARK ENERGY LLC	NATURAL GAS	02/27/2024	3,235.72	WELLNESS CAMP
Total BLUEMARK ENERGY LLC:			3,235.72	
BOB'S CUSTOM TROPHIES				
BOB'S CUSTOM TROPHIES	NAME PLATE FOR RICH PIPER	02/29/2024	11.00	GENERAL FUND
Total BOB'S CUSTOM TROPHIES:			11.00	
BOEGE, LISA				
BOEGE, LISA	YOUTH BASKETBALL OFFICIAL	02/28/2024	60.00	PARK & RECREATI
Total BOEGE, LISA:			60.00	
BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	EMS SUPPLIES	02/22/2024	1,348.27	AMBULANCE FUN
Total BOUND TREE MEDICAL LLC:			1,348.27	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	PROSECUTIONS	01/30/2024	1,440.00	GENERAL FUND
Total BRICK GENTRY P.C.:			1,440.00	
BRUENING ROCK PRODUCTS				
BRUENING ROCK PRODUCTS	ROAD STONE	02/29/2024	1,124.24	ROAD USE TAX FU
Total BRUENING ROCK PRODUCTS:			1,124.24	
BUCHANAN, JACKSON				
BUCHANAN, JACKSON	3RD/4TH YTH BB OFFICIAL	02/16/2024	45.00	PARK & RECREATI
BUCHANAN, JACKSON	YOUTH BASKETBALL OFFICIAL	02/28/2024	45.00	PARK & RECREATI
Total BUCHANAN, JACKSON:			90.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
C&H PRECISION WEAPONS LLC				
C&H PRECISION WEAPONS LL	FIREARMS OPTICS	02/14/2024	52.03	POLICE FUND
Total C&H PRECISION WEAPONS LLC:			52.03	
CALIBRE PRESS				
CALIBRE PRESS	EDUCATION-TRAINING	02/28/2024	359.00	POLICE FUND
Total CALIBRE PRESS:			359.00	
CDW GOVERNMENT INC				
CDW GOVERNMENT INC	COMPUTER SUPPLIES	01/30/2024	600.02	GENERAL FUND
Total CDW GOVERNMENT INC:			600.02	
CENTURYLINK				
CENTURYLINK	MONTHLY SERVICE	02/28/2024	60.18	GENERAL FUND
CENTURYLINK	MONTHLY SERVICE	02/28/2024	62.98	GENERAL FUND
Total CENTURYLINK:			123.16	
CINTAS CORPORATION				
CINTAS CORPORATION	FIRST AID SUPPLIES	02/28/2024	16.01	PARK & RECREATI
CINTAS CORPORATION	CINTAS	02/21/2024	60.52	SEWER FUND
Total CINTAS CORPORATION:			76.53	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	AQUATIC CENTER PICNIC TABLE REPAIRS	02/13/2024	169.56	POOL (MEMORIAL)
CIRCLE B CASHWAY	SANDPAPER	02/21/2024	3.12	PARK & RECREATI
Total CIRCLE B CASHWAY:			172.68	
CONFLUENCE INC.				
CONFLUENCE INC.	GATEWAY STUDY	01/29/2024	6,569.62	GENERAL FUND
CONFLUENCE INC.	HOUSING STUDY AND NEEDS ASSESSMEN	02/26/2024	3,441.50	GENERAL FUND
CONFLUENCE INC.	CITY OF INDIANOLA GATEWAYS PROJECT	02/28/2024	4,906.00	GENERAL FUND
Total CONFLUENCE INC.:			14,917.12	
CONTINENTAL RESEARCH CORP				
CONTINENTAL RESEARCH CO	DUMPSTER MAGIC AND SHIPPING	02/13/2024	281.04	PARK & RECREATI
Total CONTINENTAL RESEARCH CORP:			281.04	
CRAIG'S TRUCK & CAR REPAIR				
CRAIG'S TRUCK & CAR REPAIR	VEHICLE REPAIR	02/28/2024	290.00	POLICE FUND
Total CRAIG'S TRUCK & CAR REPAIR:			290.00	
D.A. DAVIDSON & CO.				
D.A. DAVIDSON & CO.	ANNUAL DISCLOSURE FILING	02/29/2024	1,000.00	DEBT SERVICE FU
Total D.A. DAVIDSON & CO.:			1,000.00	
DARR, HAILEY RENAE				
DARR, HAILEY RENAE	3RD/4TH YTH BB OFFICIAL	02/16/2024	60.00	PARK & RECREATI
DARR, HAILEY RENAE	YOUTH BASKETBALL OFFICIAL	02/28/2024	60.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total DARR, HAILEY RENAE:			120.00	
DLH GRAFX				
DLH GRAFX	VOLLEYBALL CLINIC T-SHIRTS	02/28/2024	432.48	PARK & RECREATI
Total DLH GRAFX:			432.48	
DOORS INC				
DOORS INC	BUILDING DOOR REPAIR	02/16/2024	1,233.00	WELLNESS CAMP
Total DOORS INC:			1,233.00	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	TIRES FOR MEDIC 246	02/14/2024	2,289.91	AMBULANCE FUN
DOWNEY TIRE PROS	DOWNEY TIRE REPAIR	02/16/2024	30.22	SEWER FUND
Total DOWNEY TIRE PROS:			2,320.13	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	01/31/2024	515.75	GENERAL FUND
DUST PROS JANITORIAL	ACTIVITY CENTER JANITORIAL - FEBRUARY	02/15/2024	1,550.00	PARK & RECREATI
DUST PROS JANITORIAL	CH JANITORIAL	02/15/2024	4,100.00	GENERAL FUND
DUST PROS JANITORIAL	JANITORIAL SERVICE	02/15/2024	500.00	GENERAL FUND
DUST PROS JANITORIAL	WRRF JANITORIAL SERVICES	02/15/2024	650.00	SEWER FUND
DUST PROS JANITORIAL	WINDOW CLEANING	02/15/2024	50.00	SEWER FUND
DUST PROS JANITORIAL	ACTIVITY CENTER JANITORIAL SUPPLIES	02/29/2024	164.75	PARK & RECREATI
Total DUST PROS JANITORIAL:			7,530.50	
ELIXIR RX SOLUTIONS				
ELIXIR RX SOLUTIONS	411 RX	02/15/2024	98.93	POLICE FUND
Total ELIXIR RX SOLUTIONS:			98.93	
GALLS LLC				
GALLS LLC	COLLAR BRASS	02/05/2024	171.14	POLICE FUND
GALLS LLC	WINTER COATS UNIFORMS	02/20/2024	530.83	AMBULANCE FUN
GALLS LLC	UNIFORMS FOR CAPTAIN PAYETTE	02/21/2024	59.49	AMBULANCE FUN
Total GALLS LLC:			761.46	
GEURTS, CHERYL				
GEURTS, CHERYL	YOUTH INSTRUCTOR	02/26/2024	350.00	PARK & RECREATI
Total GEURTS, CHERYL:			350.00	
GRAINGER INC				
GRAINGER INC	EQUIPMENT LABELS	02/23/2024	36.60	SEWER FUND
Total GRAINGER INC:			36.60	
GREATER IOWA SWIM LEAGUE				
GREATER IOWA SWIM LEAGUE	STATE TEAM REGISTRATIONS	02/20/2024	735.00	WELLNESS CAMP
Total GREATER IOWA SWIM LEAGUE:			735.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
HOMMER, BRIAN				
HOMMER, BRIAN	REFUND INSURANCE PREMIUM TERMINATE	02/14/2024	621.19	HEALTH INSURAN
Total HOMMER, BRIAN:			621.19	
IAPFC				
IAPFC	ANNUAL DUES	02/23/2024	200.00	FIRE FUND
Total IAPFC:			200.00	
INDEPENDENT ADVOCATE				
INDEPENDENT ADVOCATE	20240129 CC MINUTES	02/07/2024	35.75	GENERAL FUND
INDEPENDENT ADVOCATE	20240205 CC MINUTES	02/29/2024	402.17	GENERAL FUND
INDEPENDENT ADVOCATE	2023 PAYROLL PUBLICATION	02/29/2024	201.38	GENERAL FUND
INDEPENDENT ADVOCATE	PH NOTICE - W CLINTON CULVERT	02/29/2024	40.51	GENERAL FUND
Total INDEPENDENT ADVOCATE:			679.81	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	PRINTER CONTRACT	02/12/2024	3,913.55	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			3,913.55	
IOWA D.A.R.E. ASSOCIATION				
IOWA D.A.R.E. ASSOCIATION	DARE ASSOC. MEMBERSHIP	02/28/2024	100.00	POLICE FUND
Total IOWA D.A.R.E. ASSOCIATION:			100.00	
IOWA DEPT OF PUBLIC SAFETY				
IOWA DEPT OF PUBLIC SAFETY	IOWA SYSTEM - MISC CONTRACT APRIL - JU	02/28/2024	1,116.00	POLICE FUND
Total IOWA DEPT OF PUBLIC SAFETY:			1,116.00	
IOWA LAW ENFORCEMENT ACADEMY				
IOWA LAW ENFORCEMENT AC	DT INSTRUCTOR RECERT	02/20/2024	50.00	POLICE FUND
Total IOWA LAW ENFORCEMENT ACADEMY:			50.00	
IOWA ONE CALL				
IOWA ONE CALL	IOWA	02/09/2024	133.20	SEWER FUND
Total IOWA ONE CALL:			133.20	
IOWA SIGNAL INC.				
IOWA SIGNAL INC.	TRAFFIC SIGNAL REPAIR AT HWY 65/69 & H	02/26/2024	23,600.00	ROAD USE TAX FU
Total IOWA SIGNAL INC.:			23,600.00	
IOWA-DES MOINES SUPPLY INC.				
IOWA-DES MOINES SUPPLY IN	SUPPLIES - MEMBERSHIP	02/16/2024	301.86	WELLNESS CAMP
IOWA-DES MOINES SUPPLY IN	SUPPLIES - MEMBERSHIP	02/20/2024	599.03	WELLNESS CAMP
IOWA-DES MOINES SUPPLY IN	SUPPLIES - MAINTENANCE	02/20/2024	698.96	WELLNESS CAMP
Total IOWA-DES MOINES SUPPLY INC.:			1,599.85	
JAKES LAWN & LANDSCAPING LLC				
JAKES LAWN & LANDSCAPING	SNOW REMOVAL NOV, DEC, JAN	01/30/2024	22,582.50	WELLNESS CAMP

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total JAKES LAWN & LANDSCAPING LLC:			22,582.50	
JETCO INC				
JETCO INC	SOUTH PLANT SWITCH FAILURE	02/15/2024	775.75	SEWER FUND
Total JETCO INC:			775.75	
KELLER'S GARAGE				
KELLER'S GARAGE	MEDIC 246 BRAKES AND ROTORS	02/19/2024	1,280.93	AMBULANCE FUN
Total KELLER'S GARAGE:			1,280.93	
KIESLER POLICE SUPPLY INC				
KIESLER POLICE SUPPLY INC	AMMUNITION	02/13/2024	2,235.73	POLICE FUND
KIESLER POLICE SUPPLY INC	AMMUNITION	02/23/2024	189.58	POLICE FUND
Total KIESLER POLICE SUPPLY INC:			2,425.31	
KIYA KODA HUMANE SOCIETY				
KIYA KODA HUMANE SOCIETY	MONTHLY CONTRACTED SERVICES	02/23/2024	4,500.00	POLICE FUND
Total KIYA KODA HUMANE SOCIETY:			4,500.00	
LAWSON PRODUCTS				
LAWSON PRODUCTS	SHOP SUPPLIES	02/11/2024	1,674.52	ROAD USE TAX FU
LAWSON PRODUCTS	SHOP SUPPLIES	02/14/2024	39.33	ROAD USE TAX FU
Total LAWSON PRODUCTS:			1,713.85	
Martin's Flag Company				
Martin's Flag Company	US FLAGS - LARGE SIZE	02/26/2024	382.60	GENERAL FUND
Total Martin's Flag Company:			382.60	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	N HOWARD KEYS	02/13/2024	8.24	CH BUILDING PRO
MCCOY HARDWARE INC	N HOWARD KEYS	02/14/2024	8.24	CH BUILDING PRO
MCCOY HARDWARE INC	KEY BLANKS FOR POOL	02/14/2024	8.24	PARK & RECREATI
MCCOY HARDWARE INC	STATION HARDWARE	02/16/2024	8.49	FIRE FUND
MCCOY HARDWARE INC	STATION HARDWARE	02/16/2024	5.77	FIRE FUND
MCCOY HARDWARE INC	STATION HARDWARE	02/20/2024	20.18	FIRE FUND
MCCOY HARDWARE INC	SUPPLIES	02/27/2024	1.42	MAINTENANCE
Total MCCOY HARDWARE INC:			60.58	
McVEY, TYLOR				
McVEY, TYLOR	PARKING TICKET REFUND - PAID TWICE	02/12/2024	35.00	POLICE FUND
Total McVEY, TYLOR:			35.00	
MERCY COLLEGE OF HEALTH SCIENCES				
MERCY COLLEGE OF HEALTH	N BELVO EMT CLASS	02/19/2024	950.00	AMBULANCE FUN
Total MERCY COLLEGE OF HEALTH SCIENCES:			950.00	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	WRRF ELECTRIC/GAS	02/13/2024	12,390.68	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MID AMERICAN ENERGY CO.	SIGN LIGHTING	02/13/2024	11.62	GENERAL FUND
MID AMERICAN ENERGY CO.	STREETLIGHTS	02/13/2024	159.56	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	N65/69 ELECTRIC	02/16/2024	77.27	SEWER FUND
MID AMERICAN ENERGY CO.	WESLEY ELECTRIC	02/16/2024	52.18	SEWER FUND
MID AMERICAN ENERGY CO.	UTILITIES - GAS 206 N. 1ST STREET	02/20/2024	121.25	FIRE FUND
MID AMERICAN ENERGY CO.	ACTIVITY CENTER UTILITIES	02/20/2024	420.35	PARK & RECREATI
MID AMERICAN ENERGY CO.	UTILITIES GAS - STREETS	02/20/2024	812.45	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	QUAIL MEADOWS ELECTRIC	02/20/2024	82.03	SEWER FUND
MID AMERICAN ENERGY CO.	114 N HOWARD GAS SERVICES	02/20/2024	544.34	CH BUILDING PRO
MID AMERICAN ENERGY CO.	CH GAS SERVICES	02/29/2024	1,709.33	GENERAL FUND
Total MID AMERICAN ENERGY CO.:			16,381.06	
MIDWEST AUTOMATIC FIRE SPRINKLER				
MIDWEST AUTOMATIC FIRE SP	FIRE SPRINKLER INSPECTION	02/15/2024	423.80	SEWER FUND
Total MIDWEST AUTOMATIC FIRE SPRINKLER:			423.80	
MILLER ELECTRICAL SERVICES				
MILLER ELECTRICAL SERVICE	POOL PUMP FUSES REPAIRS	02/16/2024	181.82	POOL (MEMORIAL)
Total MILLER ELECTRICAL SERVICES:			181.82	
MOSHER, CASSANDRA				
MOSHER, CASSANDRA	MILEAGE - CIVIC GROUP TRAINING	02/14/2024	36.98	GENERAL FUND
Total MOSHER, CASSANDRA:			36.98	
MOTOROLA SOLUTIONS INC				
MOTOROLA SOLUTIONS INC	MOTOROLA RADIOS	02/07/2024	33.65	VEHICLE AND EQU
MOTOROLA SOLUTIONS INC	MOTOROLA RADIOS	02/10/2024	502.10	VEHICLE AND EQU
MOTOROLA SOLUTIONS INC	RADIO CHARGER	02/16/2024	136.15	POLICE FUND
Total MOTOROLA SOLUTIONS INC:			671.90	
NAPA AUTO PARTS				
NAPA AUTO PARTS	DEF FOR DIESEL ENGINES	01/12/2024	1,035.96	FIRE FUND
NAPA AUTO PARTS	CAMERA TRUCK BATTERY	02/13/2024	189.99	SEWER FUND
NAPA AUTO PARTS	MEDIC 245 OIL	02/14/2024	18.36	AMBULANCE FUN
NAPA AUTO PARTS	DEF FLUID	02/15/2024	12.99	ROAD USE TAX FU
NAPA AUTO PARTS	DEF FLUID	02/15/2024	258.99	ROAD USE TAX FU
Total NAPA AUTO PARTS:			1,516.29	
NATIONWIDE OFFICE CLEANERS LLC				
NATIONWIDE OFFICE CLEANER	OFFICE CLEANING SERVICE FEB 2024	02/15/2024	5,554.43	WELLNESS CAMP
Total NATIONWIDE OFFICE CLEANERS LLC:			5,554.43	
OPN ARCHITECTS INC				
OPN ARCHITECTS INC	PUBLIC BUILDING ARCH SERVICES	01/31/2024	10,362.80	CAPITAL PROJECT
Total OPN ARCHITECTS INC:			10,362.80	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	WIRING	02/20/2024	48.80	ROAD USE TAX FU
O'REILLY AUTO PARTS	WIRING	02/20/2024	19.99	ROAD USE TAX FU
O'REILLY AUTO PARTS	RADIATOR CAP - BOBCAT UTV	02/21/2024	6.67	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total O'REILLY AUTO PARTS:			75.46	
PATRICK, MICHELE				
PATRICK, MICHELE	MILEAGE TO GATEWAY CONFERENCE CTR	02/15/2024	73.70	LIBRARY FUND
Total PATRICK, MICHELE:			73.70	
PERFECTION PEST MANAGEMENT				
PERFECTION PEST MANAGEM	PEST CONTROL	02/26/2024	53.50	ROAD USE TAX FU
Total PERFECTION PEST MANAGEMENT:			53.50	
PITNEY BOWES				
PITNEY BOWES	QUARTERLY RENTAL	02/20/2024	153.57	GENERAL FUND
Total PITNEY BOWES:			153.57	
PROIMAGE SIGN & LIGHTING				
PROIMAGE SIGN & LIGHTING	BLANK YARD SIGNS	02/28/2024	32.50	PARK & RECREATI
Total PROIMAGE SIGN & LIGHTING:			32.50	
PROSCREENING LLC				
PROSCREENING LLC	PRE EMPLOYMENT SCREENING - IWC	02/15/2024	3.00	WELLNESS CAMP
PROSCREENING LLC	PRE EMPLOYMENT SCREENING - POOL	02/15/2024	192.00	POOL (MEMORIAL)
PROSCREENING LLC	PRE EMPLOYMENT SCREENING - PARKS A	02/15/2024	96.00	PARK & RECREATI
Total PROSCREENING LLC:			291.00	
PROTECT YOUTH SPORTS				
PROTECT YOUTH SPORTS	STAFF BACKGROUND CHECKS	01/31/2024	89.10	PARK & RECREATI
Total PROTECT YOUTH SPORTS:			89.10	
PURCHASE POWER				
PURCHASE POWER	POSTAGE REFILL	02/21/2024	500.00	GENERAL FUND
Total PURCHASE POWER:			500.00	
RAFFETY, JACKIE				
RAFFETY, JACKIE	FEBRUARY 2024 CELL	02/23/2024	50.00	GENERAL FUND
Total RAFFETY, JACKIE:			50.00	
REEVES, BEN				
REEVES, BEN	FEBRUARY 2024 CELL	02/23/2024	75.00	GENERAL FUND
Total REEVES, BEN:			75.00	
ROSENBAUER SOUTH DAKOTA LLC				
ROSENBAUER SOUTH DAKOTA	NEW ENGINE 332 ROSENBAUER	02/23/2024	307,699.00	VEHICLE AND EQU
Total ROSENBAUER SOUTH DAKOTA LLC:			307,699.00	
ROSS CHEMICAL SYSTEMS INC				
ROSS CHEMICAL SYSTEMS IN	DETERGENT FOR PPE	02/13/2024	264.85	FIRE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total ROSS CHEMICAL SYSTEMS INC:			264.85	
SECTOR LLC				
SECTOR LLC	NEW DODGE 330 2023 YEAR	02/21/2024	16,480.42	VEHICLE AND EQU
Total SECTOR LLC:			16,480.42	
SHULL, DOUG				
SHULL, DOUG	MONTHLY CONTRACTED SERVICE	02/23/2024	83.33	GENERAL FUND
Total SHULL, DOUG:			83.33	
SOUTHTOWN CHRYSLER DODGE				
SOUTHTOWN CHRYSLER DOD	CENTER WHEEL CAP - 2022 RAM 2500	02/20/2024	41.21	PARK & RECREATI
Total SOUTHTOWN CHRYSLER DODGE:			41.21	
SPRINGER PROFESSIONAL HOME SERVICES				
SPRINGER PROFESSIONAL HO	ACTIVITY CENTER PEST CONTROL	02/07/2024	70.40	PARK & RECREATI
Total SPRINGER PROFESSIONAL HOME SERVICES:			70.40	
STEW HANSEN DODGE				
STEW HANSEN DODGE	MEDIC 248 REPAIR WORK	02/16/2024	6,293.57	FIRE FUND
Total STEW HANSEN DODGE:			6,293.57	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	N HOWARD TRASH SERVICE	02/24/2024	196.00	CH BUILDING PRO
T.R.M. DISPOSAL LLC	GARBAGE BILL	02/24/2024	21.00	POLICE FUND
T.R.M. DISPOSAL LLC	TRASH REMOVAL	02/24/2024	76.00	SEWER FUND
Total T.R.M. DISPOSAL LLC:			293.00	
TERRACON CONSULTANTS INC				
TERRACON CONSULTANTS INC	GEOTECH WORK - NEW CH BLDG	02/23/2024	20,500.00	CH BUILDING PRO
Total TERRACON CONSULTANTS INC:			20,500.00	
THEISEN'S				
THEISEN'S	ICE MELT	02/14/2024	64.72	SEWER FUND
THEISEN'S	CHEMICAL MEASURE, OIL PUMP	02/20/2024	34.98	SEWER FUND
THEISEN'S	MOTOR OIL	02/20/2024	54.95	SEWER FUND
THEISEN'S	OIL CHANGE EQUIPMENT	02/21/2024	15.48	SEWER FUND
THEISEN'S	WEDGE ANCHOR, DRILL BIT, CHAIN ETC	02/22/2024	114.08	SEWER FUND
Total THEISEN'S:			284.21	
TOMPKINS INDUSTRIES INC.				
TOMPKINS INDUSTRIES INC.	HYD. FITTINGS	02/05/2024	11.54	ROAD USE TAX FU
TOMPKINS INDUSTRIES INC.	HYD. FITTINGS	02/05/2024	11.65	ROAD USE TAX FU
Total TOMPKINS INDUSTRIES INC.:			23.19	
TRANE				
TRANE	WELLNESS PAY APP #3	02/15/2024	3,892.50	WELLNESS CAMP

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total TRANE:			3,892.50	
TVG-MGT HOLDINGS LP				
TVG-MGT HOLDINGS LP	IWC CLASSIFICATION STUDY	02/09/2024	2,100.00	GENERAL FUND
Total TVG-MGT HOLDINGS LP:			2,100.00	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONE -FACILITIES	02/10/2024	46.77	MAINTENANCE
U.S. CELLULAR	CELL PHONE - COMMUNICATIONS	02/10/2024	46.77	GENERAL FUND
U.S. CELLULAR	CELL PHONE SEWER	02/10/2024	138.61	SEWER FUND
U.S. CELLULAR	CELL PHONE COM DEV	02/10/2024	92.13	GENERAL FUND
U.S. CELLULAR	CELL PHONE STREET	02/10/2024	185.37	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONE FIRE	02/10/2024	604.64	AMBULANCE FUN
Total U.S. CELLULAR:			1,114.29	
USA BLUE BOOK				
USA BLUE BOOK	LAB SUPPLIES	02/01/2024	390.61	SEWER FUND
USA BLUE BOOK	LAB SUPPLIES	02/05/2024	44.95	SEWER FUND
Total USA BLUE BOOK:			345.66	
VERIZON WIRELESS				
VERIZON WIRELESS	VERIZON POLICE BILL	02/15/2024	3,109.65	POLICE FUND
Total VERIZON WIRELESS:			3,109.65	
WALDINGER CORPORATION, THE				
WALDINGER CORPORATION, T	QUARTERLY PREVENTATIVE MAINTENANCE	02/19/2024	3,309.77	MAINTENANCE
Total WALDINGER CORPORATION, THE:			3,309.77	
WARREN COUNTY ENGINEER				
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - IT-MAINTENANCE	02/05/2024	28.15	MAINTENANCE
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - BLDG/ZONING	02/05/2024	63.18	GENERAL FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - FIRE	02/05/2024	1,092.50	FIRE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - AMBULANCE	02/05/2024	1,135.21	AMBULANCE FUN
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - POLICE	02/05/2024	2,187.01	POLICE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - PARKS	02/05/2024	892.81	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - REC - VANS	02/05/2024	96.03	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - STREET	02/05/2024	7,795.75	ROAD USE TAX FU
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - SEWER	02/05/2024	739.02	SEWER FUND
Total WARREN COUNTY ENGINEER:			14,029.66	
WARREN WATER DISTRICT				
WARREN WATER DISTRICT	WRRF WATER	02/21/2024	95.45	SEWER FUND
Total WARREN WATER DISTRICT:			95.45	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES - PARKS	02/29/2024	125.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES - RECREATION	02/29/2024	25.00	PARK & RECREATI
Total WIEGERT DISPOSAL CO.:			150.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WILDER, QWINTON				
WILDER, QWINTON	3RD/4TH & 5TH/6TH YTH BB OFFICIAL	02/16/2024	60.00	PARK & RECREATI
WILDER, QWINTON	YOUTH BASKETBALL OFFICIAL	02/28/2024	60.00	PARK & RECREATI
Total WILDER, QWINTON:			120.00	
WILLIAMS-WALLACE, GABRIEL				
WILLIAMS-WALLACE, GABRIEL	3RD/4TH YTH BB OFFICIAL	02/16/2024	120.00	PARK & RECREATI
WILLIAMS-WALLACE, GABRIEL	YOUTH BASKETBALL OFFICIAL	02/28/2024	60.00	PARK & RECREATI
Total WILLIAMS-WALLACE, GABRIEL:			180.00	
WORKMAN, BILL				
WORKMAN, BILL	ACTIVITY CENTER PERFORMANCE	02/13/2024	250.00	PARK & RECREATI
Total WORKMAN, BILL:			250.00	
Wright Outdoor Solutions				
Wright Outdoor Solutions	BRUSH GRINDING AT BRUSH FACILITY	02/28/2024	6,875.00	FRANCHISE FEE F
Total Wright Outdoor Solutions:			6,875.00	
Grand Totals:			549,818.71	

City Council: _____



MEMORANDUM

To: Mayor and City Council
From:
Date: March 4, 2024
Subject: Approval of Minutes of the prior meetings

Recommendation: Simple motion for approval is in order.

Attachments: 1. 20240220 CC Minutes



CITY OF INDIANOLA COUNCIL MEETING

February 20, 2024

7:00 PM

City Council Chambers
110 N 1st Street, Indianola, IA
Minutes

Call to Order

The Indianola City Council met in regular session at 7:00 PM on February 20, 2024, in the City Hall Council Chambers. Mayor Stephanie Erickson called the meeting to order and on roll call the following members were present: Mellisa Sones, Josh Rabe, Ron Dalby, Steve Armstrong, Christina Beach, Steve Richardson. Absent: None.

Public Comment

There were no public comments offered.

Consent Agenda

Council Member Sones requested that Approval of Claims be pulled from the consent agenda. Rabe moved to approve the Consent Agenda and Beach seconded it. City Manager Ben Reeves detailed the items on the consent agenda. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of Agenda
- Resolution 2024-025 approving a reimbursement for the Downtown Façade and Interior Improvement Grant Program.
- Resolution 2024-026 approving monthly transfers.
- Approval of Minutes of the prior meetings
- Resolution 2024-027 setting a public hearing for 7:00 PM on Monday, March 4, 2024, to take public comments and questions about the proposed submittal of a grant application for the Community Development Block Grant, which would be used for exterior renovations of downtown building façades.
- Consideration of the approval of a renewal liquor license for Dolgencorp, LLC dba Dollar General #6777.
- Consideration of the approval of a renewal liquor license for Frerichs & Zeitz, LLC, dba Z's Eatery and Draught Haus.
- Consideration of the approval of a renewal liquor license for Casey's General Store #3512.
- Second consideration of an ordinance amending Chapter 106, Collection of Solid Waste.
- Resolution 2024-028 appointing representation to the Mid-Iowa Planning Alliance for Community Development.
- Resolution 2024-029 approving a letter of intent to apply for Main Street Iowa Program.
- Resolution 2024-030 authorizing an agreement between MercyOne Clive Pharmacy and the City of Indianola, Iowa, through its Fire Department.
- Resolution 2024-031 approving an agreement with Dust Pros Janitorial.
- Consideration of the approval of Urban Revitalization Designations.
- Resolution 2024-032 approving salaries.

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

Council Reports

Council Member Richardson stated the Goodwill Tour by the Iowa League of Cities will be held on February 28 at 5:30 PM at the IWC.

Mayor's Report

Mayor Erickson read a proclamation declaring February 24, 2024, as Government Communicators Day in Indianola.

Mayor Erickson stated that Bike Fest will be held on June 8, from 10 AM - noon at the IHS Football Field.

Public Consideration

Council Member Armstrong moved to approve the first consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by adding Chapter 107, regulation of fat, oil and grease discharge by food service establishments. Rabe seconded it. Penalties for failure to follow the ordinance were discussed. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Richardson moved to bring the resolution approving an amendment to the Elevate Indianola Comprehensive Plan for property located at 2103 E 2nd Avenue off the table and Beach seconded it. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to approve Resolution 2024-033 approving an amendment to the Elevate Indianola Comprehensive Plan for property located at 2103 E 2nd Avenue and Beach seconded it. The council discussed the proposed uses for the property. Eric Cannon, the applicant's engineer, answered questions about the proposed uses. Applicant Gene Mercer, 17439 120th Ave., addressed some concerns. Council discussed changing the ordinance to include only the uses the applicant requested. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Richardson and seconded by Rabe to take the first consideration of an ordinance approving rezoning from the Highway Commercial (C-2) Zoning District to the General Industrial (M-2) Zoning District and an associated amendment to the Elevate Indianola Comprehensive Plan for a portion of the land located at 2103 East 2nd Avenue off the table. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Richardson moved to approve the first consideration of an ordinance approving rezoning from the Highway Commercial (C-2) Zoning District to the General Industrial (M-2) Zoning District and an associated amendment to the Elevate Indianola Comprehensive Plan for a portion of the land located at 2103 East 2nd Avenue, with Section 2.2 to include only Construction sales and service, contractor office, office for plumber, electrician, HVAC service or similar use, with outdoor storage; repair service, small engine; storage of equipment, data and records, electronic data center, furniture and similar; warehousing and wholesaling (outdoor storage limited to licensed and operable trailers, trucks, power equipment, and shipping containers). Council Member Sones seconded it. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Other Business

Council Member Dalby moved to enter into closed session at 7:49 PM 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. Council Member Beach seconded it. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Armstrong and seconded by Beach at 9:23 PM to exit the closed session. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Beach moved to enter into closed session at 9:24 PM 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. Richardson seconded it. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

At 9:38 PM, Richardson moved and Dalby seconded to exit the closed session. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Adjourn

The meeting was adjourned at 9:39 PM on a motion by Armstrong and seconded by Richardson. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From:
Date: March 4, 2024
Subject: Resolution setting a public hearing for March 18, 2024, at 7:00 PM regarding the proposition to authorize issuance of General Obligation Bonds or Capital Loan Notes.

Recommendation: If Council decides to use the debt levy to pay for vehicles, a public hearing is required. It will allow the addition of new debt to our fiscal year 25 budget.
Roll call is in order.

Attachments:

1. Indianola (179) - Notice of Public Hearing (02313774x7F7E1)
2. Indianola (179) - fix date 2024 GO Bonds-CLN ECP (02311506x7F7E1)

(To be published on or before: March 12, 2024)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF INDIANOLA, STATE OF IOWA, ON THE MATTER
OF THE PROPOSED AUTHORIZATION OF NOT TO EXCEED
\$3,750,000 GENERAL OBLIGATION BONDS OR CAPITAL
LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE
PURPOSES), AND THE HEARING ON THE ISSUANCE
THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Indianola, State of Iowa, will hold a public hearing on the 18th day of March, 2024, at 7:00 P.M., in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at which meeting the Council proposes to take additional action for the authorization of not to exceed \$3,750,000 General Obligation Bonds or Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of equipping the fire, police, and street departments, including acquisitions of various vehicles, ambulances and ambulance equipment. Principal and interest will be payable from the Debt Service Fund.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing. Please check the posted agenda in advance of the March 18, 2024 meeting for any updates to the manner in which the public may access the hearing. Please contact the City Clerk's office at jraffety@indianolaiowa.gov if you have questions about the format of the meeting.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization and issuance of General Obligation Bonds or Capital Loan Notes or will abandon the proposal.

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa.

Dated this 4th day of March, 2024.

City Clerk, City of Indianola, State of Iowa

(End of Notice)

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

Not to exceed \$3,750,000 General Obligation Bonds or Capital Loan Notes

- Resolution fixing date for a meeting on the proposition to authorize issuance of General Obligation Bonds or Capital Loan Notes

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

March 4, 2024

The City Council of the City of Indianola, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at 7:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF NOT TO EXCEED \$3,750,000 GENERAL OBLIGATION BONDS OR CAPITAL LOAN NOTES OF THE CITY OF INDIANOLA, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF NOT TO EXCEED \$3,750,000 GENERAL OBLIGATION BONDS OR CAPITAL LOAN NOTES OF THE CITY OF INDIANOLA, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Indianola, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$5,665,000, as authorized by Sections 384.24A and 384.25, of the Code of Iowa, for the purpose of providing funds to equipping of the fire, police, and street departments, including acquisitions of various vehicles, ambulances and ambulance equipment; and

WHEREAS, the General Obligation Bonds or Capital Loan Notes shall be payable from the Debt Service Fund; and

WHEREAS, before General Obligation Bonds or Capital Loan Notes, may be issued it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the issuance of said Bonds or Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at 7:00 P.M., on the 18^h day of March, 2024, for the purpose of taking action on the matter of the authorization of issuance of not to exceed \$3,750,000 General Obligation Bonds or Capital Loan Notes, for essential corporate purposes, the proceeds of which will be used to provide funds to pay the costs of equipping of the fire, police, and street departments, including acquisitions of various vehicles, ambulances and ambulance equipment.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Division III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Bonds or Notes.

Section 4. The notice of the proposed action shall be in substantially the following form:

(To be published on or before: March 12, 2024)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF INDIANOLA, STATE OF IOWA, ON THE MATTER
OF THE PROPOSED AUTHORIZATION OF NOT TO EXCEED
\$3,750,000 GENERAL OBLIGATION BONDS OR CAPITAL
LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE
PURPOSES), AND THE HEARING ON THE ISSUANCE
THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Indianola, State of Iowa, will hold a public hearing on the 18th day of March, 2024, at 7:00 P.M., in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at which meeting the Council proposes to take additional action for the authorization of not to exceed \$3,750,000 General Obligation Bonds or Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of equipping the fire, police, and street departments, including acquisitions of various vehicles, ambulances and ambulance equipment. Principal and interest will be payable from the Debt Service Fund.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing. Please check the posted agenda in advance of the March 18, 2024 meeting for any updates to the manner in which the public may access the hearing. Please contact the City Clerk's office at jraffety@indianolaiowa.gov if you have questions about the format of the meeting.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization and issuance of General Obligation Bonds or Capital Loan Notes or will abandon the proposal.

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa.

Dated this 4th day of March, 2024.

City Clerk, City of Indianola, State of Iowa

(End of Notice)

PASSED AND APPROVED this 4th day of March, 2024.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WARREN)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2024.

City Clerk, City of Indianola, State of Iowa

(SEAL)

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WARREN)

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Indianola, in the County of Warren, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING
(Not To Exceed \$3,750,000 General Obligation Bonds or Capital Loan Notes)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the "Indianola Record - Herald & Tribune", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

_____, 2024.

WITNESS my official signature this _____ day of _____, 2024.

City Clerk, City of Indianola, State of Iowa

(SEAL)



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Deputy City Manager Development and Operations

Date: March 4, 2024

Subject: Resolution setting a public hearing on Monday, March 18, 2024, at 7:00 PM regarding an application for a right-of-way vacation and conveyance of a portion of alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way, Indianola, Warren County, Iowa.

Introduction:

Background: At its meeting on March 4, the City Council will be asked to set a public hearing for an application for a right-of-way vacation and conveyance of a portion of alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way. This alley is located between the New Heights Church and the parking lot it owns just east of the church. At its meeting on February 27, the Planning and Zoning Commission reviewed this item and recommended the request be approved. If the public hearing is set by the Council, staff will present all application materials and recommendations at that meeting.

Discussion:

Budget Impact:

Recommendation: Staff recommends a hearing be set for 7 PM on Monday, March 18, 2024.

- Attachments:**
1. Public Hearing Notice - NewHeights
 2. RESOLUTION_New Heights Vacation

**NOTICE OF A PUBLIC HEARING ON MONDAY, MARCH 18, 2024, AT 7:00 PM
REGARDING AN APPLICATION FOR A RIGHT-OF-WAY VACATION AND
CONVEYANCE OF A PORTION OF ALLEY LOCATED EAST OF THE 100 BLOCK
OF SOUTH 1ST STREET AND WEST OF THE 100 BLOCK OF SOUTH JEFFERSON
WAY, INDIANOLA, WARREN COUNTY, IOWA.**

**TO: ALL CITIZENS AND ALL PARTIES IN INTEREST WHO, UNDER THE
PROVISIONS OF SECTION 364.7, *CODE OF IOWA*, MAY BE ENTITLED TO NOTICE
OF ANY PROPOSED RESOLUTION FOR THE VACATION OF PROPERTY WITHIN
THE CITY OF INDIANOLA, IOWA.**

NOTICE IS HEREBY GIVEN that on the 18th day of March, 2024, at 7:00 P.M., in the Council Chambers of the Municipal Building, 110 North 1st Street, Indianola, Iowa, a public hearing will be held by the City Council of the City of Indianola, Iowa, in connection with the proposed Ordinance for a right-of-way vacation and conveyance of a portion of alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way, Indianola, Warren County, Iowa, and the same is deemed appropriate for transfer to adjacent property owners.

A resolution further proposes that the above referenced properties be conveyed to said adjacent property owners. Said conveyances will be by Quit Claim Deed.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that the proposed vacation of said right-of-way as described above will come on for hearing and be heard before the City Council of the City of Indianola, Iowa, at the time and place aforesaid and that at such time and place, all parties in interest and citizens shall have an opportunity to be heard.

This Notice is published by order of the City Council of the City of Indianola, Iowa on March 12, 2024.

\s\Jackie Raffety, City Clerk

City of Indianola
RESOLUTION NO. 2024-_____

RESOLUTION SETTING A PUBLIC HEARING ON MONDAY, MARCH 18, 2024, AT 7:00 PM REGARDING AN APPLICATION FOR A RIGHT-OF-WAY VACATION AND CONVEYANCE OF A PORTION OF ALLEY LOCATED EAST OF THE 100 BLOCK OF SOUTH 1ST STREET AND WEST OF THE 100 BLOCK OF SOUTH JEFFERSON WAY, INDIANOLA, WARREN COUNTY, IOWA.

WHEREAS, the City of Indianola, Iowa owns right-of-way for an alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way, Indianola, Warren County, Iowa; and

WHEREAS, the City of Indianola, Iowa, wishes to vacate said portion of right-of-way know in accordance with Iowa Code and the Code of Ordinances of Indianola, Iowa; and

WHEREAS, this alley is not needed for the use of the public, and therefore, its maintenance at public expense is no longer justified, and the proposed vacation will not deny owners of property abutting on alley reasonable access to their property; and

WHEREAS, the Planning and Zoning recommended Council approval of the proposal to vacate and transfer; and

WHEREAS, a public hearing should now be set for consideration of the vacation of said right-of-way.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that a public hearing before this Council on the proposed ordinance to vacate said right-of-way is set for 7:00 PM, on the 18th day of March 2024. The City Clerk is directed to publish Notice of said hearing at the time and in the manner required by law.

APPROVED this 4th day of March 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Deputy City Manager Development and Operations

Date: March 4, 2024

Subject: Resolution setting a public hearing on Monday, April 1, 2024, at 7:00 PM regarding an application to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition, from the A-1, Agricultural/Open Space Zoning District to the R-1, Single-family Residential Zoning District.

Introduction:

Background: At its meeting on March 4, the City Council will be asked to set a public hearing regarding an application to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition, from the A-1, Agricultural/Open Space Zoning District to the R-1, Single-family Residential Zoning District. If the public hearing is set by the Council, staff will present all application materials and recommendations at that meeting.

Discussion:

Budget Impact:

Recommendation: Staff recommends a hearing be set for 7 PM on Monday, April 1, 2024.

- Attachments:**
1. Public Hearing Notice - Rezoning
 2. RESOLUTION_Rezoning

**NOTICE OF PUBLIC HEARING ON MONDAY, APRIL 1, 2024, AT 7:00 PM
REGARDING AN APPLICATION TO REZONE PROPERTY IDENTIFIED AS LOT 3
AND LOT 26 OF BLOCK M OF THE FAIRACRES ADDITION, FROM THE A-1,
AGRICULTURAL/OPEN SPACE ZONING DISTRICT TO THE R-1, SINGLE-FAMILY
RESIDENTIAL ZONING DISTRICT**

Notice is Hereby Given: That at 7:00 P.M., at the Council Chambers, City Hall, 110 N. 1st Street, Indianola, IA 50125 on April 1, 2024, the City Council of the City of Indianola, Iowa will hold a public hearing to consider rezoning property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition, from the A-1, Agricultural/Open Space Zoning District to the R-1, Single-family Residential Zoning District.

A copy of the proposed rezoning application is on file for public inspection in the office of the City Clerk. At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

\s\ Jackie Raffety, City Clerk

City of Indianola
RESOLUTION NO. 2024-_____

**RESOLUTION SETTING A PUBLIC HEARING ON MONDAY, APRIL 1, 2024, AT 7:00 PM
REGARDING AN APPLICATION TO REZONE PROPERTY IDENTIFIED AS LOT 3 AND LOT
26 OF BLOCK M OF THE FAIRACRES ADDITION, FROM THE A-1, AGRICULTURAL/OPEN
SPACE ZONING DISTRICT TO THE R-1, SINGLE-FAMILY RESIDENTIAL
ZONING DISTRICT**

WHEREAS, the City Council of the City of Indianola, Iowa (the "City") desires to consider an official zoning map amendment for property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition, from the A-1, Agricultural/Open Space Zoning District to the R-1, Single-family Residential Zoning District; and

WHEREAS, a public hearing upon the proposed amendment should be held and a time and place for hearing thereon should be fixed.

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

1. That a public hearing be held by the Indianola City Council on the proposed amendment, at the Indianola City Hall, 110 N 1st Street, Indianola, Iowa, at 7:00 p.m. on April 1, 2024, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.

2. That the Mayor and Clerk be and hereby are authorized and instructed to give Notice of said public hearing, as required by law.

APPROVED this 4th day of March 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. to City Manager/Asst. Finance Director
Date: March 4, 2024
Subject: Resolution setting the Fiscal Year 25 Property Tax Levy Hearing for April 1, 2024 at 7:00 PM.

Recommendation: Roll call to set the public hearing is in order.

Attachments: 1. Res 2024- Set PH regarding the proposed property tax levy

City of Indianola
RESOLUTION NO 2024-

**RESOLUTION SETTING DATE FOR HEARING ON THE PROPOSED PROPERTY TAX LEVY
FOR THE CITY OF INDIANOLA FISCAL YEAR 25 BUDGET**

WHEREAS, under state law, the City of Indianola must hold a public hearing on the property tax dollars to be levied in Fiscal Year (FY) 2025 from July 1, 2024, to June 30, 2025; and

WHEREAS, a notice concerning the proposed city property tax levy must be published between 10 and 20 days prior to the date said hearing; and

WHEREAS, a notice concerning the proposed city property tax levy must be mailed to residents by the county by March 20, 2024.

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

(1) The date and time for the public hearing on the maximum property tax dollars to be levied in Fiscal Year 25 is set for 7:00 PM on April 1, 2024, at Indianola City Hall, Council Chambers, 110 N 1st Street.

(2) The City Clerk is directed to publish the notice between 10 and 20 days prior to the date of said hearing.

Passed and adopted this 4th day of March 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Charlie Dissell, Deputy City Manager Development and Operations
Date: March 4, 2024
Subject: Resolution setting a public hearing on Monday, April 1, 2024, at 7:00 PM regarding an application for a modification to the Village, a Wesley Life Community, Planned Unit Development (PUD).

Introduction:

Background: At its meeting on March 4, the City Council will be asked to set a public hearing regarding an application for a modification to the Village, a Wesley Life Community, Planned Unit Development (PUD). As the Council will recall, on March 20, 2024, a modification was approved to this PUD. Revisions to that approved modification are being requested. If the public hearing is set by the Council, staff will present all application materials and recommendations at that meeting.

Discussion:

Budget Impact:

Recommendation: Staff recommends a hearing be set for 7 PM on Monday, April 1, 2024.

- Attachments:**
1. Public Hearing Notice - PUD Amend_Wesley
 2. RESOLUTION_PUD Amendment_Wesley

**NOTICE OF PUBLIC HEARING ON MONDAY, APRIL 1, 2024, AT 7:00 PM
REGARDING AN APPLICATION FOR A MODIFICATION TO THE VILLAGE, A
WESLEY LIFE COMMUNITY, PLANNED UNIT DEVELOPMENT (PUD)**

Notice is Hereby Given: That at 7:00 P.M., at the Council Chambers, City Hall, 110 N. 1st Street, Indianola, IA 50125 on April 1, 2024, the City Council of the City of Indianola, Iowa will hold a public hearing to consider an amendment to the Village, A Wesley Life Community, Planned Unit Development (PUD).

A copy of the proposed PUD is on file for public inspection in the office of the City Clerk. At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

\s\ Jackie Raffety, City Clerk

City of Indianola
RESOLUTION NO. 2024-_____

**RESOLUTION SETTING A PUBLIC HEARING ON MONDAY, APRIL 1, 2024, AT 7:00 PM
REGARDING AN APPLICATION FOR A MODIFICATION TO THE VILLAGE, A WESLEY
LIFE COMMUNITY, PLANNED UNIT DEVELOPMENT (PUD)**

WHEREAS, the City Council of the City of Indianola, Iowa (the "City") desires to consider an amendment to the Village, A Wesley Life Community, Planned Unit Development (PUD); and

WHEREAS, a public hearing upon the proposed Planned Unit Development (PUD) amendment should be held and a time and place for hearing thereon should be fixed.

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

1. That a public hearing be held by the Indianola City Council on the proposed Planned Unit Development (PUD) amendment, at the Indianola City Hall, 110 N 1st Street, Indianola, Iowa, at 7:00 p.m. on April 1, 2024, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.

2. That the Mayor and Clerk be and hereby are authorized and instructed to give Notice of said public hearing, as required by law.

APPROVED this 4th day of March 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From:
Date: March 4, 2024
Subject: Consideration of the approval of Payment Application Number 28 in the amount of \$11,708.75 to Absolute Concrete for the Square Reconstruction Project.

Recommendation: Approval by simple motion.

Attachments: 1. Pay Request 28 - Signed

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: City Square Reconstruction
Contractor: Absolute Concrete Construction Inc.
Address: 1000 W. 6th AVE Slater, IA 50244
Original Contract Date: May 3, 2021
Project Completion Date: August 31, 2024

Date of Council Meeting: January 19, 2024 **PAYMENT REQUEST #** 28
PAYMENT PERIOD: From: November 25, 2023 Through: December 31, 2023

Contract Summary

Original Contract Amount:	\$	<u>8,499,759.80</u>	
Net change by Change Orders:	\$	<u>(19,493.24)</u>	
Revised Contract Amount: (line 1 ± 2)	\$	<u>8,480,266.56</u>	
Total completed and stored to date:	\$	<u>8,054,022.79</u>	
Retainage: <u>5.0</u> % of Completed Work:	\$	<u>402,701.14</u>	
Total Earned less Retainage:	\$	<u>7,651,321.65</u>	
Less previous applications for payment:	\$	<u>7,639,612.89</u>	
SUBTOTAL			<u>\$ 11,708.75</u>
OTHER CHARGES (Attach an itemized list)	\$		<u>-</u>
CURRENT PAYMENT DUE			<u>\$ 11,708.75</u>
Balance to finish, including retainage:	\$	<u>828,944.91</u>	

Contract Time Remaining (If applicable) 235.00 CALENDAR DAYS

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

Construction Contractor Approval: Absolute Concrete Construction Inc.

Signature: Firm Name: Absolute Concrete Construction Inc. Date: 2-5-24

Engineer / Consultant Approval: Bolton & Menk, Inc.

Signature: Firm Name: Bolton & Menk, Inc. Date: 2/27/24

City of Indianola Approval:

Signature: _____ Date: _____

Submit to: Akhilesh Pal, P.E. - Public Works Director

E-mail: apal@indianolaiowa.gov **Phone:** (515) 961-9415

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	July 6, 2021	\$ 214,430.91
2	August 16, 2021	\$ 574,177.32
3	September 20, 2021	\$ 456,589.95
4	October 18, 2021	\$ 454,785.29
5	November 15, 2021	\$ 282,664.45
6	December 20, 2021	\$ 140,251.48
7	January 17, 2022	\$ 247,336.01
8	February 21, 2022	\$ 34,667.78
9	April 18, 2022	\$ 185,743.74
10	May 3, 2022	\$ 314,841.97
11	June 20, 2022	\$ 498,453.57
12	July 18, 2022	\$ 482,097.52
13	August 15, 2022	\$ 502,727.03
14	September 19, 2022	\$ 583,693.50
15	October 17, 2022	\$ 419,750.14
16	November 21, 2022	\$ 251,033.56
17	December 19, 2022	\$ 22,800.95
18	April 17, 2023	\$ 427,565.64
19	May 15, 2023	\$ 194,925.48
20	June 29, 2023	\$ 346,377.58
21	July 17, 2023	\$ 46,558.26
22	August 21, 2023	\$ 111,275.31
23	September 18, 2023	\$ 221,225.77
24	October 16, 2023	\$ 297,132.90
25	November 20, 2023	\$ 143,840.64
26	December 18, 2023	\$ 160,771.60
27	January 15, 2024	\$ 23,894.54
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 7,639,612.89

Record of Change Orders

No.	Date	Amount
1	June 22, 2021	\$ 14,919.55
2	August 16, 2021	\$ 24,257.13
3	September 20, 2021	\$ 21,645.00
4	October 18, 2021	\$ 26,973.00
5	April 18, 2022	\$ 30,501.14
6	May 16, 2022	\$ 14,852.00
7	July 18, 2022	\$ 19,387.26
8	August 15, 2022	\$ 21,034.50
9	April 17, 2023	\$ 28,885.00
10	June 17, 2023	\$(284,433.79)
11	September 18, 2023	\$ -
12	October 16, 2023	\$ 58,985.97
13	November 20, 2023	\$ 3,500.00
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TOTAL \$ (19,493.24)

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	May 3, 2021
Original Completion Date:	August 31, 2024
Added by Change Order:	10.00
Contract Time to Date:	1,216.00
Time Used to Date:	991.00
Contract Time Remaining:	<u>235.00</u>

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	REMAINING QUANTITY	PERCENT COMPLETE
DIVISION 1											
1	AMENDED PLANTING SOIL	CY	352.00		352.00	\$ 85.00	\$ 29,920.00	352.00	\$ 29,920.00	-	100.00%
2	ENGINEERED SOIL	CY	140.00		140.00	\$ 80.00	\$ 11,200.00	140.00	\$ 11,200.00	-	100.00%
3	STRUCTURAL SOIL (TREE PLANTING)	CY	360.00		360.00	\$ 265.00	\$ 95,400.00	320.00	\$ 84,800.00	40.00	88.89%
4	EXCAVATION, CLASS 10	CY	8,313.60	(156.73)	8,156.87	\$ 18.00	\$ 146,823.66	7,065.47	\$ 127,178.46	1,091.40	86.62%
5	SUBGRADE PREPARATION	SY	17,500.00	(691.00)	16,809.00	\$ 4.00	\$ 67,236.00	13,833.79	\$ 55,335.16	2,975.21	82.30%
6	SUBGRADE TREATMENT, GEO-GRID	SY	7,400.00		7,400.00	\$ 6.00	\$ 44,400.00	9,055.70	\$ 54,334.20	(1,655.70)	122.37%
7	SUBBASE, MODIFIED, 6 IN.	SY	17,500.00	(691.00)	16,809.00	\$ 12.50	\$ 210,112.50	15,755.60	\$ 196,945.00	1,053.40	93.73%
8	SUBBASE, MODIFIED, 4 IN.	SY	5,425.00		5,425.00	\$ 10.50	\$ 56,962.50	6,645.49	\$ 69,777.65	(1,220.49)	122.50%
9	TRENCH FOUNDATION	TON	100.00		100.00	\$ 55.00	\$ 5,500.00	0.00	\$ -	100.00	0.00%
10	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	700.00		700.00	\$ 85.00	\$ 59,500.00	0.00	\$ -	700.00	0.00%
11	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, SDR 26, 8 IN.	LF	1,024.00	(425.00)	599.00	\$ 425.00	\$ 254,575.00	775.00	\$ 329,375.00	(176.00)	129.38%
12	SANITARY SEWER SERVICE, PVC, SDR 23.5, 6 IN.	EA	38.00	(6.00)	32.00	\$ 5,000.00	\$ 160,000.00	32.00	\$ 160,000.00	-	100.00%
13	STORM SEWER, TRENCHED, RCP, 12 IN.	LF	110.00		110.00	\$ 145.00	\$ 15,950.00	108.00	\$ 15,660.00	2.00	98.18%
14	STORM SEWER, TRENCHED, RCP, 15 IN.	LF	1,860.00		1,860.00	\$ 150.00	\$ 279,000.00	1,905.25	\$ 285,787.50	(45.25)	102.43%
15	STORM SEWER, TRENCHED, RCP, 18 IN.	LF	455.00		455.00	\$ 175.00	\$ 79,625.00	455.00	\$ 79,625.00	-	100.00%
16	STORM SEWER, TRENCHED, RCP, 24 IN.	LF	270.00		270.00	\$ 200.00	\$ 54,000.00	265.00	\$ 53,000.00	5.00	98.15%
17	STORM SEWER, TRENCHED, RCP, 36 IN.	LF	380.00		380.00	\$ 275.00	\$ 104,500.00	380.00	\$ 104,500.00	-	100.00%
18	REMOVAL OF STORM SEWER, LESS THAN 36 IN.	LF	1,110.00		1,110.00	\$ 30.00	\$ 33,300.00	1,108.00	\$ 33,240.00	2.00	99.82%
19	SUBDRAIN, PERFORATED, 6 IN.	LF	4,350.00		4,350.00	\$ 25.00	\$ 108,750.00	4,811.00	\$ 120,275.00	(461.00)	110.60%
20	SUBDRAIN, PERFORATED, 8 IN.	LF	1,220.00		1,220.00	\$ 28.00	\$ 34,160.00	1,275.00	\$ 35,700.00	(55.00)	104.52%
21	SUBDRAIN CLEANOUT	EA	25.00		25.00	\$ 1,000.00	\$ 25,000.00	23.00	\$ 23,000.00	2.00	92.00%
22	SUBDRAIN OUTLETS AND CONNECTIONS	EA	40.00		40.00	\$ 275.00	\$ 11,000.00	45.00	\$ 12,375.00	(5.00)	112.50%
23	STORM SEWER SERVICE STUB, PVC SDR 23.5, 6" (ROOF DRAIN CONNECTION)	LF	180.00		180.00	\$ 55.00	\$ 9,900.00	409.25	\$ 22,508.75	(229.25)	227.36%
24	WATER MAIN, TRENCHED, PVC, C900, 8 INCH	LF	2,700.00	(403.00)	2,297.00	\$ 110.00	\$ 252,670.00	2,177.20	\$ 239,492.00	119.80	94.78%
25	WATERMAIN FITTINGS BY WEIGHT, DUCTILE IRON	LBS	1,462.00	(89.00)	1,373.00	\$ 15.00	\$ 20,595.00	1,852.00	\$ 27,780.00	(479.00)	134.89%
26	WATER SERVICE, TYPE K COPPER, 3/4 IN.	EA	52.00	(7.00)	45.00	\$ 2,300.00	\$ 103,500.00	58.00	\$ 133,400.00	(13.00)	128.89%
27	WATER SERVICE, TYPE K COPPER, 2 IN.	EA	1.00	3.00	4.00	\$ 3,500.00	\$ 14,000.00	2.00	\$ 7,000.00	2.00	50.00%
28	WATER SERVICE CURB STOP AND BOX	EA	53.00	(4.00)	49.00	\$ 885.00	\$ 43,365.00	65.00	\$ 57,525.00	(16.00)	132.65%
29	TEMPORARY WATER SYSTEM	LS	1.00		1.00	\$ 165,000.00	\$ 165,000.00	0.40	\$ 66,000.00	0.60	40.00%
30	VALVE, GATE, 6 INCH	EA	1.00		1.00	\$ 1,800.00	\$ 1,800.00	0.00	\$ -	1.00	0.00%
31	VALVE, GATE, 8 INCH	EA	8.00	(1.00)	7.00	\$ 2,300.00	\$ 16,100.00	6.00	\$ 13,800.00	1.00	85.71%
32	TAPPING VALVE ASSEMBLY, 8 INCH	EA	3.00	1.00	4.00	\$ 7,000.00	\$ 28,000.00	5.00	\$ 35,000.00	(1.00)	125.00%
33	FIRE HYDRANT ASSEMBLY	EA	4.00		4.00	\$ 6,800.00	\$ 27,200.00	6.00	\$ 40,800.00	(2.00)	150.00%
34	FIRE HYDRANT ASSEMBLY, RELOCATE	EA	1.00		1.00	\$ 3,800.00	\$ 3,800.00	1.00	\$ 3,800.00	-	100.00%
35	FIRE HYDRANT ASSEMBLY REMOVAL	EA	6.00	(1.00)	5.00	\$ 1,000.00	\$ 5,000.00	6.00	\$ 6,000.00	(1.00)	120.00%
36	SANITARY MANHOLE, SW-301, 48 INCH	EA	6.00	(1,253.07)	4.75	\$ 7,100.00	\$ 33,703.20	3.00	\$ 21,278.20	1.75	63.13%
37	STORM MANHOLE, SW-401, 48 INCH	EA	15.00		15.00	\$ 5,500.00	\$ 82,500.00	15.00	\$ 82,500.00	-	100.00%
38	STORM MANHOLE, SW-401, 60 INCH	EA	6.00		6.00	\$ 8,800.00	\$ 52,800.00	6.00	\$ 52,800.00	-	100.00%
39	STORM MANHOLE, SW-401, 72 INCH	EA	1.00		1.00	\$ 12,000.00	\$ 12,000.00	1.00	\$ 12,000.00	-	100.00%
40	INTAKE, SW-501	EA	28.00	(0.85)	27.15	\$ 4,500.00	\$ 122,168.34	27.15	\$ 122,168.34	-	100.00%
41	INTAKE, SW-511	EA	1.00		1.00	\$ 4,500.00	\$ 4,500.00	1.00	\$ 4,500.00	-	100.00%
42	MANHOLE ADJUSTMENT, MINOR	EA	6.00	(1.00)	5.00	\$ 3,200.00	\$ 16,000.00	2.00	\$ 6,400.00	3.00	40.00%
43	CONNECTION TO EXISTING MANHOLE/INTAKE, STORM SEWER	EA	3.00		3.00	\$ 6,000.00	\$ 18,000.00	5.00	\$ 30,000.00	(2.00)	166.67%
44	CONNECTION TO EXISTING MANHOLE, SANITARY SEWER	EA	6.00	(1.00)	5.00	\$ 5,500.00	\$ 27,500.00	5.00	\$ 27,500.00	-	100.00%
45	REMOVE MANHOLE	EA	9.00	(1.00)	8.00	\$ 1,000.00	\$ 8,000.00	5.00	\$ 5,000.00	3.00	62.50%
46	REMOVE INTAKE	EA	18.00	(1.00)	17.00	\$ 1,000.00	\$ 17,000.00	17.00	\$ 17,000.00	-	100.00%
47	PAVEMENT, PCC, 7 IN.	SY	3,700.00	(691.00)	3,009.00	\$ 65.00	\$ 195,585.00	1,675.84	\$ 108,929.60	1,333.16	55.69%
48	PAVEMENT, PCC, 8 IN.	SY	10,900.00		10,900.00	\$ 85.00	\$ 926,500.00	11,602.70	\$ 986,229.50	(702.70)	106.45%
49	PAVEMENT, PCC, 8 IN., COLORED	SY	250.00		250.00	\$ 130.00	\$ 32,500.00	246.27	\$ 32,015.10	3.73	98.51%
50	PCC CURB AND GUTTER, 2'	LF	6,775.00		6,775.00	\$ 80.00	\$ 542,000.00	3,817.00	\$ 305,360.00	2,958.00	56.34%
51	CONCRETE MEDIAN	SY	55.00		55.00	\$ 100.00	\$ 5,500.00	0.00	\$ -	55.00	0.00%
52	REMOVAL OF SIDEWALK/DRIVEWAY	SY	4,850.00		4,850.00	\$ 12.00	\$ 58,200.00	5,019.70	\$ 60,236.40	(169.70)	103.50%
53	SIDEWALK, PCC, 5 INCH	SY	4,300.00		4,300.00	\$ 45.00	\$ 193,500.00	4,800.26	\$ 216,011.70	(500.26)	111.63%
54	SIDEWALK, PCC, 6 INCH	SY	960.00		960.00	\$ 50.00	\$ 48,000.00	1,038.69	\$ 51,934.50	(78.69)	108.20%
55	SIDEWALK, PCC, 5 INCH, COLORED	SY	170.00		170.00	\$ 95.00	\$ 16,150.00	176.34	\$ 16,752.30	(6.34)	103.73%
56	SIDEWALK UNIT PAVER W/ PCC BASE	SF	4,225.00		4,225.00	\$ 25.00	\$ 105,625.00	4,108.65	\$ 102,716.25	116.35	97.25%
57	DETECTABLE WARNING	SF	640.00		640.00	\$ 50.00	\$ 32,000.00	680.00	\$ 34,000.00	(40.00)	108.25%
58	DRIVEWAY, PAVED, PCC, 6 INCH	SY	240.00		240.00	\$ 55.00	\$ 13,200.00	310.10	\$ 17,055.50	(70.10)	129.21%
59	PAVEMENT REMOVAL	SY	24,009.00	(691.00)	24,009.00	\$ 14.00	\$ 336,126.00	23,004.02	\$ 322,058.28	1,004.98	95.81%
60	STORAGE AGGREGATE	TON	5,420.00		5,420.00	\$ 40.00	\$ 216,800.00	4,897.13	\$ 195,885.20	522.87	90.33%
61	FILTER AGGREGATE	TON	1,330.00		1,330.00	\$ 45.00	\$ 59,850.00	1,214.25	\$ 54,641.25	115.75	91.30%
62	PERMEABLE INTERLOCKING PAVERS	SY	5,160.00		5,160.00	\$ 62.50	\$ 322,500.00	4,030.32	\$ 251,895.00	1,129.68	78.11%
63	PCC EDGE RESTRAINT, 2 FT	LF	2,100.00		2,100.00	\$ 25.00	\$ 52,500.00	1,224.50	\$ 30,612.50	875.50	58.31%
64	PAINTED PAVEMENT MARKINGS, DURABLE	STA	65.00	11.50	76.50	\$ 575.00	\$ 43,987.50	91.97	\$ 52,884.31	(15.47)	120.23%
65	PERMANENT TAPE MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	27.00		27.00	\$ 730.00	\$ 19,710.00	27.11	\$ 19,786.65	(0.11)	100.39%
66	PAINTED SYMBOLS AND LEGENDS	EA	15.00	7.00	22.00	\$ 325.00	\$ 7,150.00	15.85	\$ 5,151.25	6.15	72.05%
67	TYPE A SIGN, SHEET ALUMINUM	EA	45.00	14.00	59.00	\$ 425.00	\$ 25,075.00	51.00	\$ 21,675.00	8.00	86.44%
68	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$ 75,000.00	\$ 75,000.00	0.93	\$ 69,750.00	0.07	93.00%
69	SOD	SO	100.00		100.00	\$ 75.00	\$ 7,500.00	69.03	\$ 5,177.25	30.97	69.03%
70	DECIDUOUS SHRUBS	EA	60.00		60.00	\$ 150.00	\$ 9,000.00	37.00	\$ 5,550.00	23.00	61.67%
71	PERENNIAL GROUND COVER (1 GAL.)	EA	2,134.00		2,134.00	\$ 20.00	\$ 42,680.00	1,426.00	\$ 28,520.00	708.00	66.82%
72	DECIDUOUS TREE	EA	43.00		43.00	\$ 550.00	\$ 23,650.00	37.00	\$ 20,350.00	6.00	86.05%
73	TREE GRATE AND FRAME	EA	24.00		24.00	\$ 500.00	\$ 12,000.00	24.00	\$ 12,000.00	-	100.00%
74	SWPPP PREPARATION	LS	1.00		1.00	\$ 2,000.00	\$ 2,000.00	1.00	\$ 2,000.00	-	100.00%
75	SWPPP MANAGEMENT	LS	1.00		1.00	\$ 13,500.00	\$ 13,500.00	0.91	\$ 12,285.00	0.09	91.00%
76	FILTER SOCK, 8 INCH	LF	1,500.00		1,500.00	\$ 2.50	\$ 3,750.00	3,008.00	\$ 7,520.00	(1,508.00)	200.53%
77	TEMPORARY RECP, TYPE 3 A	SY	270.00		270.00	\$ 3.00	\$ 810.00	0.00	\$ -	270.00	0.00%
78	EROSION CONTROL MULCHING, HYDROMULCHING	AC	2.00		2.00	\$ 2,000.00	\$ 4,000.00	0.17	\$ 340.00	1.83	8.50%
79	INLET PROTECTION DEVICE, DROP IN	EA	41.00	(2.00)	39.00	\$ 265.00	\$ 10,335.00	36.00	\$ 9,540.00	3.00	92.31%
80	VAULT, FILL	EA	1.00		1.00	\$ 7,400.00	\$ 7,400.00	5.11	\$ 37,814.00	(4.11)	511.00%
81	CISTERN ABANDONMENT	EA	3.00		3.00	\$ 8,000.00	\$ 24,000.00	3.00	\$ 24,000.00	-	100.00%
82	MOBILIZATION	LS	1.00		1.00	\$ 1,000,000.00	\$ 1,000,000.00	1.00	\$ 1,000,000.00	-	100.00%
83	CONCRETE WASHOUT	LS									

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

93	SEAT WALL	LF	108.00		108.00	\$ 125.00	\$ 13,500.00	108.00	\$ 13,500.00	-	100.00%
94	BIO-RETENTION ROCK CHAMBER	TON	35.00		35.00	\$ 100.00	\$ 3,500.00	56.40	\$ 5,640.00	(21.40)	161.14%
95	RAIN GUARDIAN TURRET	EA	5.00		5.00	\$ 7,500.00	\$ 37,500.00	5.00	\$ 37,500.00	-	100.00%
96	NYLOPLAST OUTLET STRUCTURE, 12 INCH DIAMETER	EA	5.00		5.00	\$ 1,400.00	\$ 7,000.00	5.00	\$ 7,000.00	-	100.00%
97	SALVAGE STREET LIGHT POLE	EA	12.00		12.00	\$ 350.00	\$ 4,200.00	14.00	\$ 4,900.00	(2.00)	116.67%
98	PLANTER POT	EA	4.00		4.00	\$ 2,125.00	\$ 8,500.00	4.00	\$ 8,500.00	-	100.00%
99	GFCI RECEPTACLE	EA	32.00		32.00	\$ 950.00	\$ 30,400.00	32.00	\$ 30,400.00	-	100.00%
100	LIGHTING UNIT (INSTALL ONLY)	EA	52.00		52.00	\$ 1,650.00	\$ 85,800.00	52.00	\$ 85,800.00	-	100.00%
101	SERVICE CABINET	EA	2.00		2.00	\$ 4,350.00	\$ 8,700.00	2.00	\$ 8,700.00	-	100.00%
102	HANDHOLE	EA	59.00		59.00	\$ 750.00	\$ 44,250.00	70.00	\$ 52,500.00	(11.00)	118.64%
103	3/4 INCH PVC CONDUIT TRENCHED	LF	1,699.00		1,699.00	\$ 10.50	\$ 17,839.50	1,664.49	\$ 17,477.15	34.51	97.97%
104	1-1/2" INCH PVC CONDUIT TRENCHED	LF	6,673.00		6,673.00	\$ 12.50	\$ 83,412.50	6,549.96	\$ 81,874.50	123.04	98.16%
105	2" INCH PVC CONDUIT TRENCHED	LF	650.00		650.00	\$ 16.50	\$ 10,725.00	613.00	\$ 10,114.50	37.00	94.31%
106	3" INCH PVC CONDUIT TRENCHED	LF	945.00		945.00	\$ 21.00	\$ 19,845.00	1,092.50	\$ 22,942.50	(147.50)	115.61%
107	1-1/2" HDPE CONDUIT HDD	LF	866.00		866.00	\$ 24.00	\$ 20,784.00	866.00	\$ 20,784.00	-	100.00%
108	#8 AWG CONDUCTOR	LF	26,943.00		26,943.00	\$ 2.00	\$ 53,886.00	26,873.00	\$ 53,746.00	70.00	99.74%
109	#8 AWG CONDUCTOR	LF	5,216.00		5,216.00	\$ 1.50	\$ 7,824.00	6,511.50	\$ 9,767.25	(1,295.50)	124.84%
110	#10 AWG CONDUCTOR	LF	3,661.00		3,661.00	\$ 1.50	\$ 5,491.50	3,619.00	\$ 5,428.50	42.00	98.85%
111	#12 AWG CONDUCTOR	LF	1,244.00		1,244.00	\$ 1.25	\$ 1,555.00	413.00	\$ 516.25	831.00	33.20%
112	YARD HYDRANT	EA	16.00		16.00	\$ 2,300.00	\$ 36,800.00	16.50	\$ 37,950.00	(0.50)	103.13%
113	PERMEABLE PAVEMENT MONITORING WELL	EA	6.00		6.00	\$ 2,000.00	\$ 12,000.00	9.00	\$ 18,000.00	(3.00)	150.00%
114	"PEDESTRIAN ACCESS OPEN" SIGN	LS	-	1.00	1.00	\$ 3,496.50	\$ 3,496.50	1.00	\$ 3,496.50	-	100.00%
115	TEMPORARY STORM SEWER	LS	-	1.00	1.00	\$10,323.00	\$ 10,323.00	1.00	\$ 10,323.00	-	100.00%
116	CLAY PIPE CONNECTIONS	LS	-	1.00	1.00	\$21,645.00	\$ 21,645.00	1.00	\$ 21,645.00	-	100.00%
117	METER PIT	EA	-	4.00	4.00	\$ 5,365.75	\$ 21,423.00	4.00	\$ 21,423.00	-	100.00%
118	ONE MAJOR MANHOLE ADJUSTMENT	LS	-	1.00	1.00	\$ 5,550.00	\$ 5,550.00	2.00	\$ 11,100.00	(1.00)	200.00%
119	TEMPORARY PARKING LOT ACCESS	LS	-	1.00	1.00	\$15,663.64	\$ 15,663.64	0.75	\$ 11,747.73	0.25	75.00%
120	WATER SERVICE TYPE K COPPER 1"	EA	-	2.00	2.00	\$ 3,330.00	\$ 6,660.00	2.00	\$ 6,660.00	-	100.00%
121	WATER SERVICE COMING INTO BUILDING	EA	-	2.00	2.00	\$ 1,609.50	\$ 3,219.00	2.00	\$ 3,219.00	-	100.00%
122	EXPLORATORY DIGGING	EA	-	1.00	1.00	\$ 6,218.00	\$ 6,218.00	1.00	\$ 6,218.00	-	100.00%
123	MISH MASH CANOPY WALK	LS	-	1.00	1.00	\$19,387.26	\$ 19,387.26	1.00	\$ 19,387.26	-	100.00%
124	LOWERING WATERMAIN	LS	-	1.00	1.00	\$ 7,770.00	\$ 7,770.00	1.00	\$ 7,770.00	-	100.00%
125	MODIFYING STORM INTAKES AND REINFORCE PAVING	LS	-	1.00	1.00	\$13,264.50	\$ 13,264.50	1.00	\$ 13,264.50	-	100.00%
126	HYDRO-EXCAVATE FOR SANITARY REPAIR	LS	-	1.00	1.00	\$18,925.00	\$ 18,925.00	1.00	\$ 18,925.00	-	100.00%
127	FLOWABLE BACKFILL	LS	-	1.00	1.00	\$ 700.00	\$ 700.00	1.00	\$ 700.00	-	100.00%
128	8" LINED DIP	LF	-	22.00	22.00	\$ 275.00	\$ 6,050.00	22.00	\$ 6,050.00	-	100.00%
129	8"x6" LINED DIP SERVICE WYE	EA	-	2.00	2.00	\$ 1,605.00	\$ 3,210.00	2.00	\$ 3,210.00	-	100.00%
130	SOUTH PED ALLEY SAN MH RECONSTRUCTION	LS	-	1.00	1.00	\$ 6,646.31	\$ 6,646.31	1.00	\$ 6,646.31	-	100.00%
131	TRUCKING AND DISPOSAL OF CONTAMINATED SOILS	LS	-	1.00	1.00	\$58,985.97	\$ 58,985.97	1.00	\$ 58,985.97	-	100.00%
132	TRAP ROCK	LS	-	1.00	1.00	\$ 3,500.00	\$ 3,500.00	1.00	\$ 3,500.00	-	100.00%
DIVISION 2											
D2.1	FULL DEPTH PATCHES	SY	30.00	8.00	38.00	\$ 90.00	\$ 3,420.00	38.00	\$ 3,420.00	-	100.00%
D2.2	PAVEMENT REMOVAL	SY	30.00	35.30	65.30	\$ 50.00	\$ 3,265.00	65.30	\$ 3,265.00	-	100.00%
D2.3	TRAFFIC SIGNAL MODIFICATIONS	LS	1.00		1.00	\$ 2,875.00	\$ 2,875.00	1.00	\$ 2,875.00	-	100.00%
D2.4	PAINTED PAVEMENT MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	22.50		22.50	\$ 700.00	\$ 15,750.00	9.38	\$ 6,552.00	13.14	41.60%
D2.5	PAINTED SYMBOLS AND LEGENDS	EA	16.00		16.00	\$ 325.00	\$ 5,200.00	16.00	\$ 5,200.00	-	100.00%
D2.6	PAVEMENT MARKINGS REMOVED	STA	10.00		10.00	\$ 200.00	\$ 2,000.00	16.77	\$ 3,354.00	(6.77)	167.70%
D2.7	PAVEMENT SYMBOLS REMOVED	EA	4.00	1.00	5.00	\$ 115.00	\$ 575.00	9.00	\$ 1,035.00	(4.00)	180.00%
D2.8	TYPE A SIGN, SHEET ALUMINUM	EA	4.00	4.00	8.00	\$ 425.00	\$ 3,400.00	6.00	\$ 2,550.00	2.00	75.00%
D2.9	CONCRETE MEDIAN, 4" SLOPED CURB	SY		27.30	27.30	\$ 183.15	\$ 5,000.00	27.30	\$ 5,000.00	-	100.00%
D2.10	GROOVES CUT FOR PAVEMENT MARKINGS	STA		3.00	3.00	\$ 149.85	\$ 449.55	15.70	\$ 2,352.65	(12.70)	523.33%
D2.11	BOLLARDS	EA		4.00	4.00	\$ 555.00	\$ 2,220.00	4.00	\$ 2,220.00	-	100.00%
D2.12	WET RETROREFLECTIVE REMOVABLE TAPE MARKINGS	STA		6.00	6.00	\$ 166.50	\$ 999.00	3.20	\$ 532.80	2.80	53.33%
D2.13	MOBILIZATION	LS		1.00	1.00	\$ 1,054.50	\$ 1,054.50	1.00	\$ 1,054.50	-	100.00%
D2.14	ADDITIONAL TRAFFIC SIGNAL MODIFICATIONS	LS		1.00	1.00	\$ 834.13	\$ 834.13	1.00	\$ 834.13	-	100.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 8,407,591.56

\$ 8,054,022.79

95.79%

CONTRACT PRICE DETAIL - Funding Break Down

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	City Quantity Complete	City Value of Work Complete	City - Sanitary Sewer Quantity Complete	City - Sanitary Sewer Value of Work Complete	SRF Quantity Complete	SRF Value of Work Complete	IMU - Water Quantity Complete	IMU - Water Value of Work Complete	TOTAL VALUE OF COMPLETED WORK
DIVISION 1															
1	AMENDED PLANTING SOIL	CY	352.00		352.00	\$ 85.00	352.00	\$ 29,920.00		\$ -		\$ -		\$ -	\$ 29,920.00
2	ENGINEERED SOIL	CY	140.00		140.00	\$ 80.00	140.00	\$ 11,200.00		\$ -		\$ -		\$ -	\$ 11,200.00
3	STRUCTURAL SOIL (TREE PLANTING)	CY	360.00		360.00	\$ 265.00	320.00	\$ 84,800.00		\$ -		\$ -		\$ -	\$ 84,800.00
4	EXCAVATION, CLASS 10	CY	8,313.60	(156.73)	8,156.87	\$ 18.00	282.62	\$ 5,087.14		\$ -	6782.85	\$ 122,091.32		\$ -	\$ 127,178.46
5	SUBGRADE PREPARATION	SY	17,500.00	(691.00)	16,809.00	\$ 4.00	13833.79	\$ 55,335.16		\$ -		\$ -		\$ -	\$ 55,335.16
6	SUBGRADE TREATMENT, GEO-GRID	SY	7,400.00		7,400.00	\$ 6.00		\$ -		\$ -	9065.70	\$ 54,334.20		\$ -	\$ 54,334.20
7	SUBBASE, MODIFIED, 6 IN	SY	17,500.00	(691.00)	16,809.00	\$ 12.50	15721.60	\$ 196,520.00		\$ -		\$ -	34.00	\$ 425.00	\$ 196,945.00
8	SUBBASE, MODIFIED, 4 IN	SY	5,425.00		5,425.00	\$ 10.50	6645.49	\$ 69,777.65		\$ -		\$ -		\$ -	\$ 69,777.65
9	TRENCH FOUNDATION	TON	100.00		100.00	\$ 55.00		\$ -		\$ -		\$ -		\$ -	\$ -
10	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	700.00		700.00	\$ 85.00		\$ -		\$ -		\$ -		\$ -	\$ -
11	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, SDR 26, 8 IN.	LF	1,024.00	(254.00)	770.00	\$ 425.00		\$ -	775.00	\$ 329,375.00		\$ -		\$ -	\$ 329,375.00
12	SANITARY SEWER SERVICE, PVC, SDR 23.5, 6 IN.	EA	38.00	(6.00)	32.00	\$ 5,000.00		\$ -	32.00	\$ 160,000.00		\$ -		\$ -	\$ 160,000.00
13	STORM SEWER, TRENCHED, RCP, 12 IN.	LF	110.00		110.00	\$ 145.00	108.00	\$ 15,660.00		\$ -		\$ -		\$ -	\$ 15,660.00
14	STORM SEWER, TRENCHED, RCP, 15 IN.	LF	1,860.00		1,860.00	\$ 150.00	1600.25	\$ 240,037.50		\$ -	305.00	\$ 45,750.00		\$ -	\$ 285,787.50
15	STORM SEWER, TRENCHED, RCP, 18 IN.	LF	455.00		455.00	\$ 175.00	455.00	\$ 79,625.00		\$ -		\$ -		\$ -	\$ 79,625.00
16	STORM SEWER, TRENCHED, RCP, 24 IN.	LF	270.00		270.00	\$ 200.00	265.00	\$ 53,000.00		\$ -		\$ -		\$ -	\$ 53,000.00
17	STORM SEWER, TRENCHED, RCP, 36 IN.	LF	380.00		380.00	\$ 275.00	380.00	\$ 104,500.00		\$ -		\$ -		\$ -	\$ 104,500.00
18	REMOVAL OF STORM SEWER, LESS THAN 36 IN.	LF	1,110.00		1,110.00	\$ 30.00	1108.00	\$ 33,240.00		\$ -		\$ -		\$ -	\$ 33,240.00
19	SUBDRAIN, PERFORATED, 6 IN.	LF	4,350.00		4,350.00	\$ 25.00		\$ -		\$ -	4811.00	\$ 120,275.00		\$ -	\$ 120,275.00
20	SUBDRAIN, PERFORATED, 8 IN.	LF	1,220.00		1,220.00	\$ 28.00		\$ -		\$ -	775.00	\$ 21,700.00		\$ -	\$ 21,700.00
21	SUBDRAIN CLEANOUT	EA	25.00		25.00	\$ 1,000.00		\$ -		\$ -	23.00	\$ 23,000.00		\$ -	\$ 23,000.00
22	SUBDRAIN OUTLETS AND CONNECTIONS	EA	40.00		40.00	\$ 275.00		\$ -		\$ -	45.00	\$ 12,375.00		\$ -	\$ 12,375.00
23	STORM SEWER SERVICE STUB, PVC SDR 23.5, 6" (ROOF DRAIN CONNECTION)	LF	180.00		180.00	\$ 55.00	409.25	\$ 22,508.75		\$ -		\$ -		\$ -	\$ 22,508.75
24	WATER MAIN, TRENCHED, PVC, C900, 8 INCH	LF	2,700.00	(308.00)	2,392.00	\$ 110.00		\$ -		\$ -		\$ -	2177.20	\$ 239,492.00	\$ 239,492.00
25	WATERMAIN FITTINGS BY WEIGHT, DUCTILE IRON	LBS	1,462.00		1,462.00	\$ 15.00		\$ -		\$ -		\$ -	1852.00	\$ 27,780.00	\$ 27,780.00
26	WATER SERVICE, TYPE K COPPER, 3/4 IN.	EA	52.00	(8.00)	44.00	\$ 2,300.00		\$ -		\$ -		\$ -	58.00	\$ 133,400.00	\$ 133,400.00
27	WATER SERVICE, TYPE K COPPER, 2 IN.	EA	1.00	1.00	2.00	\$ 3,500.00		\$ -		\$ -		\$ -	2.00	\$ 7,000.00	\$ 7,000.00
28	WATER SERVICE CURB STOP AND BOX	EA	53.00		53.00	\$ 885.00		\$ -		\$ -		\$ -	65.00	\$ 57,525.00	\$ 57,525.00
29	TEMPORARY WATER SYSTEM	LS	1.00		1.00	\$ 165,000.00	0.20	\$ 33,000.00		\$ -		\$ -	0.20	\$ 33,000.00	\$ 66,000.00
30	VALVE, GATE, 6 INCH	EA	1.00		1.00	\$ 1,800.00		\$ -		\$ -		\$ -	0.00	\$ -	\$ -
31	VALVE, GATE, 8 INCH	EA	8.00		8.00	\$ 2,300.00		\$ -		\$ -		\$ -	6.00	\$ 13,800.00	\$ 13,800.00
32	TAPPING VALVE ASSEMBLY, 8 INCH	EA	3.00	1.00	4.00	\$ 7,000.00		\$ -		\$ -		\$ -	5.00	\$ 35,000.00	\$ 35,000.00
33	FIRE HYDRANT ASSEMBLY	EA	4.00		4.00	\$ 6,800.00		\$ -		\$ -		\$ -	6.00	\$ 40,800.00	\$ 40,800.00
34	FIRE HYDRANT ASSEMBLY, RELOCATE	EA	1.00		1.00	\$ 3,800.00		\$ -		\$ -		\$ -	1.00	\$ 3,800.00	\$ 3,800.00
35	FIRE HYDRANT ASSEMBLY REMOVAL	EA	6.00	(1.00)	5.00	\$ 1,000.00		\$ -		\$ -		\$ -	6.00	\$ 6,000.00	\$ 6,000.00
36	SANITARY MANHOLE, SW-301, 48 INCH	EA	6.00	(1,253.07)	4,746.93	\$ 7,100.00		\$ -	3.00	\$ 21,278.20		\$ -		\$ -	\$ 21,278.20
37	STORM MANHOLE, SW-401, 48 INCH	EA	15.00		15.00	\$ 5,500.00	15.00	\$ 82,500.00		\$ -		\$ -		\$ -	\$ 82,500.00
38	STORM MANHOLE, SW-401, 60 INCH	EA	6.00		6.00	\$ 8,800.00	6.00	\$ 52,800.00		\$ -		\$ -		\$ -	\$ 52,800.00
39	STORM MANHOLE, SW-401, 72 INCH	EA	1.00		1.00	\$ 12,000.00	1.00	\$ 12,000.00		\$ -		\$ -		\$ -	\$ 12,000.00
40	INTAKE, SW-501	EA	28.00	(0,851.48)	27,148.52	\$ 4,500.00		\$ -		\$ -	27.15	\$ 122,168.34		\$ -	\$ 122,168.34
41	INTAKE, SW-511	EA	1.00		1.00	\$ 4,500.00	1.00	\$ 4,500.00		\$ -		\$ -		\$ -	\$ 4,500.00
42	MANHOLE ADJUSTMENT, MINOR	EA	6.00	(1.00)	5.00	\$ 3,200.00	2.00	\$ 6,400.00		\$ -		\$ -		\$ -	\$ 6,400.00
43	CONNECTION TO EXISTING MANHOLE/INTAKE, STORM SEWER	EA	3.00		3.00	\$ 6,000.00	5.00	\$ 30,000.00		\$ -		\$ -		\$ -	\$ 30,000.00
44	CONNECTION TO EXISTING MANHOLE, SANITARY SEWER	EA	6.00	(1.00)	5.00	\$ 5,500.00	5.00	\$ 27,500.00		\$ -		\$ -		\$ -	\$ 27,500.00
45	REMOVE MANHOLE	EA	9.00	(1.00)	8.00	\$ 1,000.00	5.00	\$ 5,000.00		\$ -		\$ -		\$ -	\$ 5,000.00
46	REMOVE INTAKE	EA	18.00	(1.00)	17.00	\$ 1,000.00	17.00	\$ 17,000.00		\$ -		\$ -		\$ -	\$ 17,000.00
47	PAVEMENT, PCC, 7 IN.	SY	3,700.00	(691.00)	3,009.00	\$ 65.00	1652.62	\$ 107,420.30		\$ -		\$ -	32.22	\$ 1,509.30	\$ 108,929.60
48	PAVEMENT, PCC, 8 IN.	SY	10,900.00		10,900.00	\$ 85.00	11568.70	\$ 983,339.50		\$ -		\$ -	34.00	\$ 2,890.00	\$ 986,229.50
49	PAVEMENT, PCC, 8 IN., COLORED	SY	250.00		250.00	\$ 130.00	246.27	\$ 32,015.10		\$ -		\$ -		\$ -	\$ 32,015.10
50	PCC CURB AND GUTTER, 2'	LF	6,775.00		6,775.00	\$ 80.00	3113.96	\$ 249,116.80		\$ -	703.04	\$ 56,243.20		\$ -	\$ 305,360.00
51	CONCRETE MEDIAN	SY	55.00		55.00	\$ 100.00		\$ -		\$ -		\$ -		\$ -	\$ -
52	REMOVAL OF SIDEWALK/DRIVEWAY	SY	4,850.00		4,850.00	\$ 12.00	5019.70	\$ 60,236.40		\$ -		\$ -		\$ -	\$ 60,236.40
53	SIDEWALK, PCC, 5 INCH	SY	4,300.00		4,300.00	\$ 45.00	4800.26	\$ 216,011.70		\$ -		\$ -		\$ -	\$ 216,011.70
54	SIDEWALK, PCC, 6 INCH	SY	960.00		960.00	\$ 50.00	1038.69	\$ 51,934.50		\$ -		\$ -		\$ -	\$ 51,934.50
55	SIDEWALK, PCC, 5 INCH, COLORED	SY	170.00		170.00	\$ 95.00	176.34	\$ 16,752.30		\$ -		\$ -		\$ -	\$ 16,752.30
56	SIDEWALK UNIT PAVEMENT W/ PCC BASE	SF	4,225.00		4,225.00	\$ 25.00	4108.65	\$ 102,716.25		\$ -		\$ -		\$ -	\$ 102,716.25
57	DETECTABLE WARNING	SF	640.00		640.00	\$ 50.00	680.00	\$ 34,000.00		\$ -		\$ -		\$ -	\$ 34,000.00
58	DRIVEWAY, PAVED, PCC, 6 INCH	SY	240.00		240.00	\$ 55.00	310.10	\$ 17,055.50		\$ -		\$ -		\$ -	\$ 17,055.50
59	PAVEMENT REMOVAL	SY	24,700.00	(691.00)	24,009.00	\$ 14.00	22964.52	\$ 321,503.28		\$ -		\$ -	39.50	\$ 553.00	\$ 322,056.28
60	STORAGE AGGREGATE	TON	5,420.00		5,420.00	\$ 40.00		\$ -		\$ -	4897.13	\$ 195,885.20		\$ -	\$ 195,885.20
61	FILTER AGGREGATE	TON	1,330.00		1,330.00	\$ 45.00		\$ -		\$ -	1214.25	\$ 54,641.25		\$ -	\$ 54,641.25
62	PERMEABLE INTERLOCKING PAVERS	SY	5,160.00		5,160.00	\$ 62.50		\$ -		\$ -	4030.32	\$ 251,895.00		\$ -	\$ 251,895.00
63	PCC EDGE RESTRAINT, 2 FT	LF	2,100.00		2,100.00	\$ 25.00	1224.50	\$ 30,612.50		\$ -		\$ -		\$ -	\$ 30,612.50
64	PAINTED PAVEMENT MARKINGS, DURABLE	STA	65.00	11.50	76.50	\$ 575.00	91.97	\$ 52,884.31		\$ -		\$ -		\$ -	\$ 52,884.31
65	PERMANENT TAPE MARKINGS, PERFORMED THERMOPLASTIC MARKING	STA	27.00		27.00	\$ 730.00	27.105	\$ 19,786.65		\$ -		\$ -		\$ -	\$ 19,786.65
66	PAINTED SYMBOLS AND LEGENDS	EA	15.00	7.00	22.00	\$ 325.00	15.85	\$ 5,151.25		\$ -		\$ -		\$ -	\$ 5,151.25
67	TYPE A SIGN, SHEET ALUMINUM	EA	45.00	14.00	59.00	\$ 425.00	51.00	\$ 21,675.00		\$ -		\$ -		\$ -	\$ 21,675.00
68	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$ 75,000.00	0.93	\$ 69,750.00		\$ -		\$ -		\$ -	\$ 69,750.00
69	SOD	SQ	100.00		100.00	\$ 75.00	69.03	\$ 5,177.25		\$ -		\$ -		\$ -	\$ 5,177.25
70	DECIDUOUS SHRUBS	EA	60.00		60.00	\$ 150.00	37.00	\$ 5,550.00		\$ -		\$ -		\$ -	\$ 5,550.00
71	PERENNIAL GROUND COVER (1 GAL.)	EA	2,134.00		2,134.00	\$ 20.00	1426.00	\$ 28,520.00		\$ -		\$ -		\$ -	\$ 28,520.00
72	DECIDUOUS TREE	EA	43.00		43.00	\$ 550.00	37.00	\$ 20,350.00		\$ -		\$ -		\$ -	\$ 20,350.00
73	TREE GRATE AND FRAME	EA	24.00		24.00	\$ 500.00	24.00	\$ 12,000.00		\$ -		\$ -		\$ -	\$ 12,000.00
74	SWPPP PREPARATION	LS	1.00		1.00	\$ 2,000.00	1.00	\$ 2,000.00		\$ -		\$ -		\$ -	\$ 2,000.00
75	SWPPP MANAGEMENT	LS													

78	EROSION CONTROL MULCHING, HYDROMULCHING	AC	2.00		2.00	\$ 2,000.00	0.17	\$ 340.00		\$ -	\$ -	\$ -	\$ 340.00
79	INLET PROTECTION DEVICE, DROP IN	EA	41.00	(2.00)	39.00	\$ 265.00	36.00	\$ 9,540.00		\$ -	\$ -	\$ -	\$ 9,540.00
80	VAULT, FILL	EA	1.00		1.00	\$ 7,400.00	5.11	\$ 37,814.00		\$ -	\$ -	\$ -	\$ 37,814.00
81	CISTERNA ABANDONMENT	EA	3.00		3.00	\$ 8,000.00	3.00	\$ 24,000.00		\$ -	\$ -	\$ -	\$ 24,000.00
82	MOBILIZATION	LS	1.00		1.00	\$ 1,000,000.00	1.00	\$ 1,000,000.00		\$ -	\$ -	\$ -	\$ 1,000,000.00
83	CONCRETE WASHOUT	LS	1.00		1.00	\$ 10,000.00	0.75	\$ 7,500.00		\$ -	\$ -	\$ -	\$ 7,500.00
84	MONUMENT TYPE 1 (ARCHWAY MONUMENT)	EA	-		-	\$ 200,000.00		\$ -		\$ -	\$ -	\$ -	\$ -
85	MONUMENT TYPE 2 (GATEWAY MONUMENT)	EA	-		-	\$ 75,000.00		\$ -		\$ -	\$ -	\$ -	\$ -
86	MONUMENT TYPE 3 (HIGHWAY MONUMENT)	EA	-		-	\$ 75,000.00		\$ -		\$ -	\$ -	\$ -	\$ -
87	STEEL BENCH	EA	9.00		9.00	\$ 3,250.00	9.00	\$ 29,250.00		\$ -	\$ -	\$ -	\$ 29,250.00
88	LITTER RECEPTACLE	EA	6.00		6.00	\$ 3,000.00	6.00	\$ 18,000.00		\$ -	\$ -	\$ -	\$ 18,000.00
89	BIKE RACK	EA	6.00		6.00	\$ 925.00	6.00	\$ 5,550.00		\$ -	\$ -	\$ -	\$ 5,550.00
90	EVENT POWER PEDESTAL	EA	7.00		7.00	\$ 1,500.00	7.00	\$ 10,500.00		\$ -	\$ -	\$ -	\$ 10,500.00
91	1' CONCRETE BAND	LF	1,270.00		1,270.00	\$ 35.00	3184.10	\$ 111,443.50		\$ -	\$ -	\$ -	\$ 111,443.50
92	PLANTER CURB	LF	430.00		430.00	\$ 85.00	485.50	\$ 41,267.50		\$ -	\$ -	\$ -	\$ 41,267.50
93	SEAT WALL	LF	108.00		108.00	\$ 125.00	108.00	\$ 13,500.00		\$ -	\$ -	\$ -	\$ 13,500.00
94	BIO-RETENTION ROCK CHAMBER	TON	35.00		35.00	\$ 100.00		\$ -		\$ 56.40	\$ 5,640.00	\$ -	\$ 5,640.00
95	RAIN GUARDIAN TURRET	EA	5.00		5.00	\$ 7,500.00		\$ -		\$ 5.00	\$ 37,500.00	\$ -	\$ 37,500.00
96	NYLOPLAST OUTLET STRUCTURE, 12 INCH DIAMETER	EA	5.00		5.00	\$ 1,400.00		\$ -		\$ 5.00	\$ 7,000.00	\$ -	\$ 7,000.00
97	SALVAGE STREET LIGHT POLE	EA	12.00		12.00	\$ 350.00	14.00	\$ 4,900.00		\$ -	\$ -	\$ -	\$ 4,900.00
99	PLANTER POT	EA	4.00		4.00	\$ 2,125.00	4.00	\$ 8,500.00		\$ -	\$ -	\$ -	\$ 8,500.00
99	GFCI RECEPTACLE	EA	32.00		32.00	\$ 950.00	32.00	\$ 30,400.00		\$ -	\$ -	\$ -	\$ 30,400.00
100	LIGHTING UNIT (INSTALL ONLY)	EA	52.00		52.00	\$ 1,650.00	52.00	\$ 85,800.00		\$ -	\$ -	\$ -	\$ 85,800.00
101	SERVICE CABINET	EA	2.00		2.00	\$ 4,350.00	2.00	\$ 8,700.00		\$ -	\$ -	\$ -	\$ 8,700.00
102	HANDHOLE	EA	59.00		59.00	\$ 750.00	70.00	\$ 52,500.00		\$ -	\$ -	\$ -	\$ 52,500.00
103	3/4 INCH PVC CONDUIT TRENCHED	LF	1,699.00		1,699.00	\$ 10.50	1664.49	\$ 17,477.15		\$ -	\$ -	\$ -	\$ 17,477.15
104	1-1/2" INCH PVC CONDUIT TRENCHED	LF	6,673.00		6,673.00	\$ 12.50	6549.96	\$ 81,874.50		\$ -	\$ -	\$ -	\$ 81,874.50
105	2" INCH PVC CONDUIT TRENCHED	LF	650.00		650.00	\$ 16.50	613.00	\$ 10,114.50		\$ -	\$ -	\$ -	\$ 10,114.50
106	3" INCH PVC CONDUIT TRENCHED	LF	945.00		945.00	\$ 21.00	1092.50	\$ 22,942.50		\$ -	\$ -	\$ -	\$ 22,942.50
107	1-1/2" HDPE CONDUIT HDD	LF	866.00		866.00	\$ 24.00	866.00	\$ 20,784.00		\$ -	\$ -	\$ -	\$ 20,784.00
108	#6 AWG CONDUCTOR	LF	26,943.00		26,943.00	\$ 2.00	26873.00	\$ 53,746.00		\$ -	\$ -	\$ -	\$ 53,746.00
109	#8 AWG CONDUCTOR	LF	5,216.00		5,216.00	\$ 1.50	6511.50	\$ 9,767.25		\$ -	\$ -	\$ -	\$ 9,767.25
110	#10 AWG CONDUCTOR	LF	3,661.00		3,661.00	\$ 1.50	3619.00	\$ 5,428.50		\$ -	\$ -	\$ -	\$ 5,428.50
111	#12 AWG CONDUCTOR	LF	1,244.00		1,244.00	\$ 1.25	413.00	\$ 516.25		\$ -	\$ -	\$ -	\$ 516.25
112	YARD HYDRANT	EA	16.00		16.00	\$ 2,300.00	16.50	\$ 37,950.00		\$ -	\$ -	\$ -	\$ 37,950.00
113	PERMEABLE PAVER MONITORING WELL	EA	6.00		6.00	\$ 2,000.00		\$ -		\$ 9.00	\$ 18,000.00	\$ -	\$ 18,000.00
114	PEDESTRIAN ACCESS OPEN' SKGN	LS	-	1.00	1.00	\$ 3,496.50	1.00	\$ 3,496.50		\$ -	\$ -	\$ -	\$ 3,496.50
115	TEMPORARY STORM SEWER	LS	-	1.00	1.00	\$ 10,323.00	1.00	\$ 10,323.00		\$ -	\$ -	\$ -	\$ 10,323.00
116	CLAY PIPE CONNECTIONS	LS	-	1.00	1.00	\$ 21,645.00	1.00	\$ 21,645.00		\$ -	\$ -	\$ -	\$ 21,645.00
117	METER PIT	EA	-	4.00	4.00	\$ 5,355.75	4.00	\$ 21,423.00		\$ -	\$ -	\$ -	\$ 21,423.00
118	ONE MAJOR MANHOLE ADJUSTMENT	LS	-	1.00	1.00	\$ 5,550.00	2.00	\$ 11,100.00		\$ -	\$ -	\$ -	\$ 11,100.00
119	TEMPORARY PARKING LOT ACCESS	LS	-	2.00	2.00	\$ 15,663.64	0.75	\$ 11,747.73		\$ -	\$ -	\$ -	\$ 11,747.73
120	WATER SERVICE TYPE K COPPER 1"	EA	-	2	2	\$ 3,330.00	2	\$ 6,660.00		\$ -	\$ -	\$ -	\$ 6,660.00
121	WATER SERVICE COMING INTO BUILDING	EA	-	2	2	\$ 1,609.50	2.00	\$ 3,219.00		\$ -	\$ -	\$ -	\$ 3,219.00
122	EXPLORATORY DIGGING	EA	-	1	1	\$ 6,218.00	0.32	\$ 2,000.00		\$ -	\$ 0.68	\$ 4,218.00	\$ 6,218.00
123	MISH MASH CANOPY WALK	LS	-	1	1	\$ 19,387.26	1.00	\$ 19,387.26		\$ -	\$ -	\$ -	\$ 19,387.26
124	WATERMAIN LOWERING	LS	-	1	1	\$ 7,770.00	1.00	\$ 7,770.00		\$ -	\$ -	\$ -	\$ 7,770.00
125	MODIFYING STORM INTAKES AND REINFORCE PAVING	LS	-	1	1	\$ 13,264.50	1.00	\$ 13,264.50		\$ -	\$ -	\$ -	\$ 13,264.50
126	HYDRO-EXCAVATE FOR SANITARY REPAIR	LS	-	1	1	\$ 18,925.00	0.00	\$ -		\$ 1.00	\$ 18,925.00	\$ -	\$ 18,925.00
127	FLOWABLE BACKFILL	LF	-	1	1	\$ 700.00	0.00	\$ -		\$ 1.00	\$ 700.00	\$ -	\$ 700.00
126	8" LINED DIP	LF	-	22	22	\$ 275.00	0.00	\$ -		\$ 22.00	\$ 6,050.00	\$ -	\$ 6,050.00
129	8"x6" LINED DIP SERVICE WYE	EA	-	2	2	\$ 1,605.00	0.00	\$ -		\$ 2.00	\$ 3,210.00	\$ -	\$ 3,210.00
130	SOUTH PED ALLEY SAN MH RECONSTRUCTION	LS	-	1	1	\$ 6,646.31	0.00	\$ -		\$ 1.00	\$ 6,646.31	\$ -	\$ 6,646.31
131	TRUCKING AND DISPOSAL OF CONTAMINATED SOILS	LS	-	1	1	\$ 58,985.97	1.00	\$ 58,985.97		\$ -	\$ -	\$ -	\$ 58,985.97
132	TRAP ROCK	LS	-	1	1	\$ 3,500.00	1.00	\$ 3,500.00		\$ -	\$ -	\$ -	\$ 3,500.00
DIVISION 2													
D2.1	FULL DEPTH PATCHES	SY	30.00	8.00	38.00	\$ 90.00	38.00	\$ 3,420.00		\$ -	\$ -	\$ -	\$ 3,420.00
D2.2	PAVEMENT REMOVAL	SY	30.00	35.30	65.30	\$ 50.00	65.30	\$ 3,265.00		\$ -	\$ -	\$ -	\$ 3,265.00
D2.3	TRAFFIC SIGNAL MODIFICATIONS	LS	1.00		1.00	\$ 2,875.00	1.00	\$ 2,875.00		\$ -	\$ -	\$ -	\$ 2,875.00
D2.4	PAINTED PAVEMENT MARKINGS, PREFORMED THERMOPLASTIC MARKING	STA	22.50		22.50	\$ 700.00	9.36	\$ 6,552.00		\$ -	\$ -	\$ -	\$ 6,552.00
D2.5	PAINTED SYMBOLS AND LEGENDS	EA	16.00		16.00	\$ 325.00	16.00	\$ 5,200.00		\$ -	\$ -	\$ -	\$ 5,200.00
D2.6	PAVEMENT MARKINGS REMOVED	STA	10.00		10.00	\$ 200.00	16.77	\$ 3,354.00		\$ -	\$ -	\$ -	\$ 3,354.00
D2.7	PAVEMENT SYMBOLS REMOVED	EA	4.00	1.00	5.00	\$ 115.00	9.00	\$ 1,035.00		\$ -	\$ -	\$ -	\$ 1,035.00
D2.8	TYPE A SIGN, SHEET ALUMINUM	EA	4.00	4.00	8.00	\$ 425.00	6.00	\$ 2,550.00		\$ -	\$ -	\$ -	\$ 2,550.00
D2.9	CONCRETE MEDIAN, 4" SLOPED CURB	SY	27.30		27.30	\$ 183.15	27.30	\$ 5,000.00		\$ -	\$ -	\$ -	\$ 5,000.00
D2.10	GROOVES CUT FOR PAVEMENT MARKINGS	STA	3.00		3.00	\$ 149.85	15.70	\$ 2,352.65		\$ -	\$ -	\$ -	\$ 2,352.65
D2.11	BOLLARDS	EA	4.00	4.00	8.00	\$ 555.00	4.00	\$ 2,220.00		\$ -	\$ -	\$ -	\$ 2,220.00
D2.12	WET RETROREFLECTIVE REMOVABLE TAPE MARKINGS	STA	6.00		6.00	\$ 166.50	3.20	\$ 532.80		\$ -	\$ -	\$ -	\$ 532.80
D2.13	MOBILIZATION	LS	1.00		1.00	\$ 1,054.50	1.00	\$ 1,054.50		\$ -	\$ -	\$ -	\$ 1,054.50
D2.14	ADDITIONAL TRAFFIC SIGNAL MODIFICATIONS	LS	1.00		1.00	\$ 834.13	1.00	\$ 834.13		\$ -	\$ -	\$ -	\$ 834.13

	City	City - Sanitary Sewer	SRF	IMU - Water	Total
Total Completed to Date:	\$ 7,752,147.46	\$ 546,184.51	\$ 1,148,498.51	\$ 607,192.30	\$ 8,054,022.79
Retained Percentage (5%):	\$ 287,637.37	\$ 27,309.23	\$ 57,424.93	\$ 30,359.62	\$ 402,701.14
Total Amount of Previous Payments:	\$ 5,457,106.34	\$ 516,875.28	\$ 1,086,798.59	\$ 576,832.69	\$ 7,639,612.90
Net Amount Due:	\$ 7,433.75	\$ 0.00	\$ 4,275.00	\$ (0.00)	\$ 11,708.74



MEMORANDUM

To: Mayor and City Council
From:
Date: March 4, 2024
Subject: Third consideration of an ordinance amending Chapter 106, Collection of Solid Waste.

Recommendation: Roll call is in order.

Attachments: 1. 25.02.02 Chapter 106 Revisions

CITY OF INDIANOLA

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 106, Collection of Solid Waste,
INDIANOLA CODE OF ORDINANCES

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

SECTION 1. Section 106.08, Conditions of License, is hereby amended by deleting the stricken language as follows:

5. All license holders shall be required to provide recycling services to commercial and industrial businesses in accordance with the following specifications:

A. License holders must provide recycling containers.

B. License holders must specify the collection day and time and collect recyclables within 12 hours of the specified time.

C. License holders must collect recyclables from each customer at least once per month unless normal solid waste collection service is provided less frequently than weekly, in which case the frequency of collection shall be the same as normal solid waste collection.

D. License holders are assumed to own the recyclables they have collected and may market them as they see fit. However, recyclables may not be disposed of on land, or through incineration unless prior written approval to do so is given by the Council.

~~E. License holders must submit an annual report to the Council, on or before January 31 of each year for the previous calendar year, identifying the weight in tons of all recyclables collected from Indianola customers.~~

~~F. License holders must demonstrate to the Council at the time of initial license issuance and renewal how they will inform their customers of the recycling services available.~~

...

~~7. Unit Based Pricing. All charges for the collection of residential solid waste from each residence shall be billed according to the size of the container or the weight of the container with charges increasing with each larger of size or weight of container. Service levels shall include:~~

~~A. One weekly pick up of not more than 35 gallons or 45 pounds.~~

~~B. One weekly pick up of not more than 64 gallons or 90 pounds.~~

~~C. One weekly pick up of not more than 95 gallons or 135 pounds.~~

~~Any additional containers will be an additional cost and the weight of any individual container and contents shall not exceed 135 pounds.~~

SECTION 2. Section 106.09, Recycling Program, is hereby amended by deleting the stricken language and inserting the underlined language as follows:

1. Fee. The fee for recyclable collection and disposal service, used or available, is five~~six~~ dollars and ten~~thirty five~~ cents (\$5.10~~\$5.356.10~~) for each residential premises.

...

3. Lien Collection For Nonpayment. Except as provided for in Section 99.12 of this Code of Ordinances, the owner of the premises served and any lessee or tenant thereof are jointly and severally liable for fees for the collection and disposal of recyclables. Fees remaining unpaid and delinquent shall constitute a lien upon the premises served and ~~shall~~may be certified by the Clerk to the County Treasurer for collection in the same manner as property taxes or submitted to the State of Iowa Setoff Program for collection in accordance with that program.

SECTION 3. Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, provision or part of this Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudicated invalid or unconstitutional.

SECTION 5. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED by the Indianola City Council the ___ day of _____, 2024, and APPROVED this ___ day of _____, 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

First Reading:

Second Reading:

Third Reading:

Published:



MEMORANDUM

To: Mayor and City Council

From:

Date: March 4, 2024

Subject: Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by adding Chapter 107, regulation of fat, oil and grease discharge by food service establishments.

Recommendation: Roll call is in order.

Attachments: 1. Ord_FOG

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY ADDING CHAPTER 107, REGULATION OF FAT, OIL AND GREASE DISCHARGE BY FOOD SERVICE ESTABLISHMENTS

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

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

**CHAPTER 107
REGULATION OF FAT, OIL AND GREASE DISCHARGE BY FOOD SERVICE ESTABLISHMENTS**

107.01 PURPOSE.

The purpose of this section shall be to aid in the prevention of sanitary sewer blockages and obstructions from contribution and accumulation of fat, oil, and grease (FOG) into the publicly owned treatment works (POTW). Such discharges from commercial kitchens, restaurants, food processing facilities and all other establishments, where fat, oil and grease of vegetable or animal origin are discharged directly or indirectly into the POTW, can contribute to line blockages and/or spills in violation of Title 40, Code of Federal Regulations 40 CFR Part 403.

107.02 DEFINITIONS.

The definitions found in Section 95.02 shall apply to the provisions of this chapter, provided however that the following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this chapter, except where the context clearly indicates a different meaning:

1. "Best management practices" or "BMPs" means and includes schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the State. For purposes of this chapter, best management practices include procedures and practices that reduce the discharge of FOG to the building sewer, to the City sanitary sewer system and to the POTW.
2. "Design liquid depth" means the maximum depth of liquid when the tank is filled with water.
3. "Effective date" means the date set forth in Section 107.03 upon which the regulatory provisions of this chapter take effect.
4. "Food service establishment" or "FSE" means an operation or enterprise that stores, prepares, packages, serves, vends, or otherwise provides food for human consumption. Such facilities may include, but are not limited to, those that process meat or other food ingredients as an intermediate step or for final human consumption, food service operations in a summer camp, residential substance abuse treatment facility, halfway house, correctional facility, school, restaurant, commercial kitchen, caterer, church, hotel, bars, hospital, prison, care institution or similar facility.

5. "Grease interceptor" means a tank that serves one or more fixtures and is remotely located. Grease interceptors include, but are not limited to, tanks that capture wastewater from dishwashers, garbage disposals, floor drains, pot and pan sinks and trenches as allowed by local plumbing codes. For purposes of this chapter, a grease interceptor is a multi-compartment tank located underground outside of a building that reduces the amount of FOG in wastewater prior to its discharge into the POTW.
6. "Grease trap" means a device designed to retain grease from one to a maximum of four fixtures. Not all grease traps are approved by the manufacturer for use on heated water (e.g., dishwasher) or in-line to a waste disposal unit (e.g., garbage disposal and grinders). For purposes of this chapter, a grease trap is a small device located within a building.
7. "Minimum design capability" means the design features of a grease interceptor and its ability or volume required to effectively intercept and retain greases from grease laden wastewaters discharged to the POTW.
8. "Non-routine inspection" means an impromptu, unscheduled inspection of an FSE made without prior notification or arrangement.
9. "Routine inspection" means an inspection of an FSE which is scheduled in advance or according to a pre-arranged schedule.
10. "User" means a person discharging anything other than domestic wastewater into the POTW, and includes categorical users as herein defined, but also includes persons who discharge wastewater to the POTW from mobile sources, such as mobile food vendors.
11. "WRA" means the Des Moines Metropolitan Wastewater Reclamation Authority.
12. "WRRD" means the City of Indianola's Water Resource Recovery Department.

107.03 EFFECTIVE DATE OF FOG REGULATIONS.

The provisions of this chapter shall be effective on and after the date of publication of the ordinance codified in this chapter.

107.04 GREASE INTERCEPTOR INSTALLATION REQUIRED AFTER EFFECTIVE DATE.

The owner of a building or facility in which an FSE is located, and the owner or operator of an FSE shall be required to install an approved grease interceptor, and to thereafter operate and maintain same as provided in this chapter.

107.05 EXEMPTION FROM GREASE INTERCEPTOR INSTALLATION REQUIREMENT FOR EXISTING FACILITIES.

The requirements of Section 107.04 shall not apply to that portion of a building or facility within which an FSE is in existence on the effective date if:

1. The FSE has an existing grease interceptor or grease trap in place as of the effective date and provided that: (i) the owner or occupant of the FSE continues to use the interceptor or trap, (ii) the interceptor or trap is of sufficient capacity and design, and (iii) the interceptor or trap is operated and maintained so as to comply with FOG discharge limits; and

2. Any repair, remodeling or renovation of the wastewater plumbing system in the existing FSE involves only: (i) the repair of leaks or the clearing of stoppages in drains, soil, waste or vent piping, or (ii) the removal and reinstallation of a sink, toilet, or hot water heater; provided that such work does not involve replacement, rearrangement or moving of wastewater pipes, floor sinks, drainage fixtures, or grease traps; and
3. None of the following conditions are present:
 - A. A building or facility exists on the effective date and is thereafter expanded or renovated, or a portion thereof, to include an FSE where such FSE did not previously exist; or
 - B. An FSE exists on the effective date within a building or facility, or portion of a building or facility, and application is thereafter made for a building permit for such building or facility with valuation of \$50,000.00 or more within a 12-month period; or
 - C. A building or facility, or portion thereof, that contained an FSE on the effective date but in which an FSE ceases to operate for one year or more, as determined by Iowa Department of Inspections and Appeals, Food and Consumer Safety Bureau records.

107.06 COMPLIANCE PROCEDURES.

After the effective date, any permitted construction shall be deemed compliant upon issuance of a certificate of compliance or certificate of occupancy for such construction by the City building official or designee.

1. An FSE shall be deemed compliant, unless the local building official or designee determines that an existing grease trap or grease interceptor is incapable of adequately retaining FOG. In such cases, the WRRD Superintendent or Building Official may order the FSE to install an adequate grease interceptor within a specified time period if:
 - A. The FSE is found to contribute FOG in quantities above FOG discharge limits; or
 - B. The FSE's discharge to the POTW is at any time determined to exceed 100 mg/l total FOG.
2. An order directing an existing FSE or the owner or operator of the FSE or the owner of the building or facility in which the FSE is located to install a grease interceptor shall be in writing from the local building official in the form of a notice of violation including a corrective action order.
3. FSEs or owners of buildings within which a FSE is located which are unable to install or replace a grease interceptor due to exceptional physical constraints or economic hardship may appeal to the WRRD Superintendent or Building Official for approval of an alternative grease control technology by requesting a hearing in accordance with the provisions of this chapter. Such requests shall be submitted in writing and shall include detailed descriptions of the FSE's physical or financial constraints and the alternative grease control technology that it proposes to install and utilize.

- A. In order to demonstrate exceptional economic hardship, the owner or operator of the FSE shall submit to Superintendent or Building Official the balance sheets and profit and loss statements for FSE for the preceding three years. A new FSE shall submit profit/loss projections or a detailed business plan with projections for 24 months. Each request shall be evaluated on a case-by-case basis.
- B. Notwithstanding approval of alternative grease control technology, when the Superintendent or Building Official determines that such alternative is not performing adequately, the FSE or owner of the building or facility in which the FSE is located shall be required to take additional grease control measures, which may include the installation of a grease interceptor.
- C. In order to demonstrate exceptional physical site constraints preventing the installation of a grease interceptor, the owner or operator of the FSE or the owner of the building in which the FSE is located shall submit to the Superintendent or Building Official documentation and plats showing the location of sanitary sewer and any private easements in relation to the building sewer for the building housing the FSE, and showing available space inside or outside the building and drawings of existing plumbing at or in a site that uses common plumbing for all services at that site.
- D. An FSE that is given an exemption from installing a properly sized grease interceptor is prohibited from installing or using a dishwasher or garbage disposal without Superintendent or Building Official and must comply with the conditions of such approval, if any.

107.07 INSTALLATION OF GREASE INTERCEPTORS AND GREASE TRAPS.

Grease interceptors and grease traps, when required, shall be installed as follows:

1. Grease interceptors and grease traps shall be installed at the expense of the owner or operator of the FSE or owner of the building or facility in which the FSE is located which is contributing wastewater to the POTW.
2. All wastewater streams containing FOG or reasonably likely to contain FOG within FSEs or other FOG generating operations shall be directed into one or more appropriately sized grease interceptors before discharge to the POTW. Grease interceptors shall be either sized by adding the peak design flow rates for all fixtures leading to the grease interceptor and allowing a minimum retention time of 30 minutes or as follows:

GREASE INTERCEPTOR SIZING	
Peak Meals Per Hour	
Seating capacity of FSE	
Occupancy of FSE	*
Seating or Occupancy x Meal Factor of 1.3 (45-minute meal) or 1.0 (intermittent-use FSEs) = Peak Meals Per Hour	
*Church: Include all areas used for meal service.	
*Assisted Living/Nursing Facility: equal to maximum number of residents (per State license)	
Waste Flow Rate, Gallons of Flow	
Commercial, equipped kitchen with dishwasher and one garbage disposal*	7
Commercial, equipped kitchen with dishwasher, no garbage disposal	6
Commercial, equipped kitchen with no dishwasher and one garbage disposal*	6
Commercial, equipped kitchen with no dishwasher, no garbage disposal	5
Single service kitchen**	2
*Each additional garbage disposal, add one gallon	
**Single service kitchens = no garbage disposal, no dishwasher, and all service is single use	
Retention Time, Hours	
Commercial kitchen	2.5
Single service kitchen	1.5
Single Factor	
Commercial kitchen up to 8 hours of operation	1
Commercial kitchen up to 12 hours of operation	1.5
Commercial kitchen up to 16 hours of operation	2
Commercial kitchen up to 20 hours of operation	2.5
Commercial kitchen up to 24 hours of operation	3
Single service kitchen	1.5
Peak Meals per Hour x Waste Flow Rate x Retention Time x Storage Factor = Calculated Interceptor Size	

- Concrete grease interceptors whether precast or poured in place, shall be designed and manufactured in accordance with ASTM C 1613-08 Standard Specifications for Precast Concrete Grease Interceptor Tanks or IAPMO/ANSI Z1001 Grease Interceptors and shall be installed in accordance with the codes adopted by the jurisdiction in which the FSE is located. Where no code is adopted, the construction and installation shall be in accordance with the Iowa State Plumbing Code and this

chapter. Grease interceptors using materials other than concrete require approval by the Building Official, and shall comply with the conditions of such approval, if any.

4. The building official or other designated official of the governmental subchapter within which the FSE is located shall inspect each grease interceptor installation made pursuant to this chapter, shall review all relevant information regarding the rated performance of the grease interceptor, and the building plan and facility site plan for the building and site where the grease interceptor has been installed, and shall approve such grease interceptor installation upon determination that the grease interceptor meets all applicable standards and requirements.
5. Grease interceptors shall have a minimum capacity of 1,000 gallons and shall not exceed 5,000 gallons for a single unit. Where a capacity greater than 5,000 gallons is required, several smaller units shall be installed in series, however, the capacity shall not exceed 10,000 gallons for any single series of interceptors without the approval of the Building Official.
6. Grease interceptors shall be installed outside the building housing the FSE, and shall have access manholes, with a minimum diameter of 24 inches, over each chamber and sanitary tee. Access manholes shall extend from the grease interceptor to at least the finished surface grade and be designed and maintained to prevent storm or surface water inflow and groundwater infiltration. The manholes shall also have readily removable covers to facilitate inspection and grease removal.
7. Sewer lines which are not grease laden, which are not likely to contain FOG, or which contain sanitary wastes shall not be connected to a grease interceptor.
8. Grease interceptors shall be equipped with an accessible discharge sampling port with a minimum six-inch diameter, which shall extend from the grease interceptor to at least the finished surface grade.
9. Where grease interceptors are shared by more than one FSE, the building owner shall be the responsible party for record keeping and cleaning of the interceptor.
10. Frost Protection. Grease interceptors must be protected from freezing by maintaining a minimum flowline depth of 42" below finished grade.

107.08 OPERATION, MAINTENANCE AND CLEANING OF GREASE INTERCEPTORS AND GREASE TRAPS AND GREASE HAULER CERTIFICATION.

1. The owner or operator of an FSE which is required to pass wastewater through a grease interceptor or trap shall operate and maintain the grease interceptor or trap so that wastewater exiting the grease interceptor or trap shall not exceed 400 milligrams per liter of FOG.
2. The owner or operator of the FSE shall cause the grease interceptor or trap to be cleaned as hereinafter required when FOG and solids reach 25 percent of the design liquid level of the grease interceptor or trap, or sooner if necessary to prevent carry over of FOG from the grease interceptor or trap into the City sanitary sewer system. Interceptors and traps shall be cleaned at three-month intervals or less. A longer cleaning interval must be approved by the Superintendent or Building Official. If the

owner or operator of the FSE, or an employee of the owner or operator, has a grease hauler certification from the WRA indicating satisfactory completion of the course of training offered by the WRA on the cleaning of grease interceptors and traps, such person or persons may clean the grease trap in the facility included in such grease hauler's certification. Failure to adequately clean the grease trap, properly dispose of all grease trap waste, or maintain certification pursuant to Section 107.08.

3. Any person who cleans a grease interceptor or trap shall do so in accordance with the following procedures and requirements. The person cleaning the grease interceptor or trap shall:
 - A. Completely empty and remove the contents (liquids and sludge) of all vaults of the grease interceptor or trap, and remove the grease mat and scrapings from the interior walls. As part of each cleaning of a grease interceptor or trap, the owner or operator of the FSE or the licensed waste hauler employed by the FSE owner or operator, shall perform the following maintenance activities:
 - (1) Check that the sanitary "tees" on the inlet and outlet sides of the grease interceptor are not obstructed, loose, or missing.
 - (2) Verify that the baffle is secure and in place.
 - (3) Inspect the grease interceptor or trap for any cracks or other defects.
 - (4) Check that lids are securely and properly seated after completion of cleaning.
 - B. Not deposit waste and wastewater removed from a grease interceptor or trap back into the grease interceptor or trap from which the waste or wastewater was removed or into any other grease interceptor or trap, for the purpose of reducing the volume of waste and wastewater to be disposed of.
 - C. Not introduce enzymes, emulsifying chemicals, hot water or other agents into a grease interceptor or trap to dissolve or emulsify grease or as a grease abatement method. Introduction of bacteria as a grease degradation agent is permitted with prior written approval by the Superintendent or Building Official.
 - D. Dispose of waste and wastewater removed from a grease interceptor or trap at a facility approved for disposal of such waste by the Superintendent or Building Official. Waste and wastewater removed from a grease interceptor or trap shall not be discharged to any private sanitary or storm sewer or to the City sanitary or storm sewer system. The waste hauler shall provide a copy of the disposal receipt for all waste and wastewater removed from a grease interceptor or trap to the owner or operator of the FSE.
 - E. Not use an automatic grease removal system to clean a grease interceptor without prior written approval of the Superintendent or Building Official, and, if the use of an automatic grease removal system is approved, shall operate same in a manner that the grease wastewater discharge limit, as measured from the system's outlet, is consistently achieved.

- (1) The WRRD Superintendent or Building Official may make exceptions to the above requirements or may approve alternative operational requirements or cleaning and maintenance methods, provided that such exceptions or approvals shall be made in writing by the Superintendent or Building Official.
- (2) The WRRD Superintendent or Building Official may issue a grease hauler certification upon satisfactory completion of the course of training offered by the WRA on the proper maintenance and cleaning of grease interceptors and traps, disposal procedures and record keeping. Such certification shall be for a period of five years and shall be in effect for the person receiving such training and for the FSE site for which such person is the owner, operator or employee thereof.

107.09 RECORDS AND RECORD KEEPING.

The owner or operator of an FSE which is required to pass wastewater through a grease interceptor or trap:

1. Shall provide, operate and maintain, at its expense, safe and accessible monitoring facilities (such as a suitable manhole), and shall make such monitoring facilities available for inspection, and for sampling and flow measurement of the building sewer or internal drainage systems. There shall be ample room in or near such monitoring facility to allow accurate sampling and preparation of samples for analysis.
2. Shall allow personnel authorized by the Superintendent or Building Official or by the City building official or designee, bearing proper credentials and identification, to enter upon or into any building, facility or property housing an FSE at any reasonable time and without prior notification, for the purpose of inspection, observation, measurement, sampling, testing or record review, in accordance with this chapter.
3. Shall, upon request by the WRRD Superintendent's authorized representative, open any grease interceptor or grease trap for the purpose of confirming that maintenance frequency is appropriate, that all necessary parts of the installation are in place, including but not limited to, baffles, and effluent tees, and that all grease interceptors, traps, and related equipment and piping is maintained in efficient operating condition.
4. Shall accommodate compliance inspections and sampling events by the authorized representatives of the WRRD Superintendent. Staff may conduct routine inspections and sampling events of any food service establishment. Non-routine inspections and sampling events shall occur more frequently when there is a history of non-compliance with this chapter and when blockages occur in the City's sanitary sewer system downstream of the FSE.
5. Shall maintain records for 3 years for the following.
 - A. Hauler used to pump out interceptor
 - B. Date of grease interceptor cleanout
 - C. Amount hauler took from interceptor

107.11 INSPECTION FEES.

The fees for inspection of an FSE shall be as provided in a resolution adopted by the City Council and shall be paid within 30 days of the date of the invoice for such fee.

107.12 ENFORCEMENT.

The WRRD Superintendent or Building Official is authorized to enforce this chapter as hereinafter provided.

107.13 NOTICE OF VIOLATION; ADMINISTRATIVE PENALTIES; CORRECTIVE ACTION ORDER.

1. The director, or such other designated officers or officials with enforcement authority as provided in Section 107.12, are authorized to issue a notice of violation imposing an administrative penalty upon any person who fails to perform an act required by this chapter or who commits an act prohibited by this chapter. Such notice may include a corrective action order requiring the user to take one or more of the following corrective actions within 30 days:
 - A. Conform to best management practices;
 - B. Submit copies of the grease interceptor or trap maintenance log;
 - C. Develop, submit and implement a FOG compliance plan to be approved by the director or designated enforcement official; or
 - D. Install a compliant grease interceptor.
2. The administrative penalty for such violations shall be as provided in the schedule of administrative penalties adopted by the City Council by resolution.
3. Notice of violation, with the applicable penalty for such violation noted thereon, shall be issued to and served upon the violator. Service of the notice may be by regular mail or by delivery in person.
4. Penalties assessed pursuant to notice of violation shall be paid by the violator in full as directed in the notice within 30 days of its issuance.
5. The administrative penalties set out in the schedule of administrative penalties shall be charged in lieu of the fines and penalties provided for in Section 107.14, unless the violator refuses to correct the violation and pay the scheduled administrative penalty, or the WRRD Superintendent or Building Official determines that immediate enforcement action by misdemeanor or municipal infraction prosecution is, in view of the particular circumstances of the case, necessary to achieve compliance with the requirements of this chapter. A record of all violations, administrative penalties charged or other enforcement actions taken shall be maintained by the City for a period of three years.

107.14 PENALTIES.

1. Any person who fails to perform an act required by this chapter or who commits an act prohibited by this chapter shall be guilty of a misdemeanor punishable by fine or imprisonment or shall be guilty of a municipal infraction punishable by a civil penalty.
2. Any person who fails to comply with a pretreatment standard applicable to an FSE shall be guilty of a municipal infraction punishable by a civil penalty of not more than \$1,000.00 for each day the violation exists or continues, as provided by Section 364.22 or 331.307 of the Code of Iowa
3. When enforcement is sought through a municipal infraction proceeding, the director, or such other designated officers or officials with enforcement authority as provided in Section 107.12, may enter into consent orders, assurances of voluntary compliance or other similar documents establishing an agreement with the user responsible for noncompliance. Such orders will include specific action to be taken by the user to correct the noncompliance within a time period specified by the order.

107.15 ORDER TO CEASE OPERATION OF FSE.

Where a violation of this chapter has not been timely corrected, and results in or threatens interference or pass through as herein defined, the WRRD Superintendent or Building Official, or such other designated officers or officials with enforcement authority as provided in Section 107.12, shall have the authority to issue an order in writing to the owner or operator of the FSE, ordering such person or persons to cease and desist from further operation of the FSE and from further discharge of wastewater to the sanitary sewer system.

1. The order shall be delivered by personal service unless the owner or operator cannot be found within the City, in which event notice shall be by ordinary mail addressed to the owner's or operator's last known address and by posting a copy of the notice in a conspicuous place upon the premises of the FSE.
2. Operation of the FSE shall cease on the date stated in the order and shall not recommence without the prior written approval of the WRRD Superintendent or Building Official.
3. The applicant may make a written request to the director for a reconsideration and hearing on the cease and desist order within 10 days from the issuance of the order, provided, however, that operation of the FSE shall cease pending the outcome of the hearing.
4. The owner's or operator's request for hearing shall identify the appealing party, include the address of the person requesting the hearing and to which all further notices shall be mailed or served, and shall state the basis for the appeal.
5. The hearing shall be scheduled to be held as soon as practicable and no later than 14 days after the request for hearing was filed with the WRRD Superintendent or Building Official. The person requesting the hearing shall be notified in writing or by telephone of the date and place of such hearing at least three days in advance thereof. At such hearing, the director and the person requesting the hearing may be represented by counsel, examine witnesses, and present evidence, as necessary.

6. The determination by the director or by such other designated officers or officials with enforcement authority as provided in Section 107.12, that the violation occurred shall be considered a final administrative decision, unless appealed to the Board of Appeals.

107.16 APPEAL OF CORRECTIVE ACTION ORDER OR CEASE AND DESIST ORDER.

1. Any person aggrieved by a corrective action order or a cease and desist order issued by the WRRD Superintendent or by such other designated officers or officials with enforcement authority as provided in Section 107.12, may file an appeal and request a ruling that such order be modified or rescinded.
2. Such appeal request shall be in writing, shall include the grounds for appeal including any factual findings which are disputed, and shall be delivered to the WRRD within 10 days after the WRRD Superintendent or Building Official's issuance of the order.
3. The chair of the Board of Appeals committee shall schedule the appeal and shall cause notice of the time, date and place of the hearing to be mailed to the appealing party. Such appeal shall be decided by majority vote of the appeal committee. The appeal committee may affirm, modify or rescind the order of the director and shall so state and order in its written decision.

107.17 ADDITIONAL REMEDIES.

The City is not precluded from seeking alternative relief from the court, including an order for abatement or injunctive relief or for recovery of investigational or remedial costs resulting from a non-complying discharge, in the event that the City files a misdemeanor citation, notice of administrative penalty, and/or files a municipal infraction for the same violation of this chapter.

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

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

Section 4. Effective Date. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed by the City Council on the _____ day of _____, 2024, and approved this _____ day of _____, 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2024, and was published on _____, 2024.

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From:

Date: March 4, 2024

Subject: Second consideration of an ordinance approving rezoning from the Highway Commercial (C-2) Zoning District to the General Industrial (M-2) Zoning District and an associated amendment to the Elevate Indianola Comprehensive Plan for a portion of the land located at 2103 East 2nd Avenue.

Recommendation: Roll call is in order.

Attachments: 1. Pickard REZONING ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, FOR CHANGE OF ZONING DISTRICT BOUNDARIES FROM THE HIGHWAY COMMERCIAL (C-2) ZONING DISTRICT TO THE GENERAL INDUSTRIAL (M-2) ZONING DISTRICT FOR A PORTION OF THE LAND LOCATED AT 2103 EAST 2ND AVENUE

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the zoning from the Commercial Highway (C-2) zoning district to the General Industrial (M-2) zoning district for a portion of real property located at 2103 East 2nd Avenue, and legally described as:

THE SOUTH 808.67 FEET OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA.

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

Section 1: That the zoning is amended from the Commercial Highway (C-2) zoning district to the General Industrial (M-2) zoning district for a portion of real property located at 2103 East 2nd Avenue, and legally described as:

THE SOUTH 808.67 FEET OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA.

Section 2: That the zoning is amended from the Commercial Highway (C-2) zoning district to the General Industrial (M-2) zoning district for the aforementioned portion of real property located at 2103 East 2nd Avenue, with the following conditions:

1. A buffer according to Chapter 165.08 titled ‘Open Space, Landscaping, and Buffering’ be required between the proposed area for rezoning and dedicated parkland to the east.
2. The following be the only allowed uses for the property based on the City of Indianola Chapter 165.05 Zoning District Regulations:
 - a. Construction sales and service, contractor office, office for plumber, electrician, HVAC service or similar use (with and without outdoor storage)
 - b. Repair service of electronics, appliance, household goods, furniture, small engines or similar
 - c. Storage of equipment, data and records, electronic data center, furniture or similar
 - d. Warehousing and wholesaling (outdoor storage limited to licensed and operable trailers, trucks, power equipment and containers)

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____ 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

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



MEMORANDUM

To: Mayor and City Council
From: Doug Bylund, Chief of Culture and Recreation
Date: March 4, 2024
Subject: Resolution adopting the Parks and Open Spaces Master Plan.

Introduction:

Background: MSA Professional Services has developed the Parks, Recreation and Open Spaces Master Plan under the direction of Shannon Gapp.

Discussion: Community input was collected from the Parks and Recreation Commission, numerous Steering Committee meetings, at several community events, and from an online survey with over 500 respondents.

Budget Impact:

Recommendation: The Parks and Recreation Commission recommended approval of the Parks, Recreation and Open Spaces Master Plan at their meeting on February 14, 2024.

Attachments:

1. Indianola Parks Master Plan_02.15.24 (1)
2. Resolution Adopting the Parks, Recreation and Open Spaces Master Plan



CITY OF INDIANOLA PARKS, RECREATION, AND OPEN SPACE MASTER PLAN

Page 68 of 263

ACKNOWLEDGEMENTS

STEERING COMMITTEE

Doug Bylund - Parks and Recreation Director
Akhilesh Pal - Public Works Director
Charlie Dissell - Community and Economic Development Director
Emily Rizvic - Associate Planner
Heather Hulen – Executive Director
Amanda Zwanziger – Indianola Chamber of Commerce
Kate Walton – Parks and Recreation Commission
Al Farris – Planning and Zoning Commission
Karey Bishop – Iowa Realty
Bernie Brueck – Indianola Schools
Jon Young – Indianola Little League
Jeff Schortmann – Indianola Soccer Tribe
Doug Gaumer – Indianola Park Friends
Jim Coffey – Iowa DNR

CITY COUNCIL

Stephanie Erickson, Mayor
Mellisa Sones, First Ward
Ron Dalby, 2nd Ward
Steve Armstrong, 3rd Ward
Christina Beach, 4th Ward
Josh Rabe, At-Large
Steve Richardson, At-Large

PLANNING AND ZONING COMMISSION

Rich Piper
Carrie Woerdeman
Lin Stecker
Cortney Marmon
Jake Vice
Sarah Ritchie
Justin Noethe
Misty Darling
Al Farris

PARKS AND RECREATION COMMISSION

Marcy Hahn
Judy Pauley
Kerry Koonce
Kate Walton
Kathy Turnbull
Randy Bickham

CONSULTANTS

MSA Professional Services, Inc.

Chris Jansen, AICP
Shawn O’Shea, AICP
Shannon Gapp, AICP
Emily Huston



TABLE OF CONTENTS

- 01 INTRODUCTION
- 02 OVERVIEW OF INDIANOLA
- 03 GOALS, OBJECTIVES, AND POLICIES
- 04 PARK NEEDS AND DEMANDS
- 05 RECOMMENDATIONS
- 06 IMPLEMENTATION



CHAPTER 1 INTRODUCTION

INTRODUCTION

PLAN PURPOSE

Parks, recreation and trails are important elements in the quality of life for all communities. Not only do these elements provide a safe and healthy place to spend time, they also serve to beautify, protect the natural environment and influence the patterns of development in and around the community.

The City of Indianola realizes the importance and benefits its parks, open space and trail systems have on the City's character and quality of life and is committed to providing for the recreational needs of current and future residents. This plan intends to guide the continual improvement of the City's park, recreation and trail systems and maintain its eligibility for State and Federal park and recreation grants. This plan envisions a connected system of parks, open spaces and trails throughout Indianola, related to the City's natural resources, geography and neighborhoods.

The plan is intended to be a supporting document to Indianola's Comprehensive Plan, as well as align Indianola with local and State initiatives to promote outdoor recreation. This Plan, along with the City's Long-Range Plans and Zoning Code, will be used to implement and promote its parks and recreation program.

Specifically the plan provides:

- Information regarding demographic trends
- An inventory of existing park and recreational facilities,
- An analysis of parkland and recreational needs and demands,
- General policy direction regarding park, recreation, open space, bicycle, and pedestrian facility planning and maintenance,
- Recommendations for new and improving existing park, bicycle and pedestrian facilities, and
- Implementation strategies.

This plan identifies conceptual locations and recommendations for different types of parks, trails, natural areas, and recreational facilities. In nearly every case, more detailed planning, engineering, study, budgeting, and discussions will be necessary before decisions are made to actually acquire land or construct recreational facilities.



PROCESS OUTLINE:



EXISTING CONDITIONS



IDENTIFY NEEDS



GOALS DEVELOPMENT



RECOMMENDATIONS



REVIEW



FINAL PLAN

PLANNING PROCESS

Recreation, bicycle, and pedestrian planning are essential components of long-range community planning in Indianola. Early in the planning process Indianola facilitated an online community survey to gather citizen feedback on desired public park, trail, and recreational facilities. The process also included a public involvement meeting. This meeting was held to obtain input from the public on desired park and recreation improvements. The plan content and format have been tailored to fit the needs of Indianola.

INDIANOLA PARK PLANNING:

When people talk about the places they love in a community, parks are typically at the top of the list. Parks, trails, and recreational programs are essential to the physical, economic, environmental, and social health of cities and their residents in maintaining and enhancing its parks, trails, and recreational opportunities as the community grows; it also provides insight into the existing conditions and specific recommendations for each of the City's parks and recreational spaces.

The information in this Plan represents the results of interactive and engaging outreach with Indianola community members, stakeholders, and City staff. Prior to inventory and data collection, the Project Team met with City staff to establish objectives and expectations for the project; community members were then given the opportunity to share their thoughts on the existing conditions and future aspirations of Indianola's parks and trails.

One overarching goal of the Master Plan and drafting process was to communicate the importance of parks and recreation to people's quality of life. When our parks, open space, and trails are accessible and well-maintained, we are more likely to engage with our community and reap the numerous benefits that access to nature provides. When our parks thrive, we thrive.

COMMUNITY HEALTH

According to the National Recreation and Parks Association (NRPA), when individuals use green spaces, they have fewer health issues, improved blood pressure and cholesterol levels, and reduced stress—which leads to a lower incidence of depression. According to a report by the NRPA titled “The Economic Impact of Parks,” “Diabetic individuals taking 30-minute walks in a green space experienced lower blood glucose levels than spending the same amount of time doing physical activity in other settings. Thirty minutes of walking in nature resulted in larger drops in blood glucose than three hours of cycling indoors.”

ECOLOGICAL HEALTH

While parks, forests and trails provide opportunities to improve the health of residents, they also contribute to the greater ecological health of the City. Parks are often tied together with environmentally sensitive areas such as wetlands, floodplains, surface waters, or significant woodlands which can include trails. These areas provide food and shelter for local wildlife and natural stormwater retention. Individual parks can provide important “rooms” of natural resource activity; however, they become even more functional when they can be linked together by environmental corridors, or “hallways.” Individual parks can provide important habitat and shelter to support and promote opportunities for natural resource activity -- they become more functional when they are connected by environmental corridors.

ECONOMIC PROSPERITY

The ability to retain or attract new residents has direct economic benefits to the City. For this reason, having a great park, recreation, and trail systems contributes directly to economic development.

According to a study completed by the National Recreation and Parks Association and George Mason University, 72% of the 70 communities studied use parks and recreation images in their economic development materials. The study notes that parks and recreation contribute to economic development through business attraction, business retention and expansion and talent attraction. In addition, if a park system is designed with connections to regional destinations, it can serve to bring in additional visitors. This additional tourism has a significant benefit to local businesses. The City's plan will align with regional and State plans to promote outdoor recreation in the greater area.

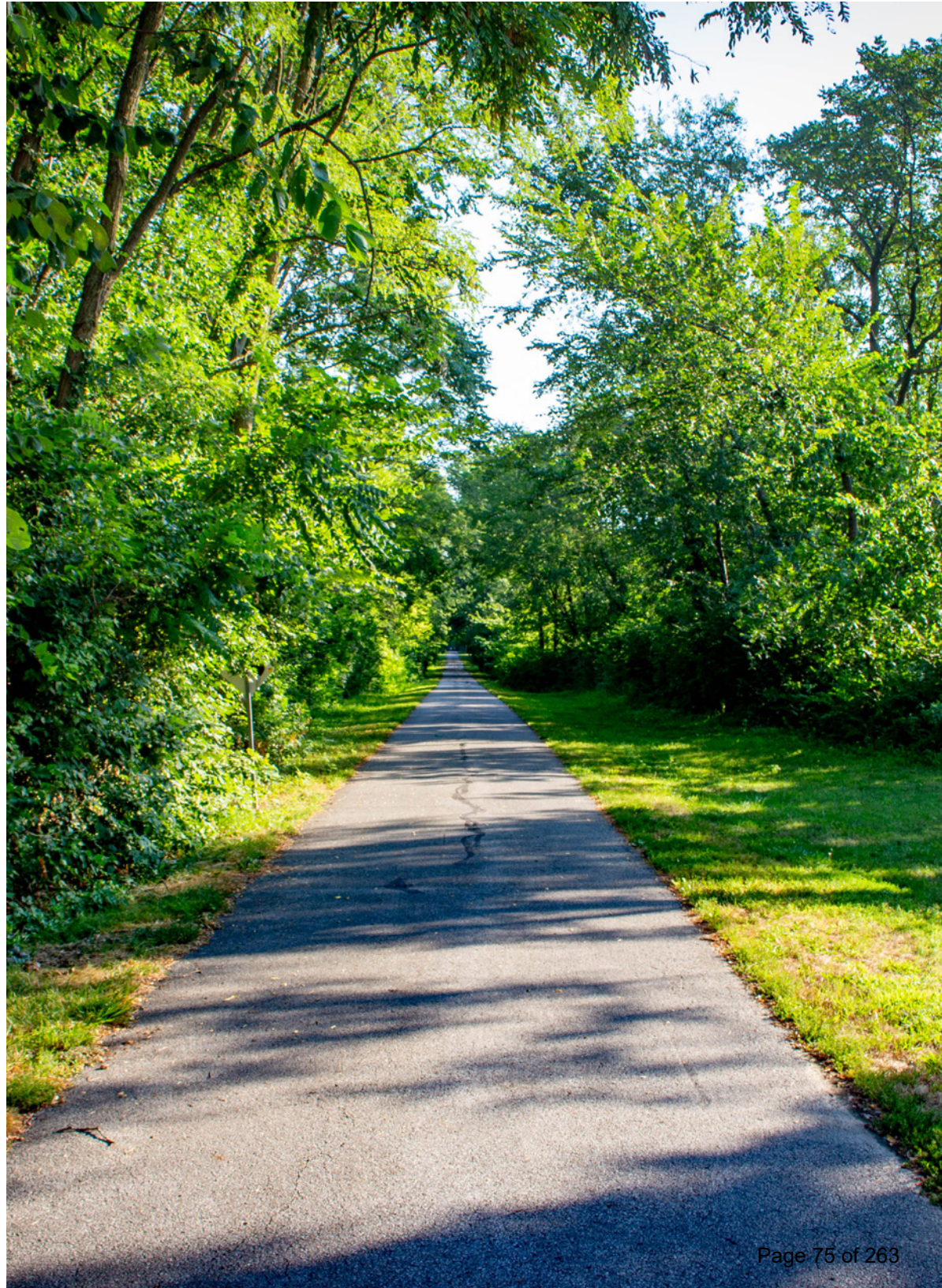


CONNECTIONS

Connecting parks and recreation facilities to each other and the general population via trails is important to encourage safe, alternative modes of transportation. These paths can provide an important alternative means of traveling for those who prefer to bike for health or environmental reasons and for those who lack other means of transportation due to age, income, or disability. Shared-use paths also provide important connections to public transit. According to the National Household Travel Survey conducted by the Federal Highway Administration, 85% of transit trips begin and end with walking and nearly one in six walking trips is made for the purpose of accessing public transit.

INCREASED PARK USAGE

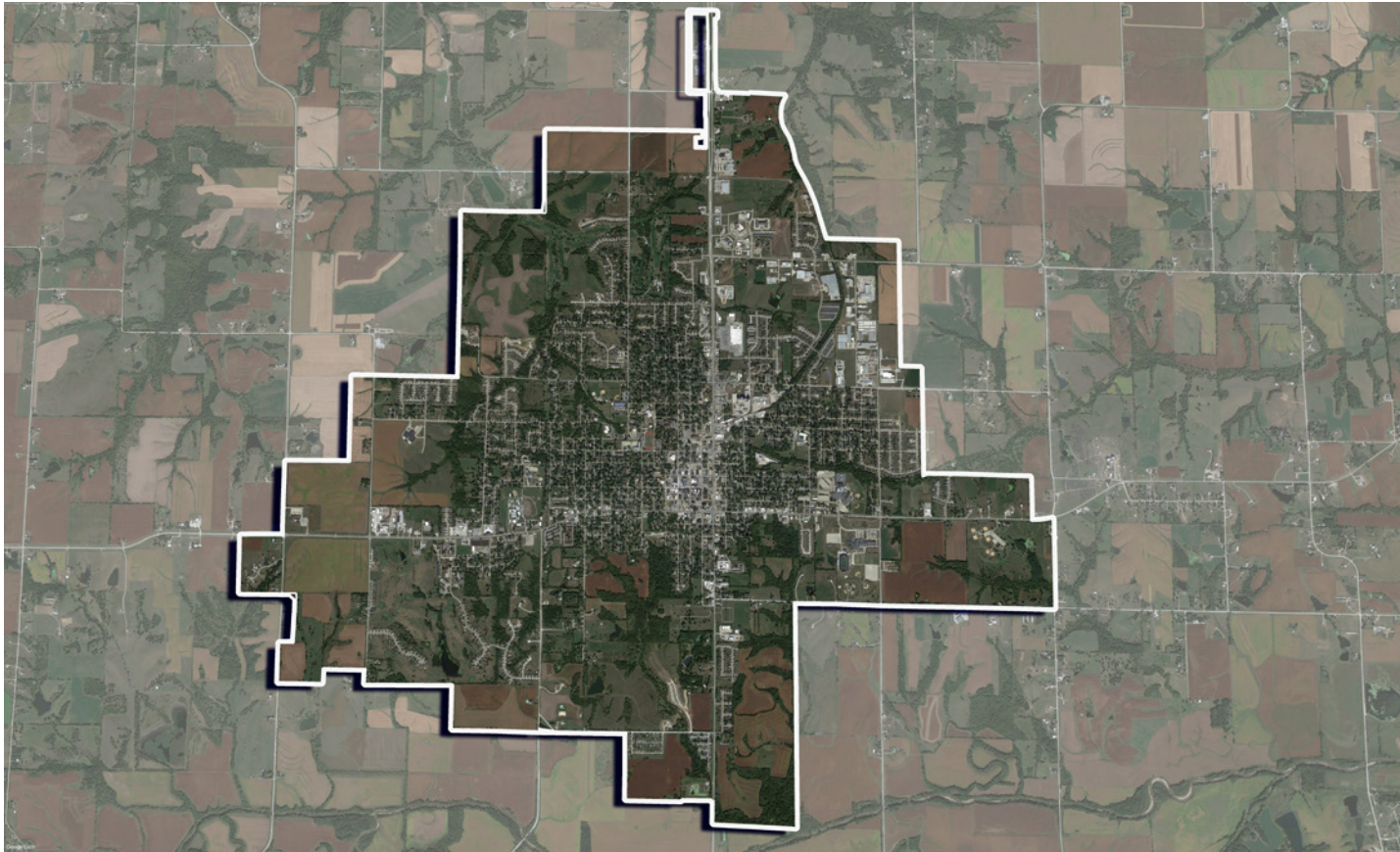
Parks around the nation are seeing an increased usage of trails and parks that are forcing the redesign of common areas and improving pedestrian and bicycle flow. It is likely these shifts will impact parks into the future. Along with the design of park and recreation spaces, it is essential to anticipate the way in which parks park funding is going to shift—there will likely be a more diverse set of funding sources and partnerships for park and recreation projects.





CHAPTER 2 OVERVIEW OF INDIANOLA PARKS

COMMUNITY PROFILE



Understanding the history, culture and traditions of a community plays a key role in planning for the future, as these are the underlying principles that help shape a community. This chapter presents a synopsis of the community based on its geography, demographic information and history. This information provides an understanding of the community that fosters the exploration of recreation trends in the City of Indianola which will in turn assist in the formulation of recommendations for park and recreation programs, amenities and services.



DEMOGRAPHICS

This section describes some of the historic demographic trends for Indianola as they pertain to population, age composition, housing, and school enrollment. This includes data from the U.S. Census Bureau's American Community Survey (ACS), which is reported as a rolling average over a five-year period. Because ACS data points are only estimates and contain a margin of error, they may not always represent conditions as accurately as Census data. However, data is generally more reliable at the State and County levels.

Population

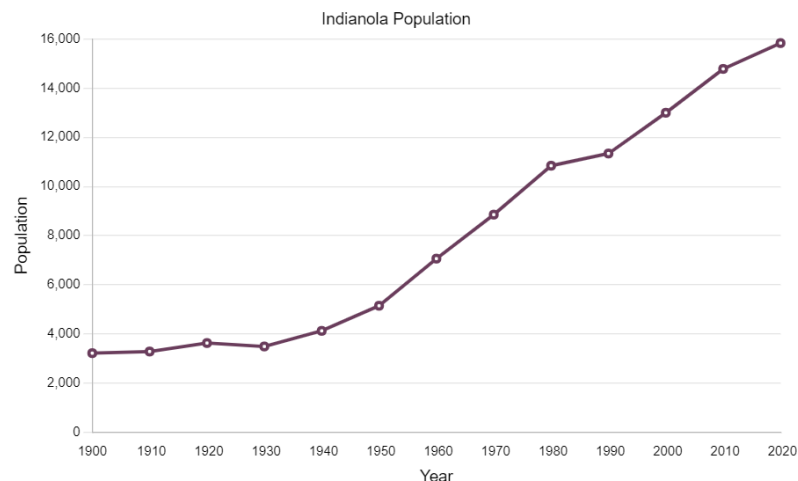
According to the U.S. Census, Indianola's total population was 15,833 in 2020. Elevate Indianola Comprehensive Plan shows that Indianola is expected to add an additional 5,000 residents between 2020 and 2040, representing a 25% increase over a 20 year period, or 1.3% annual growth. Improvements to parklands and facilities will be necessary to continue meeting the needs of Indianola's population.

Households

Based on the 2021 ACS 5-Year Estimates, there are approximately 5,878 households in Indianola. This number has increased by 448 from 2010; with the number of households with children under 18 staying consistent at 34%. The average household size has decreased from 3.03 in 2010 to 2.95 in 2021. If Indianola follows nationwide trends, this number could continue to decrease as a result of smaller family sizes, increases in life expectancy, and an increase in single-family households.

Race and Ethnicity

The population of Indianola is predominantly white (92.7%), with 1% being Black or African American, .7% being Asian, and .9% being Pacific Islander, Indian, or another single race. 4.5% of the population is of two races, with .2% of the population being of three or more races.



Age	Total	Percentage
0-9	2010	12.9%
10-19	2389	15.3%
20-34	3250	20.9%
35-54	3531	17.2%
55-74	3289	21.3%
75+	1082	6.9%
Median	35.4	

Age Composition

Over 50% of Indianola's population is made up of individuals under the age of 40 years old, with the median age being 35.4. With a diverse age-range, Indianola has the opportunity to provide a variety of outdoor recreational activities and facilities for all ages.

PHYSICAL CHARACTER AND ENVIRONMENTAL

Water Resources

Indianola is located south of the Middle River and north of the South River. The Steels Branch of the South River runs up into the boundary of the City. The closest lake to Indianola is Lake Ahquabi, located south of the City. It provides boat rentals and launches, campgrounds, fishing, a sand beach, and trails.

Topography

Indianola consists of very deep, somewhat excessively drained soils formed in sandy glacial drift. Indianola soils are on hills, terraces, terrace escarpments, eskers, and kames of drift or outwash plains at elevations of near sea level to 1,000 feet.

Wildlife

Warren County is home to multiple Conservation Areas for wildlife observation. Bank Swallow Bend and Summerset Trail and Park are great locations for birding, with the former boasting sightings of over 170 species of birds. Annett Nature Center and Park is home to acres of prairie, wetland, and open area for a variety of year-round outdoor recreational activities and wildlife viewing. Blue Flag Marsh and Otter Creek Park are also popular destinations.

SCHOOL FACILITIES

Schools can also fulfill local park needs in communities, as they provide many of the same facilities found in neighborhood parks like playground equipment and athletic fields.

Indianola has a number of schools within the City borders. All elementary schools in the City have their own playground facilities. Indianola Middle School and High School has six natural turf baseball diamonds, an open field area with multi-use recreational fields and practice areas.

The High School is located across the street from the Middle School and houses its own baseball and softball field, and open/practice area field.

Blake Fieldhouse

The Indianola Community Youth Foundation and Indianola native and former Major League Baseball player, Casey Blake funded the Blake Fieldhouse, a sports complex attached to the middle school that hosts Mat Tribe, Soccer Tribe, Indianola Basketball Association, Indianola Volleyball Club, and a variety of non-athletic events and groups.

Simpson College

The College has its own facilities for athletics. The campus houses a practice soccer field, tennis complex, softball and baseball diamonds, intramural practice field, and football and soccer stadium that can accommodate up to 5,000 people.

STATE AND REGIONAL FACILITIES

State and regional parks offer a wide range of opportunities for recreation, gathering, and enjoying nature. While Indianola residents benefit from the following parks and preserves, the City plays no role in their development, operation, or maintenance.

Lake Ahquabi State Park

A popular state park in south-central Iowa. This park has more than six miles of hiking trails, a swimming beach, boat ramps and aquatic recreation rentals, a campground, and reservable shelters. The park is also a popular fishing destination.

Banner Lakes at Summerset State Park

Located between Des Moines and Indianola, this park provides a two-mile, paved scenic bike loop that connects to Summerset Trail, two lakes for fishing, and a shooting range adjacent to the park.

Walnut Woods State Park

The park is home to the largest stand of black walnut trees in Iowa, as well as being a popular spot for purple martin bird watching. Hiking, camping, and fishing are all popular activities

Badger Creek State Recreation Area

A popular state park in south-central Iowa. This park has more than six miles of hiking trails, a swimming beach, boat ramps and aquatic recreation rentals, a campground, and reservable shelters. The park is also a popular fishing destination.

PRIVATELY OWNED FACILITIES

Indianola Country Club

Indianola Country Club is a private 18 hole golf club established in 1920. The course expanded from 9 to 18 holes when the new west nine was opened for play in the spring of 2004.

Deer Run Golf Club

The 18-hole course at the Deer Run Golf Club was established in 2000 and features 6,628 yards of golf from the longest tees for a par of 72. In 2022, Deer Run Golf Club was purchased from its original owners and now operates under new management.

CITY OWNED FACILITIES

Veterans Memorial Aquatic Center

The aquatic center provides the community with a 12,900 foot, zero-depth pool, diving board, water slides, concessions, lounge chairs, and shaded structures. An aquatic wheelchair is also available for in-water use. Both the large and shallow pool areas are able to be rented out for private events events.

Indianola Activity Center

The Activity Center is the home of the City's Parks and Recreation office, while also functioning as the senior center. The facility provides planned events and activities available to anyone 50 and over.

Wellness Campus

Indianola's Wellness Campus provides the community with a wide range of amenities and recreational programming. Lap and recreational pools, a gymnasium, racquet ball court, children's learn and play center, indoor cycling studio, strength training area, cardio workout space, community room, aerobics studio, yoga, pilates, and barre studio, and an indoor running track can all be found here.

THE IMPORTANCE OF RECREATION

Parks are often the most important and highly prized components of any community. They are sources of civic pride and are essential to the physical, economic, environmental, and social health of communities and their residents. Good planning is essential to a community's recreation system as it provides a means to meet the needs and wants of the community. As a plan is developed it is important to keep in mind the variety of benefits that parks

HEALTH

When residents and visitors have access to parks, trails, and recreation facilities, they exercise more and are generally healthier and happier. Additionally, increased exposure to natural areas that parks and open space provide has been linked to improved physical and mental health. Parks and trails encourage healthy, happy, active lifestyles and improve overall quality of life throughout a community.

CULTURAL & SOCIAL

Parks have important social benefits. In a time when social media defines the interactions of many people, parks and recreational centers are places to meet, catch up with family members and friends, and feel like part of the larger community. As a focal point of neighborhoods, parks help develop connections between residents by providing a venue for community building gatherings, like school trips, festivals, and celebrations. Significant natural features, like Lake Ahquabi and social gathering areas, have facilities and events for the enjoyment of all community members.

NATURAL RESOURCES

Parks and open space provide environmental benefits. Natural and planned vegetative landscapes found in parks, preserves and open spaces improve air quality and water quality. These areas may also play a role in stormwater management and protecting the quality and vitality of natural areas.

PROPERTY VALUES

Numerous studies have shown that close proximity and access to parks, trails, and open space has a positive impact on residential property values. Commercial property values can also be increased with proximity to recreational amenities, creating potential for these sites to act as catalysts for future growth and development. Access to recreational amenities helps fuel growth and investment in local economies.

BEAUTIFICATION

Parks contribute to aesthetics of a community. Parkways, tree-lined streets, gardens, views of water bodies, public art, trails, and landscaped areas around town are all things that contribute to creating beautiful places to live, work, and play. Visitors often remember a place by its access to beautiful natural areas, contributing to a positive community image. Improved linkages should also connect community parks to other community nodes. Attractive, safe and well marked linkages make essential contributions to a community's livability and viability.

PARKS AND OPEN SPACE STANDARDS

The definitions used in this plan are modified definitions used by the National Recreation and Park Association (NRPA). They are used to classify the existing recreation system and to guide plans for the future. They begin with the smallest and most intensely used and the proceed to largest and least used. Neighborhood and community parks are normally provided by municipalities. Larger recreation areas are normally provided by larger units of government or private enterprise.

CLASSIFICATIONS

Pocket Parks

Typically on a small lot (1/4 acre), located within a residential neighborhood. Usually have one facility and benches.

- Desirable size - 2 acres or less
- Acres/1,000 population: .25 to .5
- Service Area: 1/8 to 1/4 mile radius

Special Purpose Parks

Created to take advantage of a natural or unusual feature, or to preserve areas and provide recreation. Golf course, marinas and boat ramps could be considered this.

- Desirable size - varies on function
- Acres/1,000 population: varies on function
- Service Area: varies on function

Neighborhood Parks

This provides open space for all ages and enhances the overall environment. A natural location is ideal for this type, and it usually has tables, benches, paths, lights, and is walkable.

- Desirable size - 3-7 acres
- Acres/1,000 population: 5.0 -8.0 acres
- Service Area: 1 to 2 mile radius

Community Parks

Intended to serve many neighborhoods. Tends to have woods, water features, trails, and picnic areas. Should be determined by the size of the population.

- Desirable size - 3-7 acres
- Acres/1,000 population: 5.0 -8.0 acres
- Service Area: 1 to 2 mile radius

Pickard
DeNelsky
Memorial

Barker
Dayton
Easton

Moats
Buxton
McCord

INDIANOLA EXISTING PARKS/AMENITIES

			Acres	Open Space	Woods	Flower Gardens	Picnic Tables	Grill	Shelter	Playground Equipment	Benches	Restrooms (Modern) *	Portable Restroom *	Hiking Trails	Bike Trails	Parking Lot	Drinking Fountain *	Vending Machine	Ball Fields	Basketball Court	Sand Volleyball	Geocaches	Skate Park	Aquatic Center	Amphitheater	Off-Leash Dog Park	Disc Golf Course	Horseshoe Courts	Pond	Camping (self contained only)	Arboretum	Fountain & Gazebo		
A.	Barker Park	South 1st & East 3rd	1	x		x	x	x	x	x	x		x				x		x	x														
B.	Buxton Park	North Buxton & West Girard	5.4	x		x					x				x							x								x	x			
C.	Dayton Park	North 6th St Pl & East Franklin	1	x			x	x		x			x		x					x														
D.	DeNelsky Park	509 East 4th	22.9	x	x		x	x						x		x					x													
E.	Downey Memorial Park	South K & West 17th	10.6	x			x		x		x		x			x	x					x			x									
F.	Easton Park	1100 East Euclid	2.4	x			x	x		x																								
G.	McCord Park	South P & West 5th	16.2	x	x		x	x	x	x	x	x		x		x	x		x	x	x	x												
H.	McVay & Summerset Trail Head	300 block of East 5th	13.3				x		x		x	x			x	x	x	x																
I.	Memorial Park	North G & West Euclid	13				x	x	x	x	x	x			x	x	x	x				x	x	x	x									
J.	Moats Park	Hwy 65-69 & Girard	4	x			x	x	x	x	x	x				x	x		x	x														
K.	Pickard Park	2 miles E of Hwy 65-69 on Hwy 92	160	x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x		x				x	x	x	x					
L.	Sesquicentennial Park	Hwy 65-69 & East Salem	.4			x					x											x												
M.	South Park	South B & West 4th	4.4	x			x			x			x							x		x												
N.	Willow Creek Totlot	North N & West Euclid	.7				x	x																										

* Available 4/15 - 10/15

BARKER PARK

One of the most popular neighborhood parks, the land for Barker Park was purchased by the Park Board in 1952 from C.F. and Francis Flesher, C. Ray and Eva Flesher, Frank C. and Blanche Flesher. The park was renovated in 2001. The park was named after the Barkers, a pioneer family that assisted in laying out the town of Indianola in 1849.

The shelter offers 3 picnic tables with seating for 18, with 4 electrical outlets.

PARK LOCATION: 401 South 1st St Indianola, IA 50125



Classification:
Neighborhood Park

Features
Ball fields
Basketball Court
Benches
Drinking Fountain
Grill
Picnic Tables
Playground
Restrooms - Portable
Shelter



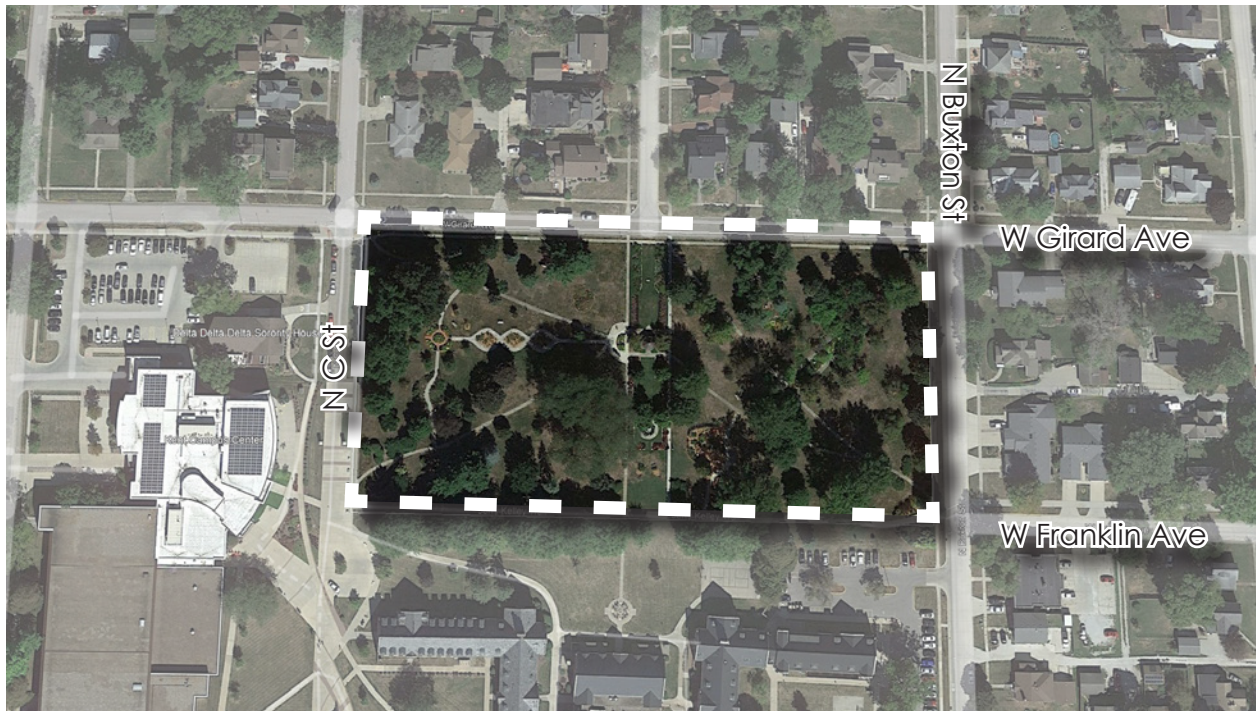
BUXTON PARK

The first park in Indianola's system was donated to the City in 1906 by Mr. and Mrs. William Buxton. Both stunning and serene, Buxton Park is nestled in the center of Indianola adjacent to Simpson College. Its formal gardens, butterfly garden, ornamental fountain, wind sculptures, public art and gazebo offer a spectacular setting for intimate gatherings, photo sessions or a simple stroll in the park.

A children's garden added in 2019 invites little ones to spend time getting closer to nature with a play tunnel, interactive Natureland game, musical instruments, planter boxes filled with touch and feel plants and vegetables, and other nature-related activities.

Also home to an arboretum, the park offers a self-guided interpretive tree tour pamphlet at the display case near the gazebo. A three-tiered water fountain is ADA accessible and also offers a drink for dogs on leash.

PARK LOCATION: 705 N Buxton St Indianola, IA 50125



Classification:
Community Park

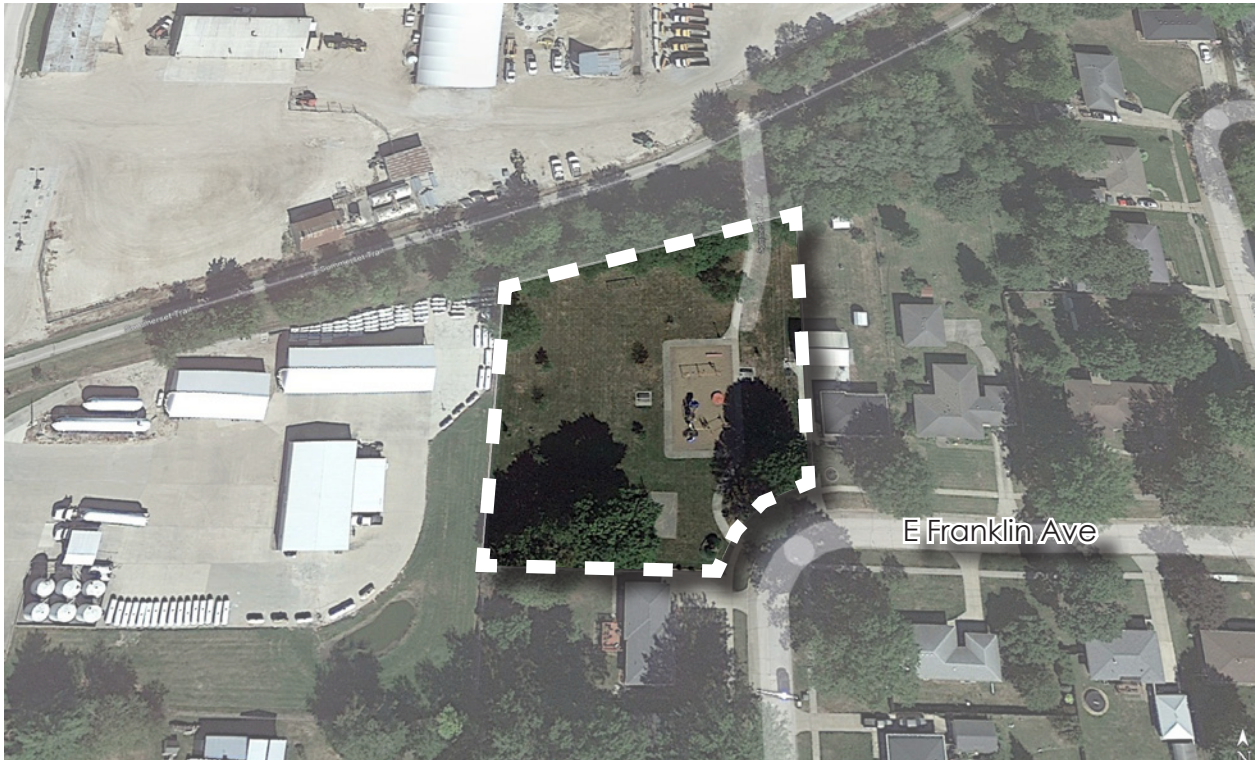
Features
ADA Accessible
Benches
Bike Trail
Children's Garden
Drinking Fountain
Flower gardens
Fountain
Gazebo
Sculptures



DAYTON PARK

Donated by Osborne Williams in 1959, Dayton is a small pocket park with a future of expansion that adjoins the Summerset Trail, and is used by area residents to play ball games or picnic.

PARK LOCATION: 800 E Franklin Ave Indianola, IA 50125



Classification:
Neighborhood Park

Features
Ball field
Basketball Court
Grill
Picnic Areas
Playground
Restrooms - Portable
Summerset Trail to Carlisle
(11 miles)



DeNELSKY PARK

Opened in 2008, this park area includes 22.9 acres donated by the DeNelsky family as a memorial to Minnie DeNelsky.

The area has approximately 9 - 10 acres of woodlands with the remaining in native grasses, flowers and open space. This unique natural area within the city limits provides environmental and wildlife appreciation and education opportunities, in addition to serving as a neighborhood park.

A minimum of 70% of the land will be maintained and managed as existing wooded and natural open space area.

PARK LOCATION: 509 E. 4th Ave. Indianola, IA 50125



Classification:
Special Purpose Park

Features
Grill
Parking
Picnic Areas
Restrooms - Portable
Trails - mowed grass paths



DOWNEY PARK

South River once flowed through Downey Memorial Park. Purchased by the City in 1933 as part of the waterworks area, the site was named Richard Downey Memorial Park in honor of caretaker Walter Downey's son, who died in World War II.

PARK LOCATION: 1710 S K St Indianola, IA 50125



DOG PARK

The park is a subfacility of Downey Park and provides space where dogs can exercise and socialize with other dogs. It offers a great opportunity for dogs to run, play and interact with other dogs.

Classification:
Community Park

Features

Benches	Agility Equipment
Drinking Fountain	Bag Dispensers
Off Leash Dog Park	Fenced land
Picnic Tables	Waste Receptacles
Restrooms - Portable	
Shelter	
Water	



EASTON PARK

Received by the City in 1974, after development of the surrounding homes, Easton is a neighborhood park with play equipment, landscape plantings, and a stream running through the center.

PARK LOCATION: 1211 E Euclid Ave Indianola, IA 50125



Classification:
Neighborhood Park

Features
Picnic Areas
Playground



McCord Park

Donated to the Parks and Recreation Commission by Max McCord in 1976, the park has areas with play equipment and several hiking trails around the natural wooded perimeter of the site.

The shelter has 9 picnic tables with seating for 72, and 5 electrical outlets.

PARK LOCATION: 900 South P St Indianola, IA 50125



Classification:
Community Park

Features

- Basketball Court
- Drinking Fountain
- Grill
- Picnic Tables
- Playground
- Restrooms - Modern
- Sand volleyball courts
- Shelter
- Trails
- Disc Golf Course (under construction)



Disc Golf Course

MEMORIAL PARK

The land for this park was purchased in 1956 from Victor and Lois Gillespie for the purpose of building a pool. Today, the park contains play equipment, open areas, a large Aquatic Center, an outdoor Amphitheater, and Skate Park.

The shelter offers 12 picnic tables with seating for 96, with 6 electrical outlets.

PARK LOCATION: 602 N G Street Indianola, IA 50125



Classification:
Special Purpose Park

Features

- Amphitheater
- Benches
- Drinking Fountain
- Grill
- Jerry Kelley Trail to Memorial Park (1.2 miles)
- Picnic Tables
- Playground
- Pop Machine
- Restrooms - Modern
- Shelter
- Skate Park



MOATS PARK

Visitors to Indianola are greeted by this cheerful wayside park on Highway 65/69. Its amenities make the park a popular destination for school outings, reunions and parties.

The City purchased the north end of the site in 1911 with acquisition of the south portion in 1939. The park shelter was constructed in 1954, and summer band concerts were held there for years.

The shelter offers 12 picnic tables with seating for 96, and 3 electrical outlets.

PARK LOCATION: 900 N 1st St Indianola, IA 50125



Classification:
Community Park

Features
Baseball / Softball Diamond
Basketball Court
Benches
Drinking Fountain
Grill
Picnic Tables
Playground
Restrooms - Modern
Shelter
Water



PICKARD PARK

The largest park in the system, Pickard Park offers a venue for many outdoor recreational activities. The shelter boasts a scenic view of the Iowa countryside. Formerly a farm, the park lies on the eastern edge of Indianola and is the eastern terminus of the McVay / Summerset Trail.

The park hosts cross country meets, youth and adult softball tournaments and disc golf tournaments including an annual National Tour featuring top professional and amateur disc golfers.

Acquired from the Clarence Pickard family in 1976, the rolling hillsides include some of the first terraces and water diversion projects done by the Soil Conservation Service in Warren County.

PARK LOCATION: 2205 E 2nd Ave Indianola, IA 50125



Classification:
Special Purpose Park

Features

- ADA Accessible Playground
- Ball fields
- Bike Trail
- 18-Hole Disc Golf Course
- Drinking Fountain
- Grill
- Horseshoe court
- Picnic Shelters
- Picnic Tables
- Playground
- Restrooms - Modern
- Nature Trails



SESQUICENTENNIAL PARK

This little gem is located on the southeast corner of City Hall at Salem and Jefferson. Multiple flowerbeds showcase an ever-changing display of annual and perennial flowers.

The pink-flowered rose, 'Carefree Beauty', is featured here as well as in plantings around Indianola. Ornamental 'Prairiefire' crabapple trees are planted around the perimeter of the park. Antique-style lighting and a four-sided clock tower add a nostalgic touch to this park. The focal point of the park is a sculpture called the Tree of Life.

PARK LOCATION: 110 N 1st St Indianola, IA 50125



Classification:
Pocket Park

Features
Benches
Flower gardens



SOUTH PARK

Purchased from the estate of Horace E. Patten in 1964-65, this neighborhood park has been leveled and reseeded from its original land of a deep water way. Neighborhood children enjoy its play area and basketball court.

PARK LOCATION: 401 W 4th Ave Indianola, IA 50125



Classification:
Neighborhood Park

Features
Basketball
Picnic Areas
Playground
Restrooms - Portable





CHAPTER 3

Goals, Objectives, and Policies

GOALS, OBJECTIVES, AND POLICIES

OVERVIEW

Public parks are a unique amenity because they have the potential to be accessible to anyone in the community, regardless of age, gender, ability, socioeconomic status, race or ethnicity. Though we often find that disparities exist in the distribution and quality of parks and recreation amenities, many Parks and Recreation Departments across the U.S. are now rethinking how to engage and provide benefits to residents who do not currently have access to parks. If parks can be more inclusive, they have the potential to function as a nucleus of neighborhood activity, where residents can gather for social events, recreational activities, and meetings about local issues, increasing social interaction and creating an overall sense of community.

PLAN OBJECTIVE

Develop a comprehensive, usable, living document which outlines the current assets and improvements of the park system. The objective of this plan is to develop a comprehensive, usable, living document was created with the objective of analyzing the existing conditions of the parks to better develop an equitable and usable concept for the new park area for visitors and current and future residents. The recommendations of this plan are divided into two major sections:

(1) Existing park facilities

(2) Desired future parks and recreation amenities

INDIANOLA PARK AND RECREATION VISION

Our vision is to promote the health and well-being of the community by providing fun, welcoming, and clean parks and recreation spaces for everyone. We seek to offer safe, well-designed, and maintained facilities, integrate community-wide programs and activities accessible to all ages and abilities, and preserve and protect natural areas, while developing partnerships to provide state-of-the art new and existing amenities consistent with the Comprehensive Plan and future growth of the community.

GOALS AND VISIONING CONSIDERATIONS

Visioning Statement Themes:

- Providing a variety of amenities
- Future growth
- Open Space
- Conservation of natural areas
- Accessibility – both physically and financially
- Over-arching/long-term goals to reach
- Attract families and visitors to the area
- Integrated with community-wide programs and activities
- Partnership with the community
- Desire to purchase parks and not just rely on donations.
- Access to parks within ½ mile or 16 acres/1,000 residents
- Consistent with the Comprehensive Plan
- Parks are connected throughout the community

Build Upon and Improve:

- The number of parks in the community
- Quality green space
- Strong parks located in the older parts of Indianola
- Centrally located parks
- Buxton – always beautiful
- Providing programs for all age groups
- Drive in Movie at Pickard Park – had food trucks
- Emergency button at Skate Park

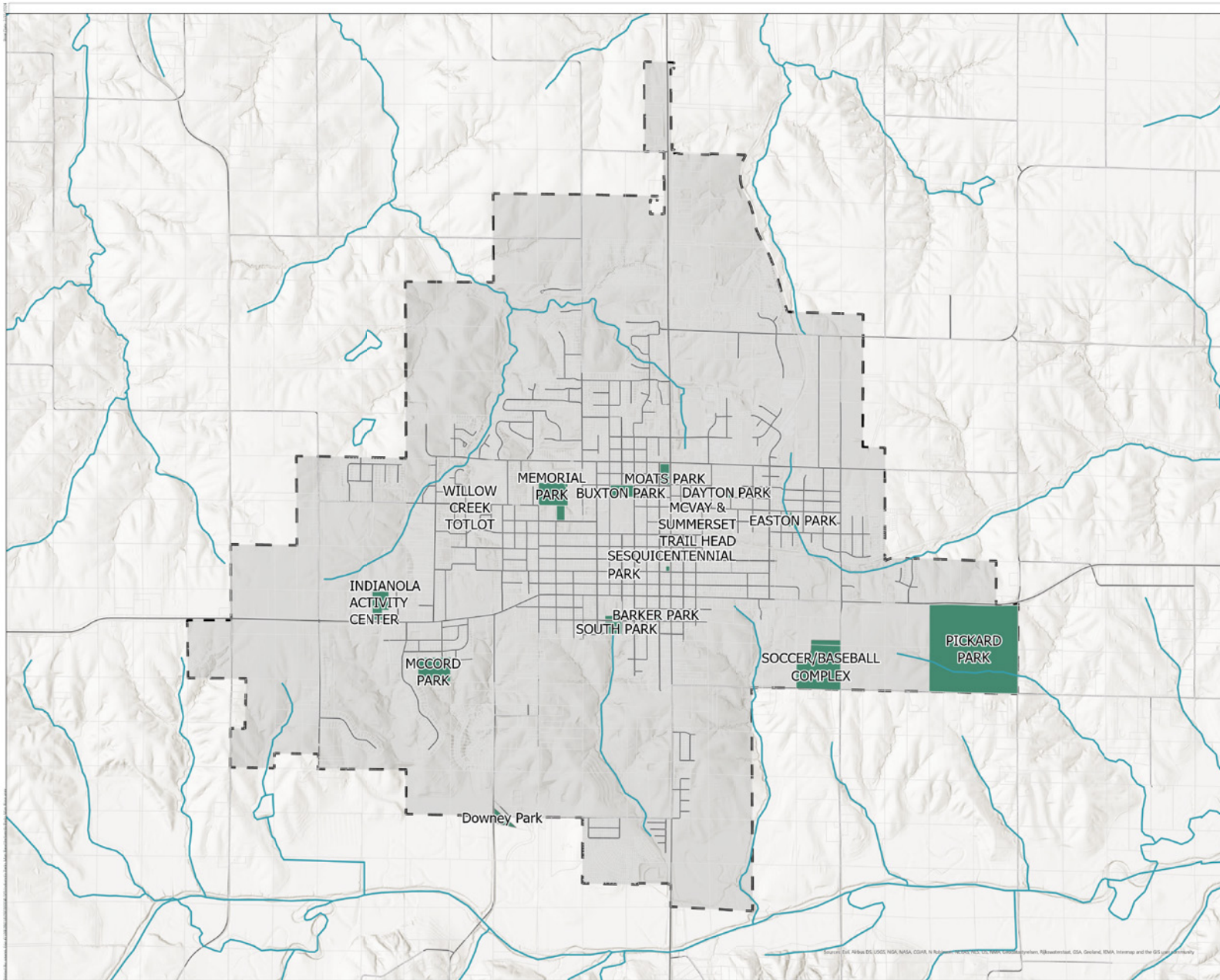
Desires:

- More Parking
- Attracting Visitors
- More Chamber hosted events
- Live entertainment
- Staff for programming (need more)
- Integration with Wellness Campus
- Plan for future City Hall and Green Space
- Master Planning for individual parks
- Alleyways in downtown areas. Pocket Parks and creating connections.
- Private/Public Partnerships – sponsorship tiers for funding parks (does currently exist, but could be improved)
- Park near Wellness Campus – wellness focused equipment and activities
- Bike stations along trails
- ArcGIS system for parks and amenities – create an interactive system so people could search for parks that have their desired amenities/equipment
- QR codes as a kiosk – activities, history, plants, etc.
- More rental equipment for events
- Party trailer
- More outdoor sport spaces that are not just complexes
- Create complexes that fit the size of Indianola

Challenges to Overcome:

- South Park - has a busier road that kids must cross
- Moats Park – crossing Iowa Ave to get to park
- More lighting at parks and along trails
- Funding. How do we make sure that priorities are being implemented?
- More open/flat land for flag football, soccer, etc.

EXISTING PARKS AND RECREATION FACILITIES



PARKS AND RECREATION AMENITIES

INDIANOLA PARKS MASTER PLAN

INDIANOLA,
WARREN COUNTY, IA

- Corporate Limit
- Warren County Parcels
- Indianola Parks
- Rivers
- Roads

Data Sources: Warren County



0 0.1 0.2 Miles

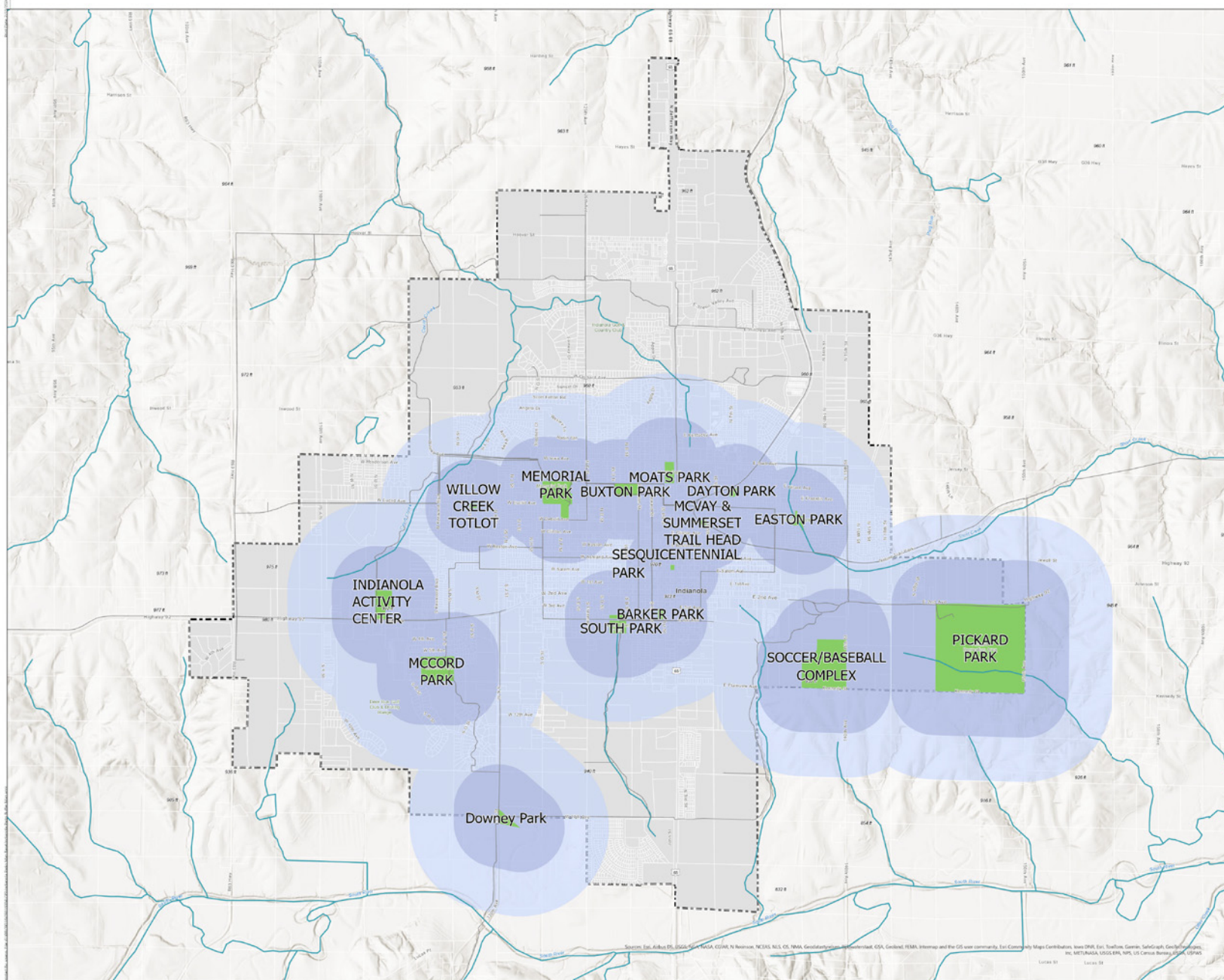
EXISTING PARKS AND RECREATION SERVICE AREAS

PARKS AND RECREATION SERVICE AREAS

INDIANOLA PARKS MASTER PLAN

INDIANOLA,
WARREN COUNTY, IA

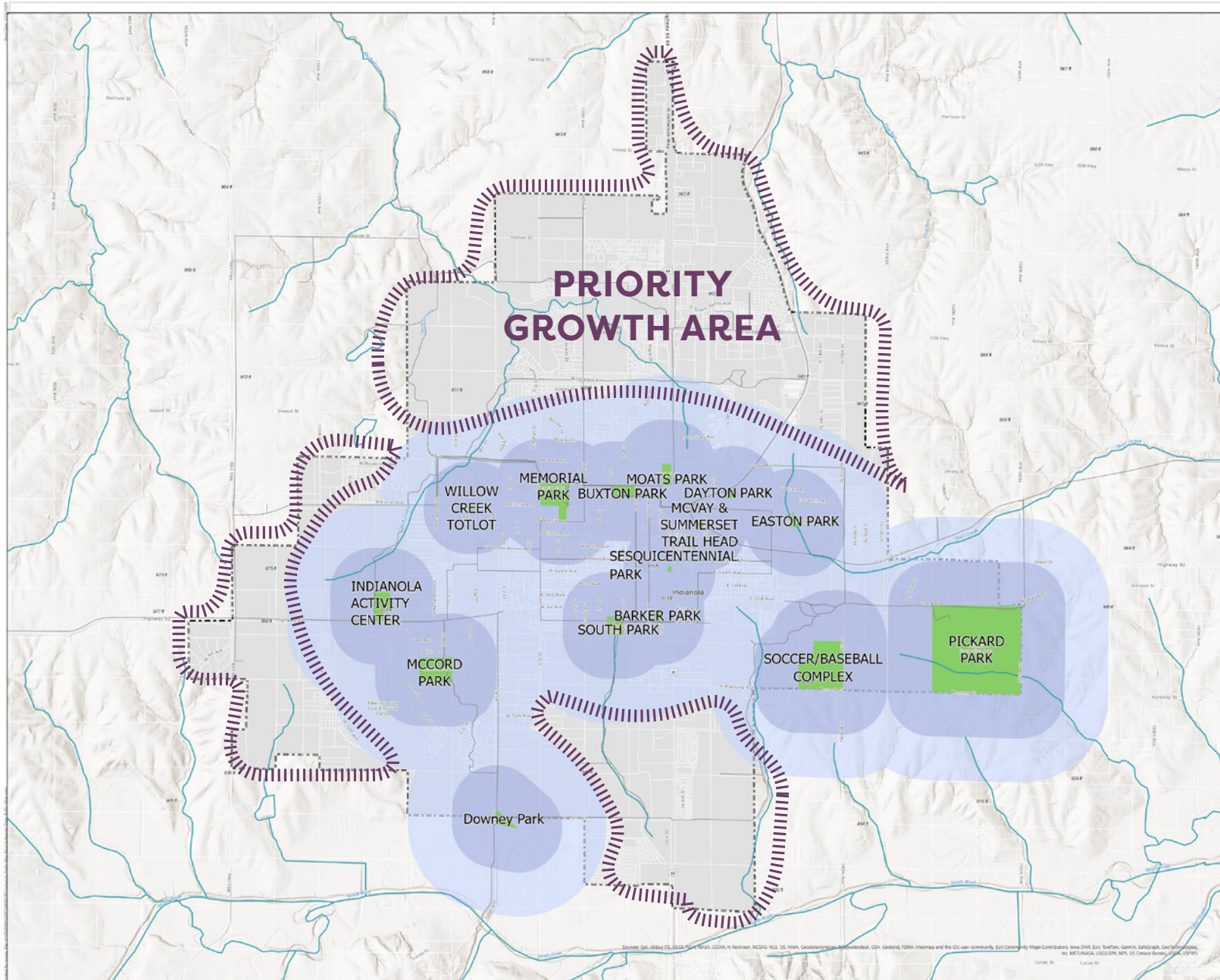
- Corporate Limit
- Warren County Parcels
- Indianola Parks
- Indianola Parks Buffer 1/4
- Indianola Parks Buffer 1/2
- Rivers
- all other values-



Data Sources: Warren County



PARKS AND RECREATION SYSTEM GAPS



PARKS AND RECREATION SERVICE AREAS

INDIANOLA PARKS MASTER PLAN

INDIANOLA,
WARREN COUNTY, IA

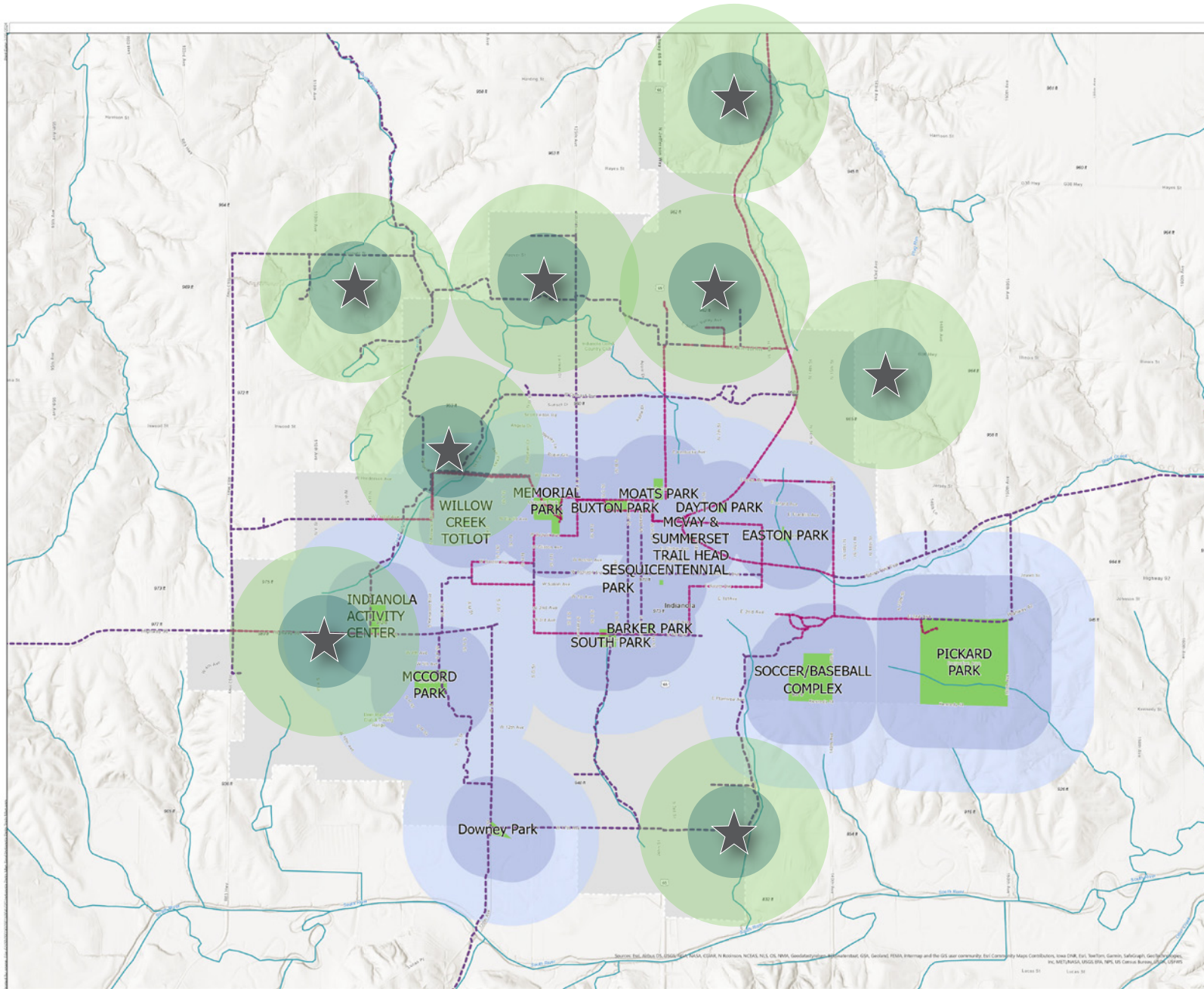
- Corporate Limit
- Warren County Parcels
- Indianola Parks
- Indianola Parks Buffer 1/4
- Indianola Parks Buffer 1/2
- Rivers
- all other values-

Data Sources: Warren County



0 0.1 0.2 Miles

POTENTIAL FUTURE PARKS AND RECREATION AREAS



PARKS AND RECREATION SERVICE AREAS

INDIANOLA PARKS MASTER PLAN

INDIANOLA,
WARREN COUNTY, IA

- Corporate Limit
- Indianola Parks
- Indianola Parks Buffer 1/4
- Indianola Parks Buffer 1/4
- Streams
- DISP
- Existing
- Future
- call other values

Data Sources: Warren County



0 0.1 0.2 Miles

DESIRED FUTURE PARKS AND RECREATION AMENITIES

Multiple public engagement efforts were used to determine the following desired future amenities. The public had opportunities to respond both in person and online through the community survey and share what they would like to see be brought into Indianola Parks and Recreation. Ideally, all residents should have a park within 1/2 mile of their home. North of Iowa Avenue has seen a lot of growth and a new park(s) will be needed to accommodate that growth.

Open Space Dedication and new park development to the north will be a priority.



Splash Pad (Water Amenities)



Inclusive Playground



Multi-Use/Soccer Fields (Complex)



Pickleball



Natural Playground



Multi-Use Trails

INDIANOLA PARK & RECREATION GOALS

PLAN GOALS

This purpose of this plan is to guide development of subsequent parks, recreation, open space and bicycle and pedestrian facilities in Indianola. Goals are presented here as desired outcomes. Strategies include both actions and policy rules, meant to achieve the stated goals.

- Goal 1** Have safe access to quality park and recreational facilities, equipment, and programming regardless of income, age, race, ability or geographic location.
- Goal 2** Ensure that Indianola's parks and recreation system stays current to latest trends and is responsive to residents needs.
- Goal 3** Maintain an inclusive, high-quality and efficient parks and recreation system in Indianola by designing parks and open spaces to be inclusive and aesthetically pleasing.
- Goal 4** Coordinate park development efforts with other City departments, other units of government, School District, and athletic/recreational organizations.
- Goal 5** Promote Indianola's trail and recreational scene.
- Goal 6** Provide adequate management and staffing levels to oversee the maintenance of park and open space lands and facilities.



CHAPTER 4

PARK NEEDS AND DEMANDS

ANALYSIS OF PARK NEEDS AND DEMANDS

This chapter presents an analysis of how well the City's existing park and recreation facilities satisfy current needs. These findings are derived from the:



PARKS INVENTORY



COMMUNITY ENGAGEMENT



ONLINE SURVEY RESULTS



STEERING COMMITTEE FEEDBACK



EXISTING PLANS REVIEW

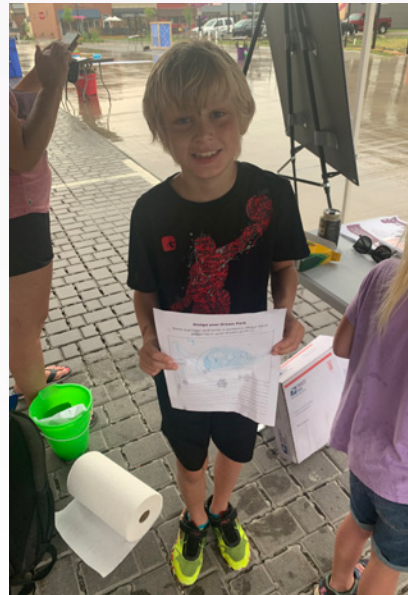


PARKS INVENTORY

Park Facility	Location	Park Category	Acres	Open Space	Woods	Garden	Playground Equipment	Picnic Tables	Grill	Shelter	Benches	Pickleball Court	Restrooms	Hiking Trails	Bike Trails	Ball Field	Parking Lot	Drinking Fountain	Skate Park	Vending Machine	Ball Fields	Frisbee/ Disc Golf Course	Basketball Court(s)	Sand Volleyball	Concession Stand	Geocaches	Pool	Amphitheater	Dog Park/Play Area	Pond	Camping	Gazebo	Ornamental Fountain	Sculpture	Horseshoe Courts			
Barker Park	401 South 1st St	Neighborhood	1	X			X	X	X	X			X					X			X		X															
Buxton Park	705 N Buxton St	Community	5.4	X		X					X				X											X						X	X					
Dayton Park	800 E Franklin Ave	Neighborhood	1	X			X	X	X				X		X									X														
DeNelsky Park	509 E. 4th Ave.	Special Purpose	22.9	X	X		X	X						X			X																					
Dog Park	1710 S K St	Special Purpose		X														X										X										
Downey Park	1710 S K St	Community	10.6	X			X			X	X		X				X	X								X		X										
Easton Park	1211 E Euclid Ave	Neighborhood	2.4	X			X	X	X																													
McCord Park	900 South P St.	Community	16.2	X	X		X	X	X	X	X		X	X		X	X	X					X	X		X												
McVay & Summerset Trail Head	300 Block of East 5th		13.3					X		X	X		X		X	X	X			X																		
Memorial Park	602 N G Street	Special Purpose	13				X	X	X	X	X		X		X	X	X	X	X							X	X	X										
Moats Park	900 N 1st St	Community	4	X			X	X	X	X	X		X			X	X	X					X															
Pickard Park	2205 E 2nd Ave	Special Purpose	160	X	X		X	X	X	X	X		X	X	X	X	X	X		X		X	X			X				X	X						X	
Sesquicentennial Park	110 N 1st St	Pocket Park	0.4			X					X															X												
South Park	401 W 4th Ave	Neighborhood	4.4	X			X	X			X													X		X												
Willow Creek Totlot	North N & West Euclid	Pocket Park	0.7				X	X																														

COMMUNITY ENGAGEMENT

INDIANOLA RIDICULOUS DAYS



INDIANOLA ART FESTIVAL



PROJECT WEBSITE

A project website was developed and included the project survey, master planning process, project components, project materials and more. The website also provided a venue to stay informed throughout the planning process, and provided an easy way for citizens to view project materials. This aspect of the communication and participation strategy was important for transparency, as well as sharing information with community members. To view the website, please visit:

<https://storymaps.arcgis.com/stories/4f047086803b4e05a4e87ca1b4ab6bb0>



PUBLIC INPUT SURVEY



HELP US PLAN
THE FUTURE OF INDIANOLA'S
PARKS AND RECREATION AMENITIES

Please visit the link below or use the QR code to take a quick survey and provide your input.



<https://arcg.is/10vPTe0>



The City of Indianola, IA is updating its Parks and Recreation Master Plan. This plan serves to guide the continual improvement of the community's parks, open space, facilities, and bicycle and pedestrian areas. By participating in this survey, you are helping to shape the future of Indianola!

What is your age?

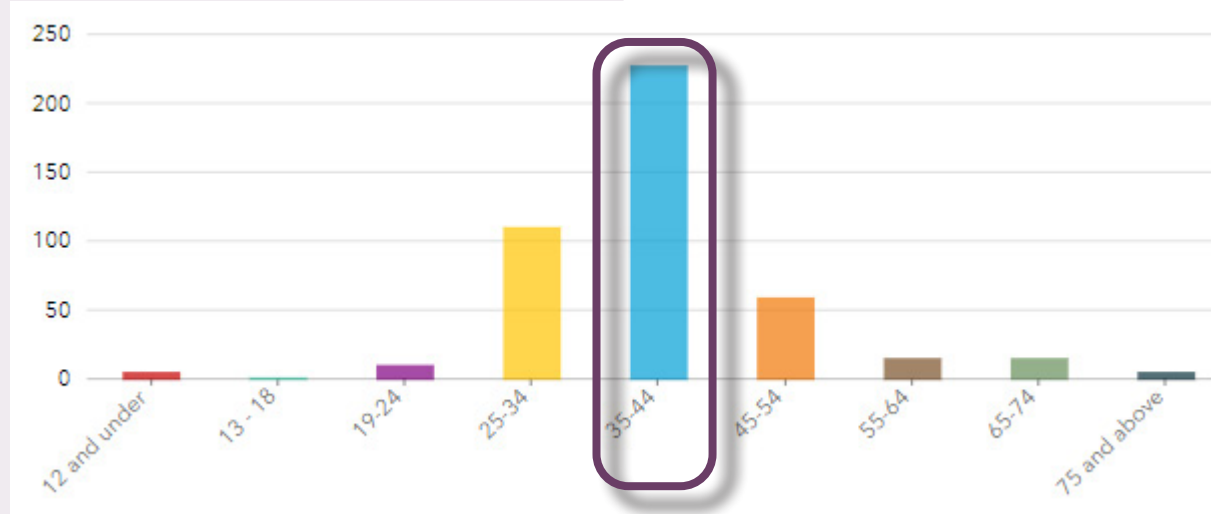
12 and under
 13 - 18
 19-24
 25-34
 35-44
 45-54
 55-64
 65-74
 75 and above

How often do you do the following?

	3 or more times a week	1-2 times a week	1-2 times a month	1-2 times a year	0 times in the past year
Walk/Run for exercise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike for exercise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walk from home to work/stores/services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike from home to work/stores/services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Swim for Exercise	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

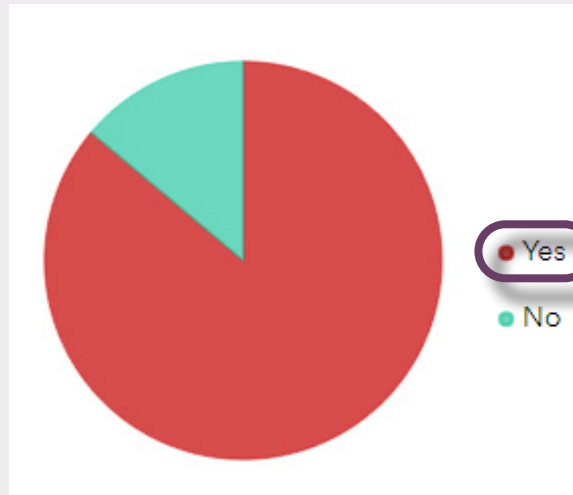
ONLINE SURVEY RESULTS SUMMARY

What is your age?



35-44

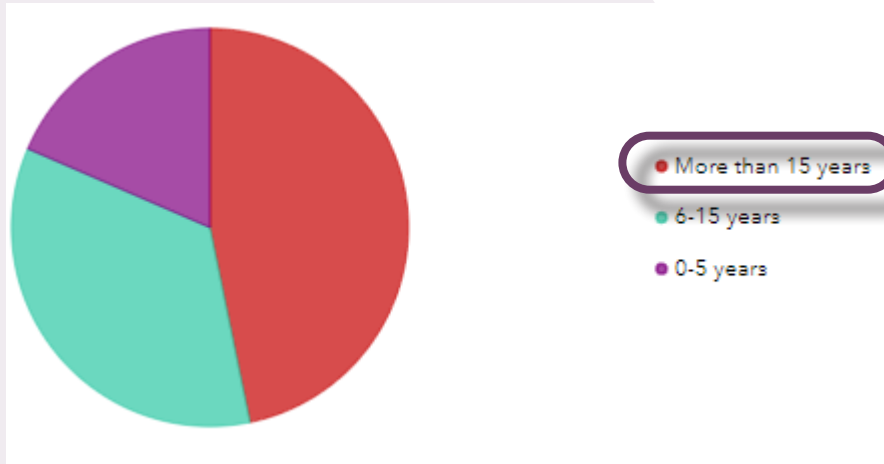
Do you have children living in your home that are under the age of 18?



YES

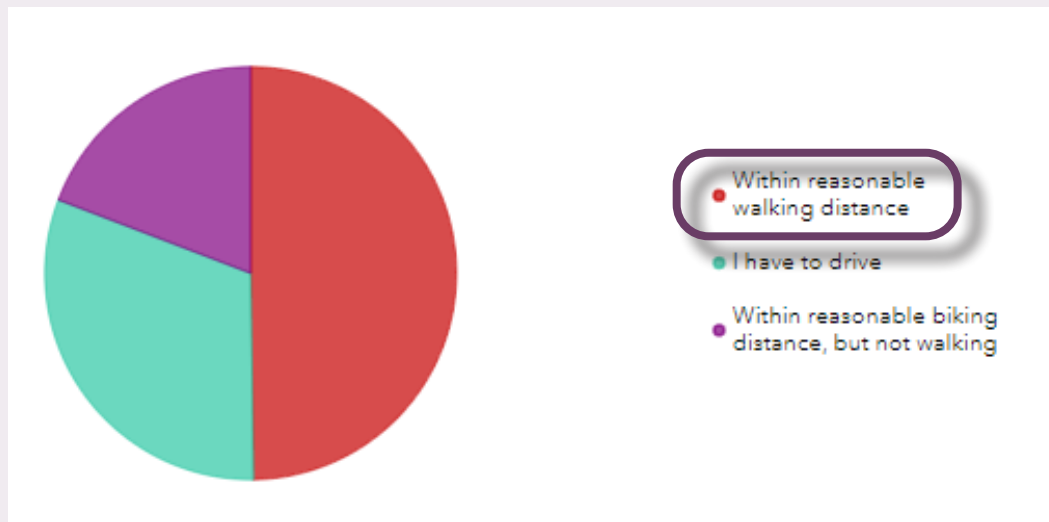
ONLINE SURVEY RESULTS SUMMARY

How long have you lived in Indianola?



**15+
YRS**

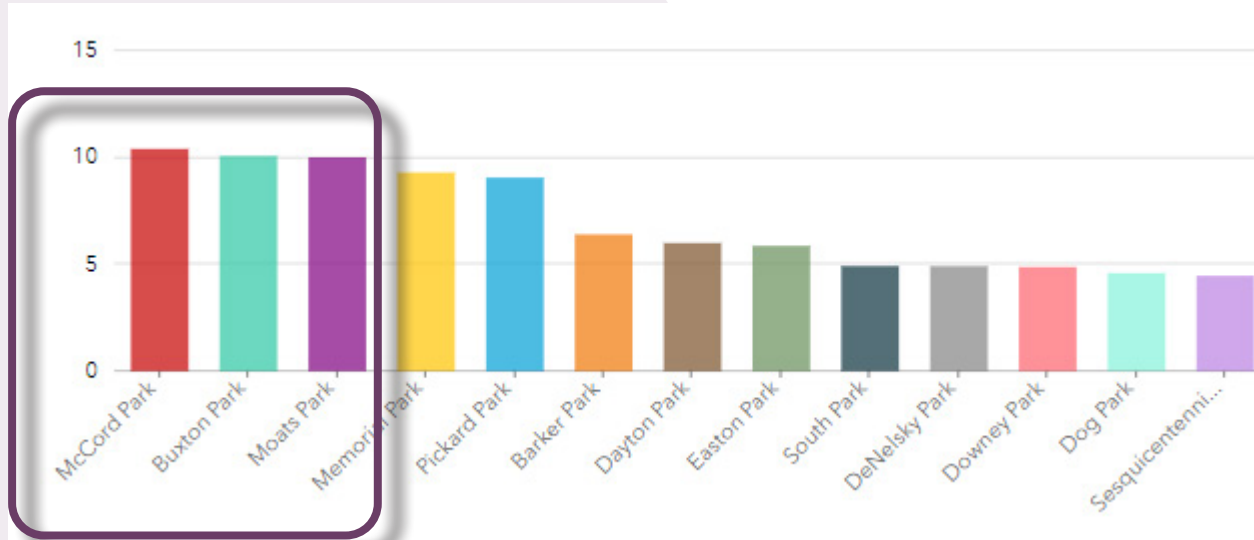
How close is the nearest park or trail to your home?



**WALKING
DISTANCE**

ONLINE SURVEY RESULTS SUMMARY

What is your favorite park and recreation area to visit in Indianola?



TOP 3 PARKS

1. McCord
2. Buxton
3. Moats

Please identify a type of NEW recreation program or service that the community should consider offering



TOP 5 RESPONSES

1. Splashpad
2. Soccer Complex
3. New Park
4. New or Updated Pool
5. Pickleball

STEERING COMMITTEE FEEDBACK

Objectives:

- Future Parks Planning
- Plan to influence development
- Park dedication
- Well planned and connected trails
- Identify connection to neighborhoods, parks, and regional trails/areas

Opportunities:

- Community input
- Survey
- Pickleball
- Single track bike track
- Splash Pad
- Aquatic Center Plan
- Inventory of Park System
- Wayfinding
- Ice Rink

Strengths:

- Well-established parks
- Buxton Park and Arboretum
- Each park has its own look and feel
- Pickard Park is 160 acres
- Country club and Deer Run Golf Courses
- Schools
- College
- Facility for Balloon Classic
- Senior Center
- 3 Rec Program Coordinators
- Opportunities for a glow trail, or history trail
- Total acres of park
- Hometown pride
- Warren County fair
- History of community around the square
- Balloon Classic
- Music, Opera, outdoor movies
- YMCA
- Chamber of Commerce

Weaknesses:

- No new parks on north side of town
- Some programs declining
- Teens underrepresented
- Trails need asphalt repairs
- Could use better beautification at entrances
- Invasive species
- More lighting along the trails
- 15th street to Balloon Field connection
- Playground wood chips
- Drainage
- Walkability
- South half of community needs trails
- 12.5 miles of trails needed

Challenges:

- Resources
- Finances
- Near metro (competing factors)
- Bigger parks
- Older infrastructure
- Space for parks department

EXISTING PLANS REVIEW



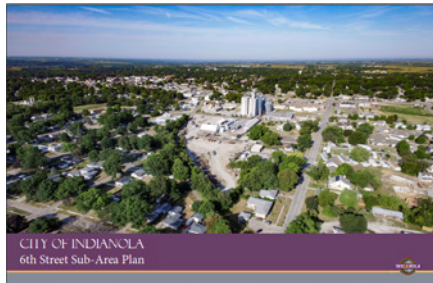
Elevate Indianola - Comprehensive Plan

Indianola's Comprehensive Plan, Elevate Indianola, was prepared in 2020. A comprehensive plan is a long-range policy guide to decisions about the physical development of a community. It sets broad policy directions for growth, development, and redevelopment.



North River Arts and Culture Plan

This plan addresses the communities in the North River region of Warren County. With their close proximity to Des Moines, they will see future growth and it is important to establish local culture for each city by building upon local history, art, programming and events to attract visitors. By pointing out areas of interest that can be expanded, this plan helps to guide future development decisions.



Indianola 6th Street Sub Area Plan

The Sub Area Plan studies the current land uses of the sub area neighborhood and suggests alternative uses for the future based on community feedback and data collected throughout the planning process. A recommendation made within this plan was to expand Dayton Park to the west, into the Warren County Oil site if it becomes available. This opportunity can be highlighted and considered within this Parks Master Plan, along with Dayton Park improvements.



Destination Indianola Vision Plan

Destination Indianola highlights what makes the city a "great place" and sets goals and objectives that focus on arts and culture, architecture, diversity, business development, historic fabric, housing options, the natural environment, and amenities. These goals strive to enhance the community and the assets that it provides.



CHAPTER 5

Recommendations

RECOMMENDATIONS



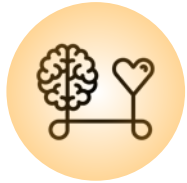
INCREASE ACCESS TO QUALITY PARKS

Ensure all residents have access to quality parks and programs regardless of location, ability, age, interests or socioeconomic barriers.



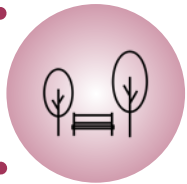
DEVELOP, MAINTAIN, AND INNOVATE PARKS

Set a standard for excellence by constantly improving the quality, variety, safety, and recreation options, and seek safety and diversity of recreation options, new additions, and updates.



IMPROVE HEALTH AND WELLNESS

Provide safe and engaging spaces and create opportunities for residents to connect, build relationships, improve health and make memories.



PRESERVE NATURAL SPACES

Protect ecologically sensitive areas through land preservation and environmentally conscious construction and maintenance practices.



PROMOTE COMMUNITY PRIDE

Provide parks, programs and events that foster pride, generate positive attention and encourage tourism and economic growth.



INCREASE ACCESS TO QUALITY PARKS

METHODS:

1. Identify spaces to add neighborhood or community parks to meet or exceed standards set by residents and NRPA's 10-minute walk goal.
2. Improve amenities at current parks and facilities for expanded service.
3. Adopt a parkland dedication ordinance to meet the park, recreation, and open space needs for future growth
4. Ensure all existing and future parks and facilities are optimized for all abilities by meeting ADA requirements and designing improvements to be inclusive.
5. Build high quality parks and facilities with industry-leading materials and strategies through park site master planning.
6. Support and encourage spontaneous play along trails.
7. Identify unique, unexpected spaces such as vacant or underutilized property that can be developed into small pathways and pocket parks with green space or simple amenities.
8. Ensure all parks and facilities are safe and accessible through design and maintenance principles, monitoring and responsiveness.

INCREASE ACCESS TO QUALITY PARKS

METHODS:



9. Develop parks that are currently under or unprogrammed in Indianola
10. Strengthen partnership with the local school district to create mutually beneficial agreements for shared uses, infrastructure development, and operations/maintenance needs and expenses.
11. Identify opportunities to partner with the local school district, athletic and recreational organizations, and other units of government on collaborative programming.
12. Utilize low-maintenance landscaping such as native prairie plantings.
13. Consider expanding outdoor recreational amenities to the Indianola Wellness Center for on-site daycare to utilize and to provide additional recreational space north of town.
14. Enhance pedestrian crossing across high traffic roadways to create inviting, safe, and traffic calming access points to parks and recreational facilities.
15. Prioritize trails and pedestrian connections in all new development and redevelopment opportunities, and roadway repair projects.
16. Continue improving signage and wayfinding.
17. Close gaps in the existing trail and sidewalk system.



DEVELOP, MAINTAIN, AND INNOVATE PARKS

METHODS:

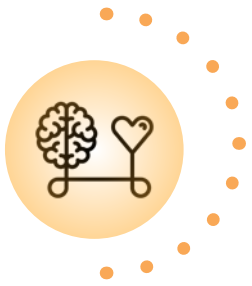
1. Reinvest in existing parks and facilities to upgrade structures and offer more variety in amenities.
2. Build specialty parks and amenities for enhanced experiences for all residents, including outdoor exercise equipment, splash pads, pickleball courts, tennis courts and water access.
3. Update parks and facilities with improved and innovative facilities to stay relevant and competitive with surrounding (competing) cities.
4. Seek to add financially sustaining facilities such as climbing features and improve cost recovery rate on existing programs and facilities.
5. Seek opportunities to increase alternative long-term funding sources, including continued grant applications and bond program evaluation.
6. Continue to communicate with citizens using public engagement tools to understand changing needs and trends
7. Relocate amenities as needed to provide new and improved park features.
8. Implement ADA requirements throughout the system as parks and infrastructure exceed their lifecycle or equipment replacement

DEVELOP, MAINTAIN, AND INNOVATE PARKS

METHODS:



9. Continue forward with the implementation of the 6th Street Sub-Area Plan to provide and expand community assets that will activate Regional Commercial/Residential growth along McVay trail and expand recreational and open space opportunities within the Core of the City.
10. Continue to pursue the relocation of Sesquicentennial Park and expand park and open space opportunities within the Indianola Square.
11. Routinely monitor program and facility life cycles in order to meet the needs of the community.
12. Improve ecological services by incorporating green stormwater infrastructure throughout parks and incorporating native landscapes.
13. Develop community driven master plans for neighborhood and community parks that are designed by licensed landscape architects with strong park design experience.
14. Develop maintenance standards and work order system to efficiently maintain facilities, especially as the parks and recreation system grows.
15. Develop volunteer programs to assist in maintenance, educate residents, and build community -- trash clean up, native seed collection, adopt a park/trail/open space program, adopt a waterway, etc.,
17. Ensure that staff levels are meeting needs for programming and maintenance.



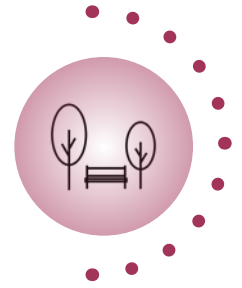
IMPROVE HEALTH AND WELLNESS

METHODS:

1. Create inclusive parks, facilities, programs and special events that encourage play, fitness, education and personal connections, interests, and abilities by providing close, convenient, and entertaining spaces for all ages to make healthy choices.
2. Build a sense of community through a parksystem that provides opportunities for recreation as well as physically connecting people with parks and other centers of activity across the local region.
3. Ensure all parks and facilities are safe and visitors feel secure at all times through Crime Prevention Through Environmental Design (CPTED) principles, visitor education and close monitoring.
4. Create engaging parks, programs and special events that encourage play, fitness, education and personal connections for all ages, interests and abilities.
5. Encourage health and wellness for all ages through education, programming and facilities.
6. Continue to build community bonds through high-quality, distinctive and memorable programs and events.
7. Incorporate edible landscaping to promote health and wellness within the downtown.

PRESERVE NATURAL SPACES

METHODS:



1. Identify spaces throughout the City for new parks or open space to preserve natural landscapes.
2. Protect open spaces through land preservation and public space beautification.
3. Increase opportunities for residents to connect with nature.
4. Use sustainable practices in planning, design, construction and operations.
5. Identify environmentally sensitive areas like waterways and wildlife habitats; actively work to encourage conservation and protection.
6. Identify new and existing spaces that can be used as minimally developed nature exploration and appreciation.
7. Ensure that environmental policies align with local, state and industry guidelines.
8. Develop and implement a natural resources management plan.
9. Establish an annual tree planting program for parks and public spaces.



PROMOTE COMMUNITY PRIDE

METHODS:

1. Create engaging spaces and meaningful opportunities for users to come together.
2. Build unique and innovative destination parks and facilities.
3. Highlight and protect the community's unique historic, social, cultural and environmental resources.
4. Create an Indianola Sponsorship Guide made readily accessible on the City website.
5. Be recognized within the community as experts in the parks and recreation field.
6. Build community through distinctive themes for new and redeveloped parks and facilities.
7. Integrate quality public art with a standards art requirement for all projects.
8. Support and implement beautification strategies in the downtown square.

BARKER PARK



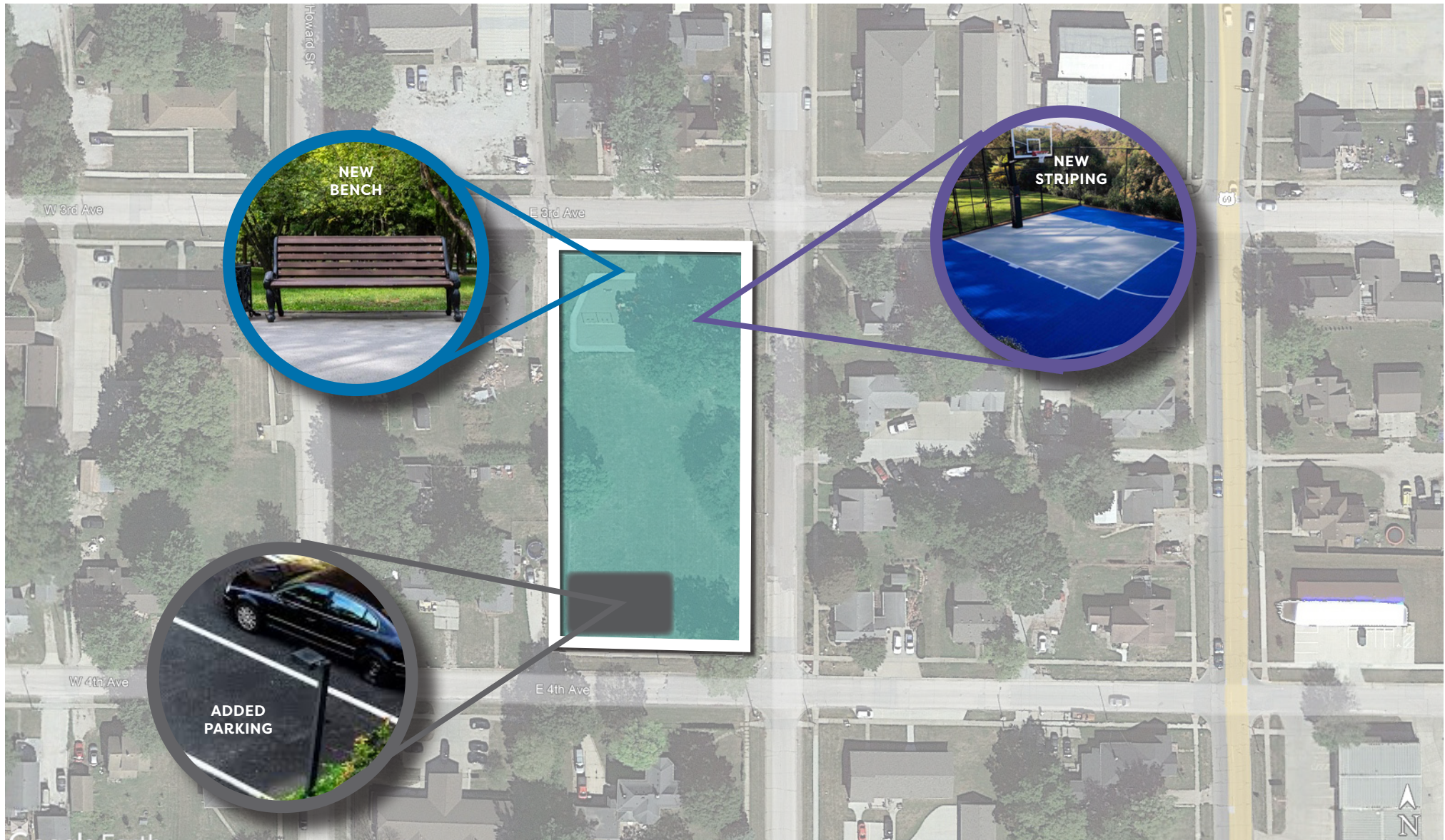
RECOMMENDATIONS:

- New basketball striping
- New fountain
- Replace bench
- Consider replacing play equipment/surfacing
- Consider adding parking
- Work with community to determine if permanent restrooms are necessary
- Enhance accessibility

STEERING COMMITTEE FEEDBACK:

- Restrooms – upgrade.
- Parking. Street parking currently on the same side of street as park.
- Fine with current facilities.
- Mostly used for small gatherings and by residents of surrounding neighborhood.
- Could use better sidewalk connectivity and sidewalk improvements.

BARKER PARK COMMUNITY DESIRES



BUXTON PARK



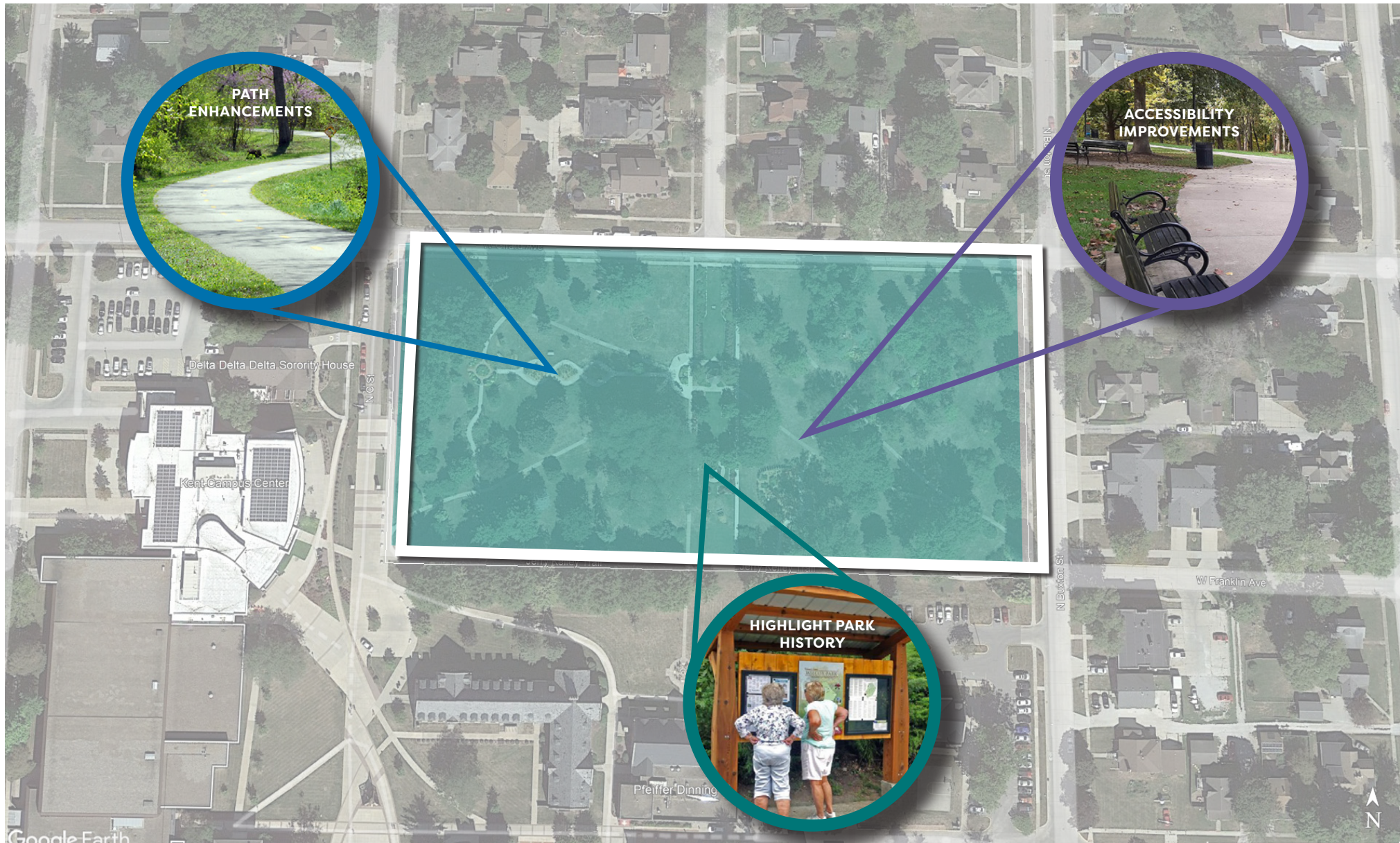
RECOMMENDATIONS:

- Promote and highlight the historical aspects of the park
- Enhance accessibility (paths to benches, improved entry connections, replace gravel)
- Build upon existing amenities (butterfly garden, sculptures, etc.)
- Additional interpretive signage with option for walking tour, scavenger hunt, etc.
- Consider adding permanent restrooms in a discrete location
- Remain relatively untouched

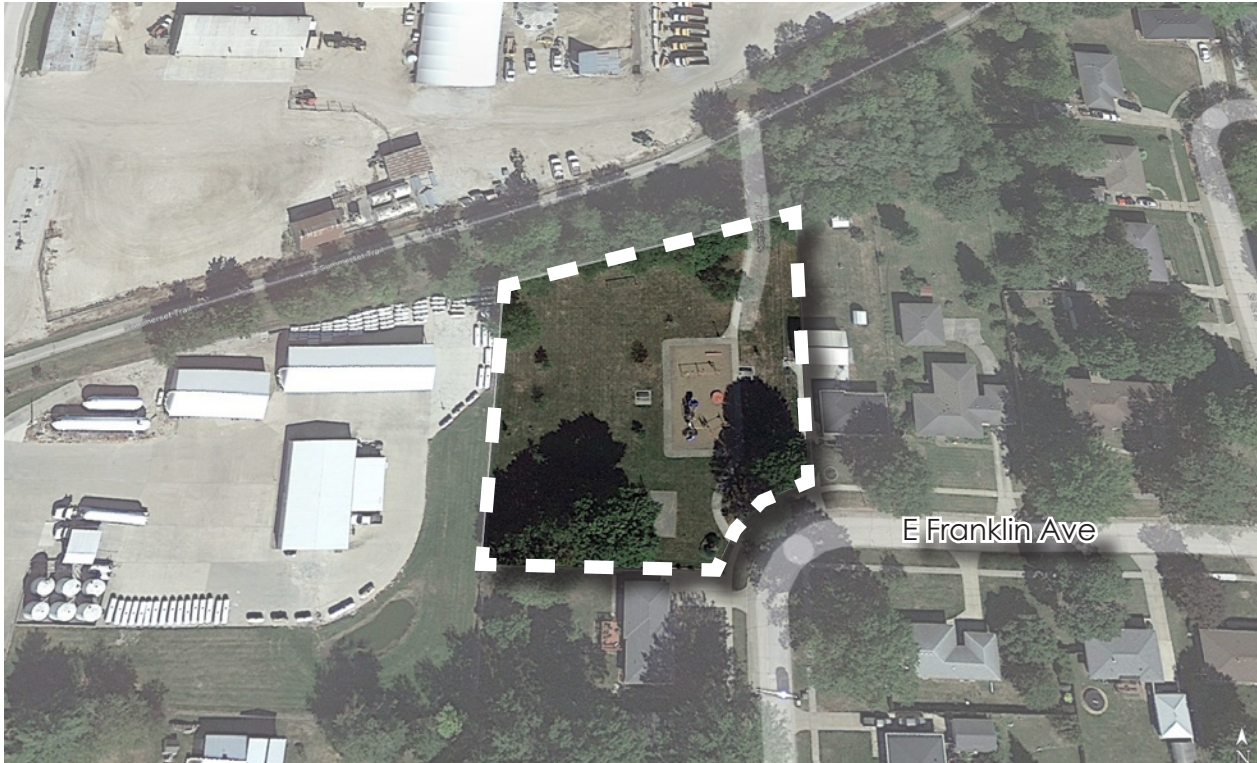
STEERING COMMITTEE FEEDBACK:

- Restore gazebo.
- Need to stay relatively natural due to the arboretum.
- Put restrooms somewhere, but neighbors do not like the idea of a bathroom being in their backyard and line of sight.
- Better entrance distinction and signage – possible the east corner as main entrance.
- How do we draw more people into the center of the park where the kiosk is?
- Currently has off-street parking.
- Narrow sidewalks.
- Lighting could be expanded and upgraded to more efficient option.
- Traffic on West Girard will continue to grow, which will need to be considered.
- Promote the memorials and time capsule better.
- Walking tour with QR code implementation.
- Add bike parking – maybe SE corner.

BUXTON PARK COMMUNITY DESIRES



DAYTON PARK



RECOMMENDATIONS:

- Highlight the park from the trail connection
- New basketball striping
- Add a landscape buffer between the park and industrial properties
- Consider new play equipment/surfacing
- Consider permanent restroom near the trail

STEERING COMMITTEE FEEDBACK:

- Tie in with sub area - expansion of the park.
- Bike fix-it station.
- Trailhead access (3 blocks).
- Signage off of Somerset and bike parking.
- Increase visibility with more signage.

DAYTON PARK COMMUNITY DESIRES



DeNELSKY PARK



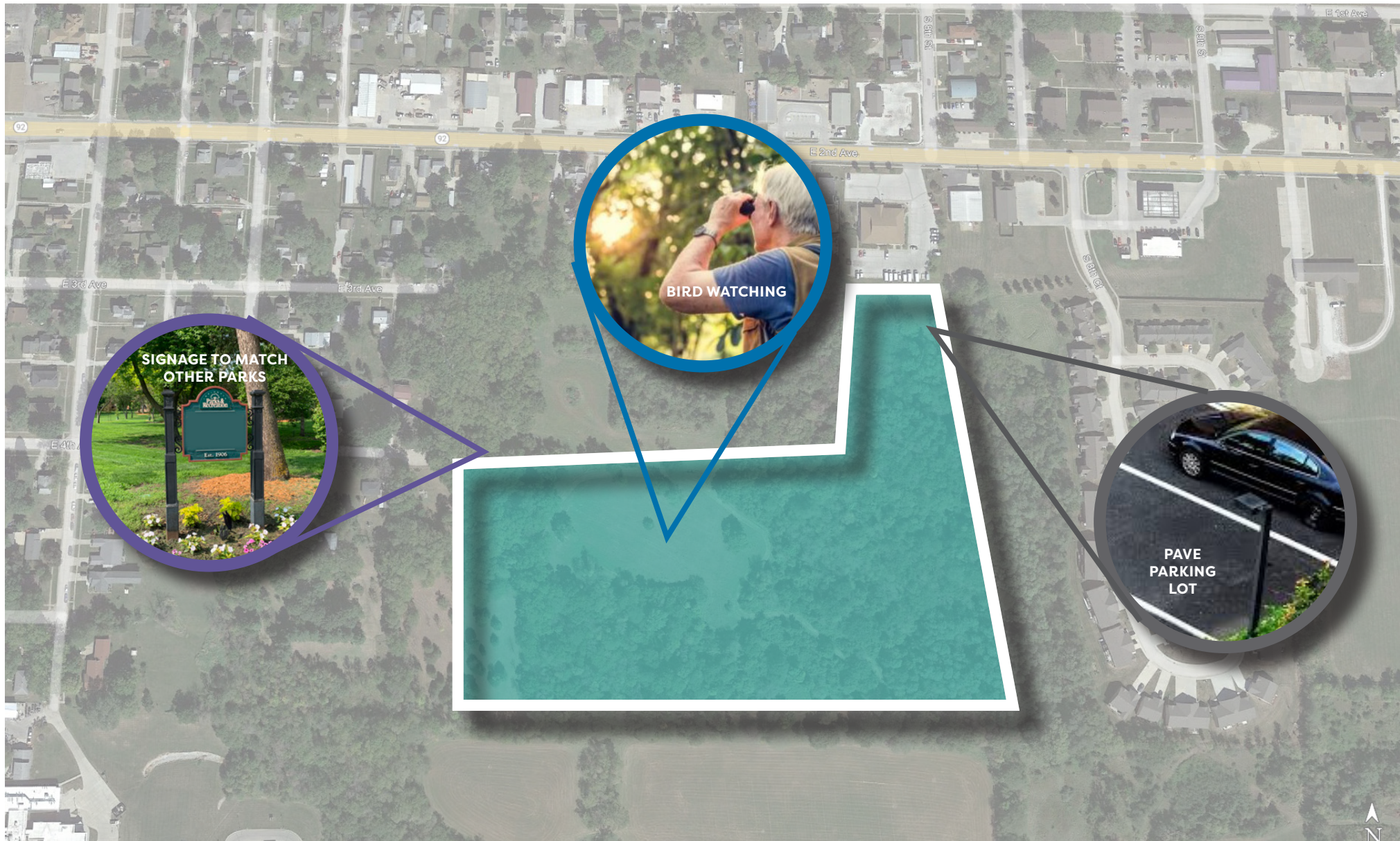
RECOMMENDATIONS:

- Add signage to match the other parks
- Pave parking area
- Add a path to the picnic tables
- Highlight bird watching and nature loop trail

STEERING COMMITTEE FEEDBACK:

- 70% Nature (7 Acres).
- Birdwatching.
- Single track bike rack.
- No parking (4-6 spots max.) NE Corner.
- Disc Golf opportunity.
- Seating along paths.
- Butterfly garden.

DeNELSKY PARK COMMUNITY DESIRES



DOG PARK / DOWNEY PARK



RECOMMENDATIONS:

- Pave parking area
- Replace play equipment/carousel
- Replace kiosk
- Add additional shaded areas
- Add lighting
- Trail connection to Lake Ahquabi State Park
- Consider permanent restrooms

STEERING COMMITTEE FEEDBACK:

- Heavily used.
- K Street to be paved.
- Anonymous donation for shelter.
- Gravel parking needs upgrades.
- Location for regional trail connection.
- Trail on west side of park.
- Permanent restrooms and dog wash.
- Bird watching.
- Opportunity for more lighting.

DOG PARK / DOWNEY PARK COMMUNITY DESIRES



EASTON PARK



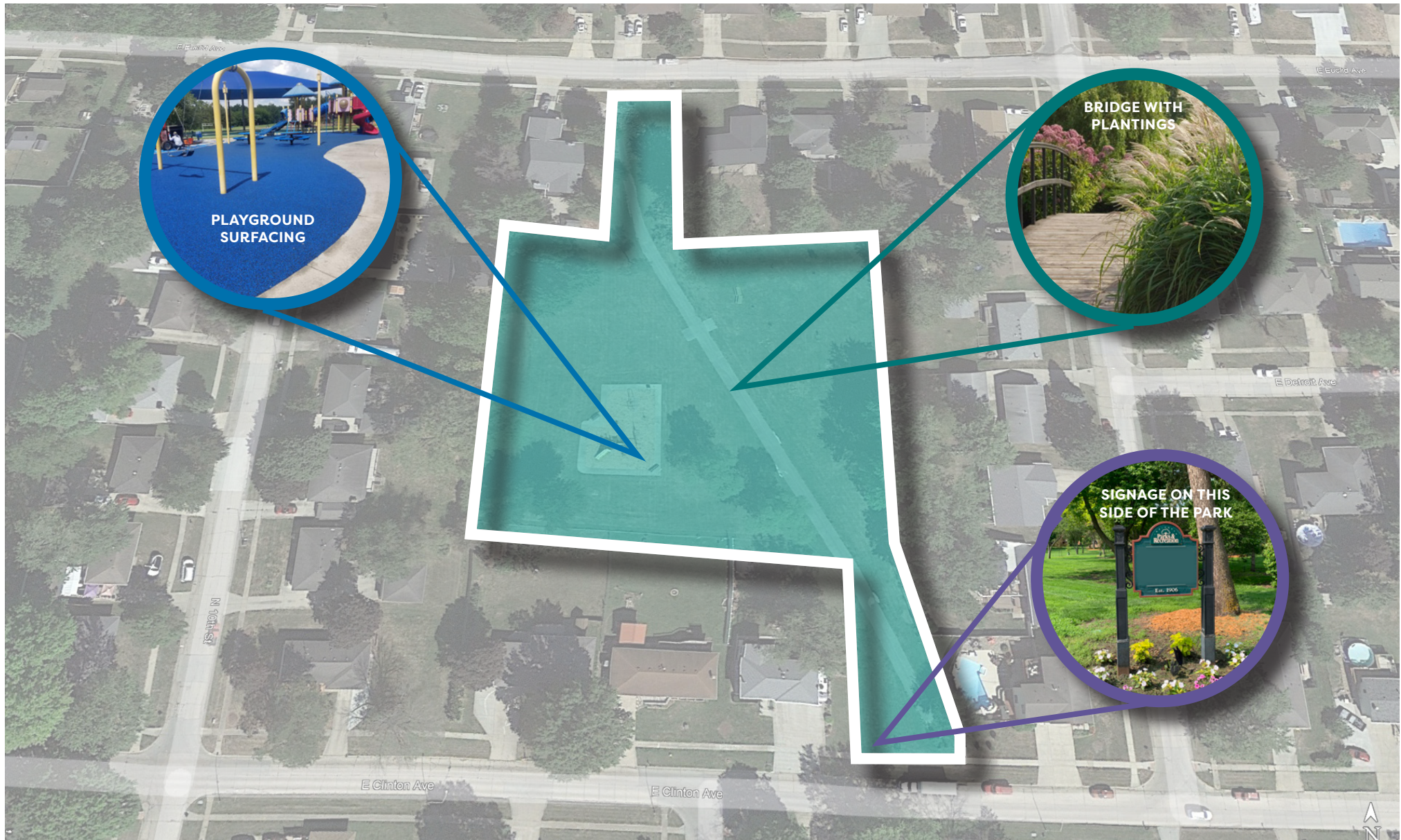
RECOMMENDATIONS:

- Add signage on opposite side to match the other parks
- Create a more welcoming entryway
- Add drainageway enhancements
- Consider additional plantings and drainageway bridge
- Consider new play equipment/surfacing

STEERING COMMITTEE FEEDBACK:

- Location is kind of hidden and hard to find. Sign is on the north side.
- No parking or room for parking.
- Not easily accessible.

EASTON PARK COMMUNITY DESIRES



McCord Park



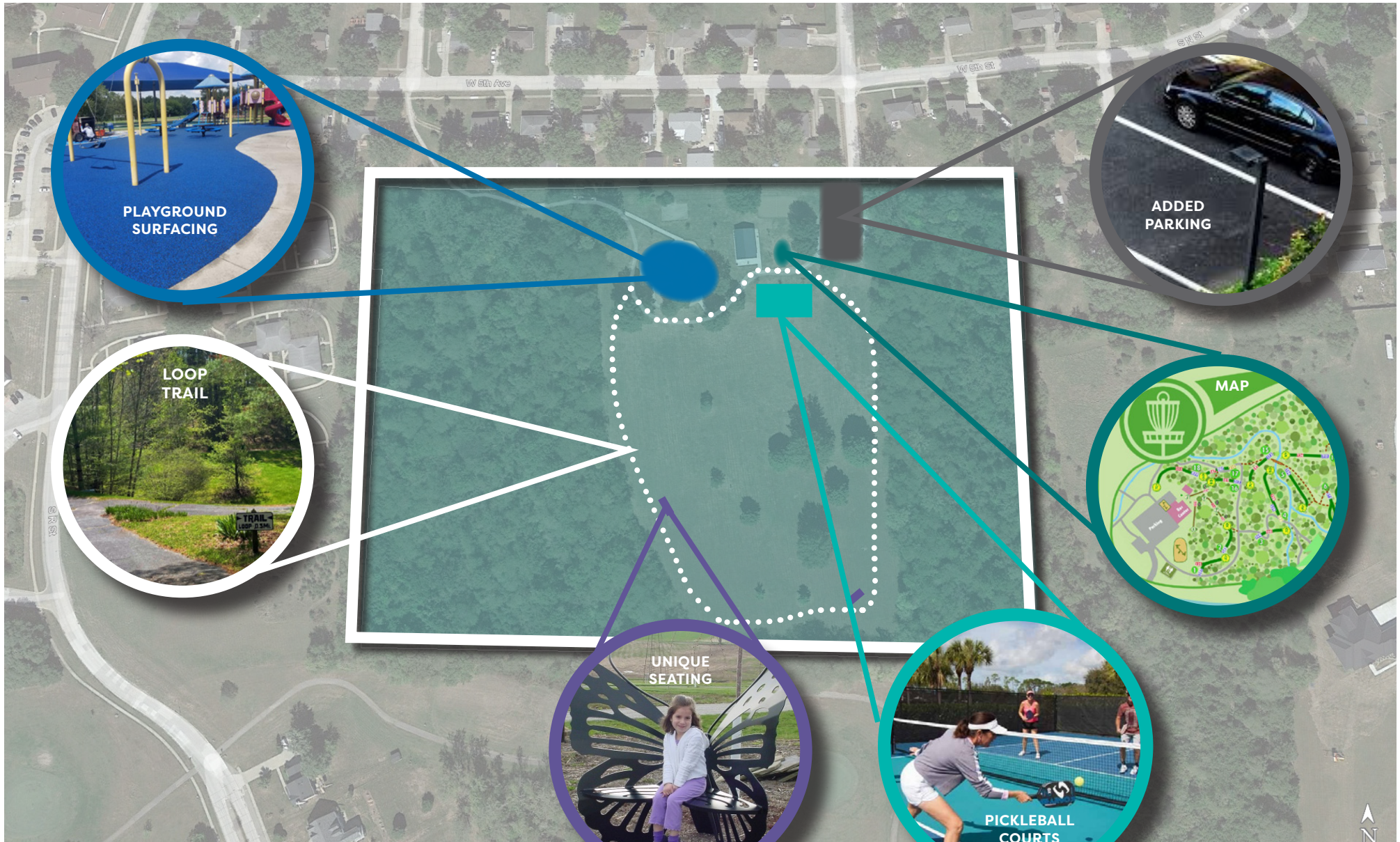
RECOMMENDATIONS:

- Pave and expand the parking area
- Update the sand volleyball
- Add a map for the disc golf
- Consider a new shelter or shelter upgrades
- Goal post upgrades
- Consider rubber surfacing
- Add additional lighting

STEERING COMMITTEE FEEDBACK:

- Home to the 18-hole disc golf course.
- Needs more parking.
- Possible location for pickle ball courts. Could be in place of volleyball courts.
- Shelter is in good condition and very accessible.
- Nice playground.
- Connect SE neighborhood to park.
- Park is popular.

McCord Park Community Desires



MEMORIAL PARK



RECOMMENDATIONS:

- Update play surfacing
- Provide play equipment upgrades as needed
- Consider Permanent Restrooms
- Look into additional parking
- Provide aquatic center upgrades as needed
- Add events/Programming
- Consider relocating the playground and adding parking in its location

STEERING COMMITTEE FEEDBACK:

- Aquatic Center Feasibility Study
- Simpson uses NE corner.
- Pretty crowded with facilities already.
- Areas that are not occupied are heavily affected by stormwater.
- Improve sidewalk connectivity from parking to facilities.
- Pavement improvements.
- Implement a more permanent barricade for events.
- Another phase of amphitheater – phase two has yet to be implemented.
- More events/programming.
- Relocate playground and put parking there.

MOATS PARK



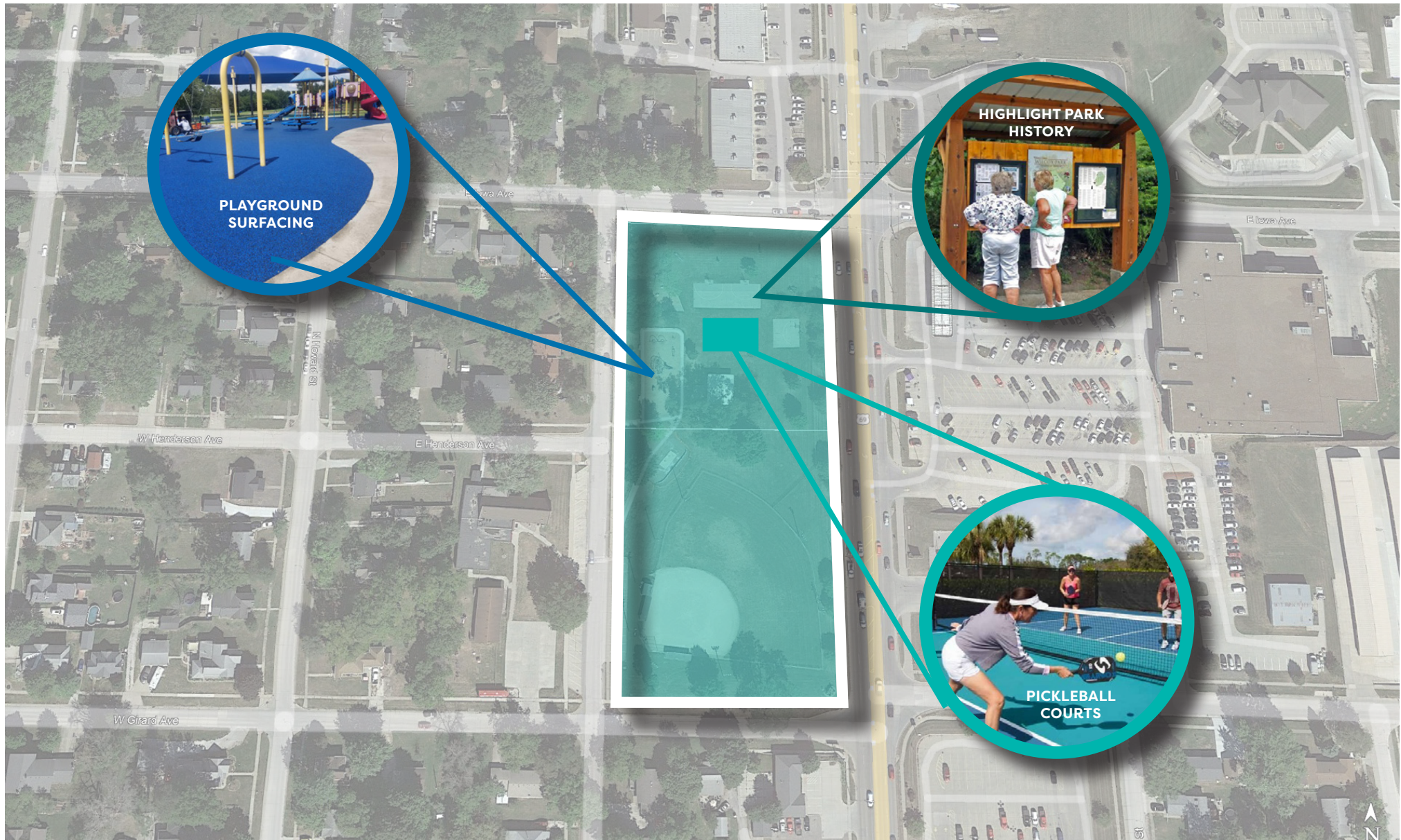
RECOMMENDATIONS:

- Highlight the park's history and connection to Chris Street
- Consider adding pickleball
- Consider rubber play surfacing
- Highlight Chris Street court dedication
- Address stormwater and drainage
- Add ADA Parking
- Add flashing signals to access the park

STEERING COMMITTEE FEEDBACK:

- High visibility.
- Pickleball court could be included.
- Decent parking.
- Add bike parking and trail connectivity.
- Add green buffer to separate the park from the highway.
- Utilize the fence area for promotion of programs and events.
- Add seating.
- Add lighting near basketball and just more in general.
- Remove striping – will be a yearly maintenance.
- Stormwater and drainage – low spot in back right corner (terrain issues).
- ADA handicap parking – relevel, street crossing.
- Flashing signals to access park.

MOATS PARK COMMUNITY DESIRES



PICKARD PARK



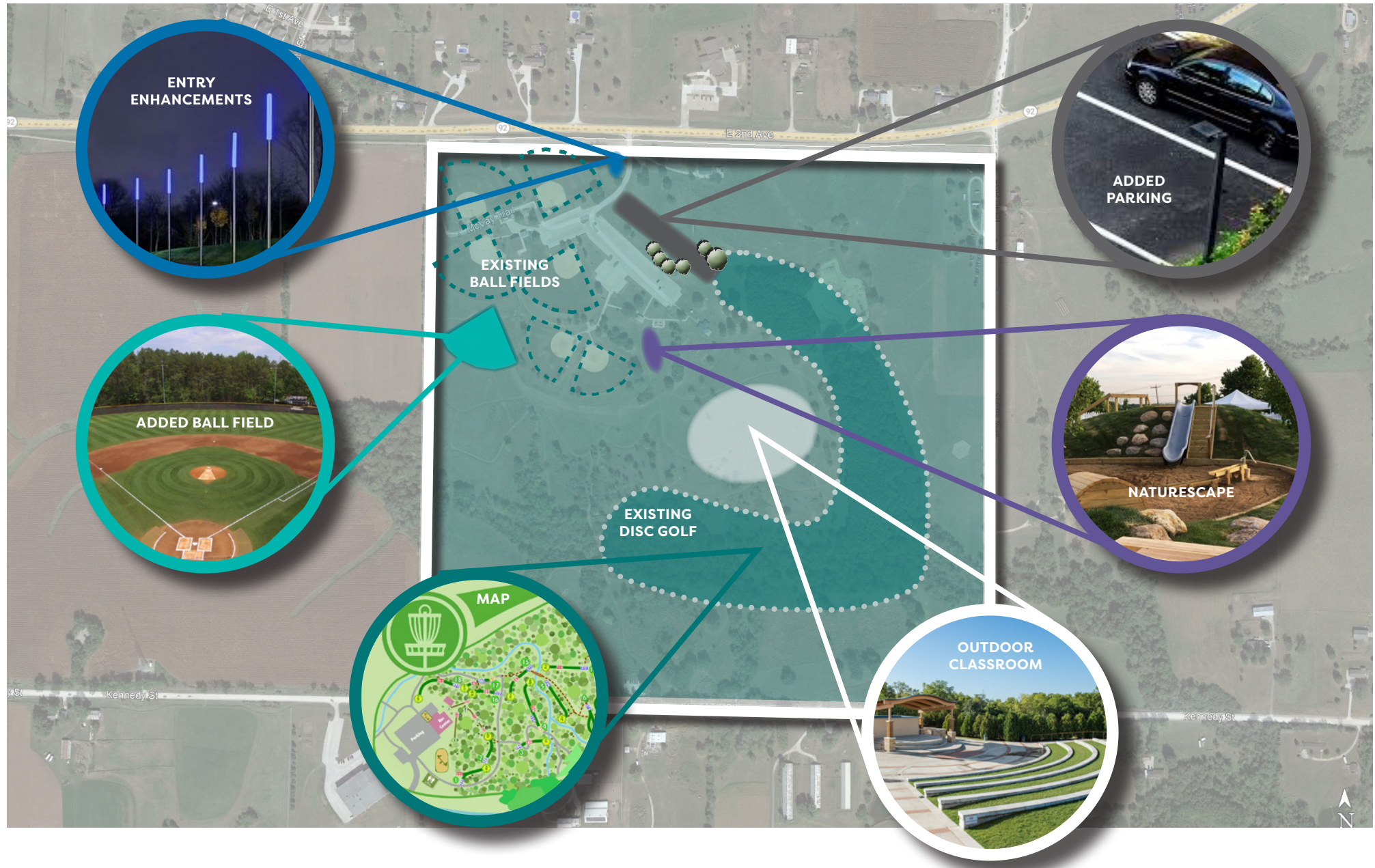
RECOMMENDATIONS:

- Increase visibility of the park
- Highlight world-class disc golf
- Add a disc golf course map
- Outdoor classroom addition
- Add a nature playscape
- Promote the park's history/story
- Conserve and add additional oak/savanna
- Consider adding a batting cage
- Coordinate special event parking
- Continue land and vegetation management

STEERING COMMITTEE FEEDBACK:

- Needs to stay relatively natural and as is.
- Improve connectivity to south side of park.
- Housing will most likely develop on the west side, so something to consider.
- Place nature-scape or natural playground on south side of park.
- Current trails are unsurfaced grass.
- Better signage for trails and park facilities
- Trail map with length, time, etc.
- Work with USDA to address the cattle feedlot water runoff to the north side of the park.
- Consider removing campground area. It currently has 12 spots and is bringing in minimal income.
- Consider a lodge of some sort.
- Parking is currently maxed out.
- EV charging stations.
- Include permeable paving, rain gardens, and bioswales where possible in parking lots.
- Constant erosion off ball fields that needs to be dealt with.
- Special event parking solution may be necessary in the future.
- Batting cages on NW corner – baseball club will need financial input.
- Reference and work toward implementing Oak Savannah (existing plan) /Nature Playscape on south side.
- Ball field needed.
- Stress long-term conservation of park natural areas.
- Study of invasive species and natural landscape.
- Continue land and vegetation management – routine prairie burns:

PICKARD PARK COMMUNITY DESIRES



SESQUENTENNIAL PARK



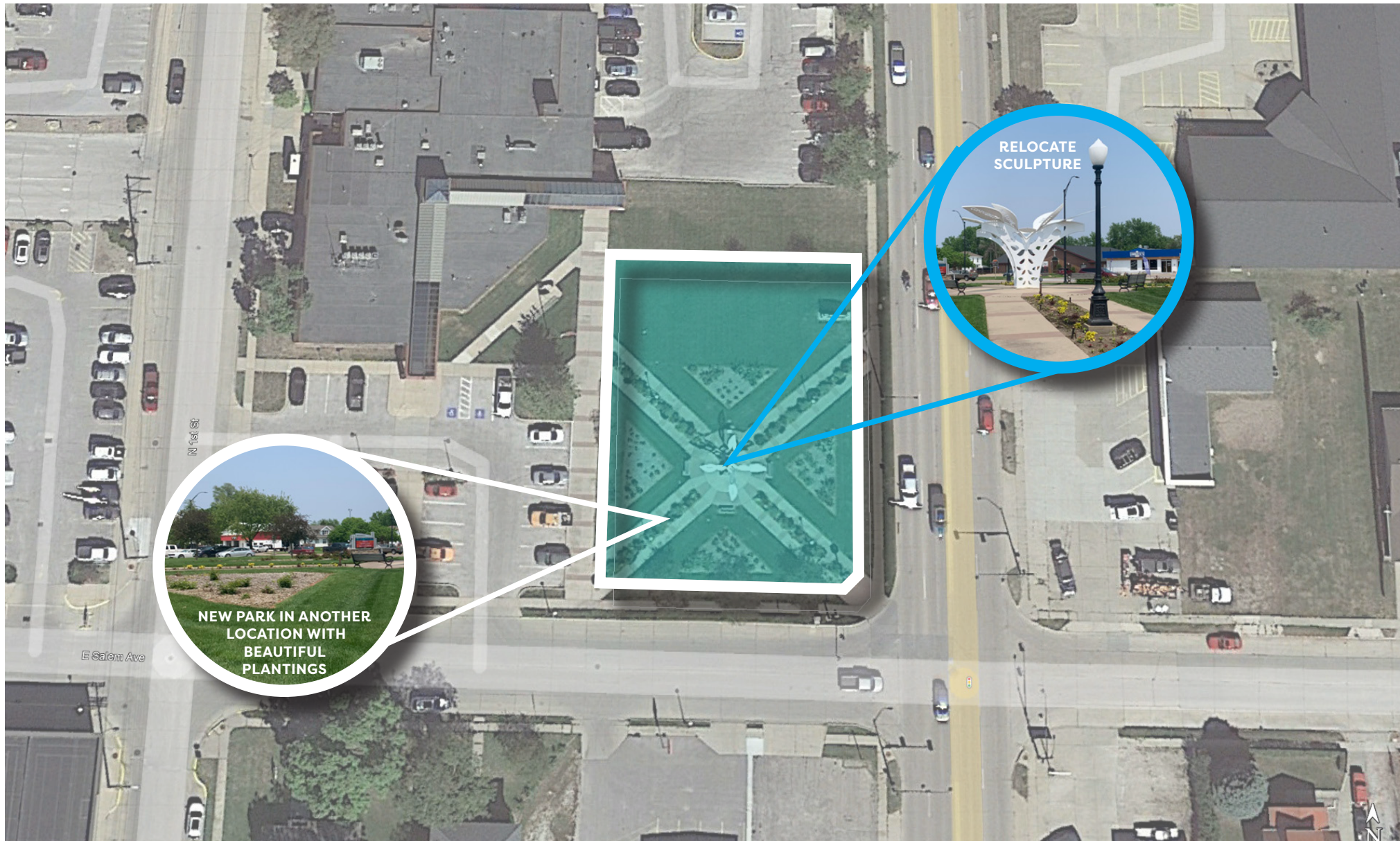
RECOMMENDATIONS:

- Highlight the park while available
- Relocate the central sculpture when park is decommissioned
- Add a similar look and feel to one of the new parks identified
- Maintain the landscaping border of the park

STEERING COMMITTEE FEEDBACK:

- Will probably be moving, so not much focus should be put here.
- Maintain border of park alongside roads – green barrier.
- Landscaping of new facility.

SESQUENTENNIAL PARK COMMUNITY DESIRES



SOUTH PARK



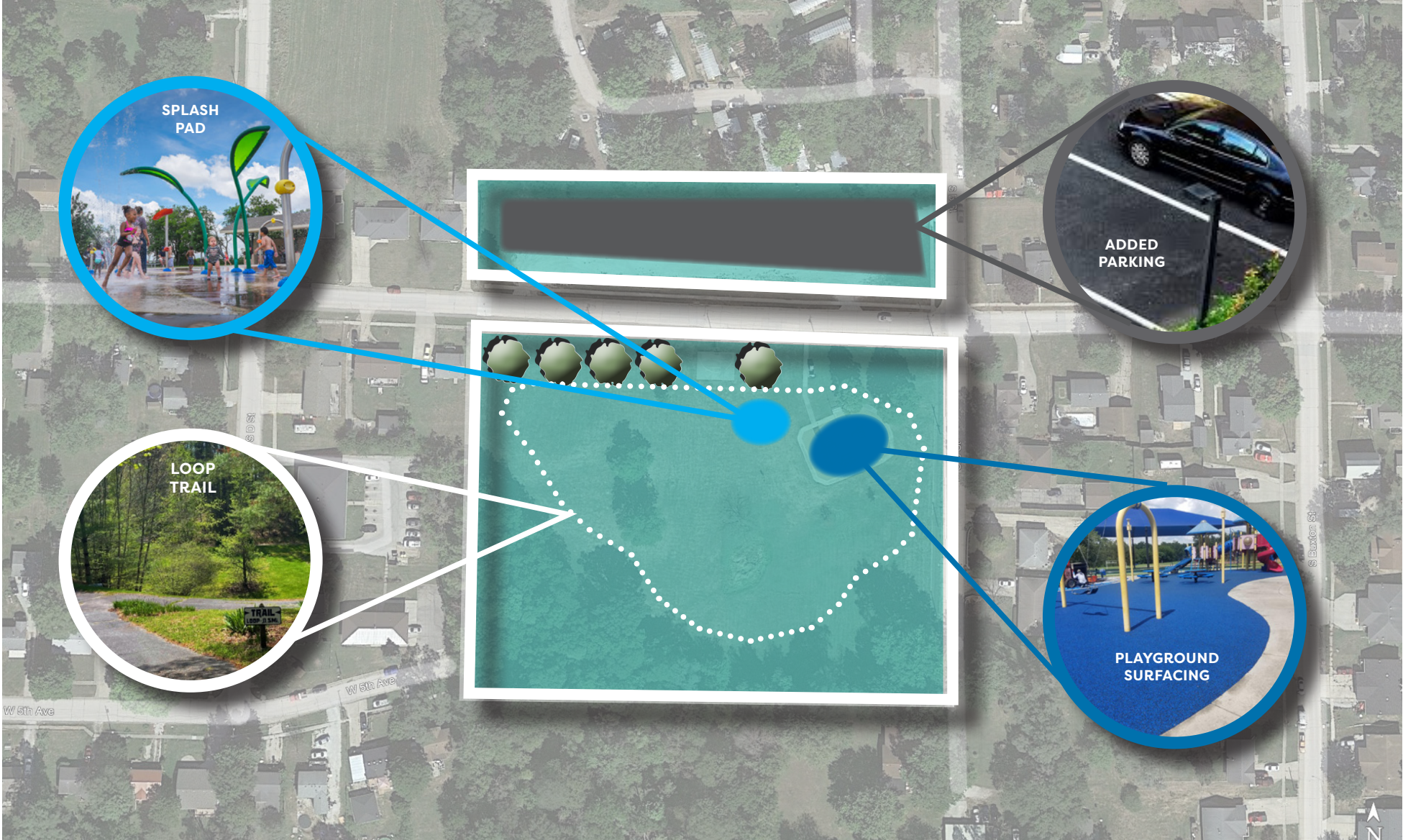
RECOMMENDATIONS:

- Determine a new use for the northern portion of the park
- Enhance accessibility
- Consider adding paved parking
- Consider adding a loop trail/walking path
- Determine new uses for underutilized space

STEERING COMMITTEE FEEDBACK:

- Currently this area is used to put snow accumulation.
- Non-functional basketball court.
- Possible location for pickleball courts.
- Possible location for splashpad.
- Slight incline on the site.
- Widen sidewalk.
- Designate gravel portion for parking.
- Pickleball court in NW corner.
- Expand and refigure existing playground.
- Improve restrooms.
- Look into possible dirt available from other projects to level land (McCord too).

SOUTH PARK COMMUNITY DESIRES





CHAPTER 6 IMPLEMENTATION

IMPLEMENTATION

One of the most important aspects of the Master Plan is the discussion on implementation. This section explores potential funding opportunities, discusses the value of establishing priorities, and suggests recommended monitoring methods. This plan also makes an appeal to public partners and citizen groups to provide oversight and to be actively involved in implementation. Residents, local government, the school district, law enforcement, healthcare, local businesses, developers, and other agencies will need to work together for Indianola's vision for its parks, trails, and open space system to be successful.

As previously described, the community has indicated that fixing what Indianola already has before investing in new attractions, is a primary goal. To achieve that goal, the City should begin by approaching improvement recommendations for priority parks. As these recommendations were determined at a master plan level, each project will require additional study, planning and design. Some of these projects will be within the capabilities of City staff, both on the design and implementation stages. However, more complex projects will likely require involvement from outside consultants.

The City is encouraged to start planning recommendations into the capital improvement budget. Selecting lower cost projects for immediate implementation will illustrate the City's willingness to put this master plan into action. It will demonstrate commitment to its objectives for implementing this plan and will set a positive course for fulfilling the goals defined by the community.

ACTION PLAN

The Action Plan is designed as a guide to help Indianola community leaders prioritize opportunities and address issues within the City of Indianola and the surrounding area as it relates to parks and recreation. The desired vision for Indianola cannot be created overnight. However, by incrementally implementing the recommendations within this plan, Indianola can achieve the desired outcomes set forth in this plan.

POTENTIAL FUNDING SOURCES

There are five broad funding sources available to help offset costs to complete the projects listed in this Plan, as described below.

General Municipal Funding – It is assumed that some general municipal funds/borrowing will be required to assist with the completion of projects or as a matching source for state or federal grants (e.g. wayfinding, signage, or park land acquisition).

Special Assessments – Particular projects that benefit individual properties (e.g. sidewalk/trail installations) could be funded through special assessments whereby the City recoups initial design and construction costs through increased real estate taxes on those properties for a set period of time.

Private Donations – Some of the projects could be partially or fully funded through private donations or public fundraising.

State and Federal Grants – There are many different state or federal grants that may be able to offset the costs of some of the identified projects. Only those programs most likely to award funding to Indianola are listed.

Tax Increment Financing (TIF) – Tax increment financing (TIF) is a program where the additional taxes generated from development in a TIF district would go towards specified public improvements in a community. This program helps waylay the impacts of new development on a community while improving the attractiveness of the City.

Funding and Other Resources Key

CAT - Community Attraction and Tourism Program (ECIA)
City - General Fund, Special Funds, TIF or Assessments
HC - Hired Consultant
IACPG - Iowa Arts Council Project Grant
IFMA - Iowa Farmers Market Association
ILRTF - Iowa Living Roadways Trust Fund
KIB - Keep Iowa Beautiful Community Beatification Grant Program
LWCF - Land and Water Conservation Fund
PCRC - Pedestrian Curb Ramp Construction
PIB - Paint Iowa Beautiful
REAP - Resource Enhancement and Protection City Parks and Open Spaces
TAP - Transportation Alternative Program
TFK - Trees for Kids and Trees for Teens
THF - Tony Hawk Foundation
TIF - Tax Increment Finance
TP! - Trees Please! (MidAmerican Energy)
TSIP - Traffic Safety Improvement Program

ACTION PLAN MATRIX

Barker Park	RECOMMENDATIONS	PRIORITY Low-Med-High	TIMEFRAME Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	COST ESTIMATE \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
	New fountain	Med	Short-Term	\$
	Replace bench	High	Immediate	\$
	Consider replacing play equipment/surfacing	Med	Long-Term	\$\$-\$\$\$
	Consider adding parking (on-street)	Low	Short-Term	\$
	Work with community to determine if permanent restrooms are necessary	Low	Long-Term	\$\$
	Enhance accessibility/walkability by filling in sidewalk gaps and connecting to bike routes	High	Immediate	\$\$-
Buxton Park	RECOMMENDATIONS	PRIORITY Low-Med-High	TIMEFRAME Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	COST ESTIMATE \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
	Promote and highlight the historical aspects of the park	High	Immediate	\$
	Enhance ADA accessibility (paths to benches, improved entry connections, replace gravel)	Med	Short-Term	\$\$-
	Build upon existing amenities (butterfly garden, sculptures, etc.)	Low	Long-Term	\$\$-
	Additional interpretive signage with option for walking tour, scavenger hunt, etc.	Low	Short-Term	\$
	Consider adding permanent restrooms in a discrete location	Low	Long-Term	\$\$
	Tree maintenance and beautification - remove hazard trees when necessary	Med	Immediate	\$
	Consider on-street parking on Euclid	Med	Short-Term	\$
	Consider adding hammock poles	Low	Long-Term	\$
	Provide WiFi Access - Partner with Simpson	Med	Short-Term	\$
	Restore Gazebo	High	Immediate	\$\$
	Remain relatively untouched	High	Immediate	N/A

ACTION PLAN MATRIX

	RECOMMENDATIONS	PRIORITY Low-Med-High	TIMEFRAME Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	COST ESTIMATE \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
Dayton Park				
	Highlight the park from the trail connection	High	Immediate	\$
	Add landscaping	Low	Long-Term	\$
	Consider new play equipment/surfacing	Med	Short-Term	\$\$-\$\$\$
	Develop Parking with the new Sub Area Plan	High	Short-Term	\$\$
	Consider permanent restroom near the trail	Med	Short-Term	\$\$
DeNelsky Park				
	Add signage to match the other parks	Low	Short-Term	\$
	Pave parking area	High	Immediate	\$\$
	Add a path to the picnic tables	Low	Long-Term	\$
	Highlight bird watching and nature loop trail	Med	Short-Term	\$
Downey/Dog Park				
	Pave parking area	High	Long-Term	\$\$
	Replace play equipment/carousel	High	Short-Term	\$\$-\$\$\$
	Replace kiosk	Med	Short-Term	\$
	Add additional shaded areas	Med	Long-Term	\$
	Add lighting	High	Long-Term	\$
	Trail connection to Lake Ahquabi State Park	Med	Long-Term	\$\$
	Develop the Park to the N/W in the open area if possible	Low	Long-Term	\$
	Develop a bike lane on both sides of the street that will connect to the park when paved.	Med	Short-Term	\$
	Consider permanent restrooms	High	Long-Term	\$\$

ACTION PLAN MATRIX

Easton Park	RECOMMENDATIONS	PRIORITY Low-Med-High	TIMEFRAME Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	COST ESTIMATE \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
	Add signage on opposite side to match the other parks	Low	Long-Term	\$
	Create a more welcoming entryway	High	Short-Term	\$
	Add drainageway enhancements (stormwater garden opportunity/bioswale)	Med	Short-Term	\$\$
	Educational signage about sustainable practices when implemented	Low	Long-Term	\$
	Consider additional plantings and drainageway bridge	Low	Long-Term	\$
	Consider new play equipment/surfacing	High	Short-Term	\$\$-\$\$\$
McCord Park	RECOMMENDATIONS	PRIORITY Low-Med-High	TIMEFRAME Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	COST ESTIMATE \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
	Pave and expand the parking area	High	Short-Term	\$\$
	Update the sand volleyball	Low	Short-Term	\$
	Add a map for the disc golf	High	Immediate	\$
	Consider a new shelter or shelter upgrades	High	Short-Term	\$\$
	Goal post upgrades	Low	Long-Term	\$
	Consider rubber surfacing	Med	Long-Term	\$\$
	Add an entrance to the south side of the park	Med	Short-Term	\$\$
	Add additional lighting	High	Immediate	\$
Memorial Park	RECOMMENDATIONS	PRIORITY Low-Med-High	TIMEFRAME Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	COST ESTIMATE \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
	Update play surfacing	Med	Long-Term	\$\$-\$\$\$
	Provide play equipment upgrades as needed	Med	Short-Term	\$\$-\$\$\$
	Look into additional parking	High	Short-Term	\$

ACTION PLAN MATRIX

	Provide aquatic center upgrades as needed	High	Immediate	\$\$\$
	Add Events/Programming	Low	Long-Term	\$
	Consider relocating the playground and adding parking in its location	Med	Long-Term	\$\$
Moats Park	RECOMMENDATIONS	PRIORITY Low-Med-High	TIMEFRAME Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	COST ESTIMATE \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
	Highlight the park's history and connection to Chris Street	High	Immediate	\$
	Consider adding pickleball	High	Short-Term	\$\$
	Consider rubber play surfacing	Med	Long-Term	\$\$-\$\$\$
	Highlight Chris Street court dedication	High	Immediate	\$
	Address stormwater and drainage	High	Short-Term	\$\$
	Add ADA Parking	High	Short-Term	\$
	Add flashing signals to access the park	Med	Short-Term	\$
Pickard Park	RECOMMENDATIONS	PRIORITY Low-Med-High	TIMEFRAME Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	COST ESTIMATE \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
	Increase visibility of the park	High	Immediate	\$
	Highlight world-class disc golf	Med	Short-Term	\$
	Add a disc golf course map	Low	Short-Term	\$
	Outdoor classroom addition	Med	Long-Term	\$\$
	Add a nature playscape	High	Short-Term	\$\$-\$\$\$
	Promote the park's history/story	High	Immediate	\$
	Conserve and add additional oak/savanna	High	Immediate	\$
	Consider adding a batting cage	Low	Long-Term	\$\$
	Coordinate special event parking	High	Short-Term	\$\$
	Continue land and vegetation management	High	Immediate	\$

ACTION PLAN MATRIX

Sesquicentennial Park	RECOMMENDATIONS	PRIORITY Low-Med-High	TIMEFRAME Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	COST ESTIMATE \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
	Highlight the park while available	Med	Immediate	\$
	Relocate the central sculpture when park is decommissioned	Med	Short-Term	\$
	Add a similar look and feel to one of the new parks identified	Low	Long-Term	\$\$
	Maintain the landscaping border of the park	Med	Short-Term	\$
South Park	RECOMMENDATIONS	PRIORITY Low-Med-High	TIMEFRAME Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	COST ESTIMATE \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
	Determine a new use for the northern portion of the park	Med	Short-Term	\$
	Enhance accessibility	High	Short-Term	\$
	Consider adding paved parking	Med	Short-Term	\$
	Consider adding a loop trail/walking path	Low	Long-Term	\$\$
	Determine new uses for underutilized space	Low	Long-Term	\$\$
	Consider adding a Splash Pad	High	Short-Term	\$\$
All Parks	RECOMMENDATIONS	PRIORITY Low-Med-High	TIMEFRAME Immediate (0-2 Years) Short-Term (2-5 Years) Long-Term (5+ Years)	COST ESTIMATE \$ (<\$50k) \$\$ (\$50-200k) \$\$\$ (\$200k+)
	Maintain maintenance schedule and playground replacement schedule	High	Immediate	\$
	Sustainability and water control	High	Short-Term	\$\$
	Recognize stipulations from donated parks and consider implementing signage to educate the public on these requirements	High	Short-Term	\$
	Add Parking where necessary/possible	High	Short-Term	\$\$
	Enhance and Improve walkability	High	Short-Term	\$\$
	Address Staffing Needs	High	Immediate	\$\$

CITY OF INDIANOLA PARKS, RECREATION, AND OPEN SPACE MASTER PLAN



City of Indianola
RESOLUTION NO. 2024-_____

RESOLUTION ADOPTING THE PARKS, RECREATION AND OPEN SPACE MASTER PLAN

WHEREAS, the Indianola City Council awarded a contract to MSA Professional Services to develop the Parks, Recreation and Open Spaces Master Plan on January 3, 2023; and

WHEREAS, the Parks and Recreation Department has worked with MSA for the development of the plan, with input from the Parks and Recreation Commission, steering committee, community meetings and online surveys; and

WHEREAS, MSA has prepared the Master Plan and presented to the Parks and Recreation Commission on January 17, 2024, and recommended for approval on February 14, 2024; and

WHEREAS, the Plan was presented to the City Council on February 20, 2024 during the study session.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the Parks, Recreation and Open Spaces Master Plan for the City of Indianola is hereby adopted.

Passed and adopted this 4th day of March 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From:

Date: March 4, 2024

Subject: Resolution adopting a construction manager at risk model and approving a request for qualifications and subsequent request for proposals for the City of Indianola Public Safety and City Hall building.

Recommendation: Roll call is in order.

- Attachments:**
- 1. Res 2024-Adopting CMaR model and Approving Notices and Bid Postings
 - 2. PUBLIC NOTICE of Intent to Enter into CMaR Contract
 - 3. Indianola RFQ - CMaR - Final
 - 4. Indianola RFP - CMaR - Final

City of Indianola
RESOLUTION NO 2024-

RESOLUTION ADOPTING A CONSTRUCTION MANAGER AT RISK MODEL AND APPROVING A REQUEST FOR QUALIFICATIONS AND SUBSEQUENT REQUEST FOR PROPOSALS FOR THE CITY OF INDIANOLA PUBLIC SAFETY BUILDING AND CITY HALL

WHEREAS, the City Council approved an agreement with OPN Architects on January 2, 2024, to perform pre-design services for a new Public Safety and City Hall Building; and

WHEREAS, the City deems it beneficial to pursue the Construction Manager at Risk (CMaR) model for design and construction; and

WHEREAS, to use the CMaR model, it is necessary to publicly disclose the governmental entity's intent to enter a guaranteed maximum price contract and the governmental entity's selection criteria at least 14 days prior to publishing a request for statements of qualifications; request a statement of qualifications from construction management firms; and thereafter request proposals from firms that meet the qualification criteria; and

WHEREAS, it is the City's intent to have the CmaR work in partnership with OPN Architects through the remainder of the conceptual and funding phases of the project and, pending voter approval, assume a leadership role in partnership with OPN Architects to complete full design and construction.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that staff is hereby authorized and directed to:

1. Post a notice of intent to enter a guaranteed maximum price contract.
2. Issue a Request for Statement of Qualifications (RFQ) no less than 14 days following the posted notice of intent.
3. Issue a Request for Proposals from firms that meet the qualification criteria from the RFQ phase no less than 14 days following the issuance of the RFQ.

Passed and approved this 4th day of March 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



PUBLIC NOTICE

Construction Manager at Risk
City of Indianola, Iowa

The City of Indianola intends to enter into a guaranteed maximum price contract for a new public safety/city hall building facility.

This project is subject to the State of Iowa Construction Management at Risk (CMaR) requirements. The City of Indianola will publish a request for statements of qualifications (RFQ) for CMaR services for the project on March 19, 2024. The CMaR will be engaged using a two-step solicitation process. A CMaR with sufficient qualifications based on the following selection criteria will be offered the opportunity to submit a proposal to serve as CMaR for the project. A shortlist of evaluated firms will be compiled, and invitations for firm interviews may be part of the selection process.

Criteria will include:

- Experience with projects of similar size and scope
- Past performance
- Safety record
- Proposed personnel
- Proposed methodology

Schedule: Pre-referendum services to begin immediately upon award. Pre-construction assistance services to begin after successful public general obligation bond referendum anticipated for November 2024. The first phase of construction is anticipated to commence during spring of 2025 and tentative substantial completion is December 2026.

At the proposal stage, qualified respondents will be asked to submit their proposed fees for the project. The City of Indianola will select the CMaR whose proposal offers the best value based on the published selection criteria and its ranking evaluation at the conclusion of the selection process.

Please direct all questions to:

Jackie Raffety
Assistant to the Indianola City Manager
jraffety@indianolaiowa.gov
515-962-5240
110 N 1st St
PO Box 299
Indianola, IA 50125





Request for Qualifications

Construction Manager at Risk – Indianola Public Safety and City Hall Building
City of Indianola

The City of Indianola is requesting Statements of Qualifications from Construction Management at Risk (CMaR) firms to provide preconstruction consulting and construction management services for the new Indianola Public Safety and City Hall Building.

The current facility does not meet the needs of the growing community that it serves due to insufficient space for equipment and personnel and due to antiquated building systems that have exceeded their useful life. For example, the city’s public safety equipment is currently housed in three different locations significantly delaying response time to emergency situations. Also, with the hiring of additional staff in police, fire, and administration, the office space constraints in the current building have resulted in logistical and communication issues between staff members that have been stationed in various offsite locations. Finally, the heating, cooling, plumbing, roofing, electrical, and technology systems have all experienced significant maintenance cost increases due in part to outdated, unsupported, or unavailable parts and system supplies.

To better understand current and future facility and staffing space needs, the city completed a staffing study and facility needs analysis in 2018. In addition to evaluating existing needs, the analysis projected the future growth of the community and the facilities that would be needed to meet the future service requirements of a growing community. In 2020, the Indianola City Council also approved the “Elevate Indianola, a Comprehensive Plan” update, which was prepared with significant amount of community engagement provided by the residents of Indianola. An economic development goal included within these plans was a desire to ensure the preservation and continued investment in the Square by building its future facility in the downtown area. Furthermore, those plans outlined a desire to design the new facility with architectural elements that would honor the historic architecture of the downtown area while bridging modern elements incorporated by recent construction and reconstruction efforts on the Square.

The City of Indianola (pop.15,833, Census 2020) is a growing community with a Historic Downtown Square Business District (Square), located approximately 15 minutes south of Des Moines. It is a safe community with Midwestern values, friendly people and excellent schools. Indianola, which is home to Simpson College, the world-renowned Des Moines Metro Opera and the National Balloon Museum and U.S. Ballooning Hall of Fame, is known for its excellent access to outdoor activities, a nice trail system, five major parks and two golf courses. The community welcomes thousands of visitors annually who come to Indianola to enjoy major events such as the National Balloon Classic, the Warren County Fair and other events.

To facilitate municipal operations during construction, the City of Indianola purchased property on the Square, located between the current Indianola City Hall and the new Warren County Justice Center. It is anticipated that this property will be used as a temporary location for city employees during the construction phase. After construction on the new facility is complete, and city personnel occupy the new space, it is anticipated that the temporary offices will be demolished in order to open up the space between the new Indianola City Hall and Warren County Justice Center as a community gathering space, or government plaza, in an effort to support the Square and its businesses (e.g. provide green space, public restrooms, public parking facility, etc.). This effort will be undertaken as a separate and future project.

The City of Indianola engaged OPN Architects in January of 2024 to update the facility and staffing needs analysis and to provide pre-design services for the project. It is anticipated that the new Indianola Public Safety and City Hall Building will provide sufficient office space for police, fire, city administration, council chambers, meeting rooms, and other amenities, while also providing sufficient space for the city’s public safety vehicles and equipment to be stored in a single location.

The Indianola Public Safety and City Hall Building will be located at 110 N 1st Street. Based upon future growth projections, and the aforementioned needs analysis, the new building is anticipated to be two levels above grade with a basement, and will utilize the entire existing site for building, parking, green space and circulation. The fire department facility anticipates eight emergency service apparatus bays which will allow space for up to twelve emergency vehicles. The police department facility anticipates an underground parking area and sally port. Other building spaces include city and police administration areas, council chambers, an emergency operations center, fire and police training and fitness rooms, bunk rooms, and residential areas, as well as basement areas for police fleet, holding, and evidence. For conceptual purposes, the building is anticipated to be approximately 90,000-100,000 square feet in size on 3 levels. Parking for the employees will be provided to the west of the new facility.

Once a CMaR is selected, they will work in partnership with OPN Architects through the remainder of the conceptual and funding phases of the project. Pending voter approval in November of 2024, it is anticipated that the CMaR will also assume a leadership role, in partnership with OPN Architects, to complete full design and construction.

Project Schedule:

Conceptual Design:	January – July 2024
CMaR selection:	May 2024
Community Engagement:	July – November 2024
Ballot Referendum:	November 5, 2024
Construction:	Calendar year 2025 – completion in 2026

Proposal Submission:

Proposals should be submitted to:
 Jackie Raffety
 Assistant to the Indianola City Manager
 PO Box 299
 110 N 1st Street
 Indianola, IA 50125
jraffety@indianolaiowa.gov

Proposals are due by:

April 4, 2024, 4:00 p.m. (CST)

Interested consultants should submit three written copies of Proposals and an electronic version on a thumb drive.

This project is subject to the State of Iowa CMAr requirements. A shortlist of evaluated firms will be compiled, and invitations for firm interviews will be part of the selection process.

The Project Team will consist of:

- Owner’s designated representatives: City Council Representation, City Manager, Senior Administrative Leadership, and Indianola Public Safety Leadership
- Project Architect – OPN Architects
- Owner’s Legal Counsel, Bond Counsel and Financial Advisor, as needed

Firm CMAr Selection Schedule:

Public disclosure of intent to engage a CMAr	March 4, 2024
Issue Request for Qualifications & Publish Notice	March 18, 2024
Question and Answer Session with Owner’s Representatives	March 29, 2024, at 1:00 p.m. Indianola City Hall
Deadline for issuing addenda to RFQ	April 2, 2024, by 1:30 p.m.
Deadline for receiving SOQs	April 4, 2024, by 4:00 p.m.
Meeting of Selection Committee – review SOQs and rank firms	April 5, 2024
Notify firms of shortlist	April 5, 2024
Issue Request for Proposals & Interview notice to shortlist firms	April 5, 2024
Deadline for receiving RFPs	April 17, 2024, by 4:30 p.m.
Meeting of Selection Committee – finalist interviews and proposal reviews	April 19, 2024
Meeting of the governmental entity – vote on selected/recommended CMAr firm	May 6, 2024
CMAr contract negotiations	May 7, 2024 – May 16, 2024
Meeting of the governmental entity – approve CMAr contract	May 20, 2024

CMAr Statement of Qualifications Requirements:

1. Experience with Projects of Similar Size and Scope
 - a. List three to five prior construction projects completed by the firm.
 - b. For each project, identify:
 - i. The Owner,
 - ii. The Architect and/or Engineer,
 - iii. The project duration,

- iv. Project budget,
 - v. Final project cost,
 - vi. Any other information that the CMaR believes is relevant or helpful to the Selection Committee.
 - vii. Please include an explanation of why the CMaR listed each project.
- c. For each project, describe a specific best practice utilized by your firm, or a lesson learned from that project.

2. Past Performance

- a. For each project featured in Section 1, please provide:
- i. Construction Start Date
 - ii. Planned & Actual Substantial Completion Date
 - iii. Is the Owner a repeat client? Have they hired your firm for subsequent opportunities, or stated that they would? Please provide contact information for a reference call.
- c. Safety Record
- a. List EMR for each of the last 5 years individually.
 - b. Provide a description of your company's safety program and approach to creating a safety plan for this project.
- d. Proposed Personnel
- a. Provide an organizational chart identifying the names of the personnel the CMaR is proposing for its project team.
 - b. For each member of the project team, provide a resume or any other relevant information for each named individual. Such information could include total years of construction experience, specific work on projects listed, and references.
 - c. List the reasons each team member was chosen, and the specific strengths they bring to this project.
- e. Proposed Methodology
- a. Provide a narrative description of your approach and the value your firm provides to the Owner during each phase of the project outlined below:
 - i. Pre-Bond/Bond Planning (if applicable)
 - ii. Preconstruction
 - iii. Construction

Evaluation of firms & shortlist criteria will consist of:

- Experience with projects of similar size and scope
- Past performance
- Safety record
- Proposed personnel
- Proposed methodology



Request for Proposal

Construction Manager at Risk – Indianola Public Safety and City Hall Building
City of Indianola

The City of Indianola is seeking Requests for Proposal from Construction Management at Risk (CMaR) firms, which were previously identified and selected through the city’s Request for Qualification process, to provide preconstruction consulting and construction management services for the new Indianola Public Safety and City Hall Building.

The Indianola Public Safety and City Hall Building will be located at 110 N 1st Street. Based upon future growth projections, and the aforementioned needs analysis, the new building is anticipated to be two levels above grade with a basement, and will utilize the entire existing site for building, parking, green space and circulation. The fire department facility anticipates eight emergency service apparatus bays which will allow space for up to twelve emergency vehicles. The police department facility anticipates an underground parking area and sally port. Other building spaces include city and police administration areas, council chambers, and emergency operations center, fire and police training and fitness rooms, bunk rooms, and residential areas, as well as basement areas for police fleet, holding and evidence. For conceptual purposes, the building is anticipated to be approximately 90,000-100,000 square feet in size on 3 levels. Parking for the employees will be provided to the west of the new facility.

The City of Indianola has previously engaged OPN Architects to provide pre-design services for the project. Once a CMaR is selected, they will work in partnership with OPN Architects through the remainder of the conceptual and funding phases of the project. Pending voter approval in November of 2024, it is anticipated that the CMaR will also assume a leadership role, in partnership with OPN Architects, to complete the full design and construction.

Proposals submitted will be considered alongside Qualifications and Interviews to identify the best value for the Owner (Lowest fee does NOT constitute best value). Firms wishing to be considered for providing professional construction management at risk (CMaR) services should submit a Proposal that is straightforward and concise with clear content that includes, but is not limited to the following:

- Your proposed fees for Pre-Bond (if applicable), Preconstruction, and Construction Phase Services. If necessary, provide ranges according to the project budget range.
- Fee for Pre-Bond Services and list of services provided, as a lump sum (if applicable).
- Fee for Preconstruction Services, as a lump sum, and list of services provided. Services are expected to include, but are not limited to:
 - Preparation of estimates for Schematic Design, Design Development, and Construction Documents phases.
 - Guaranteed Maximum Price (GMP) Proposal at time agreed upon with Owner.
 - Development of Bid Packages and Bid Package Estimates.
 - Preconstruction Schedule.
 - Facilitation of Pre-Bid Meetings.
 - Value Management and Cost Saving recommendations.

- Construction Management Fee as a percentage of the Cost of the Work.
- Effort Schedule.
- The personnel roles and number of hours per month for each role that your firm believes is necessary for the successful completion of this project, based upon the project duration identified in the RFQ/RFP documents.

Proposals should be submitted electronically (or via hard copy) to:

Jackie Raffety, Assistant to the Indianola City Manager

PO Box 299

110 N 1st St

Indianola, IA 50125

jraffety@indianolaiowa.gov

Proposals are due on or before:

April 17, 2024, by 4:30 p.m.



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. to City Manager/Asst. Finance Director
Date: March 4, 2024
Subject: Consideration of the approval of Urban Revitalization Designations.

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

Background:

Discussion: The following comprise a list of Urban Revitalization Designations for residential rehabilitation.

Address	Titleholder or Contract Buyer	Estimated or Actual Cost of Improvements
105 N 20th St	Cody Sinclair	\$100,000

Budget Impact:

Recommendation: Simple motion is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From:
Date: March 4, 2024
Subject: Resolution approving salaries.

Recommendation: Roll call is in order.

Attachments: 1. Res 2024-approving salaries 0304

City of Indianola
RESOLUTION NO 2024-

RESOLUTION APPROVING SALARIES

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

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

Wyatt Watkins, Full-time Streets Operation Specialist, to R21, \$60,106.37/year, effective February 11, 2024; and

John Angerstein, Field Maintenance Worker, \$14.00/hour, effective March 4, 2024; and

Michael Hallin, Field Maintenance Worker, \$15.50/hour, effective March 4, 2024; and

Eli Bardwell, Sports Complex Concession Worker, \$11.25/hour, effective March 10, 2024; and

Micah Bardwell, Sports Complex Concession Worker, \$11.75/hour, effective March 10, 2024; and

Catherine DeBlieck, Sports Complex Concession Worker, \$12.50/hour, effective March 10, 2024; and

Abigail Dostal, Sports Complex Concession Worker, \$11.75/hour, effective March 10, 2024; and

Jordyn Meling, Sports Complex Concession Worker, \$11.75/hour, effective March 10, 2024; and

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

Passed and approved this 4th day of March 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Greg Chia, Fire Chief
Date: March 4, 2024
Subject: Receive and file the January 2024 EMS Billing Activity Report.

Introduction:

Background:

New Total Billable; \$135,081.69	All Accounts Collected Old/New; \$90,043.69
Billable Transports; \$132,881.69	Non-Transports Collected; \$0
Non-Transports Billable; \$2000.00	Unidentified Payments Collected; \$0
Total Non-Billable; (\$1600.00)	Refunds; (\$3,775.40)
ALS Tier; 0	Accounts Closed; (\$16.44) Forward to Iowa Income Offset; (\$19,200.93)
	Bad-Debt-Write Off; 0 Account Closed Deceased; 0 Account Closed Other/Unfreeze; (\$1279.99)
Total Accounts Created; \$133,481.69	Net Total Collected; \$86,267.99

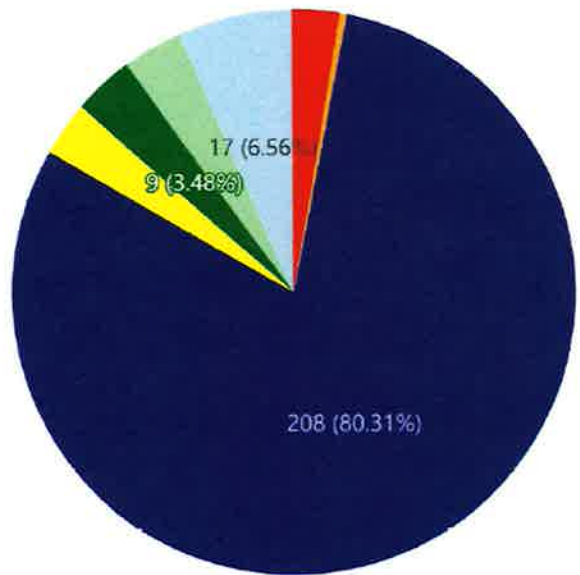
Discussion:

Budget Impact: Trubank EMS account total at January 31, 2024; \$620,337.17

Recommendation: Receive and file report.

Attachments: 1. 0984_001

Total (259)



- 1 - Fire
- 2 - Overpressure Rupture, Explosion, Overheat(no fire)
- 3 - Rescue & Emergency Medical Service Incident
- 4 - Hazardous Condition (No Fire)
- 5 - Service Call
- 6 - Good Intent Call
- 7 - False Alarm & False Call



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. to City Manager/Asst. Finance Director
Date: March 4, 2024
Subject: Receive and file the January 2024 Treasurer's Report.

Recommendation: Roll call is in order.

Attachments: 1. January 2024

FINANCIAL REPORT
MONTH OF JANUARY, 2024

Fund	Beginning Balance	Revenue	Expense	Transfers In	Transfers Out	Fund Balance
001 General Government	2,758,045.03	182,310.44	237,715.74	62,992.16	-	2,765,631.89
011 Police	2,424,250.24	52,540.79	327,464.74	13,127.49	-	2,162,453.78
015 Fire	97,073.94	3,416.74	76,966.87	1,226.41	-	24,750.22
016 Ambulance	607,649.79	93,819.54	201,363.82	2,229.84	-	502,335.35
041 Library	355,417.66	52,823.76	55,654.12	780.44	-	353,367.74
042 Park & Recreation	867,569.73	13,567.88	106,220.46	1,337.92	-	776,255.07
045 Memorial Pool	20,302.95	2,206.61	572.40	-	-	21,937.16
099 Franchise Fee-MEC	642,418.28	-	-	-	-	642,418.28
GENERAL FUND SUB-TOTAL	7,772,727.62	400,685.76	1,005,958.15	81,694.26	-	7,249,149.49
-	-	-	-	-	-	-
110 Road Use Tax (Streets)	2,134,049.35	185,350.57	110,312.35	-	23,590.16	2,185,497.41
112 Trust & Agency	131,858.32	11,149.21	-	-	11,149.21	131,858.32
115 IWC Maintenance Obligations	-	-	-	-	-	-
121 Local Option sales Tax	1,246,534.14	182,623.14	-	-	-	1,429,157.28
125 TIF	6,550,583.25	30,892.67	-	269,373.00	-	6,850,848.92
141 Library Special Revenue	61,308.25	3,685.33	1,617.02	-	-	63,376.56
142 Park & Rec Special Revenue	79,881.28	-	75.00	-	-	79,806.28
160 Downtown Revolving Loan	103,340.43	-	-	-	-	103,340.43
161 Downtown BIZ Program	100,137.15	4,676.98	34.77	-	-	104,779.36
177 Police Forfeiture	-	-	-	-	-	-
190 Vehicle Reserve	-	-	-	-	-	-
SPECIAL REVENUE SUB-TOTAL	10,407,692.17	418,377.90	112,039.14	269,373.00	34,739.37	10,948,664.56
-	-	-	-	-	-	-
200 DEBT SERVICE (SUB-TOTAL)	258,500.14	8,468.38	-	-	-	266,968.52
-	-	-	-	-	-	-
301 Capital Projects (General)	696,216.56	-	47,034.39	-	-	649,182.17
321 Capital Projects (Streets)	1,460,623.46	-	-	-	269,373.00	1,191,250.46
322 Downtown Square Streetscape	661,833.04	-	23,894.54	-	-	637,938.50
323 Hillcrest Ave Improvements	2,147,575.76	611,980.52	19,164.70	-	-	2,740,391.58
324 K Street Improvements	3,117,124.53	-	45.00	-	-	3,117,079.53
340 CH/Public Safety Building	31,365.73	10,672.11	3,890.57	-	-	38,147.27
353 Community Redevelopment (D&D)	4,994.38	-	-	-	-	4,994.38
354 Industrial Park Improvements	523,740.22	-	3,540.00	-	-	520,200.22
CAPITAL PROJECTS SUB-TOTAL	8,643,473.68	622,652.63	97,569.20	-	269,373.00	8,899,184.11
-	-	-	-	-	-	-
541 LIBRARY ENDOWMENT FUND	53,186.84	1,485.02	-	-	-	54,671.86
-	-	-	-	-	-	-
610 Sewer	1,043,290.73	-	99,030.86	187,500.00	44,871.56	1,086,888.31
650 Stormwater Utility	1,364,904.87	57,813.92	14,156.87	-	1,250.00	1,407,311.92
670 Recycling	192,108.28	29,674.31	1,158.06	-	833.33	219,791.20
680 Indianola Wellness Campus	(52,671.69)	105,610.42	92,908.42	-	-	(39,969.69)
681 Indianola Wellness Campus-Capital	452,327.20	-	-	-	-	452,327.20
710 Sewer Capital Projects	1,860,153.83	446,140.31	11,506.75	-	187,500.00	2,107,287.39
771 Sewer Reserve	114,238.70	-	-	-	-	114,238.70
781 WRRF Construction	1,735,582.11	-	-	-	-	1,735,582.11
791 Sewer Revenue Bonds	(7,043.70)	-	-	-	-	(7,043.70)
820 Health Insurance	2,946,755.68	145,226.81	142,742.80	-	-	2,949,239.69
830 Health Reimbursement Accounts	483.41	-	-	-	-	483.41
840 Flex/STD	37,024.95	115.38	120.30	-	-	37,020.03
850 Liability Insurance Reserve-City	1,303.91	-	-	-	-	1,303.91
860 Facilities Maintenance	(49,056.29)	-	7,970.15	-	-	(57,026.44)
890 ISF Vehicles and Equipment	953,519.76	-	20,769.80	-	-	932,749.96
CITY UTILITY & ISF SUB-TOTAL	10,592,921.75	784,581.15	390,364.01	187,500.00	234,454.89	10,940,184.00
-	-	-	-	-	-	-
City Funds Subtotal	37,728,502.20	2,236,250.84	1,605,930.50	538,567.26	538,567.26	38,358,822.54

IMU Funds Subtotal	(1,527.24)	-	-	-	-	(1,527.24)
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GRAND TOTAL CITY FUNDS	37,726,974.96	2,236,250.84	1,605,930.50	538,567.26	538,567.26	38,357,295.30
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Cross Check Total						38,357,295.30
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Investments

Bankers Trust	\$	26,965,764.62
Iowa Public Agency Inv. Trust	\$	124,043.64
Payroll Account, TruBank	\$	-
Checking Account, TruBank	\$	110,037.37
Sweep Account, TruBank	\$	10,553,784.50
Indianola Hometown Pride, TruBank	\$	15,870.37
Indianola EMS - TruBank	\$	620,337.17

BANK BALANCE		38,389,837.67
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Clerk's Balance		38,357,295.30
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Plus Outstanding Checks	\$	34,536.87
Minus Outstanding Deposits	\$	(1,994.50)
Bank Adjustment	\$	-
Book Adjustment	\$	-

		38,389,837.67
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Fund	Fund Balance	Revenue	Expense	Transfers In	Transfers Out	Fund Balance
600 Water	155.00	-	-	-	-	155.00
620 IMU Administration	(1,682.24)	-	-	-	-	(1,682.24)
625 Revolving Economic Development	-	-	-	-	-	-
626 USDA RLF	-	-	-	-	-	-
630 Electric	0.00	-	-	-	-	0.00
640 Fiber/Communications	-	-	-	-	-	-
700 Water Capital Projects	-	-	-	-	-	-
730 Electric Capital Projects	132.05	-	-	-	-	132.05
740 Fiber/Comm Capital Projects	(132.05)	-	-	-	-	(132.05)
IMU SUB-TOTAL	-1,527.24	0.00	0.00	0.00	0.00	-1,527.24

INTEREST DISTRIBUTION		% OF TOTAL	INTEREST INCOME	YTD Interest
General Fund (Non-Program 9500)	001-9500-43000	74.00%	\$ 109,891.69	\$ 524,358.11
TIF (Fund 125)	125-5200-43000	15.00%	\$ 22,275.34	\$ 106,288.84
Library Endowment Fund (Fund 541)	541-4100-43000	1.00%	\$ 1,485.02	\$ 7,085.24
Sewer (Fund 710)	710-8300-43000	2.00%	\$ 2,970.05	\$ 14,171.83
Health Insurance	820-9300-43000	8.00%	\$ 11,880.19	\$ 56,687.35
TOTAL		100.00%	\$ 148,502.28	\$ 708,591.37



MEMORANDUM

To: Mayor and City Council
From: Akhilesh Pal, Public Works Director
Date: March 4, 2024
Subject: Public hearing regarding the West Clinton Culvert Improvements Project.

Introduction: The City Council has previously authorized Snyder & Associates to prepare plans and specifications for the West Clinton Avenue Culvert Replacement Project. The scope of this stormwater improvement capital project is to replace a reinforced box culvert on West Clinton Ave, situated between L Street and N Street, to address flooding concerns in this neighborhood. The existing storm sewer infrastructure in this neighborhood is undersized, leading to historical and frequent flooding concerns.

Background:

Discussion: The engineer's estimate of the construction cost for this project is \$723,425. This construction project requires that construction commence between April 15, 2024, and July 8, 2024, and be substantially completed within 65 working days.

Budget Impact: The funding for this work is included in the FY2024 Capital Projects funding from the Stormwater Utility Capital funds (\$565,000 from Fund 670). The proposed FY2025 Capital Improvement Plan has been revised to include a total amount of \$760,000 (\$380k in FY24 and \$380k in FY25).

Recommendation: The staff's recommendation is to open the public hearing, receive comments, close the hearing, and approve the resolution, which includes the project plans, specifications, form of contract, and estimate of cost.

- Attachments:**
1. Addendum Specifications W Clinton Culvert
 2. Cost Opinion W Clinton Culvert
 3. Condensed Plans W Clinton Culvert

ADDENDUM NO. 1
to the
PLANS AND SPECIFICATIONS FOR THE
WEST CLINTON AVENUE CULVERT REPLACEMENT
INDIANOLA, IOWA

PROJECT NO.: 120.0740.01

February 26, 2024

NOTE TO ALL PLANHOLDERS: Please insert this addendum into your copy of the Contract Documents for the above-referenced project.

Bidders shall acknowledge receipt of the addendum and date received on their proposal form.

The following changes are issued by the Engineer and shall have the same force and affect as though a part of the original issue.

REVISIONS AND CLARIFICATIONS TO THE PLANS AND SPECIFICATIONS:

Specifications:

REVISE the NOTICE TO BIDDERS Section

Notes:

Revise the number of Working Days from 45 to 65.

Revise the late start date from August 5, 2024 to July 8, 2024.

REPLACE the PROPOSAL and BID BOND Sections in their entirety. *Use the attached PROPOSAL and BID BOND sections in your bid.*

Notes:

Revise the number of Working Days from 45 to 65.

Add information pertaining to the Early Start and Late Start Date.

REVISE the NOTICE TO PROCEED Section


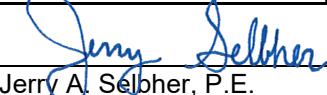
Notes:

Revise the number of Working Days from 45 to 65.

Revise the late start date from August 5, 2024 to July 8, 2024.

Plans:

NONE

	<p><u>I hereby certify that this Engineering Document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.</u></p>
	<p> February 26, 2024 Jerry A. Selbher, P.E. Date License Number P21116 My License Renewal Date is December 31, 2025 Pages or sheets covered by this seal: Addendum No. 01</p>

End of Addendum No. 01

The following documents must be submitted as printed. No alterations, additions, or deletions are allowed. If the Bidder notes a requirement in the contract documents that the Bidder believes will require a conditioned or unsolicited alternate bid, the Bidder must immediately notify the Engineer in writing. The Engineer will issue any necessary interpretation by an addendum.

PROPOSAL

PROPOSAL: PART A – SCOPE

The City of Indianola, hereinafter called the “Jurisdiction,” has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes 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 Clerk, City Hall, 110 N 1st Street, Indianola, Iowa at the prices hereinafter provided in Part C of the Proposal, for the following described improvements:

WEST CLINTON AVENUE CULVERT REPLACEMENT

General Nature of the Public Improvement

The extent of work on this project includes all materials, equipment, transportation, and labor necessary to complete the improvement generally described as follows: RCB culvert reconstruction, roadway reconstruction, and sidewalk reconstruction, as well as surface and channel grading and restoration along West Clinton Avenue. The project includes approximately 288 SY of PCC pavement, 46 SY of PCC sidewalk, 11 LF of RCP storm sewer, 207 LF of PVC subdrain, 2 fire hydrants, remove 1 valve and 30 LF of water main, 97 LF of 42” chain-link fence, 368 TON revetment, 1,442 SF of Flexamat, 126 CY of structural concrete as part of a 10’ x 5’ to 6’ x 5’ RCBC with slope tapered inlet, and miscellaneous associated work, including cleanup.

PROPOSAL: PART B – ACKNOWLEDGMENT OF ADDENDA

The Bidder hereby acknowledges that all addenda become a part of the contract documents when issued, and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

and certifies that said addenda were utilized in the preparation of this bid.

PROPOSAL: PART C – BID ITEMS, QUANTITIES, AND PRICES

UNIT BID PRICE CONTRACTS: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices, and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternates selected by the Jurisdiction, shall be used only for comparison of bids. The Total Construction Cost, including any Add-Alternates, shall be used for determining the sufficiency of the bid security.

BASE BID CONTRACTS: The Bidder must provide any Bid Prices, any Alternate Prices, and the Total of the Base Bid plus any Add-Alternates on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. The Total of the Base bid plus any Alternates selected by the Jurisdiction shall be used only for comparison of bids. The Total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

PROPOSAL: PART D – GENERAL

The Bidder hereby acknowledges that the Jurisdiction, in advertising for public bids for this project, reserves the right to:

1. Reject any or all bids. Award of the contract, if any, to be to the lowest responsible, responsive bidder; and
2. Reject any or all alternates in determining the items to be included in the contract. Designation of the lowest responsible, responsive bidder to be based on comparison of the total bid plus any selected alternates; and
3. Make such alterations in the contract documents or in the proposal quantities as it determines necessary in accordance with the contract documents after execution of the contract. Such alterations shall not be considered a waiver of any conditions of the contract documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a contract, if this proposal is selected, in the form approved by the Jurisdiction, provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a performance, maintenance, and payment bond; and
2. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such contract and/or to furnish said bond; and
3. Commence the work on this project on or before a date to be specified in a written notice to proceed by the Jurisdiction, and to substantially complete the project within 65 working days, and to fully complete the project within an additional 10 working days; and to pay liquidated damages for noncompliance with said completion provisions at the rate of five hundred dollars (\$500.00) for each calendar day thereafter that the work remains incomplete as further defined in the Notice to Bidders.
4. Work on the improvement shall commence any time after a written Notice to Proceed is issued, no earlier than April 15, 2024 and no later than July 8, 2024 and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference and after issuance of the United States Army Corps of Engineering Joint Permit for construction activities in the intermittent creek channel. The permit is expected to be issued on or near April 15, 2024.

PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the Jurisdiction; and
2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and
3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and
4. That this proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any bidder or person, to submit a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other bidder, and that all statements in this proposal are true; and
5. That the individual(s) executing this proposal have the authority to execute this proposal on behalf of the Bidder.

PROPOSAL: PART F – ADDITIONAL REQUIREMENTS

The Bidder hereby agrees to comply with the additional requirements listed below that are included in this proposal and identified as proposal attachments:

<u>ITEM NO.</u>	<u>DESCRIPTION OF ATTACHMENT</u>
1.	_____
2.	_____
3.	_____
4.	_____
5.	_____
6.	_____

PROPOSAL: PART G – IDENTITY OF BIDDER

The Bidder shall indicate whether the bid is submitted by a/an:

- Individual, Sole Proprietorship
- Partnership
- Corporation
- Limited Liability Company
- Joint-venture: all parties must join-in and execute all documents
- Other

Bidder

Signature

By _____
Name (Print/Type)

Title

Street Address

City, State, Zip Code

Telephone Number

Type or print the name and title of the company's owner, president, CEO, etc. if a different person than entered above

Name

Title

The Bidder shall enter its Public Registration Number _____ - _____ issued By the Iowa Commissioner of Labor Pursuant Section 91C.5 of the Iowa Code.

Failure to provide said Registration Number shall result in the bid being read under advisement. A contract will not be executed until the Contractor is registered.

NOTE: The signature on this proposal must be an original signature in ink; copies, facsimiles, or electronic signatures will not be accepted.

Subscribed and sworn to before me this 28th day of February, 2024.

Notary Public in and for

State of _____
County of _____

My commission expires _____.

PROPOSAL**PROPOSAL ATTACHMENT: PART C – BID ITEMS, QUANTITIES, AND PRICES**

The Bidder must provide the Unit Bid Prices and the Total Bid; in case of discrepancy, the Unit Bid Price governs. This is a Unit Bid Price Contract. The quantities shown on the Bid Schedule are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Bid shall be used only for comparison of bids. The Total Bid shall be used for determining the sufficiency of the bid security.

WEST CLINTON AVENUE CULVERT REPLACEMENT						
Item No.	Item Code	Item Description	Unit	Total Quantities	Unit Price	Total Costs
2.1	2010-B	CLEARING AND GRUBBING	LS	1		
2.2	-	EARTHWORK	LS	1		
2.3	2010-E	EXCAVATION, CLASS 13	CY	31		
2.4	2010-F	BELOW GRADE EXCAVATION (CORE OUT)	CY	20		
2.5	-	CHANNEL EXCAVATION	CY	107		
2.6	2010-G	SUBGRADE PREPARATION	SY	327		
2.7	2010-J	SUBBASE, MODIFIED	SY	327		
2.8	2010-M	COMPACTION TESTING	LS	1		
3.1	3010-C	TRENCH FOUNDATION	TON	25		
3.2	3010-D	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	25		
3.3	3010-F	TRENCH COMPACTION TESTING	LS	1		
4.1	4020-A-1	STORM SEWER, TRENCHED, RCP, 42"	LF	11		
4.2	4020-D	REMOVAL OF STORM SEWER, CMP, 15"	LF	68		
4.3	4020-D	REMOVAL OF STORM SEWER, RCP, 42"	LF	27		
4.4	4040-A	SUBDRAIN, PVC, 6"	LF	207		
4.5	4040-C-1	SUBDRAIN CLEANOUT, PVC, 6"	EA	4		
4.6	4040-D-1	SUBDRAIN OUTLETS AND CONNECTIONS, PVC, 6"	EA	8		
4.7	-	BOARD INSULATION	SF	168		
5.1	5010-C-2	FITTING, DUCTILE IRON, 6"	LB	90		
5.2	5010-G	WATER MAIN ABANDONMENT, DIP CAP, 6"	EA	4		
5.3	5010-H	WATER MAIN REMOVAL, 6"	LF	30		
5.4	5020-C	FIRE HYDRANT ASSEMBLY	EA	2		
5.5	5020-K	VALVE REMOVAL	EA	1		

6.1	6010-A	MANHOLE, SW-401, 72"	EA	1		
6.2	6010-E-1	MANHOLE ADJUSTMENT, MINOR	EA	3		
6.3	6010-F-2	INTAKE ADJUSTMENT, MAJOR	EA	2		
7.1	7010-A	PAVEMENT, PCC, 8"	SY	147		
7.2	7010-A	BRIDGE APPROACH PAVEMENT, PCC, 8"	SY	141		
7.3	7010-I	PCC PAVEMENT SAMPLES AND TESTING	LS	1		
7.4	7030-A-1	REMOVAL OF SIDEWALK	SY	45		
7.5	7030-E	SIDEWALK, PCC, 4"	SY	46		
7.6	7040-H	PAVEMENT REMOVAL	SY	314		
8.1	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1		
9.1	9010-B	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING	AC	0.3		
9.2	9040-D-1	FILTER SOCK, 8"	LF	604		
9.3	9040-D-2	FILTER SOCK, REMOVAL	LF	604		
9.4	9040-J	RIP-RAP, CLASS B REVETMENT	TON	263.5		
9.5	9040-J	RIP-RAP, CLASS E REVETMENT	TON	104.6		
9.6	-	FLEXAMAT PLUS	SF	1,442		
9.7	9040-Q-2	EROSION CONTROL SEEDING AND MULCHING	AC	0.3		
9.8	9040-T-1	INLET PROTECTION DEVICE, DROP-IN	EA	2		
9.9	9060-A	CHAIN LINK FENCE, VINYL COATED, 42"	LF	97		
11.1	11020-A	MOBILIZATION	LS	1		
11.2	11050-A	CONCRETE WASHOUT	LS	1		
12.1	2401-6750001	REMOVALS, AS PER PLAN	LS	1		
12.2	2402-2720000	EXCAVATION, CLASS 20	CY	716		
12.3	2402-3825025	GRANULAR MATERIAL FOR BLANKET	CY	93		
12.4	2403-0100020	STRUCTURAL CONCRETE (RCB CULVERT)	CY	126.3		
12.5	2404-7775000	REINFORCING STEEL	LB	11,377		
12.6	2404-7775005	REINFORCING STEEL, EPOXY COATED	LB	7,526		
12.7	2507-3250005	ENGINEERING FABRIC	SY	42		

TOTAL BID \$ _____ (NUMBERS)
TOTAL BID _____ DOLLARS (WORDS)

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 (20) PERCENT OR LESS OF THE TOTAL BID SHALL NOT AFFECT THE UNIT BID PRICE

Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

- Yes No My business is currently registered as a contractor with the Iowa Division of Labor.
- Yes No My business is a sole proprietorship and I am an Iowa resident for Iowa income tax purposes.
- Yes No My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.
- Yes No My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.
- Yes No My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa Secretary of State, has filed its most recent biennial report with the Secretary of State, and has neither received a certificate of withdrawal from the Secretary of state nor had its authority revoked.
- Yes No My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.
- Yes No My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement of cancellation has not been filed.
- Yes No My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state, and has not filed a statement of termination.
- Yes No My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa Secretary of state that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.
- Yes No My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.
- Yes No My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or canceled.

Bidder Status Form

To be completed by all bidders

Part A

Please answer "Yes" or "No" for each of the following:

- Yes No My company is authorized to transact business in Iowa.
(To help you determine if your company is authorized, please review the worksheet on the next page).
- Yes No My company has an office to transact business in Iowa.
- Yes No My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.
- Yes No My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.
- Yes No My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a non-resident bidder. Please complete Parts C and D of this form.

To be completed by resident bidders

Part B

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: _____ to _____ Address: _____
(mm/dd/yyyy) City, State, Zip: _____

Dates: _____ to _____ Address: _____
(mm/dd/yyyy) City, State, Zip: _____

Dates: _____ to _____ Address: _____
(mm/dd/yyyy) City, State, Zip: _____

You may attach additional sheet(s) if needed.

To be completed by non-resident bidders

Part C

- Name of home state or foreign country reported to the Iowa Secretary of State:

- Does your company's home state or foreign country offer preferences to bidders who are residents? Yes No
- If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

You may attach additional sheet(s) if needed.

To be completed by all bidders

Part D

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: _____

Signature: _____ Date: _____

**PROPOSAL: PART F – ADDITIONAL REQUIREMENTS
ITEM 2 – IDENTITY OF SUBCONTRACTORS**

In all instances in which the bidder intends to assign, sublet, or subcontract any portion of the work exceeding \$25,000, the Bidder shall mark the appropriate box and shall provide a description of the work to be done by each subcontractor or assignee, the amount of each subcontract or the value of the work to be assigned, and the identity of each subcontractor or assignee below. The Bidder certifies that said subcontractors or assignees shall be utilized on this project, if acceptable to the City of Indianola. If the Bidder does not intend to utilize any subcontractors or assignees, or if each subcontract or assignment is less than \$25,000; the Bidder shall so indicate by marking the appropriate box below. The Bidder need not identify material suppliers or manufacturers who do not provide labor at the worksite to incorporate such material or manufactured goods into the improvement.

The Bidder shall indicate the proposed use of subcontractors by completing the following:

The Bidder does not intend to utilize any subcontractors or assignees, or the value of each subcontract or assignment is less than \$25,000. The Bidder shall so indicate by marking the box at the left.

The Bidder intends to utilize subcontractors or assignees, and the value of the subcontract or assignment is \$25,000 or greater. The Bidder shall so indicate by marking the box at the left and shall report below only those subcontracts or assignments with a value of \$25,000 or greater by providing a description of the work to be done by each subcontractor or assignee, the amount of each subcontract or the value of the work to be assigned, and the identity of each subcontractor or assignee in the space provided below. The Bidder certifies that said subcontractors or assignees shall be utilized on this project as stated below, if acceptable to the City of Indianola. The Bidder need not identify material suppliers or manufacturers who do not provide labor at the worksite to incorporate such material or manufactured goods into the improvement.

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>SUBCONTRACTOR IDENTITY</u> <u>(name, address, including zip)</u>

The Bidder may attach additional contact sheets, if necessary.

BID BOND

KNOW ALL BY THESE PRESENTS:

That we, _____, as Principal, and _____, as Surety, are held and firmly bound unto _____, as Obligee, (hereinafter referred to as “the Jurisdiction”), in the penal sum of _____ dollars (\$ _____), or _____ percent of the amount bid in lawful money of the United States, for which payment said Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns jointly and severally, firmly by these presents.

The condition of the above obligation is such that whereas the Principal has submitted to the Jurisdiction a certain proposal, in a separate envelope, and hereby made a part hereof, to enter into a contract in writing, for the following described improvements;

WEST CLINTON AVENUE CULVERT REPLACEMENT

General Nature of the Public Improvement

The extent of work on this project includes all materials, equipment, transportation, and labor necessary to complete the improvement generally described as follows: RCB culvert reconstruction, roadway reconstruction, and sidewalk reconstruction, as well as surface and channel grading and restoration along West Clinton Avenue. The project includes approximately 288 SY of PCC pavement, 46 SY of PCC sidewalk, 11 LF of RCP storm sewer, 207 LF of PVC subdrain, 2 fire hydrants, remove 1 valve and 30 LF of water main, 97 LF of 42” chain-link fence, 368 TON revetment, 1,442 SF of Flexamat, 126 CY of structural concrete as part of a 10’ x 5’ to 6’ x 5’ RCBC with slope tapered inlet, and miscellaneous associated work, including cleanup.

The Surety hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which the Jurisdiction may accept such bid or execute such Contract; and said Surety does hereby waive notice of any such extension.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be Warren County, State of Iowa. If legal action is required by the Jurisdiction against the Surety or Principal to enforce the provisions of the bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Surety or Principal agrees to pay the Jurisdiction all damages, costs, and attorney fees incurred by enforcing any of the provisions of this Bond. 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 Principal or whether Principal is joined in any such action or actions or not.

NOW, THEREFORE, if said proposal by the Principal be accepted, and the Principal shall enter into a contract with Jurisdiction in accordance with the terms of such proposal, including the provision of insurance and of a bond as may be specified in the contract documents, with good and sufficient surety for the faithful performance of such contract, for the prompt payment of labor and material furnished in the prosecution thereof, and for the maintenance of said improvements as may be required therein, then this obligation shall become null and void; otherwise, the Principal shall pay to the Jurisdiction the full amount of the bid bond, together with court costs, attorney’s fees, and any other expense of recovery.

Signed and sealed this _____ day of _____, 20_____.

SURETY:

By _____
Surety Company

Signature Attorney-in-Fact/Officer

Printed Name of Attorney-in-Fact/Officer

Company Name

Company Address

City, State, Zip Code

Company Telephone Number

PRINCIPAL:

By _____
Bidder

Signature

Printed Name

Title

Address

City, State, Zip Code

Telephone Number

NOTE: All signatures on this bid bond must be original signatures in ink; copies, facsimile, or electronic signatures 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.

OPINION OF PROBABLE CONSTRUCTION COSTS

2/4/2024



WEST CLINTON AVENUE CULVERT REPLACEMENT
 BETWEEN NORTH N AND NORTH L STREET
 INDIANOLA, IOWA
 120.0740

ITEM #	ITEM CODE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
EARTHWORK						
2.1	2010-B	Clearing and Grubbing	1	LS	\$ 30,000.00	\$ 30,000.00
2.2	-	Earthwork	1	LS	\$ 40,000.00	\$ 40,000.00
2.3	2010-E	Excavation, Class 13	31	CY	\$ 200.00	\$ 6,200.00
2.4	2010-F	Below Grade Excavation (Core Out)	20	CY	\$ 50.00	\$ 1,000.00
2.5	-	Channel Excavation	107	CY	\$ 100.00	\$ 10,700.00
2.6	2010-G	Subgrade Preparation	327	SY	\$ 10.00	\$ 3,270.00
2.7	2010-J	Subbase, Modified	327	SY	\$ 20.00	\$ 6,540.00
2.8	2010-M	Compaction Testing	1	LS	\$ 4,000.00	\$ 4,000.00
TRENCH AND TRENCHLESS CONSTRUCTION						
3.1	3010-C	Trench Foundation	25	TON	\$ 40.00	\$ 1,000.00
3.2	3010-D	Replacement of Unsuitable Backfill Material	25	CY	\$ 60.00	\$ 1,500.00
3.3	3010-F	Trench Compaction Testing	1	LS	\$ 500.00	\$ 500.00
SEWERS AND DRAINS						
4.1	4020-A-1	Storm Sewer, Trenched, RCP, 42"	11	LF	\$ 600.00	\$ 6,600.00
4.2	4020-D	Removal of Storm Sewer, CMP, 15"	68	LF	\$ 60.00	\$ 4,080.00
4.3	4020-D	Removal of Storm Sewer, RCP, 42"	27	LF	\$ 120.00	\$ 3,240.00
4.4	4040-A	Subdrain, PVC, 6"	207	LF	\$ 40.00	\$ 8,280.00
4.5	4040-C-1	Subdrain Cleanout, PVC, 6"	4	EA	\$ 900.00	\$ 3,600.00
4.6	4040-D-1	Subdrain Outlets and Connections, PVC, 6"	8	EA	\$ 700.00	\$ 5,600.00
4.7	-	Board Insulation	168	SF	\$ 50.00	\$ 8,400.00
WATER MAIN AND APPURTENANCES						
5.1	5010-C-2	Fitting, Ductile Iron, 6-inch	90	LB	\$ 35.00	\$ 3,150.00
5.2	5010-G	Water Main Abandonment, DIP Cap, 6-inch	4	EA	\$ 650.00	\$ 2,600.00
5.3	5010-H	Water Main Removal, 6-inch	30	LF	\$ 30.00	\$ 900.00
5.4	5020-C	Fire Hydrant Assembly	2	EA	\$ 8,500.00	\$ 17,000.00
5.5	5020-K	Valve Removal	1	EA	\$ 1,000.00	\$ 1,000.00
STRUCTURES FOR SANITARY AND STORM						
6.1	6010-A	Manhole, SW-401, 72"	1	EA	\$ 12,000.00	\$ 12,000.00
6.2	6010-E-1	Manhole Adjustment, Minor	3	EA	\$ 2,000.00	\$ 6,000.00
6.3	6010-F-2	Intake Adjustment, Major	2	EA	\$ 2,000.00	\$ 4,000.00
STREETS AND RELATED WORK						
7.1	7010-A	Pavement, PCC, 8"	147	SY	\$ 250.00	\$ 36,750.00
7.2	7010-A	Bridge Approach Pavement, PCC, 8"	141	SY	\$ 400.00	\$ 56,400.00
7.3	7010-I	PCC Pavement Samples and Testing	1	LS	\$ 3,000.00	\$ 3,000.00
7.4	7030-A-1	Removal of Sidewalk	45	SY	\$ 50.00	\$ 2,250.00
7.5	7030-E	Sidewalk, PCC, 4"	46	SY	\$ 100.00	\$ 4,600.00
7.6	7040-H	Pavement Removal	314	SY	\$ 30.00	\$ 9,420.00
TRAFFIC CONTROL						
8.1	8030-A	Temporary Traffic Control	1	LS	\$ 10,000.00	\$ 10,000.00
SITE WORK AND LANDSCAPING						
9.1	9010-B	Hydraulic Seeding, Fertilizing, and Mulching	0.3	ACRE	\$ 10,000.00	\$ 3,000.00
9.2	9040-D-1	Filter Sock, 8"	604	LF	\$ 5.00	\$ 3,020.00
9.3	9040-D-2	Filter Sock, Removal	604	LF	\$ 1.00	\$ 604.00
9.4	9040-J	Rip Rap, Class B Revetment	263.5	TON	\$ 150.00	\$ 39,525.00
9.5	9040-J	Rip Rap, Class E Revetment	104.6	TON	\$ 125.00	\$ 13,075.00
9.6	-	Flexamat Plus	1442	SF	\$ 25.00	\$ 36,050.00
9.7	9040-Q-2	Erosion Control Seeding and Mulching	0.3	ACRE	\$ 10,000.00	\$ 3,000.00
9.8	9040-T-1	Inlet Protection Device, Drop-In	2	EA	\$ 250.00	\$ 500.00
9.9	9060-A	Chain Link Fence, Vinyl Coated, 42-Inch	97	LF	\$ 75.00	\$ 7,275.00
MISCELLANEOUS						
11.1	11,020-A	Mobilization	1	LS	\$ 90,000.00	\$ 90,000.00
11.2	11,050-A	Concrete Washout	1	LS	\$ 2,285.00	\$ 2,285.00
Subtotal:						\$ 511,914.00



ITEM #	ITEM CODE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
REINFORCED CONCRETE BOX CULVERT						
12.1	2401-6750001	Removals, As Per Plan	1	LS	\$ 24,000.00	\$ 24,000.00
12.2	2402-2720000	Excavation, Class 20	716	CY	\$ 40.00	\$ 28,640.00
12.3	2402-3825025	Granular Material For Blanket	93	CY	\$ 75.00	\$ 6,975.00
12.4	2403-0100020	Structural Concrete (RCB Culvert)	126.3	CY	\$ 900.00	\$ 113,670.00
12.5	2404-7775000	Reinforcing Steel	11377	LB	\$ 2.00	\$ 22,754.00
12.6	2404-7775005	Reinforcing Steel, Epoxy Coated	7526	LB	\$ 2.00	\$ 15,052.00
12.7	2507-3250005	Engineering Fabric	42	SY	\$ 10.00	\$ 420.00
Subtotal:						\$ 211,511.00
CONSTRUCTION TOTAL:						\$ 723,425.00

CULVERT RECONSTRUCTION PLANS FOR CITY OF INDIANOLA

WARREN COUNTY, IOWA

WEST CLINTON AVENUE CULVERT REPLACEMENT

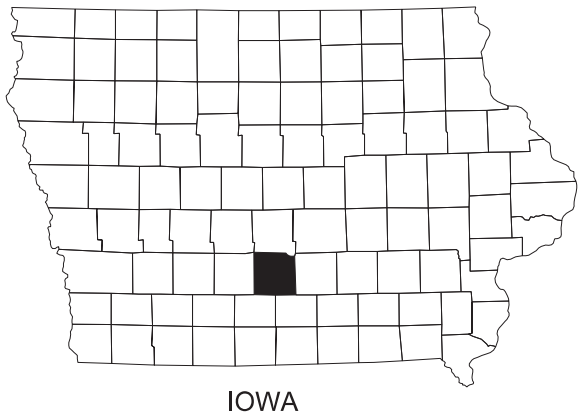
THE CURRENT CITY OF INDIANOLA SUPPLEMENTAL SPECIFICATIONS TO SUDAS STANDARDS SHALL APPLY TO CONSTRUCTION WORK ON THIS PROJECT.

THE CURRENT STATEWIDE URBAN DESIGN STANDARDS SHALL APPLY TO CONSTRUCTION WORK ON THIS PROJECT.

IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.

CITY OF INDIANOLA

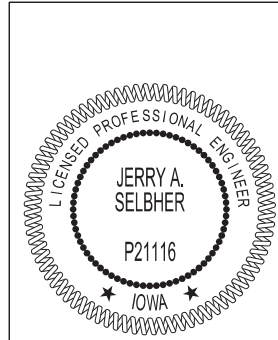
Public Works Director _____ Date _____



VICINITY MAP

INDEX OF SHEETS

- A.01 TITLE SHEET
- A.02 LEGEND, GENERAL NOTES AND UTILITY CONTACTS
- B.01 TYPICAL SECTION AND DETAILS
- C.01 - C.03 ESTIMATED QUANTITIES AND REFERENCE NOTES
- D.01 WEST CLINTON AVENUE PLAN AND PROFILE
- G.01 SURVEY CONTROL AND OVERALL SITE PLAN
- J.01 TRAFFIC CONTROL PLAN
- R.01 GRADING AND JOINTING PLAN
- V.01 - V.21 BOX CULVERT SITUATION PLAN



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

Jerry A. Selbher, P.E. Date _____

License Number P21116
My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
A.01-A.02, B.01, C.01-C.03, D.01, G.01, J.01, R.01



MARK	REVISION	DATE	BY

WEST CLINTON AVENUE CULVERT REPLACEMENT

TITLE SHEET

INDIANOLA, IOWA

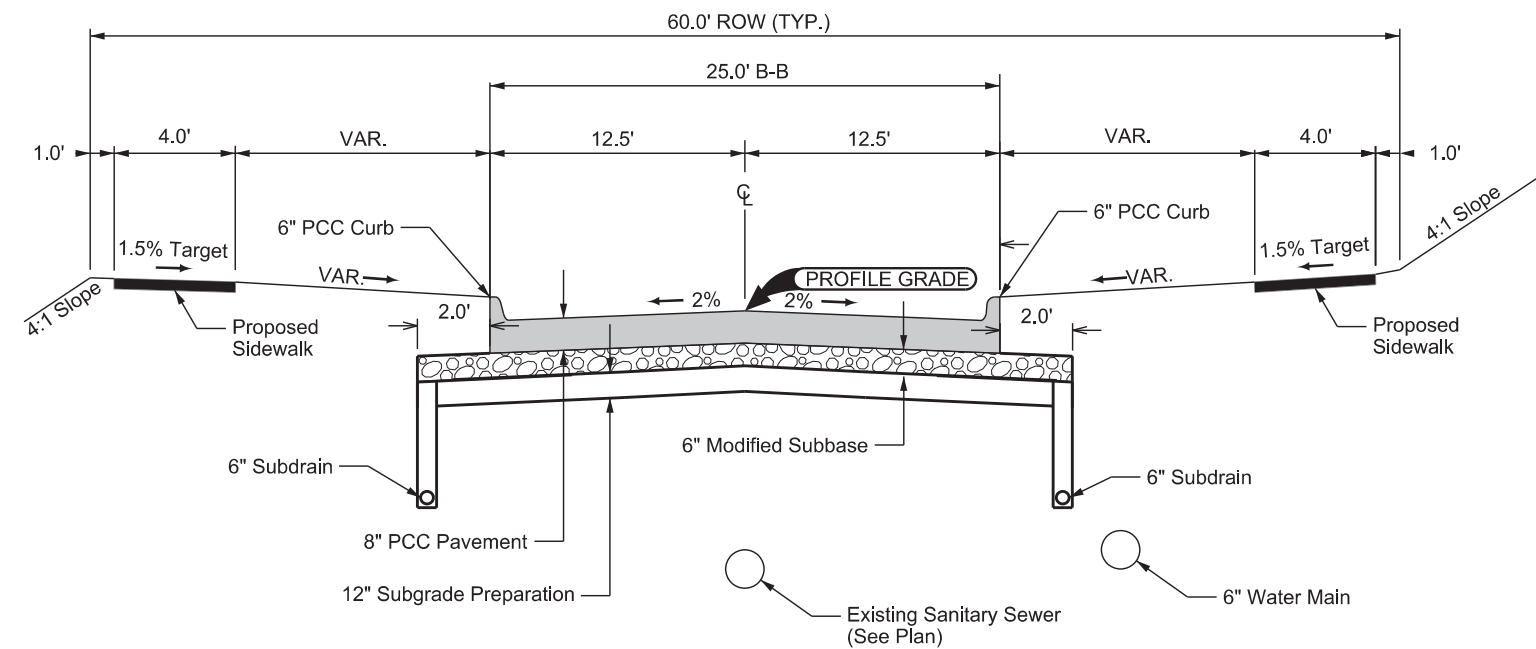
SNYDER & ASSOCIATES, INC.

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



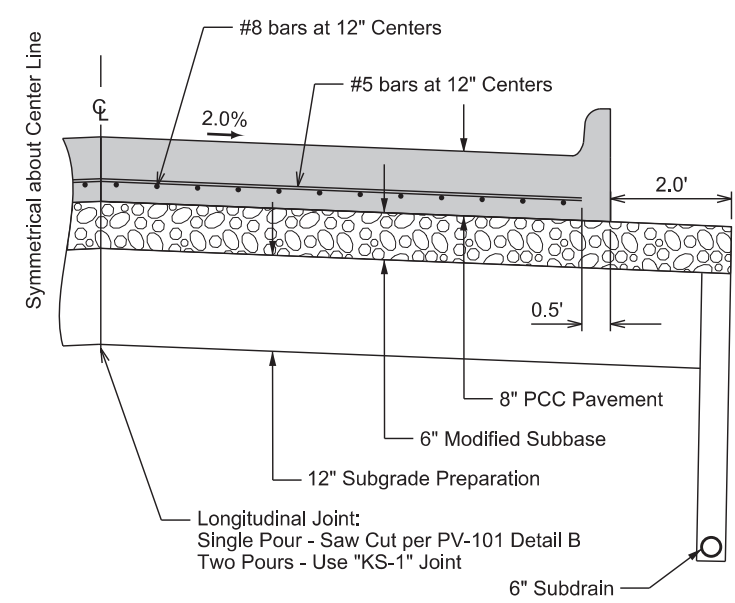
Project No: 120.0740

Sheet **A.01**



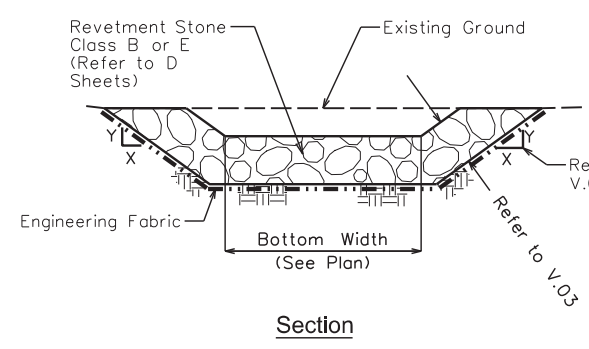
Note:
 Transverse joints are to be 'CD' joints, typical.
 Longitudinal Joints are L-2 or KT-2

WEST CLINTON AVENUE - TYPICAL PAVING SECTION

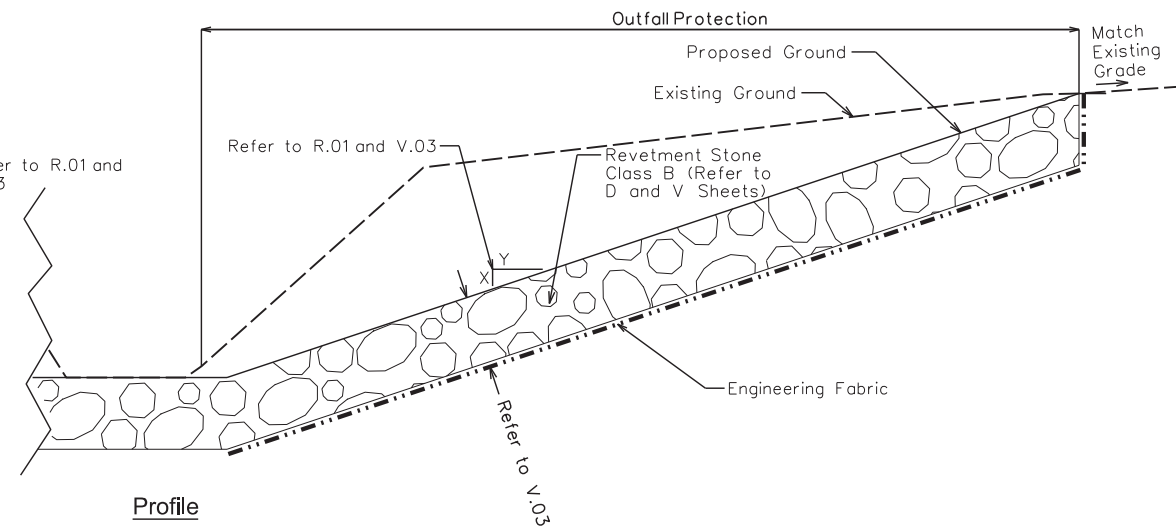


Note:
 Place additional #5 bar parallel to skewed face at culvert.

REINFORCED APPROACH PAVEMENT DETAILS



NOTES:
 SEE GRADING PLAN FOR LOCATION,
 GRADING, AND EXTENT.
 INTERLOCK REVETMENT TO ENSURE
 STABILITY.



REVETMENT DETAILS

MARK	REVISION	DATE	BY
Engineer: AMF	Checked By: JAS	Scale: 1" = 1'	Pg:
Technician: MRK	Date: 1/29/2024	Field Bk:	Sheet B.01
Project No: 1200740			

WEST CLINTON AVENUE CULVERT REPLACEMENT

INDIANOLA, IOWA

TYPICAL SECTION AND DETAILS

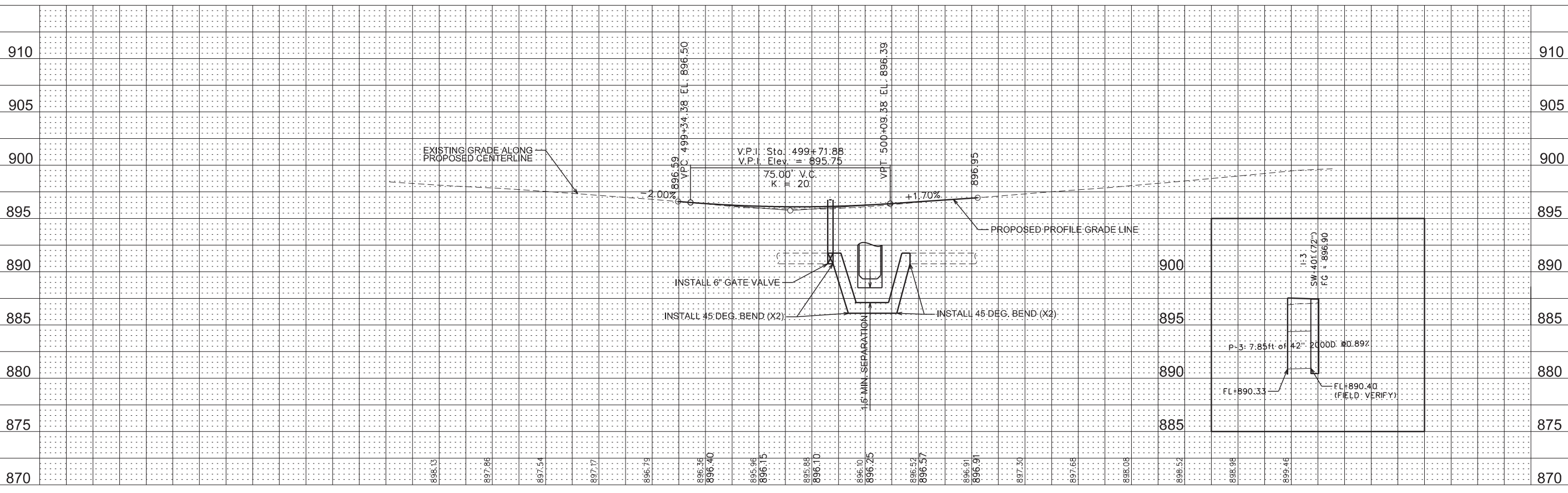
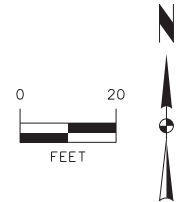
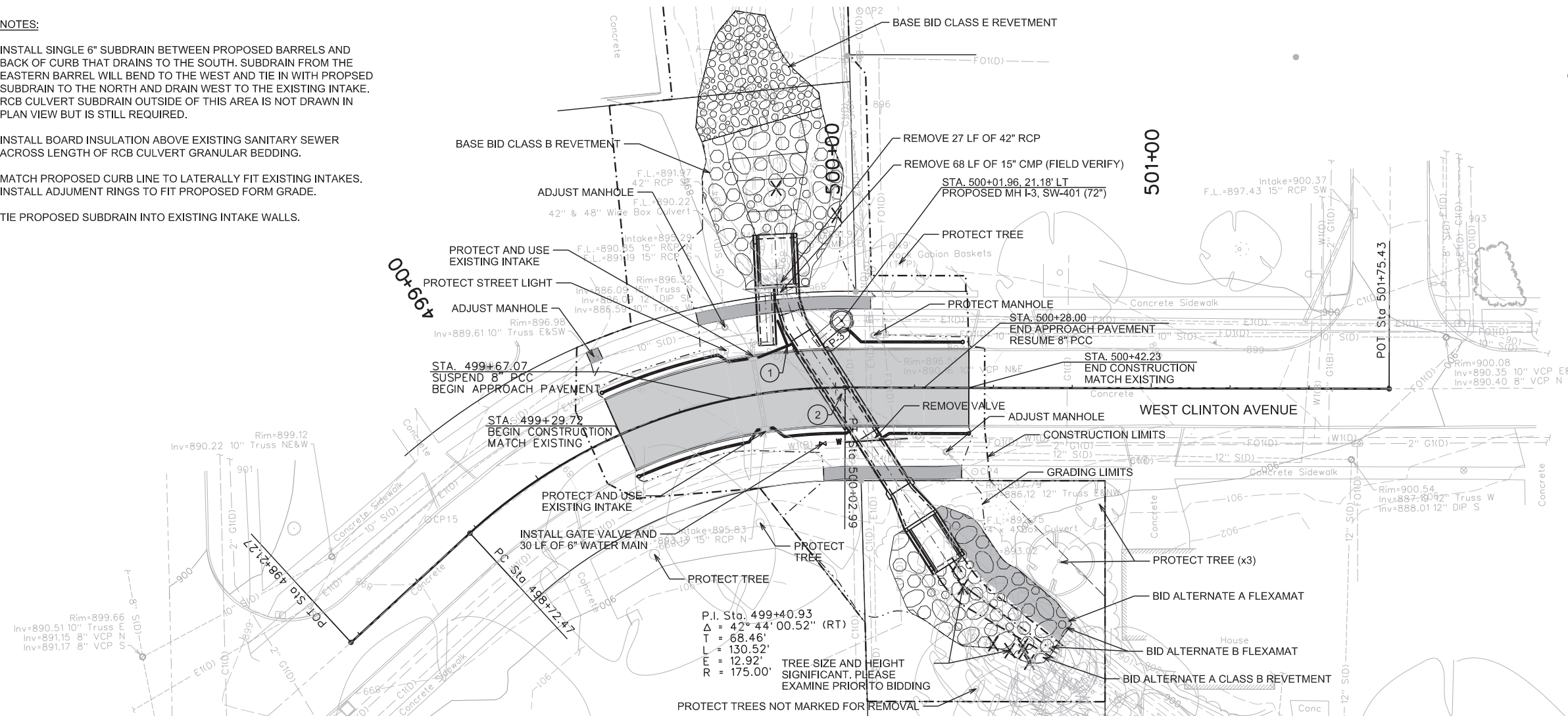
SNYDER & ASSOCIATES, INC.

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

SNYDER & ASSOCIATES

NOTES:

- 1 INSTALL SINGLE 6" SUBDRAIN BETWEEN PROPOSED BARRELS AND BACK OF CURB THAT DRAINS TO THE SOUTH. SUBDRAIN FROM THE EASTERN BARREL WILL BEND TO THE WEST AND TIE IN WITH PROPOSED SUBDRAIN TO THE NORTH AND DRAIN WEST TO THE EXISTING INTAKE. RCB CULVERT SUBDRAIN OUTSIDE OF THIS AREA IS NOT DRAWN IN PLAN VIEW BUT IS STILL REQUIRED.
- 2 INSTALL BOARD INSULATION ABOVE EXISTING SANITARY SEWER ACROSS LENGTH OF RCB CULVERT GRANULAR BEDDING.
- 3 MATCH PROPOSED CURB LINE TO LATERALLY FIT EXISTING INTAKES. INSTALL ADJUMENT RINGS TO FIT PROPOSED FORM GRADE.
- 4 TIE PROPOSED SUBDRAIN INTO EXISTING INTAKE WALLS.



WEST CLINTON AVENUE CULVERT REPLACEMENT

WEST CLINTON AVENUE PLAN AND PROFILE

SNYDER & ASSOCIATES, INC.



Project No: 120.0740

Sheet D.01

Page 136 of 263

INDIANOLA, IOWA

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

MARK	REVISION	DATE	BY
Engineer: AMF	Checked By: JAS	1/29/2024	1"=20'
Technician: MRK	Date:	1200740	Field Bk:
Project No:	1200740	Sheet	D.01

V:\ReLibrer\A\CADD\Standard\Works\Space\Standard\Printing\Per... Tables\dotc.tbl
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TRAFFIC CONTROL AND STAGING NOTES

1. MAINTAIN ACCESS TO ALL DRIVEWAYS THROUGHOUT CONSTRUCTION.
2. SAFETY FENCE REQUIRED AROUND PROJECT LIMITS PER PLAN.

LEGEND

- TRAFFIC SIGN
- TYPE III BARRICADE
- SAFETY FENCE

ROAD CLOSED AHEAD
 W20-3
 48" x 48"

WEST CLINTON AVENUE CULVERT REPLACEMENT
TRAFFIC CONTROL PLAN
INDIANOLA, IOWA
SNYDER & ASSOCIATES, INC.



Project No: 120.0740
 Sheet J.01
 Page 137 of 263

MARK	REVISION	DATE	BY
Engineer: AMF	Checked By: JAS	1/29/2024	Scale: 1" = 20'
Technician: MRK	Date: 1/29/2024	Field Bk:	Pg:
Project No: 1200740	Sheet	J.01	



MEMORANDUM

To: Mayor and City Council

From:

Date: March 4, 2024

Subject: Resolution approving the plans, specifications, form of contract and estimate of cost for the West Clinton Culver Improvements Project.

Recommendation: Roll call is in order.

Attachments: 1. Re 2024- W Clinton Culvert Plans Specs

City of Indianola
RESOLUTION NO. 2024-

RESOLUTION APPROVING THE FINAL PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST FOR THE WEST CLINTON AVENUE CULVERT REPLACEMENT PROJECT

WHEREAS, the City Council of the City of Indianola, Iowa (hereinafter referred to as the 'City') has authorized the preparation of the proposed plans, specifications, contract documents, and an estimate of cost for the West Clinton Avenue Culvert Replacement Project, located on West Clinton Avenue between L Street and N Street, (will be known as the "Project"); and

WHEREAS, the City Council of the City of Indianola, Iowa, has deemed it necessary and desirable to undertake the construction of the Project; and

WHEREAS, this Council has provided notice for a public hearing and notice to bidders regarding the proposed plans, specifications, and form of contract for the Project, and the acceptance of bids; and

WHEREAS, a public hearing has been held regarding objections to the proposed plans, specifications, form of contract, and the cost of the Project, and no objections were raised.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the plans, specifications, and form of contract, and estimate of cost referred to in the preamble hereof be and the same are hereby approved, and the aforementioned public improvement to be constructed in accordance with the plans, specifications and form of contract is necessary and desirable.

PASSED AND APPROVED this 4th day of March 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Akhilesh Pal, Public Works Director
Date: March 4, 2024
Subject: Resolution awarding a contract for the West Clinton Culvert Improvements Project.

Introduction: The bids for the West Clinton Avenue Culvert Replacement Project were opened on February 28, 2024. The scope of this stormwater improvement capital project is to replace a reinforced box culvert on West Clinton Ave, situated between L Street and N Street, to address flooding concerns in this neighborhood. The existing storm sewer infrastructure in this neighborhood is undersized, leading to historical and frequent flooding concerns.

Background: Five bids were received for this project, and the lowest apparent bid was submitted by Absolute Group totaling \$517,847.65. This amount is \$205,577.35 (28.4%) below the engineer's estimate of \$ 723,425. The engineer for this project, from Snyder & Associates, has reviewed the bids and recommended awarding the contracts to Absolute Group. This construction project requires that construction commence between April 15, 2024, and July 8, 2024, and be substantially completed within 65 working days.

Discussion: If the Council awards this construction contract, Staff recommends authorizing the City Manager an additional \$55,000 (approximately 10% of the contract amount) as a construction contingency for unforeseen circumstances. Furthermore, Staff suggests authorizing the Mayor to execute all related contract documents contingent upon the receipt and approval of insurance and bond documents.

Staff intends to discuss altering the permanent erosion control measures with the Construction Contractor. This change can be implemented as a change order to the project. The current project utilizes riprap for erosion control at the upstream end and vegetated concrete block mats at the downstream end. Concrete block mats were chosen for the upstream end due to their proximity to residential structures and concerns raised by property owners about yard maintenance. Riprap stones were selected for the downstream end to control costs and effectively prevent erosion. Moreover, this proposed choice aims to address concerns about erosion while also ensuring a visually appealing environment through vegetation.

Although the construction cost for concrete block mats may be higher than traditional riprap stones, the significantly lower bid for this project ultimately leads to cost savings. Staff requires guidance from the council on whether to proceed with engaging the contractor for a change order to implement the proposed erosion control measures.

Budget Impact: The funding for this work is included in the FY2024 Capital Projects funding from the Stormwater Utility Capital funds (\$565,000 from Fund 670). The proposed FY2025 Capital Improvement Plan has been revised to include a total amount of \$760,000 (\$380k in FY24 and \$380k in FY25).

Recommendation: The staff's recommendation is to approve the resolution awarding the project to Absolute Group. Additionally, the staff recommends authorizing a total construction contingency budget of \$55,000 under the supervision of the City Manager and granting authorization to the Mayor to execute the contract.

- Attachments:**
1. Bid Tabulation for W Clinton Ave Culvert
 2. Recommendation Letter from Snyder
 3. Resolution Award Contract to Absolute Group
 4. Notice of Award to Absolute Group

TABULATION OF BIDS
West Clinton Avenue Culvert Replacement

City of Indianola
S&A Project No. 120.0740.01
Bid Date/Time: February 28, 2024 at 2:00 PM

ITEM	DESCRIPTION	UNIT	QUANTITY	ENGINEER'S ESTIMATE		1 ABSOLUTE GROUP GRANGER, IA		2 VANDERPOOL CONSTRUCTION INDIANOLA, IA		3 NAGEL CONSTRUCTION LLC ALLERTON, IA		4 JOINER CONSTRUCTION CO PLANO, IA		5 KLC CONSTRUCTION LLC CORYDON, IA	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
EARTHWORK															
2.1	Clearing and Grubbing	LS	1	\$ 30,000.00	\$ 30,000.00	\$ 24,750.00	\$ 24,750.00	\$ 9,700.00	\$ 9,700.00	\$ 5,000.00	\$ 5,000.00	\$ 30,000.00	\$ 30,000.00	\$ 5,000.00	\$ 5,000.00
2.2	Earthwork	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 4,125.00	\$ 4,125.00	\$ 14,300.00	\$ 14,300.00	\$ 13,000.00	\$ 13,000.00	\$ 20,000.00	\$ 20,000.00	\$ 10,000.00	\$ 10,000.00
2.3	Excavation, Class 13	CY	31	\$ 200.00	\$ 6,200.00	\$ 18.50	\$ 573.50	\$ 195.00	\$ 6,045.00	\$ 20.00	\$ 620.00	\$ 300.00	\$ 9,300.00	\$ 100.00	\$ 3,100.00
2.4	Below Grade Excavation (Core Out)	CY	20	\$ 50.00	\$ 1,000.00	\$ 107.00	\$ 2,140.00	\$ 65.00	\$ 1,300.00	\$ 20.00	\$ 400.00	\$ 75.00	\$ 1,500.00	\$ 100.00	\$ 2,000.00
2.5	Channel Excavation	CY	107	\$ 100.00	\$ 10,700.00	\$ 35.00	\$ 3,745.00	\$ 21.00	\$ 2,247.00	\$ 20.00	\$ 2,140.00	\$ 75.00	\$ 8,025.00	\$ 100.00	\$ 10,700.00
2.6	Subgrade Preparation	SY	327	\$ 10.00	\$ 3,270.00	\$ 5.50	\$ 1,798.50	\$ 5.00	\$ 1,635.00	\$ 12.00	\$ 3,924.00	\$ 40.00	\$ 13,080.00	\$ 25.00	\$ 8,175.00
2.7	Subbase, Modified	SY	327	\$ 20.00	\$ 6,540.00	\$ 12.00	\$ 3,924.00	\$ 13.00	\$ 4,251.00	\$ 45.00	\$ 14,715.00	\$ 20.00	\$ 6,540.00	\$ 15.00	\$ 4,905.00
2.8	Compaction Testing	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 3,200.00	\$ 3,200.00	\$ 1,500.00	\$ 1,500.00	\$ 3,000.00	\$ 3,000.00	\$ 3,500.00	\$ 3,500.00	\$ 4,500.00	\$ 4,500.00
TRENCH AND TRENCHLESS CONSTRUCTION															
3.1	Trench Foundation	TON	25	\$ 40.00	\$ 1,000.00	\$ 54.00	\$ 1,350.00	\$ 50.00	\$ 1,250.00	\$ 55.00	\$ 1,375.00	\$ 75.00	\$ 1,875.00	\$ 50.00	\$ 1,250.00
3.2	Replacement of Unsuitable Backfill Material	CY	25	\$ 60.00	\$ 1,500.00	\$ 38.00	\$ 950.00	\$ 10.00	\$ 250.00	\$ 50.00	\$ 1,250.00	\$ 75.00	\$ 1,875.00	\$ 200.00	\$ 5,000.00
3.3	Trench Compaction Testing	LS	1	\$ 500.00	\$ 500.00	\$ 4,225.00	\$ 4,225.00	\$ 1,500.00	\$ 1,500.00	\$ 3,000.00	\$ 3,000.00	\$ 2,500.00	\$ 2,500.00	\$ 8,500.00	\$ 8,500.00
SEWERS AND DRAINS															
4.1	Storm Sewer, Trenched, RCP 42"	LF	11	\$ 600.00	\$ 6,600.00	\$ 400.00	\$ 4,400.00	\$ 525.00	\$ 5,775.00	\$ 210.00	\$ 2,310.00	\$ 500.00	\$ 5,500.00	\$ 250.00	\$ 2,750.00
4.2	Removal of Storm Sewer, CMP, 15"	LF	68	\$ 60.00	\$ 4,080.00	\$ 30.00	\$ 2,040.00	\$ 15.00	\$ 1,020.00	\$ 15.00	\$ 1,020.00	\$ 200.00	\$ 13,600.00	\$ 100.00	\$ 6,800.00
4.3	Removal of Storm Sewer, RCP 42"	LF	27	\$ 120.00	\$ 3,240.00	\$ 40.00	\$ 1,080.00	\$ 60.00	\$ 1,620.00	\$ 20.00	\$ 540.00	\$ 300.00	\$ 8,100.00	\$ 100.00	\$ 2,700.00
4.4	Subdrain, PVC, 6"	LF	207	\$ 40.00	\$ 8,280.00	\$ 30.00	\$ 6,210.00	\$ 30.00	\$ 6,210.00	\$ 15.00	\$ 3,105.00	\$ 21.00	\$ 4,347.00	\$ 60.00	\$ 12,420.00
4.5	Subdrain Cleanout, PVC, 6"	EA	4	\$ 900.00	\$ 3,600.00	\$ 825.00	\$ 3,300.00	\$ 650.00	\$ 2,600.00	\$ 1,000.00	\$ 4,000.00	\$ 500.00	\$ 2,000.00	\$ 500.00	\$ 2,000.00
4.6	Subdrain Outlets and Connections, PVC, 6"	EA	8	\$ 700.00	\$ 5,600.00	\$ 810.00	\$ 6,480.00	\$ 600.00	\$ 4,800.00	\$ 500.00	\$ 4,000.00	\$ 200.00	\$ 1,600.00	\$ 500.00	\$ 4,000.00
4.7	Board Insulation	SF	168	\$ 50.00	\$ 8,400.00	\$ 5.50	\$ 924.00	\$ 5.00	\$ 840.00	\$ 20.00	\$ 3,360.00	\$ 15.00	\$ 2,520.00	\$ 20.00	\$ 3,360.00
WATER MAIN AND APPURTENANCES															
5.1	Fitting, Ductile Iron, 6-Inch	LB	90	\$ 35.00	\$ 3,150.00	\$ 15.00	\$ 1,350.00	\$ 25.00	\$ 2,250.00	\$ 110.00	\$ 9,900.00	\$ 20.00	\$ 1,800.00	\$ 150.00	\$ 13,500.00
5.2	Water Main Abandonment, DIP Cap, 6-Inch	EA	4	\$ 650.00	\$ 2,600.00	\$ 650.00	\$ 2,600.00	\$ 1,500.00	\$ 6,000.00	\$ 500.00	\$ 2,000.00	\$ 350.00	\$ 1,400.00	\$ 2,200.00	\$ 8,800.00
5.3	Water Main Removal, 6-Inch	LF	30	\$ 30.00	\$ 900.00	\$ 30.00	\$ 900.00	\$ 30.00	\$ 900.00	\$ 125.00	\$ 3,750.00	\$ 100.00	\$ 3,000.00	\$ 100.00	\$ 3,000.00
5.4	Fire Hydrant Assembly	EA	2	\$ 8,500.00	\$ 17,000.00	\$ 8,050.00	\$ 16,100.00	\$ 8,900.00	\$ 17,800.00	\$ 9,300.00	\$ 18,600.00	\$ 10,500.00	\$ 21,000.00	\$ 10,000.00	\$ 20,000.00
5.5	Valve Removal	EA	1	\$ 1,000.00	\$ 1,000.00	\$ 320.00	\$ 320.00	\$ 600.00	\$ 600.00	\$ 3,000.00	\$ 3,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00	\$ 5,000.00
STRUCTURES FOR SANITARY AND STORM															
6.1	Manhole, SW-401, 72"	EA	1	\$ 12,000.00	\$ 12,000.00	\$ 12,425.00	\$ 12,425.00	\$ 11,300.00	\$ 11,300.00	\$ 8,400.00	\$ 8,400.00	\$ 11,000.00	\$ 11,000.00	\$ 12,000.00	\$ 12,000.00
6.2	Manhole Adjustment, Minor	EA	3	\$ 2,000.00	\$ 6,000.00	\$ 1,550.00	\$ 4,650.00	\$ 1,700.00	\$ 5,100.00	\$ 1,000.00	\$ 3,000.00	\$ 4,200.00	\$ 12,600.00	\$ 3,000.00	\$ 9,000.00
6.3	Intake Adjustment, Major	EA	2	\$ 2,000.00	\$ 4,000.00	\$ 3,100.00	\$ 6,200.00	\$ 3,800.00	\$ 7,600.00	\$ 1,000.00	\$ 2,000.00	\$ 1,500.00	\$ 3,000.00	\$ 2,500.00	\$ 5,000.00
STREETS AND RELATED WORK															
7.1	Pavement, PCC, 8"	SY	147	\$ 250.00	\$ 36,750.00	\$ 75.00	\$ 11,025.00	\$ 89.00	\$ 13,083.00	\$ 120.00	\$ 17,640.00	\$ 140.00	\$ 20,580.00	\$ 120.00	\$ 17,640.00
7.2	Bridge Approach Pavement, PCC, 8"	SY	141	\$ 400.00	\$ 56,400.00	\$ 167.00	\$ 23,547.00	\$ 141.00	\$ 19,881.00	\$ 180.00	\$ 25,380.00	\$ 200.00	\$ 28,200.00	\$ 180.00	\$ 25,380.00
7.3	PCC Pavement Samples and Testing	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00	\$ 525.00	\$ 525.00	\$ 3,000.00	\$ 3,000.00	\$ 3,500.00	\$ 3,500.00	\$ 7,500.00	\$ 7,500.00
7.4	Removal of Sidewalk	SY	45	\$ 50.00	\$ 2,250.00	\$ 10.00	\$ 450.00	\$ 39.00	\$ 1,755.00	\$ 10.00	\$ 450.00	\$ 100.00	\$ 4,500.00	\$ 25.00	\$ 1,125.00
7.5	Sidewalk, PCC, 4"	SY	46	\$ 100.00	\$ 4,600.00	\$ 61.50	\$ 2,829.00	\$ 46.00	\$ 2,116.00	\$ 50.00	\$ 2,300.00	\$ 100.00	\$ 4,600.00	\$ 130.00	\$ 5,980.00
7.6	Pavement Removal	SY	314	\$ 30.00	\$ 9,420.00	\$ 10.00	\$ 3,140.00	\$ 14.00	\$ 4,396.00	\$ 15.00	\$ 4,710.00	\$ 50.00	\$ 15,700.00	\$ 25.00	\$ 7,850.00
TRAFFIC CONTROL															
8.1	Temporary Traffic Control	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 3,125.00	\$ 3,125.00	\$ 3,000.00	\$ 3,000.00	\$ 4,300.00	\$ 4,300.00	\$ 5,500.00	\$ 5,500.00	\$ 7,500.00	\$ 7,500.00
SITE WORK AND LANDSCAPING															
9.1	Hydraulic Seeding, Fertilizing, and Mulching	AC	0.3	\$ 10,000.00	\$ 3,000.00	\$ 10,000.00	\$ 3,000.00	\$ 10,500.00	\$ 3,150.00	\$ 8,000.00	\$ 2,400.00	\$ 15,000.00	\$ 4,500.00	\$ 12,000.00	\$ 3,600.00
9.2	Filter Sock, 8"	LF	604	\$ 5.00	\$ 3,020.00	\$ 2.00	\$ 1,208.00	\$ 2.00	\$ 1,208.00	\$ 2.50	\$ 1,510.00	\$ 6.00	\$ 3,624.00	\$ 4.00	\$ 2,416.00
9.3	Filter Sock, Removal	LF	604	\$ 1.00	\$ 604.00	\$ 1.00	\$ 604.00	\$ 0.50	\$ 302.00	\$ 0.25	\$ 151.00	\$ 1.00	\$ 604.00	\$ 2.00	\$ 1,208.00
9.4	Rip Rap, Class B Revetment	TON	263.5	\$ 150.00	\$ 39,525.00	\$ 90.50	\$ 23,846.75	\$ 96.00	\$ 25,296.00	\$ 75.00	\$ 19,782.50	\$ 60.00	\$ 15,810.00	\$ 100.00	\$ 26,350.00
9.5	Rip Rap, Class E Revetment	TON	104.6	\$ 125.00	\$ 13,075.00	\$ 87.00	\$ 9,100.20	\$ 85.00	\$ 8,891.00	\$ 75.00	\$ 7,845.00	\$ 57.00	\$ 5,962.20	\$ 105.00	\$ 10,983.00
9.6	Flexamat Plus	SF	1442	\$ 25.00	\$ 36,050.00	\$ 12.00	\$ 17,304.00	\$ 11.00	\$ 15,862.00	\$ 6.50	\$ 9,373.00	\$ 10.00	\$ 14,420.00	\$ 9.00	\$ 12,978.00
9.7	Erosion Control Seeding and Mulching	AC	0.3	\$ 10,000.00	\$ 3,000.00	\$ 6,000.00	\$ 1,800.00	\$ 7,880.00	\$ 2,364.00	\$ 8,000.00	\$ 2,400.00	\$ 15,000.00	\$ 4,500.00	\$ 12,000.00	\$ 3,600.00
9.8	Inlet Protection Device, Drop-In	EA	2	\$ 250.00	\$ 500.00	\$ 250.00	\$ 500.00	\$ 195.00	\$ 390.00	\$ 200.00	\$ 400.00	\$ 250.00	\$ 500.00	\$ 350.00	\$ 700.00
9.9	Chain Link Fence, Vinyl Coated, 42-Inch	LF	97	\$ 75.00	\$ 7,275.00	\$ 89.25	\$ 8,657.25	\$ 89.00	\$ 8,633.00	\$ 110.00	\$ 10,670.00	\$ 100.00	\$ 9,700.00	\$ 90.00	\$ 8,730.00
MISCELLANEOUS															
11.1	Mobilization	LS	1	\$ 90,000.00	\$ 90,000.00	\$ 18,000.00	\$ 18,000.00	\$ 21,063.50	\$ 21,063.50	\$ 140,000.00	\$ 140,000.00	\$ 50,000.00	\$ 50,000.00	\$ 20,000.00	\$ 20,000.00
11.2	Concrete Washout	LS	1	\$ 2,260.00	\$ 2,260.00	\$ 650.00	\$ 650.00	\$ 350.00	\$ 350.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 10,000.00
REINFORCED CONCRETE BOX CULVERT															
12.1	Removals, As Per Plan	LS	1	\$ 30,000.00	\$ 30,000.00	\$ 6,000.00	\$ 6,000.00	\$ 19,700.00	\$ 19,700.00	\$ 8,000.00	\$ 8,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
12.2	Excavation, Class 20	CY	716	\$ 35.00	\$ 25,060.00	\$ 17.50	\$ 12,530.00	\$ 22.00	\$ 15,752.00	\$ 16.00	\$ 11,456.00	\$ 15.00	\$ 10,740.00	\$ 25.00	\$ 17,900.00
12.3	Granular Material For Blanket	CY	93	\$ 60.00	\$ 5,580.00	\$ 117.00	\$ 10,881.00	\$ 96.00	\$ 8,928.00	\$ 55.00	\$ 5,115.00	\$ 100.00	\$ 9,300.00	\$ 100.00	\$ 9,300.00
12.4	Structural Concrete (RCB Culvert)	CY	126.3	\$ 900.00	\$ 113,670.00	\$ 1,500.00	\$ 189,450.00	\$ 1,620.00	\$ 204,606.00	\$ 1,350.00	\$ 170,505.00	\$ 1,390.00	\$ 175,557.00	\$ 1,550.00	\$ 195,765.00
12.5	Reinforcing Steel	LB	11377	\$ 2.00	\$ 22,754.00	\$ 2.15	\$ 24,460.50	\$ 2.30	\$ 26,167.10	\$ 1.45	\$ 16,496.65	\$ 1.55	\$ 17,634.35	\$ 2.20	\$ 25,029.40
12.6	Reinforcing Steel, Epoxy Coated	LB	7526	\$ 2.00	\$ 15,052.00	\$ 3.15	\$ 23,706.90	\$ 2.40	\$ 18,062.40	\$ 2.25	\$ 16,933.50	\$ 2.50	\$ 18,815.00	\$ 2.30	\$ 17,309.80
12.7	Engineering Fabric	SY	42	\$ 10.00	\$ 420.00	\$ 6.50	\$ 273.00	\$ 50.00	\$ 2,100.00	\$ 10.00	\$ 420.00	\$ 25.00	\$ 1,050.00	\$ 200.00	\$ 8,400.00
TOTAL BID:				\$ 723,425.00		\$ 517,847.65		\$ 545,974.00		\$ 601,626.65		\$ 648,958.55		\$ 650,704.20	
BID SECURITY:						10%		10%		10%		10%		10%	
										Submitted Bid:		Denotes Error			
										\$ 597,891.65					

March 4, 2024

Ben Reeves
 City Manager
 City of Indianola
 110 N. 1st St.
 P.O. Box 299
 Indianola, IA 50125

RE: RECOMMENDATION OF AWARD
 WEST CLINTON AVENUE CULVERT REPLACEMENT
 INDIANOLA, IOWA
 SNYDER & ASSOCIATES PROJECT NO. 120.0740.01

Dear Mr. Reeves:

At 2:00 pm on Wednesday, February 28, bids were received for the West Clinton Avenue Culvert Replacement project. The proposed project includes RCB culvert reconstruction, roadway reconstruction, sidewalk reconstruction, surface and channel grading and restoration along West Clinton Avenue, and miscellaneous associated work, including cleanup.

Five bids were received and opened, with one bid having irregularities as described below. Bids ranged from \$517,847.65 to \$650,704.20. The Engineer’s estimate totaled \$723,425.00 excluding the 10% bid contingency. The bids are summarized below, in the order they were opened:

Bidder	Total Bid Amount
Nagel Construction, Allerton, IA	\$601,626.65
KLC Construction, Corydon, IA	\$650,704.20
Absolute Group, Granger, IA	\$517,847.65
Vanderpool Construction, Indianola, IA	\$545,974.00
Joiner Construction, Plano, IA	\$648,958.55

Nagel’s bid included errors to price extensions on three bid items, which resulted in an incorrect total bid amount. Please see the attached bid tabulation for more detail. Bids were evaluated based on the total in accordance with the contract documents. The low bid was submitted by Absolute Group of Granger, IA.

Mr. Ben Reeves
City of Indianola
March 4, 2024
Page 2 of 2

Absolute Group is a Central Iowa utility, grading, and paving contractor, and has experience with similar work, was below the Engineer's estimate and City budget projections, and desires to complete the work. Further, Absolute Group is not an excluded party on the System for Award Management (SAM). With these factors in mind, it is our recommendation to award the contract to the low bidder, Absolute Group. We believe Absolute Group is a responsible, responsive bidder and fully capable of successfully carrying out the requirements of the contract.

Please don't hesitate to contact me should you have any questions.

Very Truly Yours,

SNYDER & ASSOCIATES, INC.



Jerry Selbher, P.E.
Project Manager

Enclosure

cc: Akhilesh Pal

JAS/AMF

City of Indianola
RESOLUTION NO. 2024-

RESOLUTION AWARDING CONTRACT TO VANDERPOOL CONSTRUCTION, INC. FOR THE WEST CLINTON AVENUE CULVERT REPLACEMENT PROJECT

WHEREAS, the City Council of the City of Indianola, Iowa (the "City") has heretofore deemed it necessary and desirable to approve the West Clinton Avenue Culvert Replacement Project, located on West Clinton Avenue between L Street and N Street, (will be known as the "Project"); and

WHEREAS, the bids for the aforementioned Project were received, opened, and tabulated as per published notice; and

WHEREAS, the bid in the amount of \$517,847.65 from Absolute Group was the lowest responsive, responsible bid for the project; and

WHEREAS, the City desires to authorize the City Manager to allow a \$55,000 contingency amount for unforeseen construction circumstances; and

WHEREAS, a public hearing has been held on objections to the proposed plans, specifications, and form of contract and to the cost of the Project, and no objections were provided.

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

Section 1. The bid for the project submitted by the following contractor is fully responsive to the plans and specifications for the project, heretofore approved by the Council, and is the lowest responsible bid received, such bid being as follows:

NAME AND ADDRESS OF CONTRACTOR	AMOUNT OF BID
Absolute Group Granger, IA 50125	\$517,847.65

Section 2. The contract for the Project be and the same is hereby awarded to such contractor at the total estimated cost set out above, the final settlement to be made on the basis of the unit prices therein set out and the actual final quantities of each class of materials furnished, the said contract to be subject to the terms of the aforementioned resolution, the notice to bidders, the notice of hearing and letting, the plans and specifications and the terms of the bidder's written proposal.

Section 3: The City Council authorizes the City Manager a construction contingency of \$55,000 for the project during construction as necessary to complete this project.

Section 4: The City Council authorizes the Mayor to execute all related contract documents contingent upon receipt and approval of insurance and bond documents.

PASSED AND APPROVED this 4th day of March 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

NOTICE OF AWARD

To: Absolute Group
1800 Burr Oak Blvd
Granger, IA 50109

The City Council of the City of Indianola, Iowa considered the proposal submitted by you on February 28, 2024, in the City of Indianola, Iowa. It appears that it is to the best interest of the City of Indianola, Iowa to accept your proposal in the amount of five hundred seventeen thousand eight hundred forty-seven dollars and sixty-five cents (\$517,847.65). You are hereby notified that your proposal has been accepted for the West Clinton Avenue Culvert Replacement project subject to completion of financing and approval of the Contract.

You are required by the "Notice of Hearing" and "Proposal" to execute the formal Contract with the City of Indianola and to furnish the required Contractor's performance, payment, and maintenance bond within the terms specified in the "Notice of Hearing" and "Proposal".

If you fail to execute said Contract and to furnish said bond within ten (10) days from the date of delivery of the "Notice of Award", the City of Indianola will be entitled to consider all your rights arising out of the City of Indianola's acceptance of your proposal as abandoned and to award the work covered by your proposal to another, or to re-advertise the work, or otherwise dispose thereof as the City of Indianola may see fit.

Dated this 4th day of March 2024.

CITY OF INDIANOLA, IOWA

By _____

Title _____

Acceptance of Notice
Receipt of the Above

"Notice of Award" is hereby acknowledged this _____ day of March 2024.

Absolute Group
Contractor

By _____

Title _____



MEMORANDUM

To: Mayor and City Council
From: Charlie Dissell, Deputy City Manager Development and Operations
Date: March 4, 2024
Subject: Community Development Block Grant Application

Introduction:

Background: As the Council is aware, Staff has been working with the Mid-Iowa Planning Alliance and Curtis Architecture and Design is preparing a grant application for the Iowa Economic Development Authority’s Downtown Revitalization Fund, funded through a Community Development Block Grant (CDBG), which would be used for exterior renovations of Downtown building facades. The Council had previously considered this item at its November 20, 2023 meeting. However, the Mayor and staff were informed on January 30, 2024, that the initial application was denied, and that a “special” second round of applications would be due on March 31, 2024.

Discussion: Through the application process, six (6) building owners including eight (8) facades have committed to being included in the application. This includes 106 E Salem Ave, 107 E Salem Ave, 101 E Salem Ave, 102 S Howard St, 104 S Howard St, 105 S Howard St, 101 W Salem Ave, and 126 N Howard St.

As part of the application process, the City Council shall conduct a public hearing to take public comments and questions about the proposed submittal of the application.

Additionally, the following are required from the Council:

1. A Resolution approving the grant application for the Iowa Economic Development Authority’s Downtown Revitalization Fund, funded through a Community Development Block Grant, which would be used for exterior renovations of downtown building façades.
2. A Resolution approving a Community Development & Housing needs development assessment and associated assessment document.
3. A Resolution approving a letter of funding commitment for the Iowa Economic Development Authority’s Downtown Revitalization Fund, funded through a Community Development Block Grant, which would be used for exterior renovations of downtown building façades. Staff from the Mid-Iowa Planning Alliance and Curtis Architecture and Design, along with City Staff, will attend the Council meeting on November 20 to address any question the Council or public have regarding this matter.

Budget Impact: The overall project total is estimated at \$1,265,000, and the current estimate on the City’s share of funding is \$344,000.

Recommendation:

Attachments: None



MEMORANDUM

To: Mayor and City Council

From:

Date: March 4, 2024

Subject: Public hearing to take public comments and questions about the proposed submittal of a grant application for the Community Development Block Grant, which would be used for exterior renovations of downtown building façades.

Recommendation: Roll call to open and close the public hearing is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council

From:

Date: March 4, 2024

Subject: Resolution approving the grant application for the Iowa Economic Development Authority's Downtown Revitalization Fund, funded through a Community Development Block Grant, which would be used for exterior renovations of downtown building façades.

Recommendation: Roll call is in order.

Attachments:

1. Sample CDBG Application
2. CDBG Grant RESOLUTION

537267 - Sample

Application Details

Funding Opportunity: 54880-CDBG Downtown Revitalization
Funding Opportunity Due Date: Nov 22, 2023 11:59 PM
Program Area: CDBG
Status: Editing
Stage: Final Application

Initial Submit Date:
Initially Submitted By:
Last Submit Date:
Last Submitted By:

Contact Information

Primary Contact Information

First Name*: Caleb Daniel Knutson
First Name Middle Name Last Name
Title: Senior Planner
Email*: cknutson@midowaplanning.org
Address*: 32748 I ave

Hubbard Iowa 50122
City State/Province Postal Code/Zip
Phone*: 515-644-2655 Ext.
Phone
###-###-####
Fax: ###-###-####

Organization Information

Name*: Mid-Iowa Planning Alliance
Organization Type*: Non-Profit Organization
DUNS: ##-###-####
Tax Id:
Unique Entity Identifier (UEI):
Organization Website: <https://midowaplanningalliance.com/>
Address*: 420 Watson Powell Jr. Parkway
Suite 200

Des Moines Iowa 50309
City State/Province Postal Code/Zip

Phone*: (515) 644-2655 Ext.

Fax: ### #### #####

Cover Sheet-General Information

Cover Sheet-General Information

Authorized Official

Name*:
Title*:
Organization*:

If you are an individual, please provide your First and Last Name.

Address*:

City/State/Zip*:

City
State
Zip

Telephone Number*:

E-Mail*:

Fiscal Officer/Agent

Please enter the "Fiscal Officer" for your Organization.
If you are an individual, please provide your First and Last Name.

Name*:
Title*:
Organization:

Address:

City/State/Zip:

City
State
Zip

Telephone Number*:

E-Mail*:

**County(ies) Participating, Involved, or
Affected by this Proposal*:**

To find your district, click on the "Congressional Map" link. On the left hand side of the page, click on the drop-down list and click on "State of Iowa". Then, enter an address for the county/ies you serve in the Search bar. Click "Enter." This will provide you with your Congressional District, Iowa Senate District and Iowa House District.

**Congressional District(s) Involved or
Affected by this Proposal*:**

[Congressional Map](#)

**Iowa Senate District(s) Involved or Affected
by this Proposal*:**

[Iowa Senate Map](#)

**Iowa House District(s) Involved or Affected
by this Proposal*:**

[Iowa House Map](#)

Project Information

Applicant Information

Applicant/Recipient:

City/County/COG:

City

County

COG

Population:

2CFR Chapter I Part 25 requires applicants to maintain an active SAM registration.

Don't have a UEI (Unique Entity Identifier)? Visit www.SAM.gov for more information.

UEI (Unique Entity Identifier)

Contact Information

Elected official:

Salutation

First Name

Last Name

Title

Address

City

County

Zip

Phone

E-mail Address

City Staff Contact:

First Name

Last Name

Address

City

Zip

Phone

E-mail Address

Project Information

Provide the street address for City Hall or county offices for all projects.

Project Address:

Address

City

County
Zip +4

Check all that apply:

Applicant received prior CDBG Funds.:

Please identify the entity that will provide the general administration service:

Applicant will administer grant:

No assistance will be provided for homes located in a 100-year floodplain.

Project Activity

Will any activities be conducted in a 100-year flood plain?*

No assistance will be provided for homes located in a 100-year floodplain.

Upload a FEMA map. Designate the location of the buildings on the map.:

Will any activities be conducted in a 500-year flood plain?*

Please Note: Projects funded in the 500-year flood plain may or may not be eligible for funding.

Will project activity include demolition of a standing structure?*

If yes, is the structure occupied?:

Will any acquisition of property be necessary? (not the same as an easement):

Will eminent domain be used to acquire property?:

Are commitment letters secured from ALL property owners with their intention to provide easement?:

You must provide signed commitment letters on the Individual Building Details section.

Are any of the building listed in this application owned by a city employee, elected official or family member of an employee or elected official?:

If yes, please describe.

NOTE Federal CDBG conflict of interest regulations apply to all funded projects.:

Will a delay in the contribution of local effort be necessary?*

If yes, until what date?:

If the local funds for your project are from another outside agency (i.e. USDA_RD or IDNR) and you anticipate a delay in the receipt of those funds, you may consider requesting a delay of local effort. This will allow you to draw CDBG funds for project costs until the local funds are secured. **A delay of local funds can be granted until a specified date (not to exceed two months following the project bid letting) or until two-thirds of the grant amount has been drawn down, whichever comes first.**

Proposed end date:

(All contracts will be 3 years unless you anticipate a shorter schedule)

Project Feasibility Narrative

Name and contact information for individual completing the slum and blight inventory:

Slum & Blight Summary

Complete the **Slum and Blight Summary** for all properties in the entire slum and blight designated area. This must include the total number of buildings and the percentage of buildings that are blighted in the area as a whole. The percentage of buildings designated as fair or poor must be at least 25% for the area to be program eligible. The applicant may also include responses to the "other contributing factors" field if they are contributing to slum and blight conditions in the area. Other conditions often cited by applicants include: tenants relocating to a new mall or office space, lack of lighting or nighttime use of the area contributing to resident's reluctance to patronize the businesses, unwillingness of landlords to correct code violations, deteriorated public infrastructure, etc.

Number of Total Buildings in Target Area:

Number of Buildings in Fair and Poor

Condition:

Percentage of Buildings in Fair and Poor

Condition:

*In order to meet the slum and blight national objective, percentage must be greater than 25%

Have the requirements of Iowa Code chapter 403 for the target area been met? This includes adoption of a resolution within two years of the date of application submission, finding that

- 1) One or more slum, blighted or economic development areas exist in the municipality, AND
- 2) The rehabilitation, conservation, redevelopment, development, or a combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the municipality been completed?

Describe the existing conditions and problems that will be resolved by implementing the project. Include information related to the issues documented to meet the HUD national objective (slum and blight):

Is this project identified in a Great Places agreement?:

**Other Contributing Factors
(500 character max.):**

Comitment to Downtown Revitalization

Describe the local government and civic support for downtown revitalization. You will need to upload relevant studies, plans, assessments, etc. that pertain to this project or downtown revitalization generally.:

How would CDBG funds for the project in this application assist the community with its next phases of implementation for downtown revitalization? Be sure to include other plans for the next 2 - 4 years and how this project will assist.:

What types of partnerships, planning, and public input processes were formulated to pursue this project?:

Design and Innovation

**Describe historic preservation efforts in your community.
(500 characters max.):**

Describe any design guidelines that will be applied to the project (if any):

Who will act as the design review entity for the CDBG-funded improvements?:

Name of Architect:

Date Architect Procured:

Upload a PDF file that combines the newspaper RFQ notice publication affidavit as well as a copy of the RFQ that was used for solicitation

Architect Procurement Documentation:

Indicate who will handle day-to-day operations, including ongoing communications with contractors, property owners, the public, and others impacted by or involved in the project?:

Certifications: Please verify each item, certifying the community understands and agrees to the following:

The community agrees to comply with HUD's Radon Testing and Mitigation Requirements:

The community agrees to comply with HUD's Lead Safe housing Regulations:

The community agrees to comply with Build America, Buy America Act (BABA):

Budget

Budget Activity

Row	Activity	Activity Description	Number of Buildings (Performance Target)	Total CDBG Award	Total Local Amount	Total Activity Amount
	Activity 1					
	Activity 2					
	Activity 3					
	Activity 4					
	Administration					

Sources of Local Funding

Row	Source of Local funding	Other Source	Amount	Local Funds Secured?	Date Local Funds Will be Secured
	Source 1				
	Source 2				
	Source 3				
	Source 4				

Construction, Professional Fees and Administration

Activity	Estimated Cost	Comments	Sources of Funds
<p>Construction Cost (MUST equal total base construction cost as entered on the Individual Building Details form)</p> <p>Architect Final Design/Construction Observation</p> <p>Permits/Surveys/Testing Fees</p> <p>Legal Fees</p> <p>CDBG Administration</p> <p>Real property/easements</p> <p>Contingencies</p> <p>Other - Please Describe (100 max. characters)</p>			

Individual Building Details

Individual Building Detail

Planning and Management

Timeline of Project Implementation

Other Attachments

Other Attachments

Description	File Name	Type	Size	Upload Date
-------------	-----------	------	------	-------------

No files attached.

Required Attachments

Named Attachment	Required	Description	File	Type	Size	Upload
			Name			Date

Documents Required to be submitted with this application

A PDF of the original newspaper publication and Affidavit of Publication evidencing the newspapers name and date published, OR Documentation the Public Notice has been posted in three (3) places within the community, and names of posted areas listed, signed and dated by municipality.	✓
Minutes of public hearing	✓
<i>On March 14, 1991 HUD published in the Federal Register a final rule entitled, "Accountability in the Provision of HUD Assistance." This final rule implements Section 102 of the HUD Reform Act of 1989. Section 102 contains provisions to ensure greater accountability in the way in which HUD funds are made available. Subpart C of 24 CFR Part 12 requires applicants for state administered CDBG funds to make a number of disclosures if they meet a certain dollar threshold for the receipt of assistance that is covered by this rule. Who is Covered? All applicants for CDBG funds must complete and submit to CDFA with their applications, Parts I and II of the Disclosure Report. Some applicants will find that they have to complete the remaining parts of the Report. Full Disclosure Reports must be made by the following: * Any applicant applying for more than \$200,000 of CDBG funds; or * Any applicant applying for less than \$200,000 of CDBG funds, but has received or could receive other federal assistance which when added to the CDBG funds exceeds \$200,000.</i>	
Completed HUD Disclosure Form 2880 (Applicant/Recipient Disclosure/Update Form). Download the form from http://portal.hud.gov	✓
Map of proposed project target area showing buildings designated as Slum & Blighted (Fair & Poor condition). Also show all proposed CDBG funded project buildings.	✓
Federal Assurances Signature Page. Click here for the form .	✓
Documentation of commitments from other funding sources or documentation that applications have been submitted to other funding sources.	✓
Urban Renewal Area or Slum and Blight Area designation resolution meeting Iowa Code chapter 403 requirements <i>A resolution designating slum and blight must be adopted within 2 years of application submittal</i>	✓
Bid Estimates (please combine all base estimates into one pdf) NOTE:Costs must equal amount reported in project budget.	✓
Other Documents as applicable to this project	
Documentation of local planning/citizen support	

Community Development and Housing Needs Assessment

Community Development and Housing Needs Assessment

Needs of LMI Persons

Community Development and Housing Needs of LMI Persons:

Discuss how the needs were determined and why they are necessary for the community.:

Prioritize each of the needs listed above. Identify whether the need is a high priority, medium priority, or low priority for the community.:

Other Community Needs

Other Community Development and Housing Needs:

Discuss how the needs were determined and why they are necessary for the community.:

Prioritize each of the needs listed above. Identify whether the need is a high priority, medium priority, or low priority for the community.:

Planned or Potential Activities

Planned or Potential Activities to Address Housing and Community Needs:

Discuss how the Planned or Potential Activities were determined and why they are necessary for the community.:

Prioritize each of the planned or potential activities listed above. Identify whether the project is a high priority, medium priority, or low priority for the community.:

Date assessment was prepared:

Location where assessment was prepared:

Number of local residents participating:

Minority Impact Statement

Minority Impact Statement

Question # 1

1. The proposed grant programs or policies could have a disproportionate or unique POSITIVE IMPACT on minority persons. *:

If YES, describe the positive impact expected from this project:

Indicate the group(s) positively impacted. :

Question # 2

2. The proposed grant project programs or policies could have a disproportionate or unique NEGATIVE IMPACT on minority persons. *:

If YES, describe the negative impact expected from this project.:

If YES, present the rationale for the existence of the proposed program or policy.:

If YES, provide evidence of consultation with representatives of the minority groups impacted. :

Indicate the group(s) negatively impacted. :

Question # 3

3. The proposed grant project programs or policies are NOT EXPECTED TO HAVE A DISPROPORTIONATE OR UNIQUE IMPACT on minority persons. *:

If YES, present the rationale for determining no impact.:

Certification

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge.*:

Name of Person Submitting Certification. *:

Title of Person Submitting Certification*:

Citizen Participation Checklist

Statutory Requirements (All CDBG Applications)

Part I ? Public Noticing Requirements

Public Notice met (Not less than 4 days and no more than 20 days)*:

Published in a newspaper of general circulation*:

Affidavit of Publication and copy of publication uploaded?*

Documentation that Public Notice was posted in three public places is uploaded *:

Documentation includes dates and places posted*:

Held prior to governing body?s final action regarding the filing of the application*:

Public Notice states:

Specific grounds for the public hearing*:

Date of Public Hearing:

Time of Public Hearing:

Hearing Location:

City/Zip:

Part II ? Public Hearing Requirements

Minutes of public hearing are uploaded*:

Was the need for the activities identified?*

Was the funding of the proposed activities and the sources of funds explained?*

Was the date the CDBG application will be submitted provided at the meeting?*

Was the amount of the requested federal funds provided at the meeting?*

Estimated portion of federal funds that will benefit low- and moderate-income persons was stated?*

Location of proposed activities stated?*

Were plans to minimize displacement of persons and businesses resulting fo funded activities discussed?*

Were plans to assist persons actually displaced discussed?*

Were the nature of the proposed activities discussed?*

City of Indianola
RESOLUTION NO. 2024-_____

RESOLUTION APPROVING THE GRANT APPLICATION FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT, WHICH WOULD BE USED FOR EXTERIOR RENOVATIONS OF DOWNTOWN BUILDING FAÇADES

WHEREAS, on September 18, 2023, the City Council of the City of Indianola approved a professional services agreement for administrative services for the Iowa Economic Development Authority's Downtown Revitalization Fund, funded through a Community Development Block Grant (CDBG), with the Mid Iowa Planning Alliance; and

WHEREAS, on October 24, 2023, the City Manager executed an agreement for architectural services for the Iowa Economic Development Authority's Downtown Revitalization Fund, funded through a Community Development Block Grant (CDBG), with the Curtis Architecture and Design; and

WHEREAS, six (6) building owners including eight (8) facades have committed to being included in the application for grant funding from the Iowa Economic Development Authority's Downtown Revitalization Fund, funded through a Community Development Block Grant (CDBG).

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the Mid Iowa Planning Alliance is authorized to submit a grant application for the Iowa Economic Development Authority's Downtown Revitalization Fund, funded through a Community Development Block Grant (CDBG), which would be used for exterior renovations of Downtown building facades.

APPROVED this 4th day of March 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From:
Date: March 4, 2024
Subject: Resolution approving a Community Development and Housing Needs Development Assessment.

Recommendation: Roll call is in order.

Attachments:

1. Development and Housing Needs RESOLUTION
2. Community Development and Housing Needs Assessment

City of Indianola
RESOLUTION NO. 2024-_____

**RESOLUTION APPROVING A COMMUNITY DEVELOPMENT AND
HOUSING NEEDS DEVELOPMENT ASSESSMENT**

WHEREAS, on September 18, 2023, the City Council of the City of Indianola approved a professional services agreement for administrative services for the Iowa Economic Development Authority's Downtown Revitalization Fund, funded through a Community Development Block Grant (CDBG), with the Mid Iowa Planning Alliance; and

WHEREAS, as part of the application for fund, a Community Development and Housing Needs Development Assessment is necessary; and

WHEREAS, the attached Community Development and Housing Needs Development Assessment is based on information and implementation strategies from the Elevate Indianola Comprehensive Plan, which was adopted by the City Council on May 18, 2020.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the Community Development and Housing Needs Development Assessment is hereby approved.

APPROVED this 4th day of March 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

1. Community development and housing needs of Low and Moderate Income (LMI) residents.

- Sanitary Sewer Improvements. Due to flooding issues and other capacity issues within the system, the City continues to identify sanitary issues within the City to ensure that public utilities are sufficient to serve existing and future needs. (HIGH)
- Housing Rehabilitation. With a high percentage of low-to-moderate income residents within the community, the City feels a need to encourage and help residents with improvements to their homes to ensure the housing stock is safe and attractive. Needed improvements include exterior maintenance needs, energy efficiency improvements, and accessibility enhancements. (HIGH)
- Develop Trail Network. The City currently has limited recreational resources and the development of trails are becoming more popular. The potential for a local trail network that could in the future connect with a more regional trail would be a good community asset. (MEDIUM)

2. Community development and housing needs of non-LMI residents.

- Rehabilitation of Downtown Buildings. As part of a desire to see reinvestment in the City's downtown area, the City would like to see the restoration and rehabilitation of the existing buildings in the downtown area. (HIGH)
- Community Facility Improvements. The City has multiple buildings that are in need of improvements and some rehabilitation to ensure the long-term use of the facilities. This includes City Hall, Library, Police and Fire Stations and the Wellness Campus. (HIGH)
- Encourage Development of New Housing. Provide a variety of attractive housing options for residents, accommodating all income levels and in all stages of life. (MEDIUM)

3. Planned or potential activities to address the needs identified in 1 and 2 above.

- Sanitary Sewer Improvements.
 - o Close out construction contract on new Water Resource Recovery Facility. The prior plant was designed for a population of 11,600 with a lifespan of 30 years. As the city grew to 16,000 residents, so did the need for the sewer system.
 - o Complete/implement feasibility study of the South Plant service area, which is in an LMI area, including adjoining growth areas, to address capacity issues in the system.
 - o Maintain its Inflow and Infiltration (I&I) policy.
 - o Maintain the Collection Systems Maintenance Program, consisting of the following tasks:
 - Clean and televise sewer main - average 50,000 feet per year.
 - Line sewer main - average between 2,000 and 3,000 feet per year.
 - Lateral lining in conjunction with the sewer main lining to seal off the opening for the laterals.
 - Manhole repair by lining – average 20 per year.
 - Replace pick hole manhole lids and replace the concrete adjusting rings with Cretex Pro Rings to eliminate infiltration – average 30 per year.
 - o Complete a hydraulic analysis and feasibility study for all sanitary service areas in the city.
- Housing Rehabilitation.
 - o Maintain and promote tax abatement for renovations and upgrades to current housing.
 - o Consider a forgivable loan program for safety and repair of exterior elements that could compromise the health and well-being of the occupants, such as roofs, windows, and doors.
 - o Partner with nonprofit agencies to provide residential clean up, maintenance, and repair services.
 - o Develop an official neighborhood association program in which residents can organize and be recognized by the City as representatives for their neighborhoods
- Develop Trail Network. Enable all ages and abilities to move about the City without their own vehicle.
 - o Develop trails that separate bicyclists and pedestrians from the roadway and connect trip ends to commercial, residential, educational, and recreational destinations.
 - o Connect the existing and future park system with recreational trails.

- Rehabilitation of Downtown Buildings. Offer programs for building maintenance, restoration, preservation and
- Revitalization. Work with building owners to encourage rehabilitation and updating of buildings. Look for ways to help owners who are willing to make improvements.
 - o Apply for a Community Catalyst Building Remediation Grant to spur further development, including upper story housing.
 - o Reinstated the former Façade Grant program, possibly modifying program parameters to meet current needs, including business signage.
 - o Consider applying for a CDBG Downtown Revitalization Fund grant from the Iowa Economic Development Authority for historically sensitive façade improvements.

- Community Facility Improvements. Identify potential funding for improvements to the City’s facilities.
 - o Continue to plan for new buildings for City Hall, Police Station, and Fire Station
 - o Continue to plan for new and expanded local library facilities and operations.
 - o Develop a building maintenance and improvement plan for the Wellness Campus.

- Encourage Development of New Housing.
 - o Identify potential developers to work with on the development of new housing sub-divisions within the community.
 - o Increase the availability of housing targeted toward households earning more than the city’s median income. Maintain and promote tax abatement for new housing.
 - o Expand the variety of housing types.
 - Create a mixed-use zoning district for transportation nodes and corridors (Community Mixed Use) that allows for medium/high density residential, office, and commercial use.
 - Evaluate the potential of tiny housing and various cooperative housing models.
 - Promote mixed-density housing developments (for example, a combination of single-family detached and multi-family designed to complement each other).

Date of Public Hearing when assessment was prepared: **November 20, 2023**

Number of residents participating: _____



MEMORANDUM

To: Mayor and City Council

From:

Date: March 4, 2024

Subject: Resolution approving a letter of funding commitment for the Community Development Block Grant, which would be used for exterior renovations of downtown building façades.

Recommendation: Roll call is in order.

Attachments:

1. CDBG Letter of Support
2. CDBG Grant funding RESOLUTION



— Office of the Mayor —

March 4, 2024

To Whom it May Concern:

On behalf of the City Council of the City of Indianola, Iowa, please accept this as a letter of support for our community’s application to the Iowa Economic Development Authority’s Downtown Revitalization Fund, funded through a Community Development Block Grant (CDBG), which would be used for exterior renovations of downtown building façades in the heart of our community, the Indianola Square.

Furthermore, please accept this letter as a commitment from the City Council of the City of Indianola, Iowa to provide funding for the program in an amount not to exceed \$350,000.

Thank you for the opportunity to apply to the CDBG Downtown Revitalization Grant for our Downtown Square. We thank you for your commitment to Iowa and its thriving, small-town communities!

Stephanie Erickson, Mayor



City of Indianola
RESOLUTION NO. 2024-_____

RESOLUTION APPROVING A LETTER OF FUNDING COMMITMENT FOR THE IOWA ECONOMIC DEVELOPMENT AUTHORITY'S DOWNTOWN REVITALIZATION FUND, FUNDED THROUGH A COMMUNITY DEVELOPMENT BLOCK GRANT, WHICH WOULD BE USED FOR EXTERIOR RENOVATIONS OF DOWNTOWN BUILDING FAÇADES

WHEREAS, on September 18, 2023, the City Council of the City of Indianola approved a professional services agreement for administrative services for the Iowa Economic Development Authority's Downtown Revitalization Fund, funded through a Community Development Block Grant (CDBG), with the Mid Iowa Planning Alliance; and

WHEREAS, on October 24, 2023, the City Manager executed an agreement for architectural services for the Iowa Economic Development Authority's Downtown Revitalization Fund, funded through a Community Development Block Grant (CDBG), with the Curtis Architecture and Design; and

WHEREAS, six (6) building owners including eight (8) facades have committed to being included in the application for grant funding from the Iowa Economic Development Authority's Downtown Revitalization Fund, funded through a Community Development Block Grant (CDBG).

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the City is committed to providing up to \$350,000 for the Iowa Economic Development Authority's Downtown Revitalization Fund, funded through a Community Development Block Grant (CDBG), which would be used for exterior renovations of downtown building façades.

APPROVED this 4th day of March 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Caleb Adams-Brown
Date: March 4, 2024
Subject: Resolution approving Brush Facility services for 2024.

Introduction: The staff is recommending the following brush facility services during the 2024 Season. During this calendar year, the brush facility operations will reopen on Saturday, April 6, 2024, and will close for the season on Sunday, November 24, 2024. The normal hours of operation for the brush facility are listed below:

- Thursdays: Noon - 7:00 p.m. or dusk.
- Saturdays: 9:00 a.m. - 4:00 p.m.; and
- Sundays: Noon - 4:00 p.m.

Background: During this 2024 season, the Brush Facility will be closed on the following holidays:

- Sunday, May 26, 2024, for observing Memorial Day
- Thursday, July 4, 2024, for observing Independence Day
- Sunday, September 1, 2024, for observing Labor Day
- Sunday, November 10, 2024, for observing Veterans Day (Staff is proposing to reduce the number of months this service is provided. However, if mulch loading services are provided in November, then it will be moved to the third Saturday of this month, on November 16, 2024)
- Thursday, November 28, 2024, Saturday, November 30, 2024, and Sunday, December 1, 2024, for observing Thanksgiving Day.

Depending on the cold weather conditions, the Brush Facility may reopen after the scheduled closing date to accommodate residents dropping off yard waste and leaves. During the 2024 season, extended dates for providing these services will occur during the week of December 5, 2024. Staff are requesting the Council to incorporate these extended dates into the schedule to ensure continued provision of Brush Facility services, if necessary. The extended dates would be as follows:

- Thursday, December 5, 2024
- Saturday, December 7, 2024
- Sunday, December 8, 2024

Free yard disposal will be available during normal brush facility operations from Saturday, April 6, 2024, to Sunday, April 21, 2024, and from Saturday, November 2, 2024, to Sunday, November 24, 2024. Staff would like to note that fees will still apply for brush that is 1/2 inch or more in diameter.

The City has a contract with Waste Management to facilitate free curbside pickup for all residents to dispose of large bulky items during the week of April 22-26, 2024. All residents are required to set out their large bulky items by 6:00 AM on their recycling day. Additionally, streets staff facilitates the spring cleanup event, scheduled for Saturday, April 20, 2024, and the fall cleanup event, scheduled for Saturday, October 19, 2024. The spring cleanup event at the brush facility allows residents to dispose of appliances, electronics, and household hazardous waste. The fall cleanup event permits

residents to dispose of everything allowed in the spring cleanup, as well as large bulky items, at the brush facility.

Discussion: The following fee schedule, with revisions highlighted in red and indicated by strikethrough fonts, is recommended for the services at the Brush Facility.

Fee-Description ^α	Cost ^α	Cost-Description ^α
Mulch-load-service-fee ^α	\$10.00 ^α	Per-vehicle-(available-the-second-Saturday-of-each-month- of-April, May, and June) ^α
Bag/Bundle, Leaves/Grass ^α	\$2.00 ^α	Each ^α
Bag/Bundle-Trees/Shrubs ^α	\$5.00 ^α	Each ^α
Pickup-Load ^α	\$20.00 ^α	Each ^α
Trailer-Load-up-to- 12'14' -(no-dump-trailers) ^α	\$25.00 ^α	Each ^α
Trailer-Load-longer-than-12' ^α	\$75.00 ^α	Each ^α
Small-Truck ^α	\$30.00 ^α	Each ^α
Large-Truck ^α	\$75.00 ^α	Each ^α

(Any grass, leaves, or brush must either be loose or in paper bags. No plastic bags will be allowed.)

The proposed objective of reducing the period for providing mulch loading services to only April, May, and June is to cater to the peak period when most of our citizens utilize this service. This change will result in the suspension of the mulch loading service during the off-peak period, aiming to reduce the workload on Streets staff and to reduce the overhead costs.

The proposed objective of restricting the disposal of large and small trucks, dump trailers and trailer loads, measuring longer than 14 feet in length, of yard waste at the brush facility is to reserve this service exclusively for residents, while discouraging contractors from utilizing the brush facility to dispose of trees and other debris.

The city has previously partnered with a contractor to allow for the recycling of monitors, televisions, and appliances. The recycling fee for monitors and televisions was previously \$25.00 each, and for appliances, it was \$15.00 each, payable directly to the contractor. However, the city did not receive any bids from contractors to provide these recycling services during the recent solicitation of bids. Therefore, the staff is proposing that residents be allowed to dispose of monitors and televisions year-round at no cost, with Waste Management handling disposal for a minimal fee. Appliances will only be accepted during the spring and fall cleanup events. Additionally, staff are requesting to allow residents to dispose of limited electronic waste at no cost, including cell phones, computers, computer monitors, DVD players, fax machines, televisions, VCRs, and video games.

Staff would also like to note that we are currently advertising for two seasonal employees to serve as brush facility monitors, assisting in providing services at the Brush Facility. However, thus far, we have received only one application for this position. If we do not receive applications from two seasonal employees as required, the Streets Staff may need to visit the City Council to request a reduction in services at the Brush Facility.

Budget Impact: The financial obligation involves maintaining two seasonal employees who assist with the majority of the annual services provided at the Brush Facility. Additionally, staff from the Streets Division frequently assist with various operations at the brush facility, including but not limited to annual events, mulch loading services, and coordination with waste management and the hazardous waste program.

Recommendation: Staff is recommending to approve the resolution as presented.

Attachments: 1. Resolution for 2024 Brush Facility Services

City of Indianola
RESOLUTION NO. 2024-

RESOLUTION APPROVING BRUSH FACILITY SERVICES FOR 2024

WHEREAS, the Brush Facility is an important service the City of Indianola offers to residents; and

WHEREAS, the Brush Facility is open from April through mid-November yearly; and

WHEREAS, some dates are designated as free yard waste disposal days; and

WHEREAS, extended dates may be needed depending on the season; and

WHEREAS, the City of Indianola charges Brush Facility fees to residents for leaves, grass, trees, shrubs, and e-cycling disposed of in its facility.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Indianola, Iowa that the Brush Facility Services are hereby approved as follows:

- (1) The 2024 Brush Facility season to operate on Thursdays from Noon to 7:00 P.M. or dusk; Saturdays from 9:00 A.M. to 4:00 P.M.; and Sundays from Noon to 4:00 P.M.; for the period between Saturday, April 6, 2024, and Sunday, November 24, 2024, with extended dates, if needed, to be December 5, 2024, December 7, 2024, and December 8, 2024; and
- (2) The dates for free yard waste disposal days are from Saturday, April 6, 2024, to Sunday, April 21, 2024, and from Saturday, November 2, 2024, to Sunday, November 24, 2024, during the brush facility operating hours; and
- (3) The spring cleanup event is scheduled on Saturday, April 20, 2024, and the fall cleanup event is scheduled on Saturday, October 19, 2024; and
- (4) The Brush Facility will be closed as listed below to observe the following holidays:
 - Sunday, May 26, 2024, for observing Memorial Day
 - Thursday, July 4, 2024, for observing Independence Day
 - Sunday, September 1, 2024, for observing Labor Day
 - Sunday, November 10, 2024, for observing Veteran's Day
 - Thursday, November 28, 2024, Saturday, November 30, 2024, and Sunday, December 1, 2024, for observing Thanksgiving Day.
- (5) Authorizes City staff to change prices at the Brush Facility as outlined below:

<u>Fee Description</u>	<u>Cost</u>	<u>Description</u>
Bag/Bundle of Leaves/Grass.....	\$2.00	Each
Bag/Bundle of Trees/Shrubs.....	\$5.00	Each
Pickup Load.....	\$20.00	Each
Trailer Load, up to 12'14'.....	\$25.00	Each
Trailer Load, longer than 12'.....	\$75.00	Each
Truck.....	\$30.00	Each

~~Large Truck.....\$75.00— Each~~

~~(Any grass, leaves, or brush must either be loose or in paper bags. No plastic bags will be allowed)~~

~~Mulch Load Service Fee.....\$10.00 per vehicle per trip (available during the second Saturday of each month of April, May, and June)~~

~~Monitors and Televisions.....\$25.00— Each~~

~~Appliances.....\$15.00— Each~~

~~(The fee for monitors, television, and appliances will be payable directly to the contractor handling the electronic and appliance recycling. Appliances will only be accepted during the annual spring cleanup event, and during the annual fall cleanup event. There will be no fee for collecting appliances during the annual fall cleanup event, but the fee of \$15 per appliance will be applied during the annual spring cleanup event.) The following items will also be accepted at the brush facility during its normal operating hours:~~

- ~~• Appliances will be accepted at no cost only during the annual spring and fall cleanup events.~~
- ~~• Monitors and televisions will be accepted year-round at no cost.~~
- ~~• Electronic waste, specifically including cell phones, computers, computer monitors, DVD players, fax machines, televisions, VCRs, and video games, will be accepted at no cost.~~

APPROVED this 4th day of March 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Deputy City Manager Development and Operations

Date: March 4, 2024

Subject: Discussion and direction regarding infrastructure funding in the Kentucky Ridge Development.

Introduction:

Background: At its Study Session on December 18, 2023, the City Council requested staff work to explore cost options regarding funding assistance for the Kentucky Ridge Development. Particularly, the Council asked for cost estimates to replace the current sanitary sewer line, and any other additional work that may be necessary to protect the new line from future erosion in the stream bed.

Discussion: Staff worked with HR Green, the City's engineering firm for its sanitary sewer utility, to explore different options for the exposed sanitary sewer line on this site. HR Green has presented three (3) options that staff believes will take care of the exposed sewer line and protect it into the future. Those options are attached to this memo.

1. Option 1 involves replacing 293 lineal feet of existing sanitary sewer line in its existing space and encasing the sanitary sewer pipe in special concrete under the stream channel. While the new sanitary sewer pipe would be classified to handle future filling of the ravine, this option does not include any pricing for filling the ravine or any grading work to make the site ready for future development. However, it does incorporate a few stormwater improvements, including installing a new stilling basin with rip-rap stones and grading the channel bottom in the sewer crossing area. The new stilling basin will serve to contain stormwater and either dissipate energy or trap solids discharged into it. This option has a probable cost estimate of \$218,000.
2. Option 2 presents two alternatives. Both options prepare the area for new development by replacing the existing sanitary sewer and storm sewer systems and grading/filling in the entire ravine. Option 2A aims to accommodate the proposed Kentucky Ridge Site Plan, while Option 2B involves regarding the site to a level suitable for new development. Option 2A has a probable cost estimate of \$1,546,000 and Option 2B has a probable cost estimate of \$1,381,000.
3. Finally, Option 3 presents two alternatives. Both alternatives relocate the existing sanitary sewer run away from the ravine, protecting it for future erosion. Option 3A reroutes the sanitary sewer line to the east, while option 3B reroutes it to the west. This option does not include filling the ravine, does not incorporate any stormwater improvements, and it does not include grading work to make the site ready for future development. Option 3A has a probable cost estimate of \$248,000 and Option 3B has a probable cost estimate of \$211,000.

Budget Impact: The above explained options are summarized in the table below.

	Engineers Estimate of Probable Cost	Replaces Sanitary Sewer Line	Protects from Future Stream Erosion/Exposed Sanitary Sewer Line	Fills Ravine with Dirt/Makes Development Ready	Requires Easement (not included in cost estimate)
Option 1	\$218,000	✓	✓		✓
Option 2A	\$1,546,000	✓	✓	✓	✓
Option 2B	\$1,381,000	✓	✓	✓	✓
Option 3A	\$248,000	✓	✓		✓
Option 3B	\$211,000	✓	✓		✓

Recommendation: At the March 4 meeting, staff does request direction from the Council regarding the proposed development agreement/funding for this site.

- Attachments:**
1. Option 1 - In-Situ Sanitary Sewer Replacment With Stream Stabilization
 2. Option 2 - Sanitary Sewer Replacement With Drainage Way Removal
 3. Option 3 - Sanitary Sewer Relocation

Kentucky Mixed Use Ditch Improvements - Sanitary Sewer
City of Indianola

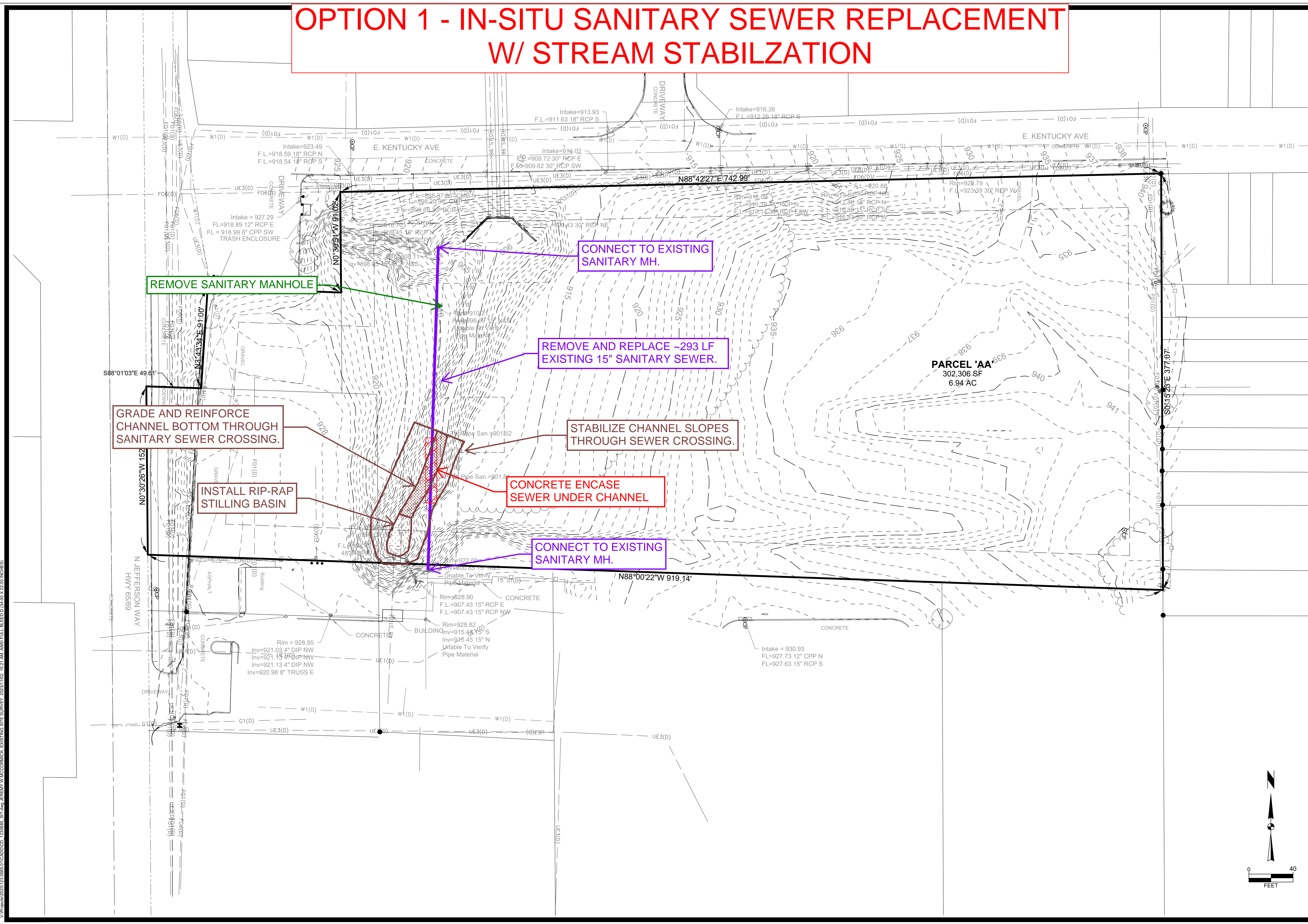
OPTION 1 - IN-SITU SANITARY SEWER REPLACEMENT W/STREAM STABILIZATION

Opinion of Probable Construction Cost
1/26/2024

Item	Item Code	Item Description	Unit	Quantity	Unit Cost	Total Cost
1	2010-D-1	Topsoil, On-site, Strip, Salvage and Spread	CY	500	\$ 25	\$ 12,500
2	2010-E	Excavation, Class 10, Haul Off-Site	CY	500	\$ 25	\$ 12,500
3	3010-C	Flowable Mortar, Stream Bed Protection	CY	47	\$ 200	\$ 9,400
4	3010-E	Special Pipe Encasement, (Stream Crossing)	LF	60	\$ 200	\$ 12,000
5	3010-F	Trench Compaction Testing	LS	1	\$ 3,500	\$ 3,500
6	4010-A-1	Sanitary Sewer Gravity Main, Trenched, PVC, 15"	LF	293	\$ 130	\$ 38,090
7	4010-H	Removal of Sanitary Sewer, VCP, 15"	LF	293	\$ 15	\$ 4,395
8	4050-G-3	Bypass Pumping	LS	1	\$ 25,000	\$ 25,000
9	6010-G-1	Connection to Existing Manhole	EA	2	\$ 2,000	\$ 4,000
10	6010-H-1	Remove Manhole, Sanitary, 48"	EA	1	\$ 2,500	\$ 2,500
11	9010-C	Hydraulic Seeding, Fertilizing, and Mulching	AC	0.5	\$ 10,000	\$ 5,000
12	9040-E	Temporary RECP	SY	2800	\$ 4	\$ 11,200
13	9040-J	Rip-Rap, Stream Bank Protection	TON	500	\$ 70	\$ 35,000
14	9040-J	Rip-Rap, Class, Stilling Basin	TON	110	\$ 70	\$ 7,700
15	9040-J	Rip-Rap, Stream Bed Protection	TON	140	\$ 60	\$ 8,400
16	9040-N-1	Silt Fence, Installation, Maintenance, and Removal	LF	600	\$ 3	\$ 1,800
17	9040-O-1	Stabilized Construction Entrance	1	EA	\$ 2,500	\$ 2,500
18	11010-A	Construction Survey	LS	1	\$ 2,500	\$ 2,500
19	11020-A	Mobilization	LS	1	\$ 20,000	\$ 20,000
					Total	\$ 218,000

1. Stream protection items are assumed based on typical best practices. Additional hydraulic analysis is needed to identify stream conditions that would impact stabilization measures.

OPTION 1 - IN-SITU SANITARY SEWER REPLACEMENT W/ STREAM STABILIZATION



REMOVE SANITARY MANHOLE

GRADE AND REINFORCE CHANNEL BOTTOM THROUGH SANITARY SEWER CROSSING.

INSTALL RIP-RAP STILLING BASIN

CONCRETE ENCASE SEWER UNDER CHANNEL

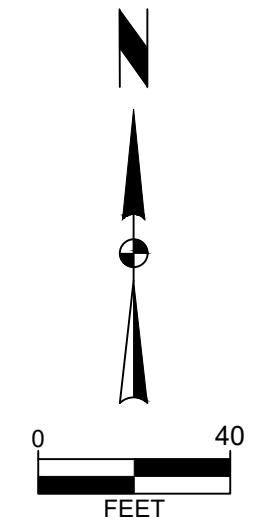
CONNECT TO EXISTING SANITARY MH.

REMOVE AND REPLACE ~293 LF EXISTING 15" SANITARY SEWER.

STABILIZE CHANNEL SLOPES THROUGH SEWER CROSSING.

CONNECT TO EXISTING SANITARY MH.

PARCEL 'AA'
302,306 SF
6.94 AC



3	APPROVED BY THE CITY OF INDIANOLA	10-24-23	JMM
2	REVISED AS PER CITY COMMENTS	10-10-23	JMM
1	REVISED AS PER CITY COMMENTS	9-20-23	JMM
	MARK	REVISION	DATE
	Engineer: JAL	Checked By: EDC	Scale: 1" = 40'
	Technician: JMM	Date: 8-29-23	T-R-S: TTN-RRW-SS

KENTUCKY RIDGE DITCH IMPROVEMENTS
EXISTING SITE SURVEY

INDIANOLA, IA

SNYDER & ASSOCIATES, INC.

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

Project No: 123.0685.01
Sheet C200

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Kentucky Mixed Use Ditch Improvements - Sanitary Sewer

City of Indianola

OPTION 2: SANITARY SEWER REPLACEMENT AND DRAINAGE WAY REMOVAL

Opinion of Probable Construction Cost

1/26/2024

Item	Item Code	Item Description	Unit	Quantity	Unit Cost	Total Cost
OPTION 2A - COMPLETE CHANNEL FILL						
1	2010-D-1	Topsoil, On-site, Strip, Salvage and Spread	CY	3000	\$ 15	\$ 45,000
2	2010-E	Excavation, Class 10 (Borrow, Offsite)	CY	26000	\$ 30	\$ 780,000
3	2010-L	Compaction Testing (For Fill Brought on Site)	LS	1	\$ 3,500	\$ 3,500
4	3010-F	Trench Compaction Testing	LS	1	\$ 3,500	\$ 3,500
5	4010-A-1	Sanitary Sewer Gravity Main, Trenched, PVC, 15"	LF	300	\$ 130	\$ 39,000
6	4010-H	Removal of Sanitary Sewer, VCP, 15"	LF	300	\$ 15	\$ 4,500
7	4020-A	Storm Sewer, Trenched, RCP, 15"	LF	32	\$ 200	\$ 6,400
8	4020-A	Storm Sewer, Trenched, RCP, 30"	LF	16	\$ 275	\$ 4,400
9	4020-A	Storm Sewer, Trenched, RCP, 48"	LF	8	\$ 325	\$ 2,600
10	4020-A	Storm Sewer, Trenched, RCP, 72"	LF	305	\$ 650	\$ 198,250
11	4020-F	Removal of Storm Sewer, RCP, 15"	LF	32	\$ 25	\$ 800
12	4020-F	Removal of Storm Sewer, RCP, 30"	LF	8	\$ 35	\$ 280
13	4020-F	Removal of Storm Sewer, RCP, 48"	LF	8	\$ 50	\$ 400
14	4050-G-3	Bypass Pumping	LS	1	\$ 25,000	\$ 25,000
15	6010-A	Storm Manhole, SUDAS SW-401, 48"	EA	1	\$ 7,500	\$ 7,500
16	6010-A	Storm Manhole, SUDAS SW-404, 9'x6'	EA	1	\$ 40,000	\$ 40,000
17	6010-A	Storm Manhole, SPECIAL, 21'x15'	EA	1	\$ 165,000	\$ 165,000
18	6010-C-2	External Drop Connection, 15"	EA	1	\$ 5,500	\$ 5,500
19	6010-F-1	Manhole Adjustment, Major, Rim Adjustment	EA	2	\$ 4,000	\$ 8,000
20	6010-G-1	Connection to Existing Manhole	EA	3	\$ 2,000	\$ 6,000
21	6010-H-1	Remove Manhole, Sanitary, 48"	EA	1	\$ 2,500	\$ 2,500
22	6010-H-1	Remove External Drop Structure	EA	1	\$ 2,500	\$ 2,500
23	6010-H-1	Remove Manhole, Storm, 48"	EA	1	\$ 2,500	\$ 2,500
24	6010-H-1	Remove Apron, 15"	EA	1	\$ 500	\$ 500
25	6010-H-1	Remove Apron, 48"	EA	1	\$ 1,000	\$ 1,000
26	6010-H-1	Remove Headwall	EA	1	\$ 7,500	\$ 7,500

27	9010-C	Hydraulic Seeding, Fertilizing, and Mulching	AC	3	\$ 10,000	\$ 30,000
28	9040-N-1	Silt Fence, Installation, Maintenance, and Removal	LF	2000	\$ 3	\$ 6,000
29	9040-O-1	Stabilized Construction Entrance	1	EA	\$ 2,500	\$ 2,500
30	11010-A	Construction Survey	LS	1	\$ 2,500	\$ 2,500
31	11020-A	Mobilization	LS	1	\$ 141,000	\$ 141,000
32	11050-A	Concrete Washout	LS	1	\$ 1,500	\$ 1,500
					Total	\$ 1,546,000
Item	Item Code	Item Description	Unit	Quantity	Unit Cost	Total Cost
OPTION 2B - PARTIAL CHANNEL FILL						
1	2010-D-1	Topsoil, On-site, Strip, Salvage and Spread	CY	3000	\$ 15	\$ 45,000
2	2010-E	Excavation, Class 10 (Borrow, Offsite)	CY	21000	\$ 30	\$ 630,000
3	2010-L	Compaction Testing (For Fill Brought on Site)	LS	1	\$ 3,500	\$ 3,500
4	3010-F	Trench Compaction Testing	LS	1	\$ 3,500	\$ 3,500
5	4010-A-1	Sanitary Sewer Gravity Main, Trenched, PVC, 15"	LF	300	\$ 130	\$ 39,000
6	4010-H	Removal of Sanitary Sewer, VCP, 15"	LF	300	\$ 15	\$ 4,500
7	4020-A	Storm Sewer, Trenched, RCP, 15"	LF	32	\$ 200	\$ 6,400
8	4020-A	Storm Sewer, Trenched, RCP, 30"	LF	16	\$ 275	\$ 4,400
9	4020-A	Storm Sewer, Trenched, RCP, 48"	LF	8	\$ 325	\$ 2,600
10	4020-A	Storm Sewer, Trenched, RCP, 72"	LF	305	\$ 650	\$ 198,250
11	4020-F	Removal of Storm Sewer, RCP, 15"	LF	32	\$ 25	\$ 800
12	4020-F	Removal of Storm Sewer, RCP, 30"	LF	8	\$ 35	\$ 280
13	4020-F	Removal of Storm Sewer, RCP, 48"	LF	8	\$ 50	\$ 400
14	4050-G-3	Bypass Pumping	LS	1	\$ 25,000	\$ 25,000
15	6010-A	Storm Manhole, SUDAS SW-401, 48"	EA	1	\$ 7,500	\$ 7,500
16	6010-A	Storm Manhole, SUDAS SW-404, 9'x6'	EA	1	\$ 40,000	\$ 40,000
17	6010-A	Storm Manhole, SPECIAL, 21'x15'	EA	1	\$ 165,000	\$ 165,000
18	6010-C-2	External Drop Connection, 15"	EA	1	\$ 5,500	\$ 5,500
19	6010-F-1	Manhole Adjustment, Major, Rim Adjustment	EA	2	\$ 4,000	\$ 8,000
20	6010-G-1	Connection to Existing Manhole	EA	3	\$ 2,000	\$ 6,000
21	6010-H-1	Remove Manhole, Sanitary, 48"	EA	1	\$ 2,500	\$ 2,500
22	6010-H-1	Remove External Drop Structure	EA	1	\$ 2,500	\$ 2,500
23	6010-H-1	Remove Manhole, Storm, 48"	EA	1	\$ 2,500	\$ 2,500
24	6010-H-1	Remove Apron, 15"	EA	1	\$ 500	\$ 500
25	6010-H-1	Remove Apron, 48"	EA	1	\$ 1,000	\$ 1,000
26	6010-H-1	Remove Headwall	EA	1	\$ 7,500	\$ 7,500
27	9010-C	Hydraulic Seeding, Fertilizing, and Mulching	AC	3	\$ 10,000	\$ 30,000

28	9040-N-1	Silt Fence, Installation, Maintenance, and Removal	LF	2000	\$	3	\$	6,000
29	9040-O-1	Stabilized Construction Entrance	1	EA	\$	2,500	\$	2,500
30	11010-A	Construction Survey	LS	1	\$	2,500	\$	2,500
31	11020-A	Mobilization	LS	1	\$	126,000	\$	126,000
32	11050-A	Concrete Washout	LS	1	\$	1,500	\$	1,500
						Total	\$	1,381,000

OPTION 2A - SANITARY SEWER REPLACEMENT W/ DRAINAGE-WAY REMOVAL (COMPLETE CHANNEL FILL)

EXTEND 30" STORM TO STRUCTURE.
CONNECT TO EXISTING 30" STORM
WITH SUDAS SW-211 TYPE PC-2
CONCRETE COLLAR.
(TYP 2)

REMOVE EXISTING
HEADWALL

MANHOLE ADJUSTMENT
(MAJOR) EXTEND RIM TO NEW
SURFACE ELEV ~923.5

MODIFY EXIST SANITARY MANHOLE:
1) MANHOLE ADJUSTMENT MAJOR; EXTEND
RISER SECTION TO PROPOSED GRADE.
RIM: ~919.5
2) CONNECT NEW 15" SANITARY SEWER
WITH EXTERNAL DROP STRUCTURE.
15" INVT IN: ~910.00
15" INVT OUT: 898.05

CAST-IN-PLACE STORM STRUCTURE.
APPROX. 21'X15'X10' WITH RISER
SECTION TO GRADE.

ABANDON ~293 LF EXISTING 15"
SEWER AND REPLACE WITH NEW
15" PVC SANITARY SEWER AT
NEW ELEVATION.

REMOVE EXIST. MANHOLE

9'X6' SUDAS SW-404 RECTANGULAR BASE
CIRCULAR TOP STORM MANHOLE
RIM: ~925.5
48" INVT IN: ~903.75
30" INVT IN: ~906.72
72" INVT OUT: ~903.5

SANITARY SEWER CROSSING
OVER 72" STORM. PLACE
INSULATION UNDER
SANITARY SEWER.

INSTALL ~305 LF 72" RCP
STORM SEWER

REMOVE EXIST. 15" AND 48"
STORM SEWER AND
APRONS.

CONNECT NEW 48" STORM TO EXISTING
WITH SUDAS SW-211 PC-2 CONCRETE
COLLAR

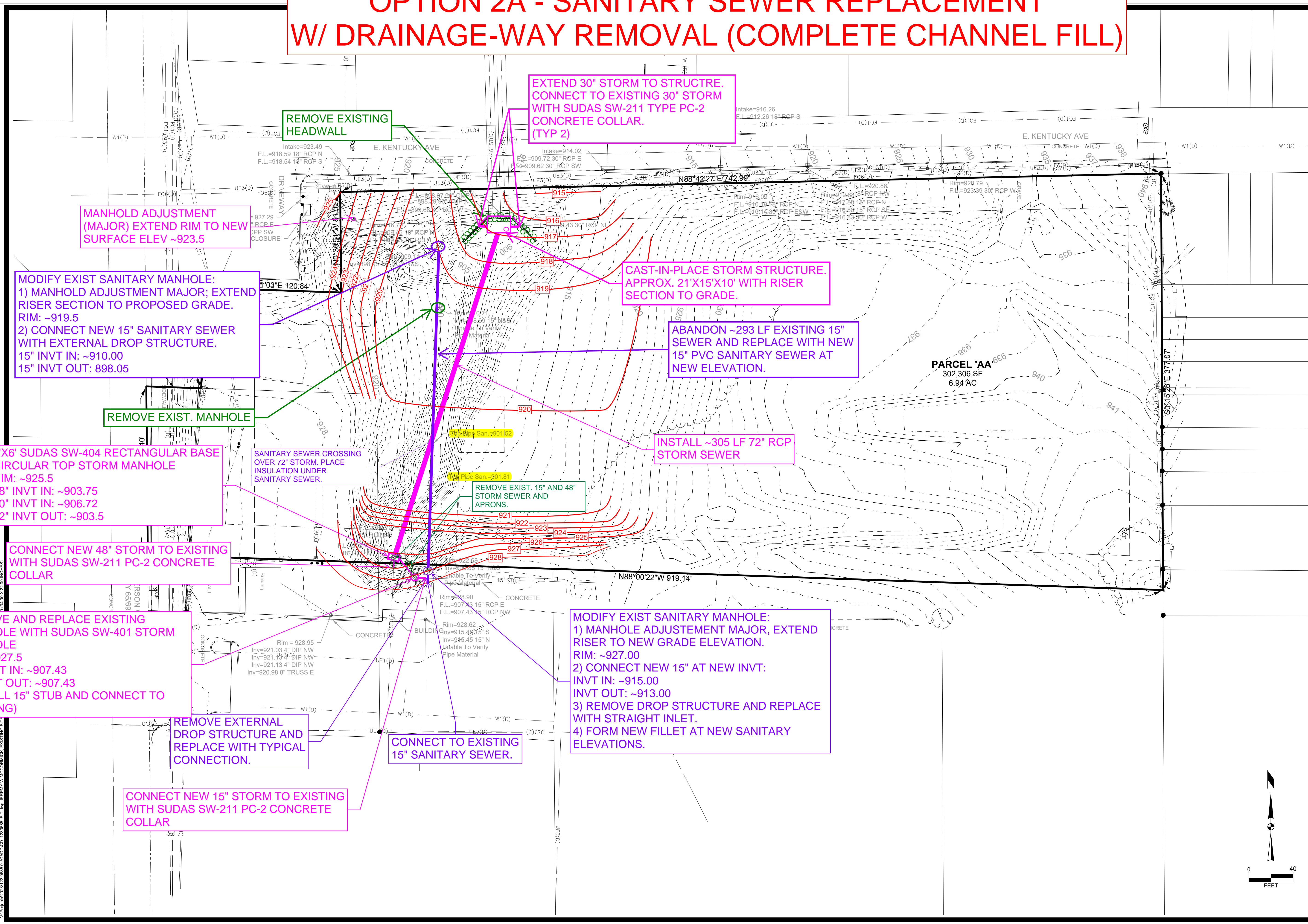
REMOVE AND REPLACE EXISTING
MANHOLE WITH SUDAS SW-401 STORM
MANHOLE
RIM: ~927.5
15" INVT IN: ~907.43
15" INVT OUT: ~907.43
(INSTALL 15" STUB AND CONNECT TO
EXISTING)

MODIFY EXIST SANITARY MANHOLE:
1) MANHOLE ADJUSTMENT MAJOR, EXTEND
RISER TO NEW GRADE ELEVATION.
RIM: ~927.00
2) CONNECT NEW 15" AT NEW INVT:
INVT IN: ~915.00
INVT OUT: ~913.00
3) REMOVE DROP STRUCTURE AND REPLACE
WITH STRAIGHT INLET.
4) FORM NEW FILLET AT NEW SANITARY
ELEVATIONS.

REMOVE EXTERNAL
DROP STRUCTURE AND
REPLACE WITH TYPICAL
CONNECTION.

CONNECT TO EXISTING
15" SANITARY SEWER.

CONNECT NEW 15" STORM TO EXISTING
WITH SUDAS SW-211 PC-2 CONCRETE
COLLAR



MARK	REVISION	DATE	BY
3	APPROVED BY THE CITY OF INDIANOLA	10-24-23	JMM
2	REVISED AS PER CITY COMMENTS	10-10-23	JMM
1	REVISED AS PER CITY COMMENTS	9-20-23	JMM

Scale: 1" = 40'
 Checked By: EDC
 Date: 8-29-23
 Technician: JMM
 Project No: 123.0685.01

INDIANOLA, IA

KENTUCKY RIDGE DITCH IMPROVEMENTS

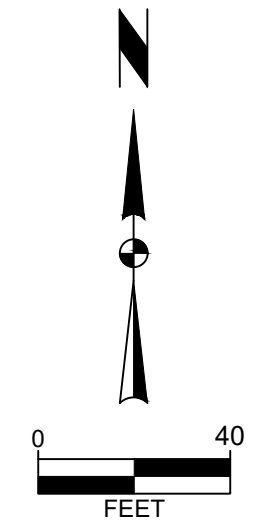
EXISTING SITE SURVEY

SNYDER & ASSOCIATES, INC.

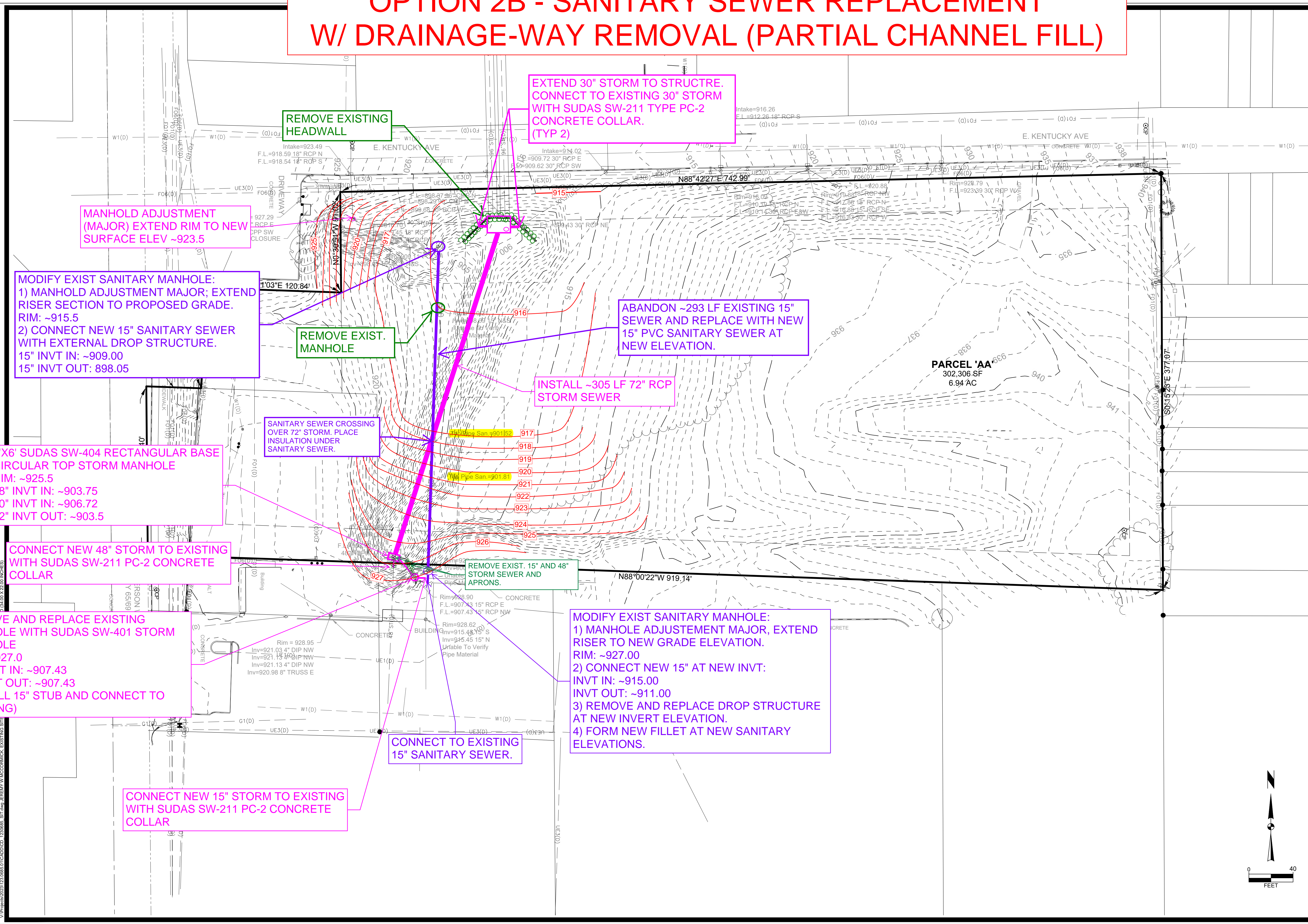
2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 123.0685.01
 Sheet C200



OPTION 2B - SANITARY SEWER REPLACEMENT W/ DRAINAGE-WAY REMOVAL (PARTIAL CHANNEL FILL)



MANHOLD ADJUSTMENT (MAJOR) EXTEND RIM TO NEW SURFACE ELEV ~923.5

MODIFY EXIST SANITARY MANHOLE:
1) MANHOLD ADJUSTMENT MAJOR; EXTEND RISER SECTION TO PROPOSED GRADE. RIM: ~915.5
2) CONNECT NEW 15" SANITARY SEWER WITH EXTERNAL DROP STRUCTURE. 15" INVT IN: ~909.00 15" INVT OUT: 898.05

REMOVE EXISTING HEADWALL

REMOVE EXIST. MANHOLE

EXTEND 30" STORM TO STRUCTRE. CONNECT TO EXISTING 30" STORM WITH SUDAS SW-211 TYPE PC-2 CONCRETE COLLAR. (TYP 2)

ABANDON ~293 LF EXISTING 15" SEWER AND REPLACE WITH NEW 15" PVC SANITARY SEWER AT NEW ELEVATION.

INSTALL ~305 LF 72" RCP STORM SEWER

SANITARY SEWER CROSSING OVER 72" STORM. PLACE INSULATION UNDER SANITARY SEWER.

9'X6' SUDAS SW-404 RECTANGULAR BASE CIRCULAR TOP STORM MANHOLE RIM: ~925.5 48" INVT IN: ~903.75 30" INVT IN: ~906.72 72" INVT OUT: ~903.5

CONNECT NEW 48" STORM TO EXISTING WITH SUDAS SW-211 PC-2 CONCRETE COLLAR

REMOVE EXIST. 15" AND 48" STORM SEWER AND APRONS.

REMOVE AND REPLACE EXISTING MANHOLE WITH SUDAS SW-401 STORM MANHOLE RIM: ~927.0 15" INVT IN: ~907.43 15" INVT OUT: ~907.43 (INSTALL 15" STUB AND CONNECT TO EXISTING)

MODIFY EXIST SANITARY MANHOLE:
1) MANHOLD ADJUSTMENT MAJOR, EXTEND RISER TO NEW GRADE ELEVATION. RIM: ~927.00
2) CONNECT NEW 15" AT NEW INVT: INVT IN: ~915.00 INVT OUT: ~911.00
3) REMOVE AND REPLACE DROP STRUCTURE AT NEW INVERT ELEVATION.
4) FORM NEW FILLET AT NEW SANITARY ELEVATIONS.

CONNECT TO EXISTING 15" SANITARY SEWER.

CONNECT NEW 15" STORM TO EXISTING WITH SUDAS SW-211 PC-2 CONCRETE COLLAR

3	APPROVED BY THE CITY OF INDIANOLA	10-24-23	JWM
2	REVISED AS PER CITY COMMENTS	10-10-23	JWM
1	REVISED AS PER CITY COMMENTS	9-20-23	JWM
	MARK	REVISION	DATE
	Engineer: JAL	Checked By: EDC	Scale: 1" = 40'
	Technician: JWM	Date: 8-29-23	T-R-S: TTN-RRW-SS
Project No: 123.0685.01			Sheet C200


INDIANOLA, IA

KENTUCKY RIDGE DITCH IMPROVEMENTS

EXISTING SITE SURVEY

SNYDER & ASSOCIATES, INC.

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



SNYDER & ASSOCIATES

Project No: 123.0685.01
Sheet C200

Kentucky Mixed Use Ditch Improvements - Sanitary Sewer
 City of Indianola
OPTION 3 - SANITARY SEWER RELOCATION
 Opinion of Probable Construction Cost
 1/29/2024

Item	Item Code	Item Description	Unit	Quantity	Unit Cost	Total Cost
OPTION 3A - SANITARY SEWER RELOCATION						
1	2010-D-1	Topsoil, On-site, Strip, Salvage and Spread	CY	1000	\$ 25	\$ 25,000
2	3010-F	Trench Compaction Testing	LS	1	\$ 3,500	\$ 3,500
3	4010-A-1	Sanitary Sewer Gravity Main, Trenched, PVC, 15"	LF	565	\$ 130	\$ 73,450
4	4010-K	Sanitary Sewer Abandonment, VCP, 15"	EA	2	\$ 1,000	\$ 2,000
5	4050-G-3	Bypass Pumping	LS	1	\$ 25,000	\$ 25,000
6	6010-A	Sanitary Manhole, SUDAS SW-301, 48"	EA	2	\$ 12,500	\$ 25,000
7	6010-A	Sanitary Manhole, SUDAS SW-303, 48"	EA	1	\$ 20,000	\$ 20,000
8	6010-C-2	External Drop Connection, 15"	EA	2	\$ 2,500	\$ 5,000
9	6010-G-1	Connection to Existing Manhole	EA	2	\$ 2,000	\$ 4,000
10	6010-H-1	Remove External Drop Structure	EA	1	\$ 2,500	\$ 2,500
11	6010-H-1	Remove Manhole, Sanitary, 48"	EA	2	\$ 2,500	\$ 5,000
12	9010-C	Hydraulic Seeding, Fertilizing, and Mulching	AC	1.3	\$ 10,000	\$ 13,000
13	9040-E	Temporary RECP	SY	3000	\$ 4	\$ 12,000
14	9040-N-1	Silt Fence, Installation, Maintenance, and Removal	LF	1200	\$ 3	\$ 3,600
15	9040-O-1	Stabilized Construction Entrance	EA	1	\$ 2,500	\$ 2,500
16	11010-A	Construction Survey	LS	1	\$ 2,500	\$ 2,500
17	11020-A	Mobilization	LS	1	\$ 23,000	\$ 23,000
Total						\$ 248,000

Item	Item Code	Item Description	Unit	Quantity	Unit Cost	Total Cost
OPTION 3B - SANITARY SEWER RELOCATION						
1	2010-D-1	Topsoil, On-site, Strip, Salvage and Spread	CY	1000	\$ 25	\$ 25,000
2	3010-F	Trench Compaction Testing	LS	1	\$ 3,500	\$ 3,500
3	4010-A-1	Sanitary Sewer Gravity Main, Trenched, PVC, 15"	LF	385	\$ 140	\$ 53,900
4	4010-K	Sanitary Sewer Abandonment, VCP, 15"	EA	3	\$ 1,000	\$ 3,000
5	4050-G-3	Bypass Pumping	LS	1	\$ 25,000	\$ 25,000
6	6010-A	Sanitary Manhole, SUDAS SW-301, 48"	EA	1	\$ 20,000	\$ 20,000
7	6010-A	Sanitary Manhole, SUDAS SW-303, 48"	EA	1	\$ 15,000	\$ 15,000
8	6010-C-2	External Drop Connection, 15"	EA	1	\$ 2,500	\$ 2,500
9	6010-G-1	Connection to Existing Manhole	EA	1	\$ 2,000	\$ 2,000
10	6010-H-1	Remove External Drop Structure	EA	1	\$ 2,500	\$ 2,500
11	6010-H-1	Remove Manhole, Sanitary, 48"	EA	2	\$ 2,500	\$ 5,000
12	9010-C	Hydraulic Seeding, Fertilizing, and Mulching	AC	1.3	\$ 10,000	\$ 13,000
13	9040-E	Temporary RECP	SY	3000	\$ 4	\$ 12,000
14	9040-N-1	Silt Fence, Installation, Maintenance, and Removal	LF	1200	\$ 3	\$ 3,600
15	9040-O-1	Stabilized Construction Entrance	EA	1	\$ 2,500	\$ 2,500
16	11010-A	Construction Survey	LS	1	\$ 2,500	\$ 2,500
17	11020-A	Mobilization	LS	1	\$ 20,000	\$ 20,000
Total						\$ 211,000

OPTION 3A - SANITARY SEWER RELOCATION

INSTALL SUDAS SW-303 SANITARY MANHOLE
OVER EXISTING SEWER.
RIM: ~918
INVT IN: ~907.5 (W/EXTERNAL DROP
STRUCTURE)
INVT OUT: ~898.00 (EXIST)

INSTALL INSULATION
BETWEEN SANITARY
AND STORM CULVERT.

INSTALL APPROX 155 LF 15"
SANITARY SEWER

ABANDON ~45 LF EXISTING
SANITARY SEWER IN PLACE.

NEW SW-301 SANITARY MANHOLE
RIM: ~915
INVT IN: ~908.0
INVT OUT: ~908.0

REMOVE EXIST MANHOLE

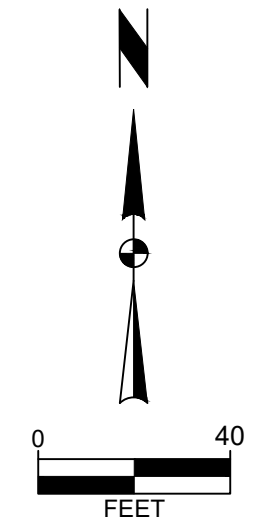
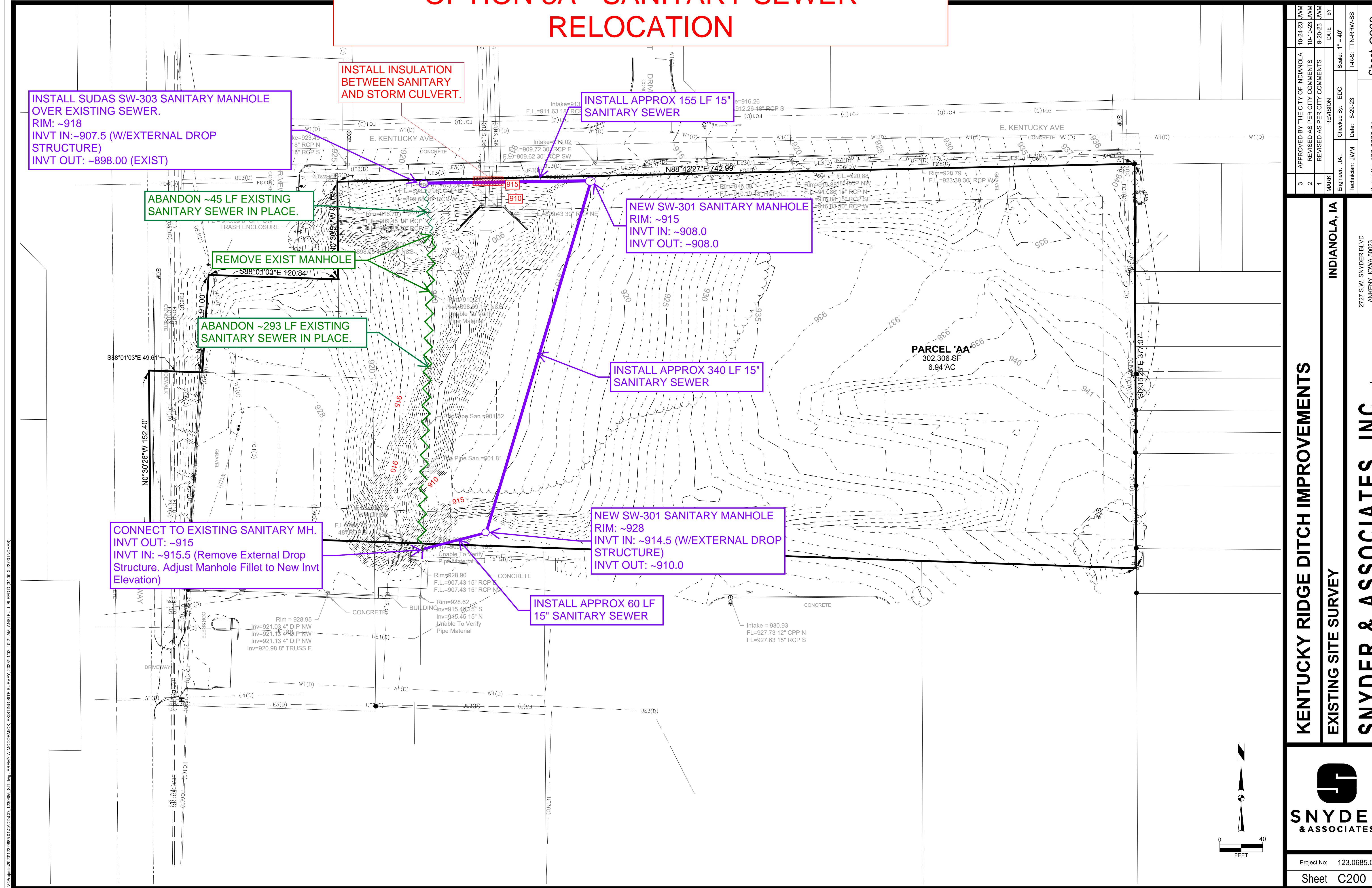
ABANDON ~293 LF EXISTING
SANITARY SEWER IN PLACE.

INSTALL APPROX 340 LF 15"
SANITARY SEWER

CONNECT TO EXISTING SANITARY MH.
INVT OUT: ~915
INVT IN: ~915.5 (Remove External Drop
Structure. Adjust Manhole Fillet to New Invt
Elevation)

NEW SW-301 SANITARY MANHOLE
RIM: ~928
INVT IN: ~914.5 (W/EXTERNAL DROP
STRUCTURE)
INVT OUT: ~910.0

INSTALL APPROX 60 LF
15" SANITARY SEWER



3	APPROVED BY THE CITY OF INDIANOLA	10-24-23	JMM
2	REVISED AS PER CITY COMMENTS	10-10-23	JMM
1	REVISED AS PER CITY COMMENTS	9-20-23	JMM
	MARK	REVISION	DATE
	Engineer: JAL	Checked By: EDC	Scale: 1" = 40'
	Technician: JMM	Date: 8-29-23	T-R-S: TTN-RRW-SS

INDIANOLA, IA

KENTUCKY RIDGE DITCH IMPROVEMENTS

EXISTING SITE SURVEY

SNYDER & ASSOCIATES, INC.

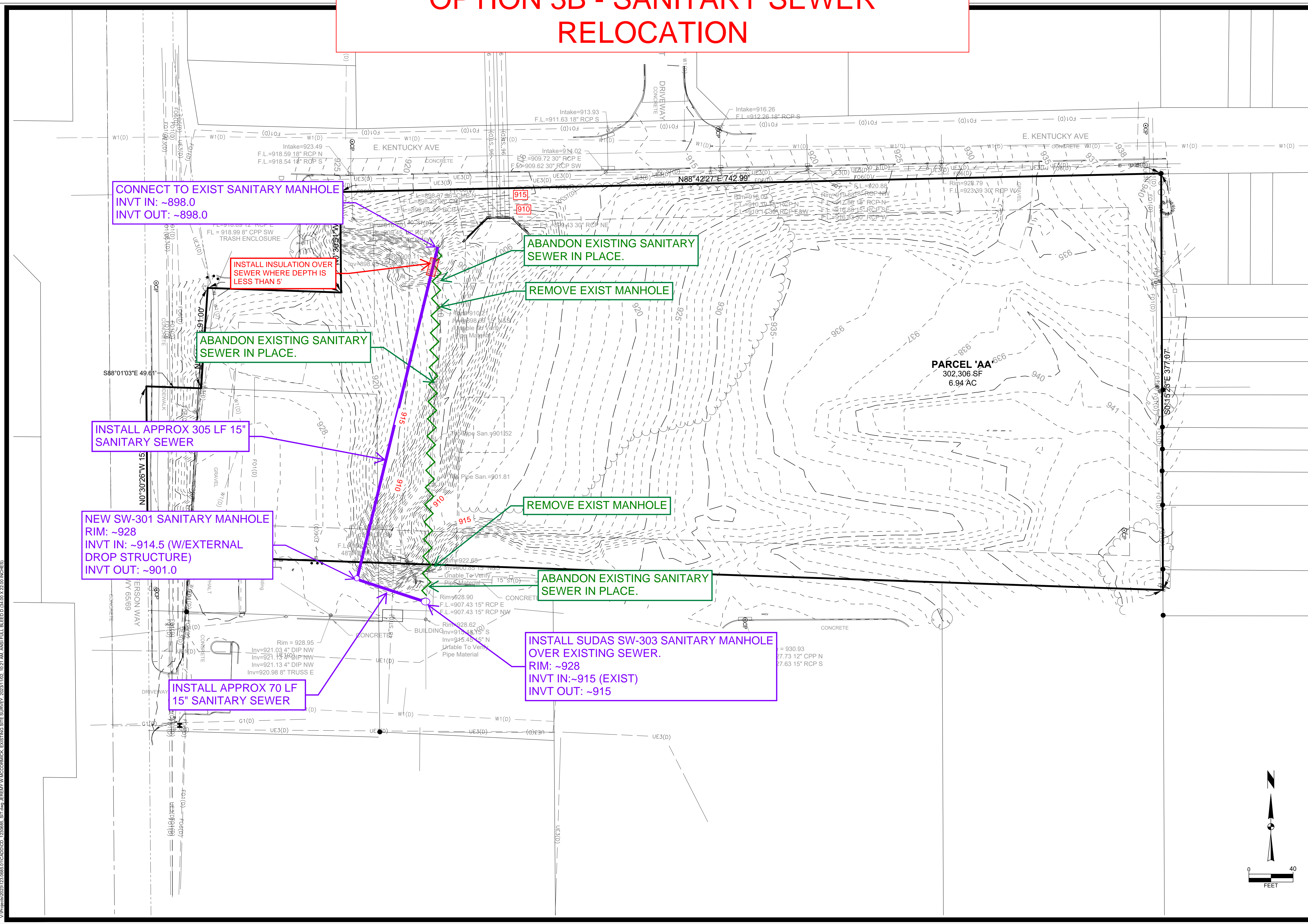
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& ASSOCIATES**

Project No: 123.0685.01
Sheet C200

OPTION 3B - SANITARY SEWER RELOCATION



CONNECT TO EXIST SANITARY MANHOLE
INVT IN: ~898.0
INVT OUT: ~898.0

INSTALL INSULATION OVER
SEWER WHERE DEPTH IS
LESS THAN 5'

ABANDON EXISTING SANITARY
SEWER IN PLACE.

INSTALL APPROX 305 LF 15"
SANITARY SEWER

NEW SW-301 SANITARY MANHOLE
RIM: ~928
INVT IN: ~914.5 (W/EXTERNAL
DROP STRUCTURE)
INVT OUT: ~901.0

INSTALL APPROX 70 LF
15" SANITARY SEWER

ABANDON EXISTING SANITARY
SEWER IN PLACE.

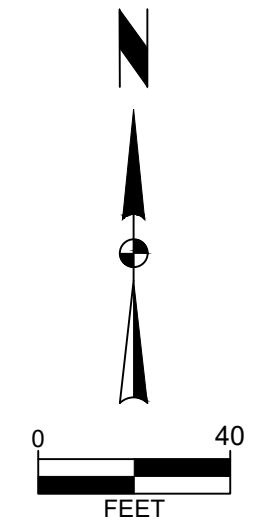
REMOVE EXIST MANHOLE

REMOVE EXIST MANHOLE

ABANDON EXISTING SANITARY
SEWER IN PLACE.

INSTALL SUDAS SW-303 SANITARY MANHOLE
OVER EXISTING SEWER.
RIM: ~928
INVT IN: ~915 (EXIST)
INVT OUT: ~915

PARCEL 'AA'
302,306 SF
6.94 AC



3	APPROVED BY THE CITY OF INDIANOLA	10-24-23	JMM
2	REVISED AS PER CITY COMMENTS	10-10-23	JMM
1	REVISED AS PER CITY COMMENTS	9-20-23	JMM
	MARK	REVISION	DATE
	Engineer: JAL	Checked By: EDC	Scale: 1" = 40'
	Technician: JMM	Date: 8-29-23	T-R-S: TTN-RRW-SS

KENTUCKY RIDGE DITCH IMPROVEMENTS
EXISTING SITE SURVEY

INDIANOLA, IA

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I:\Projects\2023\123.0685.01\CADD\CADD - EXISTING SITE SURVEY - 2023\1102 - 1027 AM - ANSI FULL BLEED.DWG (24.00 X 22.00 INCHES)



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Deputy City Manager Development and Operations

Date: March 4, 2024

Subject: Resolution approving the preliminary plat for the Emerald Bay Development.

Introduction:

Background: Jesse Rognes is requesting preliminary plat approval for the Emerald Bay Development. The preliminary plat shows three (3) proposed commercial lots (Lots 1, 5, & 10), and seven (7) residential lots (Lots 2-4 & Lots 6-9).

Discussion: Jesse Rognes has submitted a preliminary plat application for the Emerald Bay Development, located at 2103 N Jefferson Way (Parcel #490/2413-0880). The preliminary plat shows three (3) proposed commercial lots (Lots 1, 5, & 10), and seven (7) residential lots (Lots 2-4 & Lots 6-9). The property is vacant and currently utilized for row-crop production. The property is zoned as a Planned Unit Development, with a recorded master plan for the “Emerald Bay Planned Unit Development”.

To the north of the subject property is the Indianola Veterinary Clinic, as well as multiple vacant parcels that were divided as part of the Fairacres Addition Subdivision. To the east are 3 commercial properties, including a gas station, a financial institution/bank, and vacant commercial ground. To the south exists eleven (11) properties, ten (10) of which contain single-family dwellings. To the west contains one property currently utilized as a golf course.

The property fronts along North Jefferson Way. According to the Iowa Department of Transportation (IDOT), N Jefferson Way has an Average Annual Daily Traffic (AADT) of 19,600 vehicles and was last counted in 2022. Staff will require a traffic impact analysis (TIA) as part of this subdivision request.

The property does contain environmentally sensitive features such as a pond/lake and creek/stream. The property also contains heavy woodlands.

According to the “Elevate Indianola” Comprehensive Plan, the future land use of this area is designated as Regional Mixed Use for the areas adjacent to the highway, and Low/Medium – Medium/High Density Residential for the western portions of the property. Park and Open Space is also shown to allow for future park.

The applicant has indicated that the future commercial uses for Lot 10 and 5 are speculative. Lot 1 has been identified as future convenience store with fuel sales, consistent with the approved Planned Unit Development Master Plan.

The preliminary plat shows the continuation of North Buxton Street to the North and future continuation of Trail Ridge Avenue to the west.

Budget Impact:

Recommendation: The City of Indianola Planning and Zoning Commission recommends the request be approved, with the condition that any areas of issues/concerns with the SWMP must be addressed as part of the Construction Document approval process.

- Attachments:**
1. Staff Report
 2. Pre-Plat Application - signed
 3. 23-141 Pre-Plat
 4. Emerald Bay RESOLUTION



COMMUNITY DEVELOPMENT

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

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: February 27, 2024

Agenda Item: 7.D Consider the request from Jesse Rognes for recommendation of approval of a preliminary plat for Emerald Bay Development.

Application Type: Preliminary Plat

Applicant: Jesse Rognes

Property Owner: Emerald Bay LLC

Property Address/Parcel: 2103 N Jefferson Way (Parcel #490/2413-0880)

Current Zoning: Planned Unit Development (PUD)

Application Summary

Jesse Rognes is requesting preliminary plat approval for the Emerald Bay Development. The preliminary plat shows three (3) proposed commercial lots (Lots 1, 5, & 10), and seven (7) residential lots (Lots 2-4 & Lots 6-9).

Agenda Item: 7.D to consider the request from Jesse Rognes for recommendation of approval of a preliminary plat for Emerald Bay Development.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.05 PRELIMINARY PLATTING PROCEDURE

1. The owner or developer of any tract of land to be subdivided shall cause a preliminary plat to be prepared, a plat of the subdivision containing the information specified herein and shall file twelve (12) copies and an electronic copy with the Clerk
2. Preliminary plats shall be filed with the Clerk at least fifteen (15) days prior to scheduled Commission meetings. Adjoining property owners shall be notified of preliminary plats by first class mail at least ten (10) days prior to Commission meetings.
3. The Clerk shall immediately transmit three (3) copies of the preliminary plat to the Commission for study and recommendation.
4. The commission shall examine the plat as to its compliance with this chapter and the comprehensive plan of the City and shall have thirty (30) days to submit a recommendation to the Council provided that the owner or developer may agree to an extension of time not to exceed sixty (60) days. A copy of the recommendation shall be forwarded to the owner or developer.
5. The Council, upon receipt of the Commission's recommendation, or after thirty (30) days, or any extension thereof shall have passed, shall by resolution grant approval or reject the preliminary plat. If the preliminary plat is rejected, the Council will advise the owner or developer of any changes which are desired or should have consideration before approval will be given. Upon making such changes, the developer may resubmit the preliminary plat for approval by the Commission and the Council. Approval of the preliminary plat by the Council shall constitute approval to proceed with the preparation of the final plat but shall not be deemed approval of the subdivision.

170.09 PRELIMINARY PLAT REQUIREMENTS

The preliminary plat shall contain the following information:

1. A location map showing:
 - A. The subdivision name
 - B. An outline of the area to be subdivided
 - C. The existing streets and public or community utilities, if any, on adjoining property
 - D. North point and scale
2. A preliminary plat of the subdivision drawn to scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used, said preliminary plat to show:
 - A. The legal description, acreage, and the name of the proposed subdivision

Agenda Item: 7.D to consider the request from Jesse Rognes for recommendation of approval of a preliminary plat for Emerald Bay Development.

- B. The name and address of the owner
- C. The name of the person who prepared the plat, and the date thereof
- D. The location of existing lot lines, streets, public utilities, water mains, sewers, drainpipes, culverts, watercourses, bridges, railroads, and buildings in the proposed subdivision
- E. Contours at vertical intervals of not more than two (2) feet, based upon City datum, except that where the slope of the land exceeds twenty-five percent (25%), five (5) foot intervals shall be sufficient.
- F. The location and widths, other dimensions and names of the proposed streets, utility easements and other open spaces or reserved areas.
- G. A statement concerning the location and approximate size or capacity of utilities proposed to be installed.
- H. Tract boundary lines showing dimensions, bearings, angles, and references to known lines or benchmarks.
- I. The names and addresses of adjacent property owners.
- J. Proposed building lines.
- K. Grades of proposed streets.
- L. A cross-section of the proposed streets showing the roadway location, type and width of surfacing, the type drainage and other improvements to be installed.
- M. The location of proposed wells and/or water mains and sewage disposal system if a public or community system is used.
- N. The drainage of the land including proposed storm sewers, ditches, culverts, bridges and other structures.
- O. North point and graphic scale
- P. The location and dimension of sidewalks to be installed.
- Q. Indicate the current Iowa Department of Natural Resources requirement in a note placed on the plat, if applicable
- R. Indicate current flood zones as determined by FEMA with the platted area.

170.11 DESIGN STANDARDS – STREETS

1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements (“SUDAS”).
 - A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
 - B. Street jogs of less than 150 feet shall be avoided.
 - C. Cul-de-sacs shall not exceed 700 feet in length.
 - D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.
 - E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.
 - F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.
 - G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.
 - H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.
 - I. Intersection of more than two streets at a point shall not be permitted.
 - J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
 - K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.
 - L. Streets, avenues, places, and courts shall be named in the following manner:

General Direction	Long Streets	Short Streets
North and South	Streets	Courts
East and West	Avenues	Places
Diagonal	Roads	Ways
Curving	Drives	Lanes

2. Minimum rights-of-way shall be provided as follows:
 - A. Thoroughfares - 100 feet. In addition, access spacing on thoroughfares is as follows: (i) intersection spacing – 600 foot minimum; (ii) entrance spacing – 300 foot minimum; (iii) separation of entrance from intersection – 150 foot minimum.
 - B. Residential collector streets - 70 feet.
 - C. Commercial collector streets - 80 feet.
 - D. Residential streets - 60 feet.
 - E. Cul-de-sacs - 110 feet in diameter.
 - F. Alleys - 20 feet.
3. The minimum width of surfacing to be provided shall be as follows:

Agenda Item: 7.D to consider the request from Jesse Rognes for recommendation of approval of a preliminary plat for Emerald Bay Development.

- D. Residential Street – 25 feet or 31 feet within the discretion of the Council.
- E. Cul-de-sacs – 85 feet in diameter.
- F. Alleys – 20 feet.
- G. Sidewalks – 4 feet.

4. Grades. No street grade shall be less than one-half of one percent and shall not exceed the following limits:

- A. Thoroughfare streets – 4 percent.
- B. Collector streets – 6 percent.
- C. Residential streets – 8 percent.

170.13 DESIGN STANDARDS – LOTS

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed two and one-half times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS

1. Easement not less than 15 feet in width shall be provided along each side of the front yard lot lines of all lots, and in the case of corner lots, the side street yard, and along such other lot liens as may be required by public and private utility companies.
2. Easements of greater width may be required for trunk lines, pressure lines, open drainage courses or high voltage lines and shall be provided as determined by the utility or Council.
3. Utility easements shall convey to the City, its successors and assigns, the perpetual right within the areas shown on the plat and described in the easement, to construct, reconstruct, operate and maintain electric lines consisting of poles, wires, cables, conduits, fixtures, anchors and other similar equipment, including the right to trim or remove trees within such areas where necessary to secure a clearance of four feet from the wires or poles, together with the right to extend to any telephone, telegraph, electric or power company, the right to use separately or jointly with the City, the areas included in the easement for the purposes above enumerated.

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

In subdividing property, consideration shall be given to suitable sites for schools, parks, playgrounds and other common areas for public use so as to conform to any recommendations of the most current Comprehensive Plan. Any provision for schools, parks and playgrounds should be indicated on the preliminary plan in order that it may be determined when and in what manner such areas will be provided or acquired by an appropriate taxing agency.

170.16 NATURAL DRAINAGE COURSES

Whenever any stream or important surface drainage course is located in an area which is being subdivided, the subdivider shall provide an adequate easement along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream or drainage course.

170.17 EROSION CONTROL (DESIGN STANDARDS)

Methods for controlling soil erosion shall be in accordance with current Iowa Department of Natural Resources Standards and requirements of NPDES permit.

170.19 SANITARY SEWERS

The subdivider shall at the subdivider's expense provide the subdivision with a complete sanitary sewer system including all necessary pumping stations, force mains, pumping equipment and other appurtenances, which shall connect with a sanitary sewer outlet or treatment facility approved by the Council. The sewers shall extend to the subdivision boundaries as necessary to provide for the extension of the sewers by adjacent property. Where sewers in excess of 15 inches in diameter are required, the additional cost shall be borne by the City.

170.20 PROHIBITED DISCHARGE

No storm water, surface water, ground water, roof runoff, swimming pool, subsurface drainage, cooling water or unpolluted water shall be discharged into the City sanitary sewer system. Any such discharge into the City sanitary sewer system shall be deemed a public nuisance and a municipal infraction.

170.21 STORM DRAINS

1. The subdivider shall, at the subdivider's expense, provide the subdivision with adequate drains, ditches, culverts, complete bridges, storm sewers, intakes and manholes to provide the collection and removal of all surface waters. These improvements shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties. Where oversize storm sewers or drainage structures are required to serve other areas of the watershed, the additional cost shall be borne by the developer.
2. The subdivider shall, at the subdivider's expense, provide the subdivision with a storm sewer system to adequately handle a five-year rainstorm. The system shall include culverts, ditches, intakes, manholes, or any structure deemed necessary. All such structures shall meet the City of Indianola Standard Specifications. In addition, the subdivider shall, at the subdivider's expense, provide the subdivision with overland

Agenda Item: 7.D to consider the request from Jesse Rognes for recommendation of approval of a preliminary plat for Emerald Bay Development.

drainage courses and easements to adequately handle storm water in excess of a five-year rainstorm and up to a 100-year rain storm. For any subdivision containing new streets, the system shall be designed by a licensed engineer registered to practice in the State of Iowa.

- A. Each lot shall be provided with minimum six-inch diameter storm sewer service line that is a minimum of four feet below ground level, stubbed to the property line, unless the Director of Community Development determines that sump lines can be taken to an existing overland drainage area. The sump pump line shall be a minimum of one and one-half inches in diameter.
- B. The storm sewer system line shall be made of reinforced concrete pipe or polyvinyl chloride (PVC) pipe. The sump pump lines shall be made of PVC, PVC Truss, or PVC corrugated pipe. All structures shall be built in accordance with City of Indianola Standard Construction Specifications for Subdivisions.
- C. The storm sewer system shall be large enough to provide for anticipated extension of use to serve additional areas, as set out in Indianola Comprehensive Plan.
- D. Storm sewer service lines shall be connected to the City storm sewer system at intakes, manholes, or directly into the City storm sewer pipe. Tapping storm sewer service lines into the City storm sewers shall be by using approved methods.

Should it not be possible to install a storm sewer service, as described above, alternate plans may be submitted for review by the City's consulting engineer and City staff.

170.22 WATER

The subdivider shall at the subdivider's expense provide the subdivision with a complete water main supply system including hydrants, valves and other appurtenances which shall be extended into and through the subdivision to the boundary lines, and which shall provide a water connection for each lot, and shall be connected to the City water system. Fire hydrants shall be uniform throughout the subdivision and shall meet the standards and design approved by the Utilities Board of Trustees. Where water mains in excess of eight inches are required, the additional cost shall be borne by the City if the area is zoned R-2 or R-3. If at the time the main is to be installed the area in question is zoned R-4, any commercial or any industrial classification, the subdivider may be required to put in a water main in excess of eight inches at the subdivider's own expense. Whether the City shall pay a portion of the additional cost shall be discretionary with the Board of Trustees. Water mains shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties.

170.23 SIDEWALKS

The subdivider, developer or owner of the lot shall at their expense provide a four-foot wide concrete sidewalk along each lot frontage prior to the occupancy of the structure on the lot except as otherwise provided herein. In commercial or industrial areas where it can be demonstrated that there will be limited or no need for sidewalks, the Council may waive or modify the requirement for the installation of sidewalks after review and report from the Commission. The Council may waive the sidewalk requirement on cul-de-sacs. Any such waiver shall not be acted upon until the Council has received the recommendation of the Commission.

170.24 MARKERS

The subdivider shall at the subdivider's expense place an iron rod not less than one-half inch in diameter and 24 inches in length as follows:

- 1. Set in concrete three feet deep at the intersection of all lines forming angles in the boundary of the subdivision, and at all street intersections.
- 2. At lot corners and changes in direction of block and lot boundaries.

170.25 GRADING

The subdivider shall at the subdivider's expense bring all streets and alleys with the platted area which are being dedicated for public use to the grade approved by the Council.

170.26 CURB AND GUTTER

The subdivider shall at the subdivider's expense install curb and gutter on all streets in the plat being dedicated for public use. Curb and gutter shall be constructed of Portland cement concrete in accordance with designs and specifications and at grades approved by the Council.

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS)

The subdivider shall be responsible for controlling soil erosion and surface water runoff within the subdivision during its construction and development and shall provide erosion and runoff control measures as work progresses on site grading, the installation of sewers or other improvements or phases of work. Insofar as practical, erosion control measures shall be undertaken prior to any other development within the subdivision which will contribute to runoff or erosion.

170.28 SURFACING

The subdivider shall at the subdivider's expense surface all streets being dedicated for public use from curb to curb. Surfacing shall consist of not less than six inches of Portland cement concrete over a prepared subgrade and shall be constructed in accordance with designs and specifications and at grades approved by the Council. Where a surface width in excess of 31 feet is required, the cost of the additional surface width, which shall be assumed to be the center portion of the roadway surface, shall be paid by the City. On collector and thoroughfare streets where a higher standard than is herein required or a thickness of greater than eight inches is deemed necessary by the Council, the additional cost shall be borne by the City. Where unimproved street right-of-way exists the owner or developer at the owner's or developer's own expense shall improve such right-of-way as required by this section for the entire width of the lot or lots (or for the entire width and the length of the lot or lots in the case of lot or lots bordered by more than one street) prior to or contemporaneous with the development of the lot or lots. The owner or developer shall also improve all other portions of unimproved street right of way serving such areas.

170.29 SPECIFICATIONS

The type of construction, the materials, the methods, the standards of subdivision improvements and the maintenance bonds shall be in accordance with the specifications found in a bound volume which is entitled Iowa Statewide Urban Design and Specification for Public Improvements which is on file in the Clerk's office. The Council may from time to time amend by resolution the standard construction specifications for subdivisions found in the volume. The Clerk shall keep a record of all amendments made to the specifications. Plans and

Agenda Item: 7.D to consider the request from Jesse Rognes for recommendation of approval of a preliminary plat for Emerald Bay Development.

specifications for subdivisions shall be submitted to the Community Development for approval prior to construction, accompanied by a fee as set by resolution of the City Council, and construction shall not be started until the plans and specifications have been approved.

170.30 APPROVAL OF PLANS AND SPECIFICATIONS

The approval of plans and specifications relative to improvements required by this chapter shall be effective for a period of two years after the approval. If the required improvements are not in place and accepted by the City within the times specified, the approval shall lapse, and construction shall not be started and construction under way shall cease until resubmitted plans and specifications have been approved. The City shall have the right, at the time of the new request for approval, to require the subdivider to use the type of construction, the materials, the methods and standard of subdivision improvements equal to the specifications of the City for like work which are in effect at that time. The City may also require that the subdivider comply with any amended ordinance or ordinances relative to improvements under this chapter or any successor chapter relative to subdivision improvements which have been adopted between the time of initial approval and the renewed approval as herein required. The reapproval as required by this section specifically applies only to the plans and specifications relative to subdivision improvements and has no application as to lot sizes, setbacks, lot boundaries, street location or other platting requirements which shall be final on Council approval unless changed by some other method permitted by law.

170.31 INSPECTION

The subdivider or developer shall cause the installation of all improvements to be inspected to ensure compliance with the requirements of this chapter. The cost of the inspection shall be borne by the subdivider or developer. All inspection reports and certificates of compliance shall be filed with the Clerk before any improvements are accepted by the Council. Before accepting any portion of paving, storm water improvement or sanitary sewer system and maintenance thereof which has been constructed under the provisions of Sections 170.19 and Section 170.29 above, the Council reserves the right to have all mains within the sewer system to be dedicated, televised in order to determine whether they have been properly constructed. The televising shall be at the expense of the subdivider or party making the dedication.

170.32 ACCEPTANCE

All of the improvements required in this chapter under Sections 170.19 through 170.28 shall, upon their completion, inspection, approval and acceptance by the City of Indianola, become the property of the City.

170.33 ELECTRICAL SERVICE

The City, by and through Indianola Municipal Utilities, shall extend electric service to the subdivision and shall make electric service available to each lot in the subdivision that is within Indianola Municipal Utilities' assigned area of service pursuant to Code of Iowa Chapter 476. The City, by and through Indianola Municipal Utilities, shall install street lighting that is within Indianola Municipal Utilities' assigned area of service pursuant to Code of Iowa Chapter 476 to current Indianola Municipal Utilities' standards and specifications. In residential subdivisions, all electric lines, including individual house service lines installed by the owner or developer, shall be placed underground.

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE

The City, by and through Indianola Municipal Utilities, reserves the right to make a reasonable charge to be paid by the developer, builder or owner for any service extended as provided by Section 170.33 above. Said charges may be changed from time to time but shall be in accordance with a schedule of charges set by the Indianola Municipal Utilities Board of Trustees.

170.36 FEES

Each plat of survey, preliminary plat and final plat submitted for approval shall be accompanied by a fee as set by Resolution of the City Council.

ANALYSIS

Subject Property

Jesse Rognes has submitted a preliminary plat application for the Emerald Bay Development, located at 2103 N Jefferson Way (Parcel #490/2413-0880). The preliminary plat shows three (3) proposed commercial lots (Lots 1, 5, & 10), and seven (7) residential lots (Lots 2-4 & Lots 6-9). The property is vacant and currently utilized for row-crop production. The property is zoned as a Planned Unit Development, with a recorded master plan for the "Emerald Bay Planned Unit Development".

To the north of the subject property is the Indianola Veterinary Clinic, as well as multiple vacant parcels that were divided as part of the Fairacres Addition Subdivision. To the east are 3 commercial properties, including a gas station, a financial institution/bank, and vacant commercial ground. To the south exists eleven (11) properties, ten (10) of which contain single-family dwellings. To the west contains one property currently utilized as a golf course.

The property fronts along North Jefferson Way. According to the Iowa Department of Transportation (IDOT), N Jefferson Way has an Average Annual Daily Traffic (AADT) of 19,600 vehicles and was last counted in 2022. Staff will require a traffic impact analysis (TIA) will be required as part of this subdivision request.

Agenda Item: 7.D to consider the request from Jesse Rognes for recommendation of approval of a preliminary plat for Emerald Bay Development.

The property does contain environmentally sensitive features such as a pond/lake and creek/stream. The property also contains heavy woodlands.

Future Land Use

According to the “Elevate Indianola” Comprehensive Plan, the future land use of this area is designated as Regional Mixed Use for the areas adjacent to the highway, and Low/Medium – Medium/High Density Residential for the western portions of the property. Park and Open Space is also shown to allow for future park.

The applicant has indicated that the future commercial uses for Lot 10 and 5 are speculative. Lot 1 has been identified as future convenience store with fuel sales, consistent with the approved Planned Unit Development Master Plan.

The preliminary plat shows the continuation of North Buxton Street to the North and future continuation of Trail Ridge Avenue to the west.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on February 16, 2024. At the time of writing this report, no public comment has been received.

ALTERNATIVES

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

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

RECOMMENDATION

Staff recommends that the Indianola Planning and Zoning Commission move alternative 2, that the request be approved with the following conditions:

1. Any areas of issues/concerns with the SWMP must be addressed as part of the Construction Document approval process.

LAND DIVISION APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
 (515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) Liventials
 (First Name) Chad
 (Address) 108 E Kentucky Ave
 (City) Indianola (State) IA (Zip) 50125
 (Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Rognes
 (First Name) Jesse
 (Address) 7481 US HWY 65
 (City) Des Moines (State) IA (Zip) 50320
 (Phone) 515-290-8052 (Email) JWROGNES@SYNERGYCONTRACTING.NET

PLAT OF SURVEY

Submittal Requirements:

*All submittal requirements must be completed.
 Incomplete applications will not be considered*

- Completed Application
- Filing Fee: \$125 per request
- Proposed plat of survey (hard copy)
- Proposed plat of survey (electronic copy)
- Legal description (electronic in word format)
- Other Information as required by Director

PRELIMINARY PLAT

Submittal Requirements:

*All submittal requirements must be completed.
 Incomplete applications will not be considered*

- Completed Application
- Filing Fee: \$350, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering
- Proposed preliminary plat (hard copy)
- Proposed preliminary plat (electronic copy)
- Legal description (electronic in word format)
- All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- Other Information as required by Director

FINAL PLAT

Submittal Requirements:

*All submittal requirements must be completed.
 Incomplete applications will not be considered*

- Completed Application
- Filing Fee: \$200, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering
- Proposed plat of survey (hard copy)
- Proposed plat of survey (electronic copy)
- Legal description (electronic in word format)
- All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature _____

Name (printed) Jesse Rognes

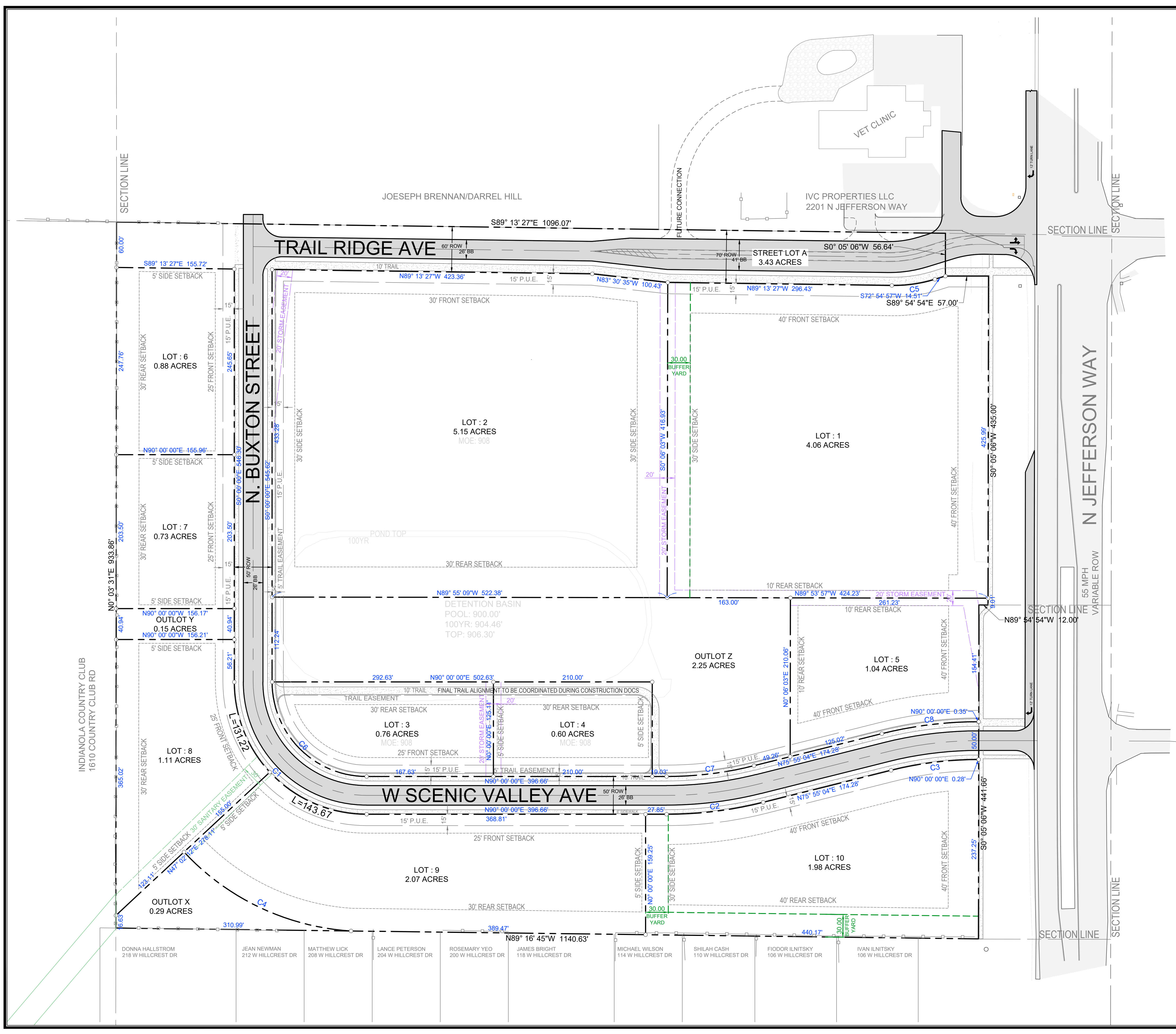
Date 12/21/2023

FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
 Code to 45686 (plat of survey)

Date Received: _____

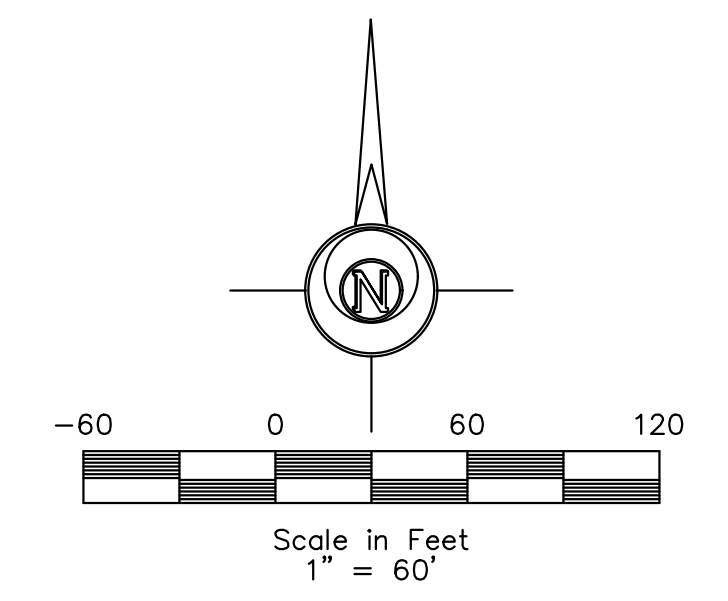
Receipt No: _____

Receipt Amount: _____



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	274.89'	175.00'	90°00'00"	S45° 00' 00"E	247.49'	175.00'
C2	129.03'	525.00'	14°04'56"	N82° 57' 32"E	128.71'	64.84'
C3	116.75'	475.00'	14°04'56"	N82° 57' 32"E	116.45'	58.67'
C4	250.27'	330.00'	43°27'08"	S64° 41' 22"E	244.31'	131.50'
C5	57.67'	185.00'	17°51'36"	S81° 50' 45"W	57.43'	29.07'
C6	196.35'	125.00'	90°00'00"	S45° 00' 00"E	176.78'	125.00'
C7	116.75'	475.00'	14°04'56"	N82° 57' 32"E	116.45'	58.67'
C8	129.03'	525.00'	14°04'56"	N82° 57' 32"E	128.71'	64.84'

- EXISTING PAVING
- PROPOSED ROAD
- PROPOSED SIDEWALK



ELDS DESIGN SERVICES

Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

EMERALD BAY DEVELOPMENT

2103 N JEFFERSON WAY
INDIANOLA, IA

PRELIMINARY

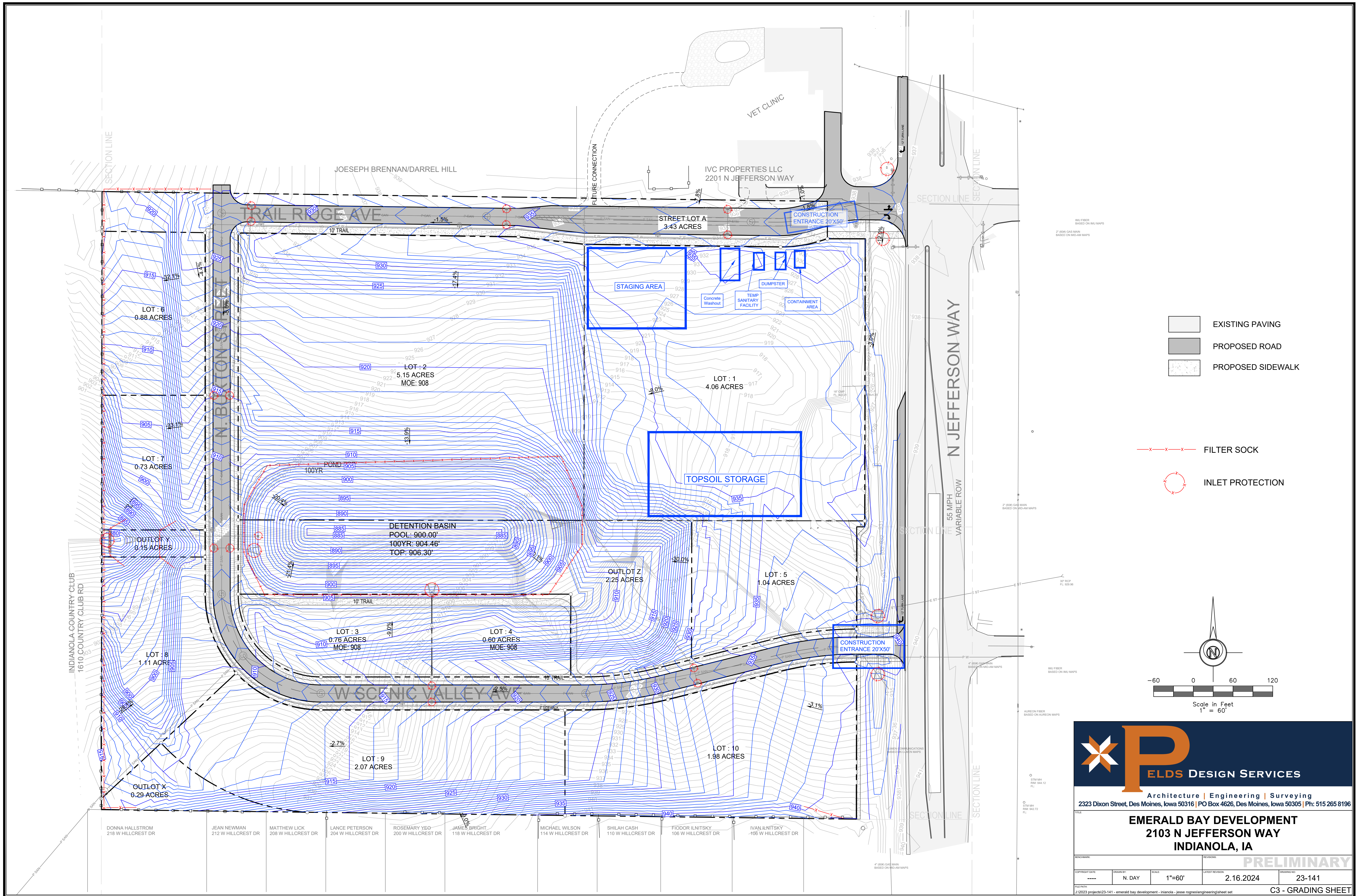
DATE: 2.16.2024



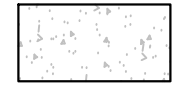
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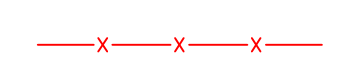
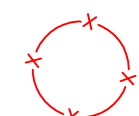
PROJECT: 23-141

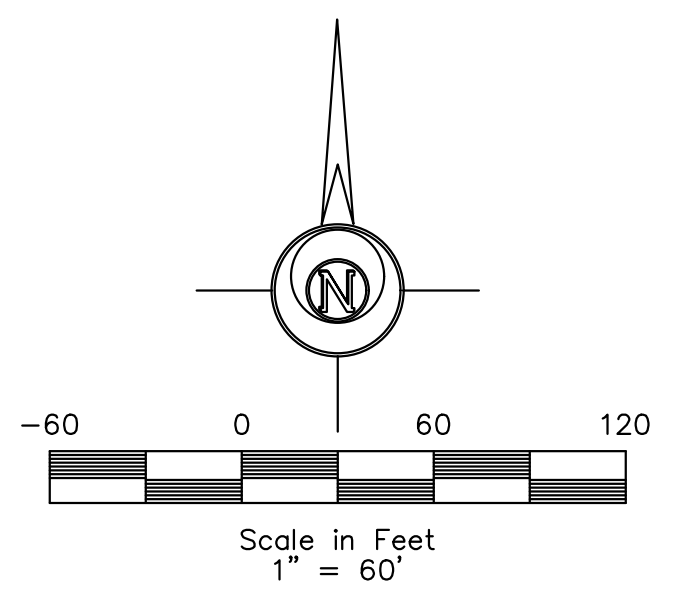
DRWING NO: 23-141


C2 - LAYOUT SHEET



-  EXISTING PAVING
-  PROPOSED ROAD
-  PROPOSED SIDEWALK

-  FILTER SOCK
-  INLET PROTECTION



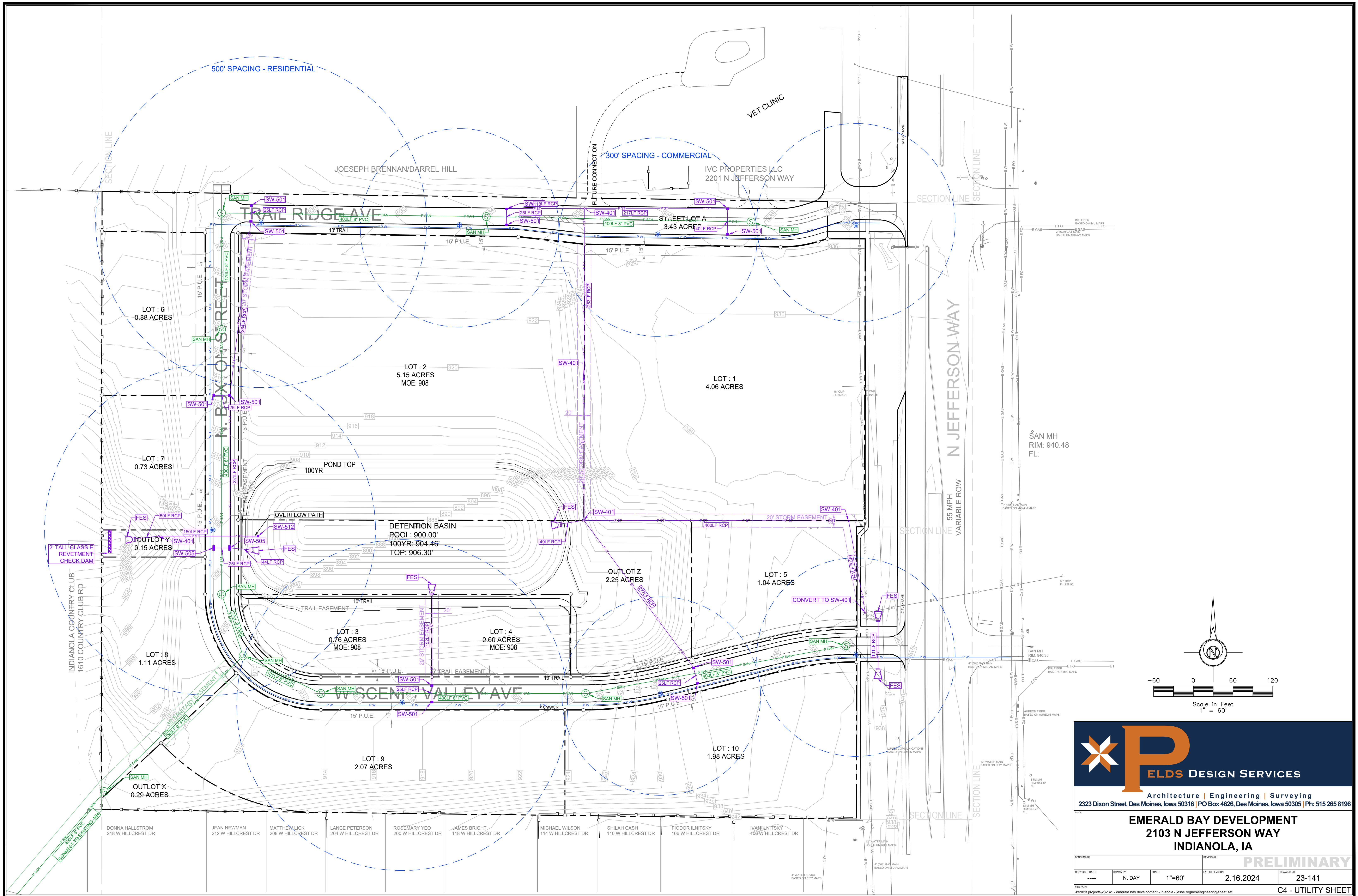


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EMERALD BAY DEVELOPMENT
2103 N JEFFERSON WAY
INDIANOLA, IA

PRELIMINARY

COPYRIGHT DATE: ---- DRAWN BY: N. DAY SCALE: 1"=60' FILE PATH: J:\2023 projects\23-141 - emerald bay development - indianola - jesse rogers\engineering\sheet set	REVISIONS: DATE: 2.16.2024 DRAWING NO: 23-141	DRAWING NO: 23-141 C3 - GRADING SHEET
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PLDS DESIGN SERVICES
 Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

EMERALD BAY DEVELOPMENT
 2103 N JEFFERSON WAY
 INDIANOLA, IA

PRELIMINARY

DATE: 2.16.2024	SCALE: 1"=60'	REVISION: 23-141
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City of Indianola
RESOLUTION NO. 2024-_____

**RESOLUTION APPROVING THE PRELIMINARY PLAT
FOR THE EMERALD BAY DEVELOPMENT**

WHEREAS, on February 27, 2024, the Planning and Zoning Commission met to consider a request for approval of a Preliminary Plat for the Emerald Bay Development for the following described real property:

THE SE ¼ OF THE SE ¼ EXCEPT THE SOUTH 400 FEET THEREOF IN SECTION 13,
TOWNSHIP 76 NORTH RANGE 24 WEST OF THE 5TH P.M. IOWA,
AND EXCEPT
THAT PART THEREOF TO THE STATE OF IOWA IN DEED RECORDED IN BOOK 152,
PAGES 48-49, IN THE OFFICE OF THE RECORDER OF WARREN COUNTY, IOWA,
AND INCLUDING
THAT PART THEREOF GRANTED BACK TO HARRY A. BORTELL AND HELEN M.
BORTELL BY THE STATE OF IOWA AS SHOWN IN THE PATENT RECORDED IN BOOK
160 PAGES 545-547 IN THE OFFICE OF THE WARREN COUNTY RECORDER; and

WHEREAS, the Planning and Zoning Commission does recommend approval of Preliminary Plat for the Emerald Bay Development; and

WHEREAS, the City Council has reviewed the request and heard comments from the developer and the public; and

WHEREAS, the City Council has determined that the Preliminary Plat meets the requirements as set out in the Municipal Code and should be approved.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, the requirements of the Municipal Code and the comments from the developer and the public, deems it appropriate to approve the Preliminary Plat for the Emerald Bay Development.

APPROVED this 4th day of March 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From:

Date: March 4, 2024

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.

Recommendation: Roll call to enter and exit the closed session is in order.

Attachments: None