



CITY OF INDIANOLA COUNCIL MEETING

September 6, 2022

6:00 PM

City Council Chambers

110 N 1st Street

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Mayor's Recognition Award**
- 5. Public Comment**
 - A. Public Comment Form
- 6. Consent Agenda:**
 - A. Approval of Agenda
 - B. Approval of Claims
 - C. Approval of Minutes of the prior council meetings
 - D. Setting dates for future public hearings
 1. Resolution setting a public hearing for October 3, 2022 at 6:00 p.m. regarding an amendment to the Fiscal Year 23 budget.
 - E. Approval of Applications
 1. Consideration of the approval of a renewal liquor license for Bush's Place, LLC, dba The Hideout.
 2. Consideration of the approval of a renewal liquor license for Saint Thomas Aquinas Church.
 3. Consideration of the approval of an event application from the Indianola Community School District for a Homecoming Parade on September 29, 2022 at 6:00 p.m.
 4. Consideration of the approval of a Home Base Iowa Initiative application and authorization of a warrant in the amount of \$1500 for Phillip Wagner.
 5. Approval of Payment Application Number 16 in the amount of \$18,457.55 to Langman Construction for the Water Resource Recovery Facility Influent Trunk Sewer and Outfall Project.

- F. Resolution determining Water Resource Recovery Department property to be surplus and authorizing sale of property.
- G. Approval of an excessive usage claim for 501 South Jefferson Way.
- H. Second consideration of an Ordinance amending Chapter 71.04 of the Code of Ordinances of the City of Indianola (Overnight Square Parking).
- I. Resolution approving a Memorandum of Understanding between the City of Indianola and the Construction and Public Employees LiUna Local 177 regarding changes to Article XVI Standby Pay.
- J. Resolution approving a Memorandum of Understanding between the City of Indianola and the Construction and Public Employees LiUna Local 177 regarding a promotion from part-time to full-time and pay ranges.
- K. Resolution approving salaries.

7. Council Reports

- A. Consideration of the approval of Justin Nostrala to the Indianola Public Arts Commission for a term beginning July 1, 2022 and ending July 1, 2025.

8. Mayor's Report

9. Public Consideration

- A. Old Business
 - 1. Industrial Park Infrastructure Improvements
 - a. Public hearing on the authorization of a loan agreement and the issuance of not to exceed \$3,500,000 general obligation capital loan notes of the City of Indianola, State of Iowa (for essential corporate urban renewal purposes).
 - b. Resolution instituting proceedings to take additional action for the issuance of not-to-exceed \$3,500,000 general obligation capital loan notes.
 - c. Resolution approving official statement.
 - 2. 1103 North Jefferson Way
 - a. Public hearing regarding an application for an exemption of sign code at 1103 N Jefferson Way, Indianola, Iowa.
 - b. Resolution approving an application for an exemption of sign code at 1103 N Jefferson Way, Indianola, Iowa.
 - 3. Iowa Avenue Stop Sign
 - a. Presentation regarding a traffic study on Iowa Avenue and North 9th Street.
 - b. First consideration of an Ordinance amending Chapter 71.02 of the Code of Ordinances, City of Indianola, Iowa (Stop Sign).

10. Other Business

A. City Manager's Report - Ben Reeves

11. Adjourn



CITY OF INDIANOLA PUBLIC COMMENT FORM

If you would like to address the Council during Open Forum (aka Public Comment) or during a Public Hearing, please complete and return this form to the Deputy City Clerk.

Electronic submissions will be distributed to the Mayor and Council. Citizens attending the meeting will be called to the podium to speak.

Please complete the following information:

Your Name: _____

Your Address: _____

Organization (if applicable): _____

City Council Meeting Date: _____

Agenda Item or topic if not on the agenda: _____

Comment: _____

Open Forum

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

(Indianola City Council Rules of Procedure)



MEMORANDUM

To: Mayor and City Council

From:

Date: September 6, 2022

Subject: Approval of Claims

Recommendation: Roll call is in order.

Attachments: 1. Vendor Report - City 9062022

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
A+ LAWN & LANDSCAPE				
A+ LAWN & LANDSCAPE	PICKARD POND TREATMENT	08/15/2022	450.00	PARK & RECREATI
Total A+ LAWN & LANDSCAPE:			450.00	
ACE HARDWARE				
ACE HARDWARE	COM DEV OFFICE REMODEL	08/10/2022	35.96	GENERAL FUND
ACE HARDWARE	WASP/HORNET SPRAY	08/23/2022	18.00	SEWER FUND
ACE HARDWARE	MATERIALS/SUPPLIES	08/23/2022	.30	SEWER FUND
ACE HARDWARE	ANCHORS FOR DIVIDERS	08/23/2022	3.85	GENERAL FUND
Total ACE HARDWARE:			58.11	
AGRILAND FS INC				
AGRILAND FS INC	CHEM STICK SURFACTANT, FOAM ELIMINAT	08/23/2022	126.21	PARK & RECREATI
Total AGRILAND FS INC:			126.21	
AGSOURCE COOPERATIVE SERVICES				
AGSOURCE COOPERATIVE SE	POOL WATER TESTING	08/16/2022	40.50	POOL (MEMORIAL)
Total AGSOURCE COOPERATIVE SERVICES:			40.50	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	QUARTERLY AGREEMENT	07/29/2022	1,252.75	GENERAL FUND
Total AIR-CON MECHANICAL CORP.:			1,252.75	
ALADTEC INC				
ALADTEC INC	ALADTEC FIRE MANAGER	08/18/2022	1,213.00	FIRE FUND
Total ALADTEC INC:			1,213.00	
AL'S TRANSMISSION SERVICE				
AL'S TRANSMISSION SERVICE	NEW TORQUE CONVERTER, PUMP BEARIN	08/26/2022	2,527.49	PARK & RECREATI
Total AL'S TRANSMISSION SERVICE:			2,527.49	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	STATION PAPER FOR DEPARTMENT	08/30/2022	30.98	FIRE FUND
AMAZON CAPITAL SERVICES	SHOP SUPPLIES	08/21/2022	192.96	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	08/25/2022	56.58	PARK & RECREATI
AMAZON CAPITAL SERVICES	LAMINATING POUCHES	08/09/2022	38.98	PARK & RECREATI
AMAZON CAPITAL SERVICES	SUPPLIES	08/17/2022	39.32	GENERAL FUND
AMAZON CAPITAL SERVICES	SITE PLAN HOLDERS	08/25/2022	87.00	GENERAL FUND
Total AMAZON CAPITAL SERVICES:			445.82	
ANYDESK SOFTWARE GMBH				
ANYDESK SOFTWARE GMBH	ANNUAL LICENSE	08/28/2022	378.00	GENERAL FUND
Total ANYDESK SOFTWARE GMBH:			378.00	
ASCAP				
ASCAP	LICENSE AGREEMENT	08/23/2022	14.37	GENERAL FUND
Total ASCAP:			14.37	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AVI SYSTEMS				
AVI SYSTEMS	COUNCIL AV REPLACEMENT PROJECT	07/31/2022	16,385.75	VEHICLE RESERV
Total AVI SYSTEMS:			16,385.75	
BERNIE LOWE & ASSOCIATES INC				
BERNIE LOWE & ASSOCIATES I	411 MED CLAIM	08/23/2022	128.02	POLICE FUND
Total BERNIE LOWE & ASSOCIATES INC:			128.02	
BONNIE'S BARRICADES				
BONNIE'S BARRICADES	TEMPORARY SIGNAGE FOR PAVEMENT RE	08/15/2022	187.20	ROAD USE TAX FU
Total BONNIE'S BARRICADES:			187.20	
BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	EMS SUPPLIES REPLACEMENT STRAPS	08/23/2022	25.12	AMBULANCE FUN
BOUND TREE MEDICAL LLC	EMS SUPPLIES	08/25/2022	111.53	AMBULANCE FUN
Total BOUND TREE MEDICAL LLC:			136.65	
BRAVO GREATER DES MOINES				
BRAVO GREATER DES MOINES	FY23 CONTRIBUTION	08/25/2022	17,832.91	GENERAL FUND
Total BRAVO GREATER DES MOINES:			17,832.91	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	CODE ENFORCEMENT LEGAL	08/25/2022	1,345.00	GENERAL FUND
BRICK GENTRY P.C.	COM DEV LEGAL SERVICE FEES	08/25/2022	225.00	GENERAL FUND
BRICK GENTRY P.C.	GENERAL LEGAL SERVICES	08/25/2022	3,840.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	08/25/2022	555.00	GENERAL FUND
BRICK GENTRY P.C.	MOWING CONTRACT REVIEW	08/25/2022	45.00	PARK & RECREATI
BRICK GENTRY P.C.	POLICE LEGAL ISSUES	08/25/2022	60.00	POLICE FUND
BRICK GENTRY P.C.	PROSECUTIONS	08/25/2022	570.00	GENERAL FUND
BRICK GENTRY P.C.	PD UNION CONTRACT	08/25/2022	622.50	POLICE FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES - STREETS UNION C	08/25/2022	547.50	ROAD USE TAX FU
BRICK GENTRY P.C.	WRRD LEGAL SERVICE FEES	08/25/2022	375.00	SEWER FUND
Total BRICK GENTRY P.C.:			8,185.00	
BUSINESS FURNITURE WAREHOUSE				
BUSINESS FURNITURE WAREH	FURNITURE FOR FIN DIR OFFICE	08/25/2022	873.00	GENERAL FUND
Total BUSINESS FURNITURE WAREHOUSE:			873.00	
CAPITAL CITY EQUIPMENT				
CAPITAL CITY EQUIPMENT	MIRRORS FOR BOBCAT	08/25/2022	409.92	SEWER FUND
Total CAPITAL CITY EQUIPMENT:			409.92	
CENTRAL IOWA FASTENERS				
CENTRAL IOWA FASTENERS	URINAL SCREENS	08/12/2022	19.80	PARK & RECREATI
CENTRAL IOWA FASTENERS	POOL SHAMPOO	08/12/2022	81.50	POOL (MEMORIAL)
Total CENTRAL IOWA FASTENERS:			101.30	
CENTRAL IOWA PEST CONTROL SRVCS				
CENTRAL IOWA PEST CONTRO	EXTERMINATOR	08/18/2022	185.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CENTRAL IOWA PEST CONTROL SRVCS:			185.00	
CENTRAL PUMP & MOTOR LLC				
CENTRAL PUMP & MOTOR LLC	PLAINVIEW PUMP 1 REPAIR	08/12/2022	864.96	SEWER FUND
Total CENTRAL PUMP & MOTOR LLC:			864.96	
CHRISTIAN OPPORTUNITY CENTER				
CHRISTIAN OPPORTUNITY CEN	JANITORIAL SERVICE	08/09/2022	90.00	ROAD USE TAX FU
Total CHRISTIAN OPPORTUNITY CENTER:			90.00	
CINTAS CORPORATION				
CINTAS CORPORATION	FIRST AID SUPPLIES	08/29/2022	37.46	PARK & RECREATI
Total CINTAS CORPORATION:			37.46	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	WOOD FOR CONCRETE FORMS	08/11/2022	111.93	ROAD USE TAX FU
Total CIRCLE B CASHWAY:			111.93	
CITY STATE BANK				
CITY STATE BANK	INTEREST - LEGACY LOAN	08/07/2022	114.35	DOWNTOWN BIZ I
Total CITY STATE BANK:			114.35	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	AUTOCUT TRIMMER HEAD	08/08/2022	52.78	PARK & RECREATI
CNM OUTDOOR EQUIPMENT	PARTS FOR CHAINSAW	08/10/2022	28.76	SEWER FUND
CNM OUTDOOR EQUIPMENT	PARTS FOR CHAINSAW	08/10/2022	.78	SEWER FUND
CNM OUTDOOR EQUIPMENT	TRIMMER LINE	08/17/2022	46.14	PARK & RECREATI
CNM OUTDOOR EQUIPMENT	BAR FOR POLE SAW	08/17/2022	35.19	PARK & RECREATI
CNM OUTDOOR EQUIPMENT	RETURN BAR FOR POLE SAW	08/17/2022	35.19	PARK & RECREATI
CNM OUTDOOR EQUIPMENT	CHAINSAW CHAINS	08/18/2022	37.98	PARK & RECREATI
CNM OUTDOOR EQUIPMENT	SHARPEN CHAINSAW CHAINS	08/23/2022	72.00	PARK & RECREATI
Total CNM OUTDOOR EQUIPMENT:			238.44	
CONFLUENCE INC.				
CONFLUENCE INC.	CODE UPDATES PHASE 2	08/05/2022	2,937.70	GENERAL FUND
Total CONFLUENCE INC.:			2,937.70	
CONVERGINT TECHNOLOGIES LLC				
CONVERGINT TECHNOLOGIES	SERVICE SUPPORT	08/11/2022	290.50	GENERAL FUND
Total CONVERGINT TECHNOLOGIES LLC:			290.50	
CRAIG'S AUTOMOTIVE				
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	07/22/2022	2,167.00	POLICE FUND
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	08/09/2022	2,704.00	POLICE FUND
Total CRAIG'S AUTOMOTIVE:			4,871.00	
CROSS, CHUCK				
CROSS, CHUCK	AUGUST 2022 WELLNESS	08/25/2022	25.00	FIRE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CROSS, CHUCK:			25.00	
DALES, GINGER				
DALES, GINGER	ROOM DEPOSIT RETURN	08/29/2022	200.00	PARK & RECREATI
Total DALES, GINGER:			200.00	
DENMAN & COMPANY LLP				
DENMAN & COMPANY LLP	FY22 AUDIT	08/25/2022	10,000.00	GENERAL FUND
Total DENMAN & COMPANY LLP:			10,000.00	
DES MOINES REGISTER MEDIA				
DES MOINES REGISTER MEDIA	06272022 CC SPECIAL MINUTES	07/31/2022	139.76	GENERAL FUND
Total DES MOINES REGISTER MEDIA:			139.76	
DLH GRAFX				
DLH GRAFX	FLAG FB TSHIRTS	08/27/2022	1,369.66	PARK & RECREATI
Total DLH GRAFX:			1,369.66	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	MEDIC UNIT TIRE CHANGE AND FIXED 248	06/06/2022	2,093.81	AMBULANCE FUN
DOWNEY TIRE PROS	TIRE REPAIR FOR BOBCAT UTV	08/15/2022	20.14	PARK & RECREATI
DOWNEY TIRE PROS	TIRE REPAIR FOR 2019 F350	08/16/2022	26.86	PARK & RECREATI
DOWNEY TIRE PROS	EQUIPMENT REPAIR	08/25/2022	148.47	ROAD USE TAX FU
Total DOWNEY TIRE PROS:			2,289.28	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	JANITORIAL SERVICES	07/15/2022	4,100.00	GENERAL FUND
DUST PROS JANITORIAL	ACTIVITY CENTER JANITORIAL - AUGUST 20	08/15/2022	1,541.00	PARK & RECREATI
DUST PROS JANITORIAL	JANITORIAL SERVICES	08/15/2022	4,100.00	GENERAL FUND
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	08/31/2022	186.50	GENERAL FUND
DUST PROS JANITORIAL	BUILDING MAT.	08/31/2022	323.00	GENERAL FUND
DUST PROS JANITORIAL	LIGHT FIXTURE REPLACEMENTS	08/31/2022	120.00	PARK & RECREATI
DUST PROS JANITORIAL	ACTIVITY CENTER JANITORIAL SUPPLIES	08/31/2022	72.25	PARK & RECREATI
Total DUST PROS JANITORIAL:			10,442.75	
ELIXIR RX SOLUTIONS				
ELIXIR RX SOLUTIONS	411 RX	08/15/2022	27.11	POLICE FUND
Total ELIXIR RX SOLUTIONS:			27.11	
EMERGENCY MEDICAL PRODUCTS INC				
EMERGENCY MEDICAL PRODU	EMS SUPPLIES	08/16/2022	99.00	AMBULANCE FUN
EMERGENCY MEDICAL PRODU	EMS SUPPLIES	08/18/2022	340.20	AMBULANCE FUN
EMERGENCY MEDICAL PRODU	EMS SUPPLIES	08/25/2022	565.39	AMBULANCE FUN
Total EMERGENCY MEDICAL PRODUCTS INC:			1,004.59	
EXCEL LAWNS & LANDSCAPE LLC				
EXCEL LAWNS & LANDSCAPE L	LIBRARY MOWING	08/24/2022	108.00	LIBRARY FUND
EXCEL LAWNS & LANDSCAPE L	POOL MOWING	08/24/2022	226.00	POOL (MEMORIAL)
EXCEL LAWNS & LANDSCAPE L	PARKS MOWING	08/24/2022	3,864.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
EXCEL LAWNS & LANDSCAPE L	MOWING LIFT STATIONS	08/24/2022	430.00	SEWER FUND
EXCEL LAWNS & LANDSCAPE L	MOWING NORTH PLANT	08/24/2022	454.00	SEWER FUND
Total EXCEL LAWNS & LANDSCAPE LLC:			5,082.00	
FICKES, EDWARD LEE				
FICKES, EDWARD LEE	COED SB UMPIRE	08/16/2022	84.00	PARK & RECREATI
FICKES, EDWARD LEE	COED SB UMPIRE	08/26/2022	112.00	PARK & RECREATI
Total FICKES, EDWARD LEE:			196.00	
FIRE SERVICE TRAINING BUREAU				
FIRE SERVICE TRAINING BURE	FSTB FIRE INSTRUCTOR 1	08/22/2022	150.30	FIRE FUND
Total FIRE SERVICE TRAINING BUREAU:			150.30	
GALLS LLC				
GALLS LLC	HONOR GUARD JACKET	06/13/2022	493.84	FIRE FUND
GALLS LLC	BELL CROWN CAP	06/28/2022	69.99	FIRE FUND
GALLS LLC	HONOR GUARD PANTS	07/07/2022	196.99	FIRE FUND
GALLS LLC	UNIFORM T-SHIRTS TWHITE & AHURT	08/17/2022	142.60	FIRE FUND
Total GALLS LLC:			903.42	
GARRISON, KATIE				
GARRISON, KATIE	TIME OF SALE REFUND	08/24/2022	50.00	SEWER FUND
Total GARRISON, KATIE:			50.00	
GRAFFITI SOLUTIONS INC				
GRAFFITI SOLUTIONS INC	GRAFFITI MAX SWIPES	08/29/2022	95.87	PARK & RECREATI
Total GRAFFITI SOLUTIONS INC:			95.87	
GRAINGER INC				
GRAINGER INC	2 GALLON SAFETY GAS CAN	08/12/2022	109.87	SEWER FUND
GRAINGER INC	CONFINED SPACE BLOWER	08/17/2022	760.37	SEWER FUND
Total GRAINGER INC:			870.24	
GREATER DM PARTNERSHIP				
GREATER DM PARTNERSHIP	FY23 CONTRIBUTION	08/15/2022	7,500.00	GENERAL FUND
Total GREATER DM PARTNERSHIP:			7,500.00	
GRIMES ASPHALT & PAVING				
GRIMES ASPHALT & PAVING	ASPHALT PAVEMENT REPAIRS	08/17/2022	3,654.75	ROAD USE TAX FU
Total GRIMES ASPHALT & PAVING:			3,654.75	
HAWKINS INC				
HAWKINS INC	CHLORINE	08/04/2022	523.40	POOL (MEMORIAL)
HAWKINS INC	POOL CHLORINE	08/11/2022	752.83	POOL (MEMORIAL)
Total HAWKINS INC:			1,276.23	
HODGES FARMS & DREDGING LLC				
HODGES FARMS & DREDGING	BIOSOLIDS APPLICATION	08/25/2022	173,500.00	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total HODGES FARMS & DREDGING LLC:			173,500.00	
HY-VEE				
HY-VEE	POOL CONCESSIONS	06/17/2022	23.94	POOL (MEMORIAL)
Total HY-VEE:			23.94	
IMU - UTILITIES				
IMU - UTILITIES	PHONE	08/01/2022	516.00	GENERAL FUND
IMU - UTILITIES	INTERNET	08/01/2022	142.00	GENERAL FUND
Total IMU - UTILITIES:			658.00	
INDEPENDENT ADVOCATE				
INDEPENDENT ADVOCATE	07212022 CC MINUTES	08/04/2022	20.44	GENERAL FUND
INDEPENDENT ADVOCATE	NUISANCE ABATEMENT NOTIFICATION 0802	08/04/2022	50.54	GENERAL FUND
INDEPENDENT ADVOCATE	NUISANCE ABATEMENT NOTIFICATION 0809	08/04/2022	34.09	GENERAL FUND
INDEPENDENT ADVOCATE	07182022 CC MINUTES	08/08/2022	395.83	GENERAL FUND
INDEPENDENT ADVOCATE	08012022 CC MINUTES	08/11/2022	220.35	GENERAL FUND
Total INDEPENDENT ADVOCATE:			721.25	
INDIANOLA COMM. SCHOOLS				
INDIANOLA COMM. SCHOOLS	BALLOON CAMP TRANSPORTATION	08/11/2022	232.64	PARK & RECREATI
INDIANOLA COMM. SCHOOLS	TRAINING	08/23/2022	483.80	POLICE FUND
Total INDIANOLA COMM. SCHOOLS:			716.44	
INDIANOLA MUNICIPAL UTILITIES				
INDIANOLA MUNICIPAL UTILITIE	SEWER CREDIT CARD PROCESSING FEE	08/15/2022	1,657.59	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	STORM WATER CREDIT CARD PROCESSIN	08/15/2022	94.18	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	RECYCLING CREDIT CARD PROCESSING F	08/15/2022	131.85	RECYCLING FUND
Total INDIANOLA MUNICIPAL UTILITIES:			1,883.62	
INDIANOLA YMCA				
INDIANOLA YMCA	BALLOON CAMP RENTAL	08/11/2022	600.00	PARK & RECREATI
Total INDIANOLA YMCA:			600.00	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	PRINTER CONTRACT	08/22/2022	3,346.70	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			3,346.70	
IOWA DEPT OF NATURAL RESOURCES				
IOWA DEPT OF NATURAL RESO	WRRF ANNUAL NPDES PERMIT	08/25/2022	1,062.00	SEWER FUND
Total IOWA DEPT OF NATURAL RESOURCES:			1,062.00	
IOWA MEDICAID ENTERPRISE				
IOWA MEDICAID ENTERPRISE	GEMT SERVICE FEE	08/12/2022	13,249.52	AMBULANCE FUN
Total IOWA MEDICAID ENTERPRISE:			13,249.52	
IOWA ONE CALL				
IOWA ONE CALL	WRRD LOCATES	08/18/2022	426.60	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total IOWA ONE CALL:			426.60	
IOWA PRISON INDUSTRIES				
IOWA PRISON INDUSTRIES	SIGNS	08/23/2022	145.00	ROAD USE TAX FU
Total IOWA PRISON INDUSTRIES:			145.00	
IOWA SIGNAL INC.				
IOWA SIGNAL INC.	REPAIR TRAFFIC SIGNAL @ HWY 65 & HILLC	08/17/2022	546.00	ROAD USE TAX FU
Total IOWA SIGNAL INC.:			546.00	
IOWA STATE UNIVERSITY				
IOWA STATE UNIVERSITY	EDUCATION/TRAINING	08/24/2022	176.00	GENERAL FUND
Total IOWA STATE UNIVERSITY:			176.00	
KELLER'S GARAGE				
KELLER'S GARAGE	NEW TIRE FOR 338 GRASS TRUCK	07/26/2022	321.22	FIRE FUND
Total KELLER'S GARAGE:			321.22	
KIYA KODA HUMANE SOCIETY				
KIYA KODA HUMANE SOCIETY	MONTHLY CONTRACTED SERVICES	08/25/2022	4,250.00	POLICE FUND
Total KIYA KODA HUMANE SOCIETY:			4,250.00	
LANGMAN CONSTRUCTION INC				
LANGMAN CONSTRUCTION INC	TRUNK SEWER PAY APP 16	08/30/2022	18,457.55	WWTP FACILITY C
Total LANGMAN CONSTRUCTION INC:			18,457.55	
LARGESSE, RICK				
LARGESSE, RICK	TRAINING	08/08/2022	530.05	POLICE FUND
LARGESSE, RICK	TRAINING	08/08/2022	110.60	POLICE FUND
Total LARGESSE, RICK:			640.65	
LAWSON PRODUCTS				
LAWSON PRODUCTS	WASP AND HORNET SPRAY	08/15/2022	83.16	PARK & RECREATI
Total LAWSON PRODUCTS:			83.16	
LENT, ANDREW				
LENT, ANDREW	CELL REIMBURSEMENT	08/17/2022	50.00	GENERAL FUND
LENT, ANDREW	AUGUST WELLNESS	08/17/2022	25.00	GENERAL FUND
Total LENT, ANDREW:			75.00	
LOGAN CONTRACTORS SUPPLY INC.				
LOGAN CONTRACTORS SUPPL	TOOLS FOR ASPHALT PAVEMENT REPAIR	08/12/2022	127.32	ROAD USE TAX FU
Total LOGAN CONTRACTORS SUPPLY INC.:			127.32	
LUNDE, SEAN				
LUNDE, SEAN	JULY & AUGUST WELLNESS	08/19/2022	30.00	FIRE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total LUNDE, SEAN:			30.00	
MACQUEEN EQUIPMENT				
MACQUEEN EQUIPMENT	REPAIR JETTER PTO SHAFTS	08/10/2022	845.99	SEWER FUND
Total MACQUEEN EQUIPMENT:			845.99	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	EMS OXYGEN	08/25/2022	213.10	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			213.10	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	ICE MACHINE HARDWARE	08/02/2022	4.56	FIRE FUND
MCCOY HARDWARE INC	ZIP TIES	08/08/2022	17.09	PARK & RECREATI
MCCOY HARDWARE INC	HAND SOAP	08/09/2022	7.72	SEWER FUND
MCCOY HARDWARE INC	WIRE WHEEL FOR GRNIDER	08/15/2022	6.29	SEWER FUND
MCCOY HARDWARE INC	MATERIALS/SUPPLIES	08/15/2022	4.12	POLICE FUND
MCCOY HARDWARE INC	GLUE FOR WESLEY PUMPS	08/15/2022	4.24	SEWER FUND
MCCOY HARDWARE INC	GREASE FOR WESLEY PUMPS	08/16/2022	4.49	SEWER FUND
MCCOY HARDWARE INC	POOL CLEANING SUPPLIES	08/16/2022	7.64	POOL (MEMORIAL)
MCCOY HARDWARE INC	POOL TOOLS	08/24/2022	13.49	POOL (MEMORIAL)
MCCOY HARDWARE INC	POOL HARDWARE	08/25/2022	2.88	POOL (MEMORIAL)
MCCOY HARDWARE INC	MATERIALS/SUPPLIES	08/26/2022	.55	SEWER FUND
MCCOY HARDWARE INC	PRIMER AND TEXTURE FOR FIN DIR OFFICE	08/29/2022	20.81	GENERAL FUND
MCCOY HARDWARE INC	GORILLA TAPE	08/29/2022	9.77	PARK & RECREATI
Total MCCOY HARDWARE INC:			103.65	
MCINTYRE, CRAIG				
MCINTYRE, CRAIG	COED SB UMPIRE	08/26/2022	84.00	PARK & RECREATI
Total MCINTYRE, CRAIG:			84.00	
MED COMPASS				
MED COMPASS	OSHA RESPIRATORY/ PHYSICALS	08/10/2022	3,940.00	AMBULANCE FUN
Total MED COMPASS:			3,940.00	
MENARDS				
MENARDS	PLUMBING FOR THE NEW ICE MACHINE	08/01/2022	68.60	FIRE FUND
MENARDS	HARDWARE FOR STATION AIR COMPRESSO	08/15/2022	58.62	FIRE FUND
MENARDS	HARDWARE FOR THE STATION ICE MACHIN	08/15/2022	10.27	FIRE FUND
Total MENARDS:			137.49	
METCALF, BRAD				
METCALF, BRAD	SEPTEMBER 2022 WELLNESS PROGRAM	08/25/2022	16.66	POLICE FUND
Total METCALF, BRAD:			16.66	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	ENTRANCE SIGN LIGHTING 65/69	08/12/2022	13.00	GENERAL FUND
MID AMERICAN ENERGY CO.	STREET LIGHTING	08/12/2022	162.79	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	07741-18004 65/69 LIFT	08/17/2022	58.41	SEWER FUND
MID AMERICAN ENERGY CO.	09750-87035 WESLEY LIFT	08/17/2022	43.53	SEWER FUND
MID AMERICAN ENERGY CO.	NATURAL GAS	08/18/2022	109.44	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MID AMERICAN ENERGY CO.	AQUATIC CENTER UTILITIES	08/18/2022	1,711.68	POOL (MEMORIAL)
MID AMERICAN ENERGY CO.	206 N 1ST UTILITIES	08/19/2022	16.43	FIRE FUND
MID AMERICAN ENERGY CO.	ACTIVITY CENTER UTILITIES	08/19/2022	21.17	PARK & RECREATI
MID AMERICAN ENERGY CO.	NATURAL GAS	08/19/2022	47.12	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	69750-52006 QM3 LIFT	08/19/2022	67.01	SEWER FUND
Total MID AMERICAN ENERGY CO.:			2,250.58	
MIDWEST RADAR & EQUIPMENT				
MIDWEST RADAR & EQUIPMEN	RADAR CERTIFICATIONS	08/15/2022	560.00	POLICE FUND
Total MIDWEST RADAR & EQUIPMENT:			560.00	
MILLER ELECTRICAL SERVICES				
MILLER ELECTRICAL SERVICE	ELECTRICAL REPAIRS AT PICKARD CAMPG	08/10/2022	227.21	PARK & RECREATI
MILLER ELECTRICAL SERVICE	ELECTRICAL REPAIRS AT PICKARD CAMPG	08/12/2022	152.51	PARK & RECREATI
Total MILLER ELECTRICAL SERVICES:			379.72	
MSA PROFESSIONAL SERVICES INC				
MSA PROFESSIONAL SERVICE	6TH ST SUB AREA PLAN	08/10/2022	6,000.00	GENERAL FUND
Total MSA PROFESSIONAL SERVICES INC:			6,000.00	
MUNICIPAL SUPPLY INC				
MUNICIPAL SUPPLY INC	M1 CAULK AND CONCRETE	08/15/2022	399.10	SEWER FUND
MUNICIPAL SUPPLY INC	MEDIAN BACKFLOW	08/16/2022	1,048.25	PARK & RECREATI
MUNICIPAL SUPPLY INC	PRO RINGS	08/19/2022	863.50	SEWER FUND
Total MUNICIPAL SUPPLY INC:			2,310.85	
MYERS, ROBERT				
MYERS, ROBERT	COED SB UMPIRE	08/16/2022	84.00	PARK & RECREATI
Total MYERS, ROBERT:			84.00	
NAPA AUTO PARTS				
NAPA AUTO PARTS	DIELECTRIC GREASE	08/16/2022	12.69	ROAD USE TAX FU
Total NAPA AUTO PARTS:			12.69	
NATIONAL BALLOON CLASSIC				
NATIONAL BALLOON CLASSIC	FY23 CONTRIBUTION	08/23/2022	7,500.00	GENERAL FUND
Total NATIONAL BALLOON CLASSIC:			7,500.00	
NORTH RIVER ARTS COUNCIL INC				
NORTH RIVER ARTS COUNCIL I	ARTS MASTER PLAN	08/29/2022	5,400.00	GENERAL FUND
Total NORTH RIVER ARTS COUNCIL INC:			5,400.00	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	CONCRETE REPAIRS	08/04/2022	1,410.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	STORM SEWER REPAIR E IOWA	08/09/2022	387.75	STORMWATER UTI
NORWALK READY-MIXED CON	REPAIR STORMSEWER E IOWA	08/10/2022	705.00	STORMWATER UTI
NORWALK READY-MIXED CON	CONCRETE 201 N J ST	08/11/2022	1,414.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE 1309 W 4TH	08/16/2022	1,680.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE FOR SANITARY MH REPAIRS	08/18/2022	246.75	SEWER CAPITAL P

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total NORWALK READY-MIXED CONCRETE:			5,844.00	
O'HALLORAN INTERNATIONAL				
O'HALLORAN INTERNATIONAL	JETTER REPAIRS	08/17/2022	1,155.53	SEWER FUND
O'HALLORAN INTERNATIONAL	JETTER REPAIRS	08/11/2022	1,040.36	SEWER FUND
Total O'HALLORAN INTERNATIONAL:			2,195.89	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	FUEL FILTERS FOR KUBOTA MOWERS	08/04/2022	5.26	PARK & RECREATI
O'REILLY AUTO PARTS	REPAIR #44 SKIDSTIER PARTS	08/05/2022	52.37	ROAD USE TAX FU
O'REILLY AUTO PARTS	WINDSHIELD WIPERS	08/10/2022	45.97	POLICE FUND
Total O'REILLY AUTO PARTS:			103.60	
PARK, KRIS				
PARK, KRIS	COED SB UMPIRE	08/16/2022	112.00	PARK & RECREATI
PARK, KRIS	COED SB UMPIRE	08/26/2022	84.00	PARK & RECREATI
Total PARK, KRIS:			196.00	
PELLA PRINTING				
PELLA PRINTING	EMILY'S BUINESS CARDS	08/18/2022	88.85	GENERAL FUND
Total PELLA PRINTING:			88.85	
PERFORMANCE FOOD SERVICE - TPC				
PERFORMANCE FOOD SERVIC	POOL CONCESSIONS	07/01/2022	896.04	POOL (MEMORIAL)
PERFORMANCE FOOD SERVIC	PICKARD CONCESSIONS	07/08/2022	166.32	PARK & RECREATI
PERFORMANCE FOOD SERVIC	POOL CONCESSIONS	08/02/2022	433.59	POOL (MEMORIAL)
PERFORMANCE FOOD SERVIC	POOL CONCESSIONS	08/03/2022	162.74	POOL (MEMORIAL)
PERFORMANCE FOOD SERVIC	POOL CONCESSIONS	08/12/2022	893.71	POOL (MEMORIAL)
PERFORMANCE FOOD SERVIC	PICKARD CONCESSIONS	08/25/2022	1,020.68	PARK & RECREATI
Total PERFORMANCE FOOD SERVICE - TPC:			3,573.08	
PURCHASE POWER				
PURCHASE POWER	POSTAGE	08/26/2022	500.00	GENERAL FUND
PURCHASE POWER	POSTAGE REFILL	08/21/2022	3.50	GENERAL FUND
Total PURCHASE POWER:			503.50	
QUALITY FLOW SYSTEMS INC				
QUALITY FLOW SYSTEMS INC	SUCTION ELBOW FOR MORLOCK LIFT	08/11/2022	3,329.12	SEWER FUND
Total QUALITY FLOW SYSTEMS INC:			3,329.12	
QUALITY PLUMBING				
QUALITY PLUMBING	REPAIR ADMIN BLDG AC	08/10/2022	468.13	SEWER FUND
Total QUALITY PLUMBING:			468.13	
RAFFETY, JACKIE				
RAFFETY, JACKIE	CELLPHONE REIMBURSEMENT-RAFFETY	08/23/2022	50.00	GENERAL FUND
Total RAFFETY, JACKIE:			50.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
REDITECH				
REDITECH	COMPLETE SUPPORT	09/01/2022	5,015.00	GENERAL FUND
REDITECH	SUPPLEMENTAL SUPPORT	09/01/2022	4,200.00	GENERAL FUND
REDITECH	OFFICE 365	09/01/2022	647.40	GENERAL FUND
REDITECH	VISIO	09/01/2022	18.00	GENERAL FUND
REDITECH	SERVER CLOUD BACKUPS	09/01/2022	493.55	GENERAL FUND
Total REDITECH:			10,373.95	
REEVES, BEN				
REEVES, BEN	CM RELOCATION EXPENSES	08/26/2022	3,600.00	GENERAL FUND
Total REEVES, BEN:			3,600.00	
SAFELITE AUTO GLASS				
SAFELITE AUTO GLASS	REPAIR WINDSHIELD GMC P/U	08/18/2022	74.84	SEWER FUND
SAFELITE AUTO GLASS	UNIT 2 WINDSHIELD REPAIR	08/23/2022	69.94	ROAD USE TAX FU
Total SAFELITE AUTO GLASS:			144.78	
SHERWIN-WILLIAMS				
SHERWIN-WILLIAMS	PAINTING SUPPLIES	08/24/2022	304.52	ROAD USE TAX FU
Total SHERWIN-WILLIAMS:			304.52	
SHI INTERNATIONAL CORP				
SHI INTERNATIONAL CORP	LAPTOP	08/25/2022	2,641.00	VEHICLE RESERV
Total SHI INTERNATIONAL CORP:			2,641.00	
SHULL, DOUG				
SHULL, DOUG	CONTRACTED SERVICES SEPT 2022	08/25/2022	83.33	GENERAL FUND
Total SHULL, DOUG:			83.33	
SPACE WALK INFLATABLES				
SPACE WALK INFLATABLES	COSTUME PARTY INFLATABLES	08/17/2022	992.00	PARK & RECREATI
Total SPACE WALK INFLATABLES:			992.00	
STETSON BUILDING PRODUCTS INC				
STETSON BUILDING PRODUCT	DEWALT TOOLS	07/29/2022	1,318.96	SEWER FUND
Total STETSON BUILDING PRODUCTS INC:			1,318.96	
STIVERS FORD LINCOLN				
STIVERS FORD LINCOLN	NEW VEHICLE - COMM DEV	08/31/2022	15,626.00	VEHICLE RESERV
Total STIVERS FORD LINCOLN:			15,626.00	
STOREY-KENWORTHY CO.				
STOREY-KENWORTHY CO.	A/P CHECKS	08/16/2022	519.06	GENERAL FUND
Total STOREY-KENWORTHY CO.:			519.06	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	DUMPSTERS FOR WRRF	08/22/2022	2,550.00	WWTP FACILITY C
T.R.M. DISPOSAL LLC	ACCT #1506 TRASH	08/24/2022	93.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
T.R.M. DISPOSAL LLC	ACCT #583 NORTH PLANT	08/24/2022	90.00	SEWER FUND
Total T.R.M. DISPOSAL LLC:			2,733.00	
TERRACON CONSULTANTS INC				
TERRACON CONSULTANTS INC	PRAIRIE GLYNN PLAT 4	08/12/2022	4,125.00	STREET CAPITAL
Total TERRACON CONSULTANTS INC:			4,125.00	
THE ESTATE OF MARY L SNIDER				
THE ESTATE OF MARY L SNIDE	PATIENT OVERPAID RESPONSIBILITY	08/19/2022	844.00	AMBULANCE FUN
Total THE ESTATE OF MARY L SNIDER:			844.00	
THEISEN'S				
THEISEN'S	TUBE PATCH KIT	08/12/2022	1.69	PARK & RECREATI
THEISEN'S	BATTERIES, NITRILE GLOVES, GREASE, MO	08/17/2022	85.41	PARK & RECREATI
Total THEISEN'S:			87.10	
THOMPSON AIRE				
THOMPSON AIRE	BALLOON CAMP BAGGIES	06/23/2022	426.00	PARK & RECREATI
Total THOMPSON AIRE:			426.00	
TK ELEVATOR CORPORATION				
TK ELEVATOR CORPORATION	ELEVATOR NEW DOOR EDGE	06/29/2022	2,953.20	GENERAL FUND
TK ELEVATOR CORPORATION	ELEV MAINT AGREEMENT	09/01/2022	339.51	GENERAL FUND
Total TK ELEVATOR CORPORATION:			3,292.71	
TRUENORTH COMPANIES LC				
TRUENORTH COMPANIES LC	SAFETY MTG AUG 2022 - COMM DEV	08/23/2022	18.75	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY MTG AUG 2022 - CITY ADMIN	08/23/2022	18.75	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY MTG AUG 2022 - STREETS	08/23/2022	18.75	ROAD USE TAX FU
TRUENORTH COMPANIES LC	SAFETY MTG AUG 2022 - SEWER	08/23/2022	18.75	SEWER FUND
TRUENORTH COMPANIES LC	SAFETY MTG AUG 2022 - POLICE	08/23/2022	18.75	POLICE FUND
TRUENORTH COMPANIES LC	SAFETY MTG AUG 2022 - FIRE	08/23/2022	18.75	FIRE FUND
TRUENORTH COMPANIES LC	SAFETY MTG AUG 2022 - LIBRARY	08/23/2022	18.75	LIBRARY FUND
TRUENORTH COMPANIES LC	SAFETY MTG AUG 2022 - P&R ADMIN	08/23/2022	18.75	PARK & RECREATI
Total TRUENORTH COMPANIES LC:			150.00	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONE FIRE	07/14/2022	340.31	AMBULANCE FUN
U.S. CELLULAR	CELL PHONE STREET	07/14/2022	118.92	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONE - PARK	07/14/2022	42.87	PARK & RECREATI
U.S. CELLULAR	CELL PHONE SEWER	07/14/2022	127.98	SEWER FUND
U.S. CELLULAR	CELL PHONE COM DEV	07/14/2022	203.51	GENERAL FUND
Total U.S. CELLULAR:			833.59	
ULINE				
ULINE	CHIPS FOR PAVERS	08/04/2022	75.04	ROAD USE TAX FU
Total ULINE:			75.04	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
VERIZON WIRELESS				
VERIZON WIRELESS	VERIZON POLICE BILL	08/15/2022	1,803.21	VEHICLE RESERV
Total VERIZON WIRELESS:			1,803.21	
VETTER EQUIPMENT CO				
VETTER EQUIPMENT CO	SKID PLATE FOR LANDPRIDE MOWER	08/01/2022	81.24	PARK & RECREATI
Total VETTER EQUIPMENT CO:			81.24	
VISUAL LABS INC				
VISUAL LABS INC	BWC ACCESSORIES	08/22/2022	225.00	POLICE FUND
Total VISUAL LABS INC:			225.00	
WAGNER, PHILLIP				
WAGNER, PHILLIP	HOME BASE IOWA	08/25/2022	1,500.00	GENERAL FUND
Total WAGNER, PHILLIP:			1,500.00	
WALDINGER CORP. THE				
WALDINGER CORP. THE	WELLNESS CENTER MAINTENANCE	07/27/2022	2,975.56	YMCA MAINTENAN
WALDINGER CORP. THE	WELLNESS CENTER MAINTENANCE	08/08/2022	2,626.57	YMCA MAINTENAN
WALDINGER CORP. THE	WELLNESS CENTER REPAIRS	08/09/2022	1,658.51	YMCA MAINTENAN
Total WALDINGER CORP. THE:			7,260.64	
WARREN COUNTY ENGINEER				
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - AMBULANCE	08/02/2022	2,075.92	AMBULANCE FUN
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - POLICE	08/02/2022	4,621.92	POLICE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - PARKS	08/02/2022	1,648.89	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - REC - VANS	08/02/2022	124.88	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - REC - GAS CANS	08/02/2022	136.88	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - STREET	08/02/2022	1,732.26	ROAD USE TAX FU
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - BLDG/ZONING	08/02/2022	63.56	GENERAL FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - FIRE	08/02/2022	1,308.06	FIRE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - SEWER	08/02/2022	1,345.91	SEWER FUND
Total WARREN COUNTY ENGINEER:			13,058.28	
WELLS FARGO CCER				
WELLS FARGO CCER	adobe software contractAdobe	07/31/2022	90.05	POLICE FUND
WELLS FARGO CCER	reimbursementAdobe Acropro Subs	07/31/2022	13.70	POLICE FUND
WELLS FARGO CCER	summer Friends expenseHy-Vee Indianola 127	07/31/2022	55.44	LIBRARY SPECIAL
WELLS FARGO CCER	summer Friends expenseHy-Vee Indianola 127	07/31/2022	10.68	LIBRARY SPECIAL
WELLS FARGO CCER	book release journal/magazineBook Riot Insider	07/31/2022	5.00	LIBRARY FUND
WELLS FARGO CCER	marketing expenseFlodesk.Com	07/31/2022	38.00	LIBRARY FUND
WELLS FARGO CCER	summer Friends expenseStore Hy-Vee Mealtim	07/31/2022	85.51	LIBRARY SPECIAL
WELLS FARGO CCER	summer Friends expenseHy-Vee Indianola 127	07/31/2022	14.10	LIBRARY SPECIAL
WELLS FARGO CCER	summer Friends expenseBoxedb2bsales	07/31/2022	210.55	LIBRARY SPECIAL
WELLS FARGO CCER	summer Friends expenseTst Ocha	07/31/2022	118.19	LIBRARY SPECIAL
WELLS FARGO CCER	Staff Meeting PizzaCaseys Pizza 2097	07/31/2022	78.05	POOL (MEMORIAL)
WELLS FARGO CCER	Balloon Camp Snacks, Fair Day Supplies, Seni	07/31/2022	108.42	PARK & RECREATI
WELLS FARGO CCER	Pool ConcessionsWal-Mart #1491	07/31/2022	38.37	POOL (MEMORIAL)
WELLS FARGO CCER	Disc Golf Portable ToiletsWaste Solutions Of Io	07/31/2022	2,812.50	PARK & RECREATI
WELLS FARGO CCER	Pool ConcessionsWm Supercenter #1491	07/31/2022	34.08	POOL (MEMORIAL)
WELLS FARGO CCER	StampsUsps Po 1843650625	07/31/2022	104.00	PARK & RECREATI
WELLS FARGO CCER	Pickard ConcessionsWal-Mart #1491	07/31/2022	29.80	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	Logo FrisbeesQuality Logo Products	07/31/2022	199.27	PARK & RECREATI
WELLS FARGO CCER	Logo Soccer Balls, Beach BallsQuality Logo Pro	07/31/2022	610.09	PARK & RECREATI
WELLS FARGO CCER	Pool Vacuum and Vacuum PoleIn All Iowa Pool	07/31/2022	308.65	POOL (MEMORIAL)
WELLS FARGO CCER	Monthly Adobe SubscriptionAdobe Creative Clo	07/31/2022	52.99	PARK & RECREATI
WELLS FARGO CCER	Supplies for the National Balloon Classic medic	07/31/2022	72.31	AMBULANCE FUN
WELLS FARGO CCER	Station supplies for kitchenDollar General #229	07/31/2022	6.50	FIRE FUND
WELLS FARGO CCER	Replaced Ice machine at station, Ice-o-matic. Fr	07/31/2022	2,984.00	FIRE FUND
WELLS FARGO CCER	Summer Reading ProgramWal-Mart #1491	07/31/2022	22.88	LIBRARY SPECIAL
WELLS FARGO CCER	Summer Reading ProgramFareway Stores #65	07/31/2022	23.97	LIBRARY SPECIAL
WELLS FARGO CCER	Summer Reading ProgramWalmart.Com Aa	07/31/2022	49.94	LIBRARY FUND
WELLS FARGO CCER	Summer Reading ProgramWalmart.Com Aa	07/31/2022	4.11	LIBRARY FUND
WELLS FARGO CCER	Summer Reading ProgramHy-Vee Indianola 12	07/31/2022	1.99	LIBRARY SPECIAL
WELLS FARGO CCER	Summer Reading ProgramWm Supercenter #14	07/31/2022	58.44	LIBRARY SPECIAL
WELLS FARGO CCER	Summer Reading ProgramStore Hy-Vee Mealti	07/31/2022	106.89	LIBRARY SPECIAL
WELLS FARGO CCER	Summer Reading ProgramHy-Vee Indianola 12	07/31/2022	22.72	LIBRARY SPECIAL
WELLS FARGO CCER	Summer Reading ProgramFareway Stores #65	07/31/2022	20.94	LIBRARY SPECIAL
WELLS FARGO CCER	Summer Reading ProgramRi Novelty/Toy Netw	07/31/2022	55.00	LIBRARY SPECIAL
WELLS FARGO CCER	Summer Reading ProgramFareway Stores #65	07/31/2022	20.94	LIBRARY SPECIAL
WELLS FARGO CCER	Staff Snacks, TorchWal-Mart #1491	07/31/2022	40.32	POOL (MEMORIAL)
WELLS FARGO CCER	Safety GlovesCappels Ace Hardware In	07/31/2022	7.99	POOL (MEMORIAL)
WELLS FARGO CCER	Parade CandyWm Supercenter #1491	07/31/2022	65.72	PARK & RECREATI
WELLS FARGO CCER	Swim Lesson EnvelopesWal-Mart #1491	07/31/2022	3.96	POOL (MEMORIAL)
WELLS FARGO CCER	Fuel for ChainsawsHy-Vee F&F Indianola 5271	07/31/2022	4.84	SEWER FUND
WELLS FARGO CCER	Car WashExecutive Laser Wash	07/31/2022	25.00	GENERAL FUND
WELLS FARGO CCER	Drone battery Matrice 30TSp Advexure.Com	07/31/2022	329.00	POLICE FUND
WELLS FARGO CCER	Breaching tool for patrol carsWilliams Key	07/31/2022	62.99	POLICE FUND
WELLS FARGO CCER	FAA Exam OrtlundPsi Services Llc	07/31/2022	175.00	POLICE FUND
WELLS FARGO CCER	Detective POLICE placardsCondition Gray	07/31/2022	219.96	POLICE FUND
WELLS FARGO CCER	Sanitizing wipes for Park and RecreationBound	07/31/2022	82.68	AMBULANCE FUN
WELLS FARGO CCER	Plumbing Supplies repair ice machine water line	07/31/2022	20.68	FIRE FUND
WELLS FARGO CCER	Return of unused plumbing supplies repair ice	07/31/2022	10.79	FIRE FUND
WELLS FARGO CCER	Childrens Fire HelmetsNfpa Natl Fire Protect	07/31/2022	78.95	FIRE FUND
WELLS FARGO CCER	Mouse TrapsMccoy True Value	07/31/2022	2.99	GENERAL FUND
WELLS FARGO CCER	Reed Smith Background checkCastlebranch Ap	07/31/2022	99.00	FIRE FUND
WELLS FARGO CCER	fentanyl, asa, roc, mag sulfateMercyone Clive00	07/31/2022	123.92	AMBULANCE FUN
WELLS FARGO CCER	zofran, D50, glucoseMercyone Clive00015776	07/31/2022	157.38	AMBULANCE FUN
WELLS FARGO CCER	Final payment for porta-potty at Arts FestivalWa	07/31/2022	182.50	GENERAL FUND
WELLS FARGO CCER	Class for Lisa Wilson - 1099sPaypal Educators	07/31/2022	199.00	GENERAL FUND
WELLS FARGO CCER	Class for Lisa Wilson - 1099sCross Border Tran	07/31/2022	1.99	GENERAL FUND
WELLS FARGO CCER	Deposit for porta-potty at Arts FestivalWaste Sol	07/31/2022	182.50	GENERAL FUND
WELLS FARGO CCER	Training books for Sewer Department - Conflict	07/31/2022	132.56	GENERAL FUND
WELLS FARGO CCER	65020-Ranger Rick Dinosaurs magazine subscr	07/31/2022	15.00	LIBRARY FUND
WELLS FARGO CCER	65020-Amazon prime membershipB2b Prime X	07/31/2022	129.00	LIBRARY FUND
WELLS FARGO CCER	Server battery replacementServer Supply.Com I	07/31/2022	122.76	GENERAL FUND
WELLS FARGO CCER	SIP stationSangoma Us Inc	07/31/2022	59.31	GENERAL FUND
WELLS FARGO CCER	Library of Things collection purchaseHigh Mowi	07/31/2022	209.60	LIBRARY FUND
WELLS FARGO CCER	ILA Conference RegistrationIowa Library Associ	07/31/2022	150.00	LIBRARY FUND
WELLS FARGO CCER	Library of Things collection service renewalMobi	07/31/2022	360.00	LIBRARY FUND
WELLS FARGO CCER	Adult ProgramStore Hy-Vee Mealtime	07/31/2022	44.90	LIBRARY SPECIAL

Total WELLS FARGO CCER:

11,719.38

WIEGERT DISPOSAL CO.

WIEGERT DISPOSAL CO.	KYBO AT BRUSH FACILITY	09/01/2022	65.00	GENERAL FUND
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES - PARKS	09/01/2022	585.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES - MEMORIAL AQUATI	09/01/2022	45.00	POOL (MEMORIAL)
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES - RECREATION	09/01/2022	175.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	DISC GOLF DUMPSTER	09/01/2022	175.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WIEGERT DISPOSAL CO.:			1,045.00	
Grand Totals:			457,857.96	

City Council: _____



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: September 6, 2022
Subject: Approval of Minutes of the prior council meetings

Recommendation: Simple motion is in order.

Attachments:

1. 08152022 CC Minutes
2. 08222022 CC BOT Joint Meeting Minutes



CITY OF INDIANOLA COUNCIL MEETING

August 15, 2022

6:00 PM

City Council Chamber

110 N 1st Street

Minutes

Call to Order

The Indianola City Council met in regular session at 6:00 PM on August 15, 2022 in the City Hall Council Chambers. Mayor Stephanie Erickson called the meeting to order and on roll call the following members were present: Heather Hulen, John Parker, Ron Dalby, Gwen Schroder, Steve Richardson. Absent: Christina Beach.

Public Comment

Rhonda Crouse, Crouse Café, 115 E Salem spoke regarding handicap spots near the Café.

Kathy Stanfield, 407 W Ashland, commented on a desire for a handicap space on southwest corner of the Square.

Consent Agenda:

Agenda Item 5B, Approval of Claims, was pulled from the consent agenda on a request by Council Member Hulen. Agenda Items 5G - Resolution approving Payment Application Number 13 in the amount of \$502,727.03 and Changer Order Number 8 in the amount of \$21,034.50 from Absolute Concrete for the Square Reconstruction Project and 5H - Resolution approving Change Order Number 2 and Payment Application Number 4 in the amount of \$114,990.16 to Absolute Concrete for the 2022 Infrastructure Improvements Project were pulled from the consent agenda on a request by Council Member Richardson.

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

- Approval of Agenda
- Resolution 2022-156 approving Fiscal Year 23 monthly transfers for August 2022
- Approval of Minutes of the prior council meetings
- Resolution 2022-157 fixing a date (September 6, 2022 at 6 PM) for a meeting on the authorization of a loan agreement and the issuance of not to exceed \$3,500,000 general obligation capital loan notes of the City of Indianola, State of Iowa (for essential corporate urban renewal purposes), and providing for publication of notice thereof.
- Resolution 2022-158 setting a public hearing for September 6, 2022 at 6 PM regarding an application for an exemption of sign code at 1103 N Jefferson Way, Indianola, Iowa.
- Approval of a renewal liquor license for The Zoo.
- Approval of a renewal liquor license for The Village, A Wesley Active Life Community, pending final approval by staff.
- Approval of a temporary liquor license for Willow Moon Apothecary.
- Approval of an amended liquor license for Fiestas Jalepenos Mexican Restaurant.

- Approval of an event application for the Public Safety Open House to be held on October 13, 2022 at City Hall.
- Approval of Payment Application Number 26 in the amount of \$489,485.29 to Williams Brothers Construction for the Water Resource Recovery Facility project.
- Resolution 2022-161 approving a Professional Services Agreement with Dependable Drain and Plumbing for the Sewer Manhole Rehabilitation Project.
- Third consideration and approval of an ordinance to rezone property adjacent to 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).
- Resolution 2022-162 approving an engagement agreement with Ahlers and Cooney in connection with a development agreement with Indianola Industrial Park, LLC in the Hillcrest/Downtown Unified Urban Renewal Area.
- Resolution 2022-163 approving a three-party engineering services agreement for Indianola Industrial Park 3.
- Resolution 2022-164 accepting easements and approving the final plat of Wadle Subdivision.
- Resolution 2022-165 authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.
- Approval of the submission of the second quarter 2022 utility write-offs to the State Offset Program for collection.
- Approval of a new retail permit for cigarette/tobacco/nicotine/vapor for ABC Smoke.
- Resolution 2022-166 approving a settlement agreement and mutual release by and between the City of Indianola and Dennis Lee Moser.
- Resolution 2022-167 approving salaries.

Council Member Parker moved to approve 5B - Claims and Schroder seconded it. On roll call, the vote was AYES: Parker, Dalby, Schroder, Richardson. NAYS: None. ABSTAIN: Hulen. Whereas the Mayor declared the motion carried unanimously.

Council Member Schroder moved to approve 5G - Resolution 2022-159 approving Payment Application Number 13 in the amount of \$502,727.03 and Change Order Number 8 in the amount of \$21,034.50 from Absolute Concrete for the Square Reconstruction Project. Council Member Parker seconded it. In discussion, Charlie Dissell, Community and Economic Development Director, explained the sequence of events that led to a change order, noting that the City will receive an engineering credit back on some of the items. Council discussed the change order and the city's responsibility to pay for it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder. NAYS: Richardson. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve Resolution 2022-160 approving Change Order Number 2 (no change to contract amount) and Payment Application Number 4 in the amount of \$114,990.61 to Absolute Concrete for the 2022 Infrastructure Improvements Project (Boston Avenue). Council Member Dalby seconded it. In discussion, Public Works Director Akhilesh Pal explained the change order, and the progress and timeline of the project. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Reports

Council Member Hulen moved to receive and file the July 2022 Treasurer's Report and Dalby seconded it. In discussion, City Treasurer Doug Shull noted a transfer of LOST funds brought the balance down from a year ago. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Council Member Richardson moved to receive and file the July 2022 EMS Billing Activity Report and Schroder seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Richardson moved to approve the appointment of Heather Sinclair to the Hometown Pride Committee for a term beginning July 1, 2022 and ending July 1, 2023 and Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to table the appointment of Joan Overton to the Sustainability Committee until staff can formalize and create the parameters of the committee. Council Member Richardson seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor's Report

Mayor Erickson noted that with the beginning of the school year, the Mayor's Youth Council will meet again. She also stated Council had toured the Water Resource Recovery Facility.

Mayor Erickson read a Proclamation declaring August 21 - 27, 2022 as Water and Wastewater Workers of Iowa week.

Old Business

Asst City Manager/CFO Andrew Lent presented a review of Fiscal Year 22. Highlights of the presentation included: FY22 Revenue Recap; Building Permit Growth; FY24 and Concerns; and the FY24 Budget Calendar.

New Business

Council Member Parker moved to approve Resolution 2022-168 approving a Major Site Plan application for retail sales (Pharmacy/Drug Store) at 2105 North 3rd Lane. Council Member Hulen seconded it. In discussion, Dissell shared the site plan with the Council, noting that the plan has less glass than the code requires due to the nature of the business. The Planning and Zoning Commission recommends approval. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Richardson moved to approve Resolution 2022-169 approving a Plat of Survey for Kevin Halterman, located adjacent to 2110 Country Club Boulevard and Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Richardson moved to approve the first consideration of an Ordinance amending Chapter 71.04 of the Code of Ordinances of the City of Indianola and Dalby seconded it. In discussion, City Manager Ben Reeves stated the ordinance will allow the Chief of Police to issue an overnight parking permit to authorized county personnel. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to approve the first consideration of an Ordinance amending Chapter 71.02 of the Code of Ordinances, City of Indianola, Iowa and Richardson seconded it.

In Public Comments, Brian Endrizal, 1000 N 9th St., spoke in favor of a four-way stop at the intersection. Mayor Erickson read an email from Christina Liebsch, 1001 N 9th St. in favor of a four-way stop at the intersection.

In discussion, staff noted that the intersection does not meet federal standards and regulations for a four-way stop. The Council discussed the benefits and drawbacks of a four-way stop at that intersection and requested that staff conduct a traffic study. Council Member Dalby rescinded his motion. Council Member Parker moved to continue the first consideration to the September 6 City Council meeting and Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas, the Mayor declared the motion carried unanimously.

Other Business

In the City Manager's Report, Reeves provided an update to the Crow's Nest Campground storm water utility question from the previous Council meeting. He then thanked City and IMU staff for their work on construction projects, noting that Charlie Dissell is a tremendous asset to our organization. Reeves stated there will be a joint meeting with the IMU Board of Trustees on August 22 to discuss capital improvement plans.

Council Member Hulen moved to enter into closed session at 7:22 p.m. 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 Richardson seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor Erickson left the meeting at 7:24 p.m.

Council Member Parker moved to exit the closed session at 7:54 p.m. and Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Parker moved to enter into closed session at 7:55 p.m. 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 Schroder seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Parker moved to exit the closed session at 8:23 p.m. and Schroder seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

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

Adjourn

The meeting was adjourned at 8:24 p.m. on a motion by Council Member Parker and seconded by Dalby. Question was called for and on voice vote the Mayor Pro Tem declared the motion carried unanimously.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



**CITY OF INDIANOLA COUNCIL AND
BOARD OF TRUSTEES JOINT MEETING**

August 22, 2022

5:30 PM

City Council Chambers

110 N 1st Street

Minutes

Call to Order

The Indianola City Council and IMU Board of Trustees met in special joint session at 5:30 PM on August 22, 2022 in the City Hall Council Chambers. Mayor Stephanie Erickson called the meeting to order and on roll call the following Council Members were present: Heather Hulen, Ron Dalby, Gwen Schroder, Christina Beach, Steve Richardson, Mayor Erickson and the following Trustees were present: Deb White, Lori Smith, Dom Selgrade, and Adam Voigts. ABSENT: Council Member John Parker and Trustee Mike Rozga.

Capital Improvement Plans

Department heads from the City and IMU provided information on their capital improvement plans for the next two – five years.

Adjourn

Board Member Smith adjourned the meeting at 6:32 p.m.

ATTEST:

Stephanie Erickson, Mayor

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Andy Lent, Asst. City Manager/CFO
Date: September 6, 2022
Subject: Resolution setting a public hearing for October 3, 2022 at 6:00 p.m. regarding an amendment to the Fiscal Year 23 budget.

Introduction:

Background: A second budget amendment is needed for the FY23 budget. Prior to holding a hearing and considering the amendment, the Council must set the date for the public hearing. The notice must be published in a newspaper of general circulation in the city between 10-20 days prior to the hearing.

Discussion: The attached resolution sets the public hearing for the second FY23 budget amendment on October 3, 2022.

Budget Impact: NA

Recommendation: Roll call is in order.

Attachments: 1. Res 2022- set PH for FY23 budget amendment

City of Indianola
RESOLUTION NO. 2022-

**RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING
TO AMEND THE FISCAL YEAR 2023 BUDGET**

WHEREAS, the City is required to hold a public hearing concerning the amendment of the City's budget for fiscal year 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA, that a public hearing will be held October 3, 2022 beginning at 6:00 p.m. in the City Hall Council Chambers, 110 N. 1st Street, concerning amending the City's budget for fiscal year 2023, and the City Clerk is directed to publish notice of said meeting in the Indianola Record Herald and Tribune.

PASSED AND APPROVED this 6th day of September 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: September 6, 2022
Subject: Consideration of the approval of a renewal liquor license for Bush's Place, LLC, dba The Hideout.

Introduction: This is a renewal of Bush's Place LLC's Class C liquor license with outdoor service and Sunday service privileges.

Background: The Hide Out is located at 204 E Clinton Avenue. Their current license expires September 24, 2022.

Discussion: Bush's Place, LLC is a limited liability company with Tina Bush and Michael Bush listed as owners.

Budget Impact: The City receives a portion of the license the applicant pays to the State of Iowa.

Recommendation: All paperwork is in order for approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: September 6, 2022
Subject: Consideration of the approval of a renewal liquor license for Saint Thomas Aquinas Church.

Introduction: This is a renewal of Saint Thomas Aquinas Church's special Class C liquor license.

Background: Saint Thomas Aquinas Church is located at 210 South Wesley Street. Their current license expires September 30, 2022.

Discussion: Saint Thomas Aquinas Church is a privately held corporation with Fr Adam Westphal listed as the pastor.

Budget Impact: The City receives a portion of the license the applicant pays to the State of Iowa.

Recommendation: All paperwork is in order for approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: September 6, 2022
Subject: Consideration of the approval of an event application from the Indianola Community School District for a Homecoming Parade on September 29, 2022 at 6:00 p.m.

Introduction: The Homecoming Parade will begin at 6:00 p.m.

Background: The staff has reviewed and approved the application.

Discussion: The parade route will be as follows:

- High School corner at East Ashland
- North on 9th Street
- West on Euclid
- South on 5th Street
- West on Ashland
- South on 3rd Street
- East on 1st Avenue to the High School

Budget Impact:

Recommendation: Simple motion is in order.

Attachments: 1. 2022 IHS Homecoming Parade Application



Event Details:

Event Name: Indianola High School Homecoming Parade
Event Sponsor(s): Aaron Lester & Jori Coghuan - Indianola H.S.
Event Type (Check all that apply): ☒ Parade ☐ Bike Ride/Race ☐ Concert
Running Event: Fun Run ☐ Timed Race ☐ Will trails/sidewalks be utilized? Yes ☐ No ☐
Other: _____
Date/Time of event: 5-7 PM SEPT. 29, 2022
Location of event: EAST SIDE & HIGH SCHOOL (SEE MAP)
Anticipated Attendance: _____ Per Day _____ Total

Organization: Indianola High School (515)
Contact Name: Jori Coghuan (515) 205-2656 Aaron Lester 210-8256
Address: 1304 E FIRST AVE
Telephone Number: (515) 961-9510 ext. 2103
Fax Number: (515) 961-9519
Email address: coghlanj@indianola.k12.ia.us
Today's Date: 8/25/22

Please describe your request and event:

Indianola High School Homecoming Parade

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

Start @ H.S. Corner East Ashland - NORTH ON 9TH ST -
West @ Euclid - South @ 5th St - WEST @ ASHLAND -
South @ 3RD St - East @ 1st Ave BACK TO HIGH SCHOOL

Set Up Begins

Date 9/29

Time 4:30 PM

Day of Week Thursday

Event Starts

Date 9-29

Time 6:00 PM

Day of week Thurs.

Event Ends

Date 9-29

Time 7:30 PM

Day of week Thurs.

Dismantle

Date 9-29

Time 7:30 PM

Day of week Thurs



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

Officers and Adm. from the high school will be stationed along parade route. This will help with crowd control along route and any safety concerns that may arise. Barricades can also be used.

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

Staff members will be in the parade and will be able to help with any issues that may come up concerning safety or medical issues. Walkie talkies will be used along the route and beginning of parade to quickly communicate between staff.

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

Before submitting this application be sure to complete the following:

- ☐ The event application is completely filled out
- ☐ Map A attached – showing streets/trails/parks/lane closures, location of barrier/barricades, stages, platforms, parking, etc.
- ☐ Map B attached – shows where vendors are expected to park vehicles off the Square
- ☐ Street closure permit application if applicable, attached to application. Application is on website under “How Do I submit”.
- ☐ Noise permit application if applicable, attached to application. Application available on website under “How do I apply for noise permit”.
- ☐ Insurance certificate showing the City as an additional insured in the amount of \$1,000,000 is attached to the application.

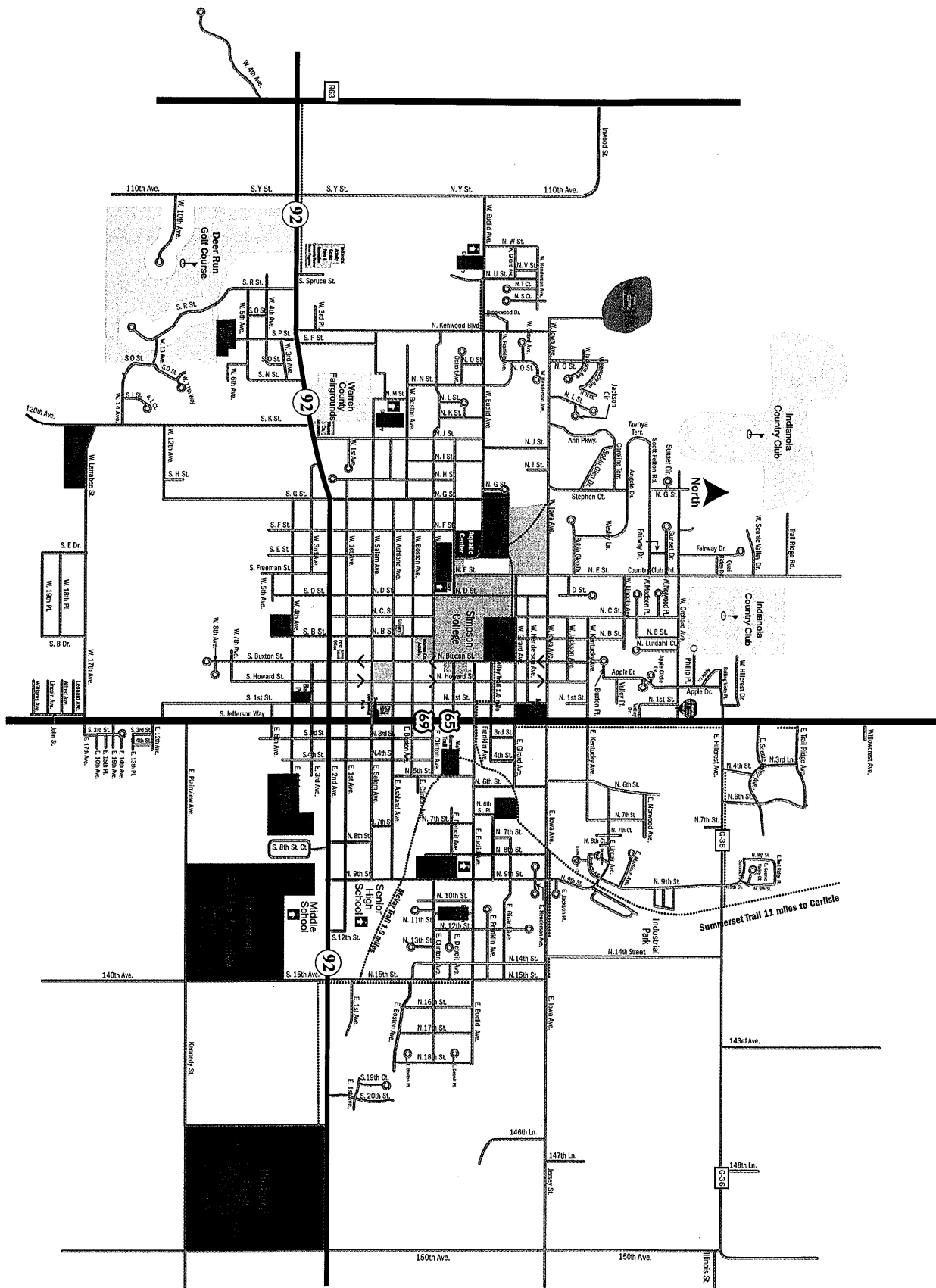
As the event sponsor(s) I have read through the rules and certify that our event abides by the rules and regulations set by the Indianola Iowa City Council.

Applicant Signature: *[Signature]* Date: 8/29/22

Thank you for your interest in holding a neighborhood or community event!

Return Application with attachments to:

City of Indianola
Attn: Event Applications
110 N 1st St PO Box 299
Indianola, Iowa 50125
email cityclerk@indianolaiowa.gov
City website: indianolaiowa.gov





MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. Finance Director
Date: September 6, 2022
Subject: Consideration of the approval of a Home Base Iowa Initiative application and authorization of a warrant in the amount of \$1500 for Phillip Wagner.

Introduction: A Veteran who was discharged under honorable conditions according to Chapter 35.1 Code of Iowa and had Title 10 active service duty for 90 days is eligible for this benefit. The applicant must complete the application, provide proof of DD Form 214 or Certificate of Release or Discharge from Active Duty and proof of previous residency outside of Indianola.

Background: City Guidelines:

1. Veteran shall make an application in person. Vouchers will only be issued to a qualified Veteran in person.
2. Purchase a home in Indianola in the past six months at the time of application. Only new residents shall receive the \$1500 incentive.
3. Ownership title/deed must be transferred, or in the process of being transferred, to the individual requesting payment of incentive.
4. Complete the certification form (City application) and have it signed by the Warren County Auditor and Veteran's Affairs.
5. Allow two weeks for Auditor to process, sign, and return the form to the applicant.
6. Bring the completed form to City Hall, 110 N 1st St, Indianola, IA 50125.
7. The program will be administered through the City of Indianola and will be provided on a first come, first served basis, with up to ten incentives per fiscal year.
8. Payment must be used for closing costs or other similar expenses related to the purchase of a home.

Discussion: Council will need to consider the approval of the Home Base Iowa Initiative Application and a warrant in the amount of \$1500. Phillip Wagner purchased their home on July 15, 2022, and the application was received on August 24, 2022. This will be the first application which has been approved for this fiscal year.

Budget Impact: \$1,500.00

Recommendation: All paperwork is in order for approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Rick Graves, Water Resource Recovery Director
Date: September 6, 2022
Subject: Approval of Payment Application Number 16 in the amount of \$18,457.55 to Langman Construction for the Water Resource Recovery Facility Influent Trunk Sewer and Outfall Project.

Introduction:

Background:

Discussion: Items included in this payment application include

- Seeding (Type 2, Type 5)
- Storm Water Pollution Prevention Plan
- Rip Rap - Stream Crossings

Budget Impact: \$18,457.55

Recommendation: HR Green and City Staff have reviewed the application and recommend payment.

Attachments: 1. ltr-083022-Trunk_Sewer_Langman_Pay_Request16



▷ 5525 Merle Hay Road | Suite 200 | Johnston, IA 50131

Main 515.278.2913 + Fax 515.278.1846

▷ HRGREEN.COM

August 30, 2022

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

Re: WRRF INFLUENT TRUNK SEWER & OUTFALL PROJECT
Contractor's Application for Payment No. 16

Dear Rick:

Attached is an electronic copy of Payment Application No. 16 from Langman Construction Inc. for the WRRF Influent Trunk Sewer and Outfall Sewer project. Items included in this application include Seeding (Type 2, Type 5); SWPPP; Rip Rap - Stream Crossings.

The total request for Payment Application No.16 is \$18,457.55. As of this Pay Application, Langman Construction has been paid 93% of the contract. We have reviewed and recommend full partial payment of Payment Application No. 16 as submitted by Langman Construction. Please execute the pay application and distribute copies to all parties.

Sincerely,
HR Green, Inc.

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

Joseph Frankl, P.E.
Project Manager

Cc: Andy Lent, ACM, CFO
Ben Reeves, City Manager

File

Enclosures

\\hrgreen.com\HRG\Data\2021\210240\Construction\Payment\Pay_Estimates\#16\ltr-083022-Trunk_Sewer_Langman_Pay_Request16.docx

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

Page 1 of 3 Pages

TO OWNER:	City of Indianola 110 N. 1st Street Indianola, IA 50125	PROJECT:	WRRF Influent Trunk Sewer & Outfall Sewer 11870 Hoover Street Indianola, IA 50125	APPLICATION NO:	16	Distribution to:	☐ OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ ☐
FROM	Langman Construction, Inc.	ARCHITECT:	HR Green, Inc.	PERIOD TO:	August 19, 2022		
CONTRACTOR	220-34th Avenue Rock Island, IL 61201		5525 Merle Hay Road, Suite 200	PROJECT NOS:			
CONTRACT FOI General Construction				CONTRACT DATE:	March 16, 2021		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$6,603,000.00
2. NET CHANGE BY CHANGE ORDERS	(\$40,102.24)
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$6,562,897.76
4. TOTAL COMPLETED & STORED TO	\$6,444,006.66
DATE (Column L on G703)	
5. RETAINAGE:	
a. 5 % of Completed Work	\$322,200.33
(Column J on G703)	
b. 5 % of Stored Material	\$0.00
(Column K on G703)	
Total Retainage (Lines 5a + 5b or	
Total in Column N of G703)	\$322,200.33
6. TOTAL EARNED LESS RETAINAGE	\$6,121,806.32
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENT (Line 6 from prior Certificate)	\$6,103,348.77
8. CURRENT PAYMENT DUE	\$18,457.55
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$441,091.44
(Line 3 less Line 6)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		(\$40,102.24)
TOTALS	\$0.00	(\$40,102.24)
NET CHANGES by Change Order		(\$40,102.24)

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

CONTRACTOR: Langman Construction, Inc.

By: Brian Gould Date: August 19, 2022

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ \$18,457.55

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

ARCHITECT: Joseph Frankl By: Joseph Frankl Date: 8/30/2022

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

CONTINUATION SHEET

AIA DOCUMENT G703

Page 2 of 3 Pages

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 16
APPLICATION DATE: 8/19/2022
PERIOD TO: 8/19/2022
ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C ITEM QUANTITY	D UNITS	E UNIT PRICE	F TOTAL VALUE OF ITEM	G PREVIOUS QUANTITIES	H ESTIMATED QUANTITY INSTALLED THIS PERIOD	I QUANTITIES TO DATE	J VALUE OF WORK THIS PERIOD	K VALUE OF WORK INSTALLED TO DATE	L MATERIALS PRESENTLY STORED (NOT IN H)	M TOTAL COMPLETED AND STORED TO DATE (H+I)	N % (L ÷ F)	O BALANCE TO FINISH (F - L)	P RETAINAGE (IF VARIABLE RATE)
1	Mobilization	1.00	LS	\$849,000.00	\$849,000.00	1.00		1.00		\$849,000.00		\$849,000.00	100.00%		\$42,450.00
2	Construction Survey	1.00	LS	\$20,000.00	\$20,000.00	1.00		1.00		\$20,000.00		\$20,000.00	100.00%		\$1,000.00
3	Clearing and Grubbing	1.00	LS	\$100,000.00	\$100,000.00	1.00		1.00		\$100,000.00		\$100,000.00	100.00%		\$5,000.00
4	Topoil, Onsite	34046.00	CY	\$2.00	\$68,092.00	34046.00		34046.00		\$68,092.00		\$68,092.00	100.00%		\$3,404.60
5	Subgrade Preparation	4520.00	SY	\$1.35	\$6,102.00								0.00%	\$6,102.00	\$0.00
6	Subbase, Modified, 6"	3010.00	TON	\$25.50	\$76,755.00	1919.51		1919.51		\$48,947.51		\$48,947.51	63.77%	\$27,807.50	\$2,447.38
7	Removal of Known Box Culvert, 4x5RCB	30.00	LF	\$65.00	\$1,950.00			30.00		\$1,950.00		\$1,950.00	100.00%		\$97.50
8	Removal of Known CMP Culvert, 24"	56.00	LF	\$10.00	\$560.00	56.00		56.00		\$560.00		\$560.00	100.00%		\$28.00
9	Rock Removal	500.00	CY	\$0.01	\$5.00								0.00%	\$5.00	\$0.00
10	Trench Foundation	1000.00	TON	\$21.00	\$21,000.00	972.99		972.99		\$20,432.79		\$20,432.79	97.30%	\$567.21	\$1,021.64
11	Concrete Encasement	100.00	LF	\$400.00	\$40,000.00	100.00		100.00		\$40,000.00		\$40,000.00	100.00%		\$2,000.00
12	Construction Testing	1.00	LS	\$3,000.00	\$3,000.00	1.00		1.00		\$3,000.00		\$3,000.00	100.00%		\$150.00
13	Gravity Outfall Sewer, Trenched,PVC, 30" Diameter	30.00	LF	\$263.00	\$7,890.00	32.00		32.00		\$8,416.00		\$8,416.00	106.67%	(\$526.00)	\$420.80
14	Gravity Outfall Sewer, Trenched,PVC, 42" Diameter	2942.00	LF	\$271.00	\$797,282.00	2942.00		2942.00		\$797,282.00		\$797,282.00	100.00%		\$39,864.10
15	Gravity Trunk Sewer, Trenched, PVC,36" Diameter, Normal Bury	1969.00	LF	\$238.00	\$468,622.00	1944.00		1944.00		\$462,672.00		\$462,672.00	98.73%	\$5,950.00	\$23,133.60
16	Gravity Trunk Sewer, Trenched, PVC, 36" Diameter, Deep Bury, Structure 1259-Structure 1262	766.00	LF	\$330.00	\$252,780.00	766.00		766.00		\$252,780.00		\$252,780.00	100.00%		\$12,639.00
17	Gravity Trunk Sewer, Trenched, PVC, 36" Diameter, Deep Bury, Station 20+50-Stru	379.00	LF	\$295.00	\$111,805.00	379.00		379.00		\$111,805.00		\$111,805.00	100.00%		\$5,590.25
18	Gravity Trunk Sewer, Trenched, PVC,42" Diameter, Normal Bury	5963.00	LF	\$271.00	\$1,615,973.00	5963.00		5963.00		\$1,615,973.00		\$1,615,973.00	100.00%		\$80,798.65
19	Gravity Trunk Sewer, Trenched, PVC, 42" Diameter, Deep Bury, Structure1273-127	644.00	LF	\$383.00	\$246,652.00	644.00		644.00		\$246,652.00		\$246,652.00	100.00%		\$12,332.60
20	Gravity Trunk Sewer, Trenched, PVC, 42" Diameter, Deep Bury, Structure1283-128	977.00	LF	\$304.00	\$297,008.00	977.00		977.00		\$297,008.00		\$297,008.00	100.00%		\$14,850.40
21	Gravity Outfall Sewer, Trenched, DIP, 42" Diameter	76.00	LF	\$600.00	\$45,600.00	76.00		76.00		\$45,600.00		\$45,600.00	100.00%		\$2,280.00
22	Gravity Trunk Sewer, Trenched, DIP, 36" Diameter	143.00	LF	\$530.00	\$75,790.00	143.00		143.00		\$75,790.00		\$75,790.00	100.00%		\$3,789.50
23	Gravity Trunk Sewer, Trenched, DIP, 42" Diameter	101.00	LF	\$600.00	\$60,600.00	101.00		101.00		\$60,600.00		\$60,600.00	100.00%		\$3,030.00
24	Irrigation Force Main, Trenched, Unrestrained PVC, 6"	10423.00	LF	\$20.00	\$208,460.00	10639.00		10639.00		\$212,780.00		\$212,780.00	102.07%	(\$4,320.00)	\$10,639.00
25	Irrigation Force Main, Trenched, Restrained PVC, 6"	392.00	LF	\$45.00	\$17,640.00	197.00		197.00		\$8,865.00		\$8,865.00	50.26%	\$8,775.00	\$443.25
26	Irrigation Force Main, Trenched, Restrained PVC, 4"	284.00	LF	\$40.00	\$11,360.00	244.00		244.00		\$9,760.00		\$9,760.00	85.92%	\$1,600.00	\$488.00
27	Irrigation Force Main, Trenched, Restrained DIP, 6"	107.00	LF	\$100.00	\$10,700.00	107.00		107.00		\$10,700.00		\$10,700.00	100.00%		\$535.00
28	Storm Sewer, Trenched, RCP, 30"	83.00	LF	\$135.00	\$11,205.00	83.00		83.00		\$11,205.00		\$11,205.00	100.00%		\$560.25
29	Storm Sewer, Trenched, RCP, 36"	39.00	LF	\$170.00	\$6,630.00	33.84		33.84		\$5,752.80		\$5,752.80	86.77%	\$877.20	\$287.64
30	Storm Sewer, Trenched, RCAP, 42" (53" X 32") ARCH	20.00	LF	\$245.00	\$4,900.00	20.00		20.00		\$4,900.00		\$4,900.00	100.00%		\$245.00
31	Pipe Culvert, Trenched, RCAP, 72" (88" X 54") ARCH	29.00	LF	\$510.00	\$14,790.00	29.00		29.00		\$14,790.00		\$14,790.00	100.00%		\$739.50
32	Pipe Culvert, Trenched, RCP, 24"	50.00	LF	\$120.00	\$6,000.00	50.00		50.00		\$6,000.00		\$6,000.00	100.00%		\$300.00
33	RCP Apron, Type II, 24"	2.00	EA	\$900.00	\$1,800.00	2.00		2.00		\$1,800.00		\$1,800.00	100.00%		\$90.00
34	RCP Apron, Type II, 36"	2.00	EA	\$1,300.00	\$2,600.00	2.00		2.00		\$2,600.00		\$2,600.00	100.00%		\$130.00
35	RCAP Apron, 4030.223 , 42" ARCH	2.00	EA	\$2,000.00	\$4,000.00	2.00		2.00		\$4,000.00		\$4,000.00	100.00%		\$200.00
36	RCAP Apron, Iowa DOT DR-202, 72" ARCH	2.00	EA	\$3,800.00	\$7,600.00	2.00		2.00		\$7,600.00		\$7,600.00	100.00%		\$380.00
37	RCP Apron Footing, 36"	2.00	EA	\$500.00	\$1,000.00	2.00		2.00		\$1,000.00		\$1,000.00	100.00%		\$50.00
38	RCAP Apron Footing, 42"	2.00	EA	\$2,000.00	\$4,000.00	2.00		2.00		\$4,000.00		\$4,000.00	100.00%		\$200.00
39	6" 11.25" DI MJ Bend	18.00	EA	\$375.00	\$6,750.00	14.00		14.00		\$5,250.00		\$5,250.00	77.78%	\$1,500.00	\$262.50
40	6" 22.5" DI MJ Bend	9.00	EA	\$370.00	\$3,330.00	11.00		11.00		\$4,070.00		\$4,070.00	122.22%	(\$740.00)	\$203.50
41	6" 45" DI MJ Bend	12.00	EA	\$382.00	\$4,584.00	13.00		13.00		\$4,966.00		\$4,966.00	108.33%	(\$382.00)	\$248.30
42	6"x4" DI MJ TEE	1.00	EA	\$500.00	\$500.00	1.00		1.00		\$500.00		\$500.00	100.00%		\$25.00
43	6" DI MJ Sleeve, Connect to Existing Force Main	1.00	EA	\$1,000.00	\$1,000.00	1.00		1.00		\$1,000.00		\$1,000.00	100.00%		\$50.00
44	4" DI MJ Sleeve, Connect to Existing Force Main	1.00	EA	\$900.00	\$900.00								0.00%	\$900.00	\$0.00
45	6" DI MJ CAP	1.00	EA	\$375.00	\$375.00	1.00		1.00		\$375.00		\$375.00	100.00%		\$18.75
46	Tracer System	1.00	LS	\$4,000.00	\$4,000.00	1.00		1.00		\$4,000.00		\$4,000.00	100.00%		\$200.00
47	6" Gate Valve with Valve Box	1.00	EA	\$850.00	\$850.00	1.00		1.00		\$850.00		\$850.00	100.00%		\$42.50
48	4" Gate Valve with Valve Box	1.00	EA	\$710.00	\$710.00	1.00		1.00		\$710.00		\$710.00	100.00%		\$35.50
49	Connection to Existing Manhole	1.00	EA	\$7,000.00	\$7,000.00	1.00		1.00		\$7,000.00		\$7,000.00	100.00%		\$350.00
50	Sanitary Manhole, SW-301, 60"Diameter	8.00	EA	\$12,700.00	\$101,600.00	8.00		8.00		\$101,600.00		\$101,600.00	100.00%		\$5,080.00
51	Sanitary Manhole, SW-301, 72"Diameter	27.00	EA	\$16,600.00	\$448,200.00	27.00		27.00		\$448,200.00		\$448,200.00	100.00%		\$22,410.00
52	Sanitary Manhole, SW-301, >25"Deep, 72" Diameter	2.00	EA	\$28,500.00	\$57,000.00	2.00		2.00		\$57,000.00		\$57,000.00	100.00%		\$2,850.00

CONTINUATION SHEET

AIA DOCUMENT G703

Page 3 of 3 Pages

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 16

APPLICATION DATE: 8/19/2022

PERIOD TO: 8/19/2022

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C ITEM QUANTITY	D UNITS	E UNIT PRICE	F TOTAL VALUE OF ITEM	G PREVIOUS QUANTITIES	H ESTIMATED QUANTITY INSTALLED THIS PERIOD	I QUANTITIES TO DATE	J VALUE OF WORK THIS PERIOD	K VALUE OF WORK INSTALLED TO DATE	L MATERIALS PRESENTLY STORED (NOT IN H)	M TOTAL COMPLETED AND STORED TO DATE (H+I)	N % (L ÷ F)	O BALANCE TO FINISH (F - L)	P RETAINAGE (IF VARIABLE RATE)
53	Sanitary Manhole, SW-302, 7' X 7'	1.00	EA	\$27,700.00	\$27,700.00	1.00		1.00		\$27,700.00		\$27,700.00	100.00%		\$1,385.00
54	Sanitary Manhole, SW-303, 84" Diameter	1.00	EA	\$35,200.00	\$35,200.00								0.00%	\$35,200.00	\$0.00
55	Storm Manhole, SW-401, 84" Diameter	1.00	EA	\$10,600.00	\$10,600.00	1.00		1.00		\$10,600.00		\$10,600.00	100.00%		\$530.00
56	Outfall Headwall	1.00	EA	\$30,000.00	\$30,000.00	1.00		1.00		\$30,000.00		\$30,000.00	100.00%		\$1,500.00
57	Class A Road Surfacing, 3"	842.00	TON	\$30.00	\$25,260.00	763.64		763.64		\$22,909.20		\$22,909.20	90.69%	\$2,350.80	\$1,145.46
58	Traffic Control	1.00	LS	\$4,500.00	\$4,500.00	1.00		1.00		\$4,500.00		\$4,500.00	100.00%		\$225.00
59	Hydraulic Seeding, Fertilizing, andBFM Mulching, Type 2 Mix	4.10	ACRE	\$3,200.00	\$13,120.00		3.42	3.42	\$10,944.00	\$10,944.00		\$10,944.00	83.41%	\$2,176.00	\$547.20
60	Hydraulic Seeding, Fertilizing, andBFM Mulching, Type 5 Mix	7.80	ACRE	\$2,650.00	\$20,670.00	3.27	2.50	5.77	\$6,625.00	\$15,290.50		\$15,290.50	73.97%	\$5,379.50	\$764.53
61	Hydraulic Seeding, Fertilizing, andBFM Mulching, Native Mix	14.70	ACRE	\$3,750.00	\$55,125.00	14.70		14.70		\$55,125.00		\$55,125.00	100.00%		\$2,756.25
62	Hydraulic Seeding, Fertilizing, andBFM Mulching, Wetland Mix	3.40	ACRE	\$4,000.00	\$13,600.00	3.40		3.40		\$13,600.00		\$13,600.00	100.00%		\$680.00
63	Plants, Trees	0.05	ACRE	\$40,000.00	\$2,000.00	0.05		0.05		\$2,000.00		\$2,000.00	100.00%		\$100.00
64	SWPPP Preparation	1.00	LS	\$1,905.99	\$1,905.99	1.00		1.00		\$1,905.99		\$1,905.99	100.00%		\$95.30
65	SWPPP Management	1.00	LS	\$4,500.00	\$4,500.00	0.88	0.04	0.92	\$180.00	\$4,140.00		\$4,140.00	92.00%	\$360.00	\$207.00
66	Filter Sock, Installation, Maintenance, and Removal	7000.00	LF	\$1.50	\$10,500.00	1383.00		1383.00		\$2,074.50		\$2,074.50	19.76%	\$8,425.50	\$103.73
67	Temporary RECP, Type 2.C	930.00	SY	\$1.30	\$1,209.00	930.00		930.00		\$1,209.00		\$1,209.00	100.00%		\$60.45
68	Rip-Rap, Class E, Stream Crossings	368.00	TON	\$60.00	\$22,080.00	329.68	28.00	357.68	\$1,680.00	\$21,460.80		\$21,460.80	97.20%	\$619.20	\$1,073.04
69	Rip-Rap, Class D, Stream Bank Stabilization	275.00	TON	\$60.00	\$16,500.00	186.93		186.93		\$11,215.80		\$11,215.80	67.97%	\$5,284.20	\$560.79
70	Rip-Rap, Class D, Outfall	84.00	TON	\$60.00	\$5,040.00	84.11		84.11		\$5,046.60		\$5,046.60	100.13%	(\$6.60)	\$252.33
71	Rip-Rap, Class A, Storm Sewer	184.00	TON	\$60.00	\$11,040.00	174.09		174.09		\$10,445.40		\$10,445.40	94.61%	\$594.60	\$522.27
72	Silt Fence, Installation, Maintenance, and Removal	7000.00	LF	\$1.50	\$10,500.00	2340.00		2340.00		\$3,510.00		\$3,510.00	33.43%	\$6,990.00	\$175.50
73	Stabilized Construction Entrances	1.00	LS	\$1,500.00	\$1,500.00	1.00		1.00		\$1,500.00		\$1,500.00	100.00%		\$75.00
74	Dust Control, Water	12.50	MGAL	\$100.00	\$1,250.00	5.10		5.10		\$510.00		\$510.00	40.80%	\$740.00	\$25.50
75	Dust Control, Calcium Chloride	37.50	TON	\$500.00	\$18,750.00	15.30		15.30		\$7,650.00		\$7,650.00	40.80%	\$11,100.00	\$382.50
76	Removal and Replacement of Field Fence	360.00	LF	\$15.00	\$5,400.00	923.00		923.00		\$13,845.00		\$13,845.00	256.39%	(\$8,445.00)	\$692.25
77	Concrete Washout	1.00	LS	\$100.00	\$100.00	0.93		0.93		\$93.00		\$93.00	93.00%	\$7.00	\$4.65
78	Air Release Valve Station	4.00	EA	\$16,000.00	\$64,000.00	4.00		4.00		\$64,000.00		\$64,000.00	100.00%		\$3,200.00
79	Dewatering	1.00	LS	\$0.01	\$0.01	1.00		1.00		\$0.01		\$0.01	100.00%		\$0.00
80	Creek Crossing	3.00	EA	\$25,000.00	\$75,000.00	3.00		3.00		\$75,000.00		\$75,000.00	100.00%		\$3,750.00
81	CO														
82	8" Manhole Vent Change	7.00	EA	(\$2,776.00)	(\$19,432.00)	7.00		7.00		(\$19,432.00)		(\$19,432.00)	100.00%		(\$971.60)
83	12" Manhole Vent Change	1.00	EA	(\$4,552.02)	(\$4,552.02)	1.00		1.00		(\$4,552.02)		(\$4,552.02)	100.00%		(\$227.60)
84	Air Release Vent Change	4.00	EA	(\$2,287.10)	(\$9,148.40)	4.00		4.00		(\$9,148.40)		(\$9,148.40)	100.00%		(\$457.42)
85	Conshield Deduct	8.00	EA	(\$1,876.22)	(\$15,009.75)	8.00		8.00		(\$15,009.75)		(\$15,009.75)	100.00%		(\$750.49)
86	RFP-001 Additional Storm Sewer	1.00	LS	\$8,039.93	\$8,039.93	1.00		1.00		\$8,039.93		\$8,039.93	100.00%		\$402.00
87															\$0.00
84															\$0.00
85															\$0.00
86															\$0.00
	GRAND TOTALS				\$6,562,897.76				\$19,429.00	\$6,444,006.66	\$0.00	\$6,444,006.66	98.19%	\$118,891.11	\$322,200.33



MEMORANDUM

To: Mayor and City Council
From: Rick Graves, Water Resource Recovery Director
Date: September 6, 2022
Subject: Resolution determining Water Resource Recovery Department property to be surplus and authorizing sale of property.

Introduction:

Background:

Discussion: Surplus equipment that is outdated or no longer used.

- 2x 1" Jetter hose 1000'
- 3 Flygt Pumps
- Onan Generator
- Wesley Generator
- DeWalt 18V tools and batteries
- Discontinued breakers

Budget Impact: If approved, funds can be used to purchase new tools for staff to work safely.

Recommendation: Roll call is in order.

Attachments:

1. 20220826_082733
2. 20220826_083207
3. 20220826_101011
4. 20220826_080123
5. image000000
6. IMG_5710
7. IMG_5711
8. Res 2022- approving sale of surplus property for WRRD

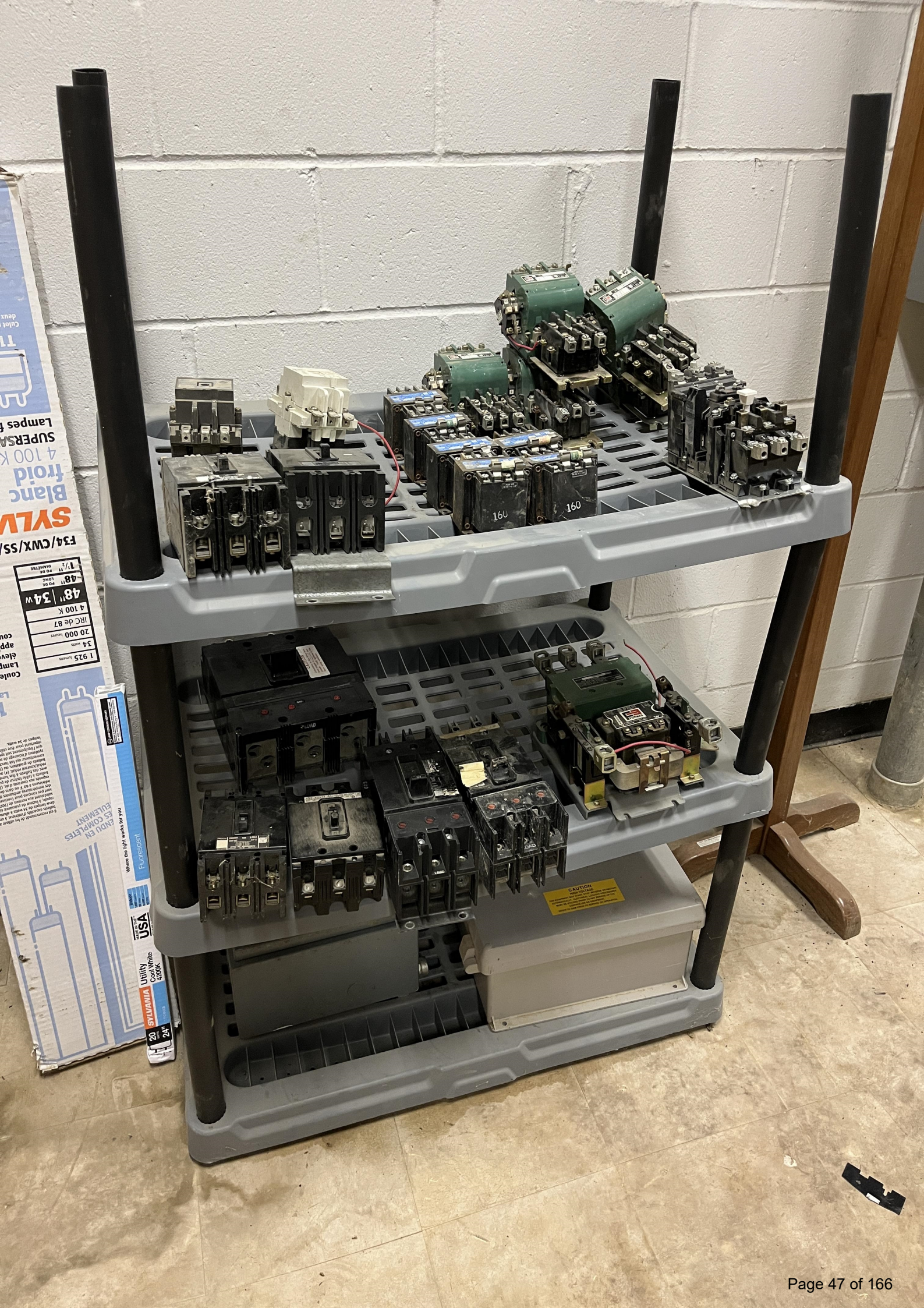














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City of Indianola
RESOLUTION NO. 2022-

**RESOLUTION DETERMINING WATER RESOURCE RECOVERY DEPARTMENT PROPERTY
TO BE SURPLUS AND AUTHORIZING SALE OF PROPERTY**

WHEREAS, the City of Indianola Water Resource Recovery Facility Department owns the following property which was purchased with public funds: 2x 1" Jetter hose 1000', 3 Flygt Pumps, Onan Generator, Wesley Generator, DeWalt 18V tools and batteries, discontinued breakers; and

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

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

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

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Indianola, Iowa that the above-described property is determined to be surplus property.

BE IT FURTHER RESOLVED by the City Council that the City staff is hereby authorized to determine the commercially reasonable manner to dispose of said property and to take all steps necessary, including execution of any transfer documents, required to carry out the sale of the property.

APPROVED this 6th day of September 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Rick Graves, Water Resource Recovery Director
Date: September 6, 2022
Subject: Approval of an excessive usage claim for 501 South Jefferson Way.

Introduction:

Background:

Discussion: One of my staff met with the landlord and determined the excess water did not make it to the sanitary sewer. The landlord, Paul, will be at the council meeting to answer any questions you may have.

I informed Paul that when he gets the first call of high water usage from the staff at IMU, to give my department a call so we have clear evidence of where the leak is and that it is not getting into the sanitary sewer.

Budget Impact: No budget impact due to the water leaking did not make it to the sanitary sewer.

Recommendation: Due to the potential credit being higher than the \$1,000 I am able to credit is the reason this is brought forth to the council for consideration. I recommend a credit to the sewer portion of the water bill for a total of \$2,974.70.

Attachments: 1. 501 S Jefferson Way



— WATER POLLUTION CONTROL —

EXCESSIVE USAGE COMPLAINT FORM

COMPLAINT INFORMATION

Location: 501 S Jefferson Way
Person Filing Complaint: Paul from PLS Investments
Address: Same Phone: 515-988-1041
Date of Complaint: March - June 2022 Time of Complaint: _____
Nature of Complaint: See next page

INVESTIGATION INFORMATION

Name of Investigator: Jared
Date of Investigation: July 20, 2022 Time of Investigation: _____
Comments: Where the water was leaking it did not make it to the floor drain.

ACTION

Reviewed By: Rick Graves Date: August 15, 2022
Corrective Action: If approved, issue credit of 302,000 gallons from the sewer portion of the bill.
This calculates to \$2,974.70 credit.
Paul will be at the council meeting September 6th to explain what happened.

INDIANOLA MUNICIPAL UTILITIES
EXCESSIVE USAGE CLAIM

NAME Red Construction of Iowa Inc

ADDRESS ~~444~~ 501 S. Jefferson Way

DATE(S) OF LOSS Jan - May 2022

ARE YOU RESPONSIBLE FOR THE UTILITY BILLS AT THE ABOVE LOCATION: _____

CLAIM REQUEST FOR: _____ Electric _____ Water X Sewer

AMOUNT REQUESTED: _____ Electric _____ Water _____ Sewer

How did you determine the above amounts? High Bill

Please describe in detail the purpose of your request and the circumstances involved.
Be very specific.

High Water Bill

Please call 515-989-1041 Paul
Thompson

Signature [Signature] Date 6-14-20

Phone Number _____ Wk _____ Home _____

Requestor
Chelsie Cunningham

Water Usage History

Jun 14, 2022
5:01 PM

00047965-4 D & D Construction (Active: Nov 07, 2017)
501 S Jefferson Way
Indianola, IA 50125-3294

Month	Year	Days	Meter Number	Consumption Meter Reading	Consumption gal	Billed Amount
06	2022	31	28658619	3570	121200	\$1,935.22
05	2022	31	28658619	2358	72700	\$1,154.38
04	2022	28	28658619	1631	33700	\$510.13
03	2022	33	28658619	1294	94400	\$1,457.04
02	2022	29	28658619	350	4200	\$49.92
01	2022	30	28658619	308	5000	\$62.40
12	2021	31	28658619	258	3600	\$40.56
11	2021	30	28658619	222	3300	\$35.89
10	2021	33	28658619	189	3700	\$42.13
09	2021	29	28658619	152	3700	\$42.13
08	2021	30	28658619	115	4200	\$49.92
07	2021	32	28658619	73	4600	\$56.16
06	2021	29	28658619	27	3500	\$39.01
05	2021	31	28658619	9992	106900	\$1,652.05
04	2021	26	28658619	8923	103900	\$1,605.25
03	2021	33	28658619	7884	5400	\$68.64
02	2021	32	28658619	7830	5100	\$63.97
01	2021	31	28658619	7779	4400	\$53.04
12	2020	31	28658619	7735	3900	\$45.25
11	2020	34	28658619	7696	5300	\$67.09
10	2020	33	28658619	7643	6700	\$88.93
09	2020	31	28658619	7576	5200	\$65.52
08	2020	32	28658619	7524	6400	\$84.24
07	2020	30	28658619	7460	6100	\$79.57
24 Invoice Periods				Ave:	25712	
				Min:	3300	
				Max:	121200	

INVOICE

Peak Plumbing LLC
1306 N. 7th Street
Indianola, IA 50125
Phone: (515) 552-0558
Peakplumbing2021@gmail.com

QB

Date 6/1/2022
Invoice # 108
For PLS Investments

Bill To:
PLS Investments
501 S Jefferson Way
Indianola, IA 50125

Quantity	Description	Unit price	Amount	Column1
	Diagnostic/Service			
	Diagnostic/Service: Stop Leak with ball valve on 5/31, met with landlord 6/1	\$ 120.00	\$ 120.00	
	Trip Charge	\$ 30.00	\$ 30.00	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
Subtotal			\$ 150.00	

Make all checks payable to Peak Plumbing LLC.
Or we can accept cards via square.
If you have any questions concerning this
invoice, contact Krystal Dalton at 515.552.0558
or peakplumbing2021@gmail.com.

Thank you for your business!

Credit	
Tax	7.00%
Balance due	\$ 160.50

paid w/ cc
on 6/21/22.

INVOICE

Peak Plumbing LLC
 1306 N. 7th Street
 Indianola, IA 50125
 Phone: (515) 552-0558
 Peakplumbing2021@gmail.com

Date 1/24/2022
 Invoice # 43
 For 501 S Jefferson

Bill To:

PLS Investments
 501 S Jefferson Way
 Indianola, IA 50125

Quantity	Description	Unit price	Amount	Column1
	Received phone call from Courtney Arnold regarding no water, no hot, possibly broken pipe. Looked through Apartment 3 for leaks and discovered there was a leak from above-non exterior wall in possible kitchen-was denied entry. Checked other plumbing in crawl space and found no other leaks. Water heater also needed fired back up, which was why there was no hot water.			
	Labor \$85 per hour (1.5 Hours)	\$	85.00	\$ 127.50
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-

Quantity	Description	Unit price	Amount	Column1
Subtotal			\$	127.50
Make all checks payable to Peak Plumbing LLC. Or we can accept cards via square. If you have any questions concerning this invoice, contact Krystal Dalton at 515.552.0558 or peakplumbing2021@gmail.com. Thank you for your business!			Credit	
			Tax	7.00%
			Balance due	\$ 136.43



MEMORANDUM

To: Mayor and City Council
From: Ben Reeves, City Manager
Date: September 6, 2022
Subject: Second consideration of an Ordinance amending Chapter 71.04 of the Code of Ordinances of the City of Indianola (Overnight Square Parking).

Recommendation: Roll call is in order.

Attachments:

1. Chapter 71.04 Ordinance Memo
2. Parking on Square



— City Manager —

To: Mayor & Council
From: Benjamin Reeves, City Manager
Date: August 15, 2022
Subject: Overnight Parking on the Square

The City of Indianola was contacted by Warren County Sheriff, Joe Carico, seeking an exception to City Code 71.04 ALL NIGHT PARKING PROHIBITED. With the overlapping schedules of overnight dispatchers and jail personnel with daytime court personnel, it would be beneficial to the Sheriff to have an ability to allow overnight parking on the Square for approximately 4-6 positions.

The Sheriff does recognize the needs of our Streets Department to clear snow and maintain the storm drainage systems of the Square. He is willing to work with the Indianola Streets Department and Indianola Police Department to alternate the parking and/or to relocate vehicles to accommodate the city's street maintenance needs.

In addition to a staff review, this request was reviewed by the Downtown Commission and received a positive recommendation.

Similar to the City of Indianola's relationship with Simpson College, staff recommends a modification to Section 71.04 to allow the Police Chief, or designee, the ability to issue a permit authorizing overnight parking as presented in the attached.



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE
OF THE CITY OF INDIANOLA, IOWA,
REGARDING PARKING REGULATIONS ON THE SQUARE

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the all-night parking regulations on the Square.

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

Section 1: The following section be and is hereby amended by adding the underlined language as follows:

71.04 ALL NIGHT PARKING PROHIBITED.

No person shall park a vehicle on the public Square or on each street intersecting with the public Square for a distance of one block from the intersection of the street with the public Square between the hours of 2:00 a.m. to 5:00 a.m. Notwithstanding the foregoing, the Police Chief, or designee, may issue a permit authorizing overnight parking in said areas.

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

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

PASSED AND APPROVED this _____ day of _____ 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

First reading:

Second reading:

Third reading:

Publication Date:



MEMORANDUM

To: Mayor and City Council

From:

Date: September 6, 2022

Subject: Resolution approving a Memorandum of Understanding between the City of Indianola and the Construction and Public Employees LiUna Local 177 regarding changes to Article XVI Standby Pay.

Recommendation: Roll call is in order.

Attachments:

1. Stand-By Pay_Memo 09.06.22
2. MOU Indianola Article XVI
3. Res 2022- Approving Union Article XVI Standby Pay



— Human Resources —

Date: August 31, 2022
To: Mayor and Council
From: Courtney Silliman, Human Resources Director
CC: Ben Reeves, City Manager
RE: Construction & Public Employee LiUNA Local Contact

The City and the Construction & Public Employee LiUNA Local 177 entered into a collective bargaining agreement for the period of July 1, 2020-June 30, 2025. The contract governs conditions of employment for members of the Union who are employed by the City.

The memorandum of understanding sets forth an update and clarification to Article XVI Stand-by Pay. The undersigned further agree that this interpretation shall be effective upon the execution of this Memo.

The new language/revisions to the Contract shall be as set forth in red as set forth on the document attached and incorporated as part of this agreement.

ARTICLE XVI Stand-by Pay

One full-time, regular, non-exempt employee for the Public Works Department and one such employee for the Sewer Department will be on-call duty at all times outside of the regular schedule. Employees are scheduled to be on call on a rotating weekly basis. Switching on-call weeks will not be allowed unless approved by the Department Director or their designee. Employees who are required to be on call for emergencies after regular hours shall receive nine (9) hours straight time pay for each week (seven-day period) on call ~~or four (4) hours straight time pay for each weekend (two day) period on call.~~ In addition, for those seven-day periods which include a recognized Holiday, employees on call will receive one (1) additional hour of straight time pay. Employees shall be compensated in accordance with Article VI and/or XIV for work performed under this section.

**MEMORANDUM OF UNDERSTANDING
BETWEEN
CITY OF INDIANOLA, IOWA
AND
CONSTRUCTION & PUBLIC EMPLOYEES LIUNA LOCAL 177**

This Memorandum of Understanding ("Memo") is entered into on this ____ day of July 2022, by and between the City of Indianola, Iowa ("City") and the Construction & Public Employees LIUNA Local 177 ("Union").

WHEREAS City and Union entered into a collective bargaining agreement for the period of July 1, 2020, through June 30, 2025," (the "Contract"); and

WHEREAS the Contract governs certain conditions of employment for members of the Union who are employed by City; and

WHEREAS this memorandum of understanding sets forth an update and clarification to Article XVI Stand-by Pay; and

IT IS THEREFORE AGREED, by and between City and Union that parties acknowledge and represent that they are authorized to enter into this Agreement and that the terms and conditions are binding upon the parties, their officers, members, successors and assigns. The undersigned further agree that this interpretation shall be effective upon the execution of this Memo.

The new language/revisions to the Contract shall be as set forth in red as set forth on the document attached and incorporated as part of this agreement.

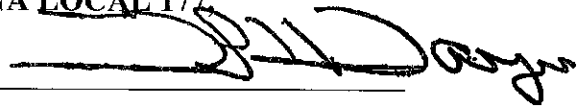
THE CITY OF INDIANOLA, IOWA

By: _____

Title: _____

Date: _____

LIUNA LOCAL 177

By:  _____

Title: Public Sector Representative

Date: 8/25/2022

ARTICLE XVI
Stand-by Pay

One full-time, regular, non-exempt employee for the Public Works Department and one such employee for the Sewer Department will be on-call duty at all times outside of the regular schedule. Employees are scheduled to be on call on a rotating weekly basis. Switching on-call weeks will not be allowed unless approved by the Department Director or their designee. Employees who are required to be on call for emergencies after regular hours shall receive nine (9) hours straight time pay for each week (seven-day period) on call ~~or four (4) hours straight time pay for each weekend (two-day) period on call.~~ In addition, for those seven-day periods which include a recognized Holiday, employees on call will receive one (1) additional hour of straight time pay. Employees shall be compensated in accordance with Article VI and/or XIV for work performed under this section.

Changes to the current language are in bold and italics.

RESOLUTION NO. 2022-

**RESOLUTION APPROVING THE MEMORANDUM OF
UNDERSTANDING BETWEEN THE CITY OF INDIANOLA AND THE
CONSTRUCTION AND PUBLIC EMPLOYEES LiUNA LOCAL 177
REGARDING ARTICLE XVI**

WHEREAS, the City Council of the City of Indianola, Iowa (“City”) entered into a collective bargaining agreement with the Construction and Public Employees LiUNA Local 177 (“Union”) for the period of July 1, 2020, through June 30, 2025; and

WHEREAS, said contract governs conditions of employment for members of the Union who are employed by the City; and

WHEREAS, this memorandum of understanding sets forth an update and clarification to Article XVI Standby Pay.

NOW, THEREFORE, BE IT RESOLVED by and between the City and the Union that parties acknowledge and represent that they are authorized to enter into this Agreement and that the terms and conditions are binding upon the parties, their officers, members, successors and assigns.

BE IT FURTHER RESOLVED that the undersigned further agree that this memorandum is hereby approved, and the interpretation shall be effective upon execution of this Memo.

PASSED this 6th day of September 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From:

Date: September 6, 2022

Subject: Resolution approving a Memorandum of Understanding between the City of Indianola and the Construction and Public Employees LiUna Local 177 regarding a promotion from part-time to full-time and pay ranges.

Recommendation: Roll call is in order.

Attachments:

1. Snyder Michlle PT to FT Promotion_Pay_Memo 09.06.22
2. MOU Indianola Pay Range
3. Res 2022- Approving Union MOU Promotion and Pay Range



— Human Resources —

Date: August 31, 2022
To: Mayor and Council
From: Courtney Silliman, Human Resources Director
CC: Ben Reeves, City Manager
RE: Construction & Public Employee LiUNA Local Contact

The City and the Construction & Public Employee LiUNA Local 177 entered into a collective bargaining agreement for the period of July 1, 2020-June 30, 2025. The contract governs conditions of employment for members of the Union who are employed by the City.

The memorandum of understanding involves the promotion of part-time Police Department Clerical Assistant, Michelle Snyder, to full-time Police Department Clerical Assistant. The current contract does not expressly allow for Ms. Snyder to accept the full-time position without a decrease in pay. Therefore, the parties agree that upon accepting the promotion to full-time Police Department Clerical Assistant, Ms. Snyder's wage will be placed into Range 14, Step 4 as set forth in Appendix B of the contract.

The undersigned further agree that this interpretation shall be effective upon the execution of this Memo.



**MEMORANDUM OF UNDERSTANDING
BETWEEN
CITY OF INDIANOLA, IOWA
AND
CONSTRUCTION & PUBLIC EMPLOYEES LIUNA LOCAL 177**

This Memorandum of Understanding ("Memo") is entered into on this ____ day of August 2022, by and between the City of Indianola, Iowa ("City") and the Construction & Public Employees LiUNA Local 177 ("Union").

WHEREAS City and Union entered into a collective bargaining agreement for the period of July 1, 2020, through June 30, 2025," (the "Contract"); and

WHEREAS the Contract governs certain conditions of employment for members of the Union who are employed by City; and

WHEREAS this memorandum of understanding involves the promotion of part-time Police Department Clerical Assistant, Michelle Snyder, to full-time Police Department Clerical Assistant; and

WHEREAS the current Contract does not expressly allow for Ms. Snyder to accept the full-time position without a decrease in pay. Therefore, the parties agree that upon accepting the promotion to full-time Police Department Clerical Assistant, Ms. Snyder's wage will be placed into Range 14, Step 4 as set forth in Appendix B of the Contract.

IT IS THEREFORE AGREED, by and between City and Union that parties acknowledge and represent that they are authorized to enter into this Agreement and that the terms and conditions are binding upon the parties, their officers, members, successors, and assigns. The undersigned further agree that this understanding shall be effective upon the execution of this memorandum.

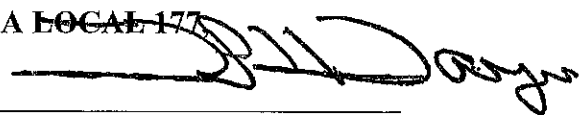
THE CITY OF INDIANOLA, IOWA

By: _____

Title: _____

Date: _____

LIUNA LOCAL 177

By:  _____

Title: Public Sector Representative

Date: 8/25/2022

RESOLUTION NO. 2022-

**RESOLUTION APPROVING THE MEMORANDUM OF
UNDERSTANDING BETWEEN THE CITY OF INDIANOLA AND THE
CONSTRUCTION AND PUBLIC EMPLOYEES LiUNA LOCAL 177
REGARDING PROMOTION AND PAY RANGES**

WHEREAS, the City Council of the City of Indianola, Iowa (“City”) entered into a collective bargaining agreement with the Construction and Public Employees LiUNA Local 177 (“Union”) for the period of July 1, 2020, through June 30, 2025; and

WHEREAS, said contract governs conditions of employment for members of the Union who are employed by the City; and

WHEREAS, this memorandum of understanding sets forth Michelle Snyder’s wage to Range 14, Step 4 as set forth in Appendix B of the Contract upon her promotion from part-time to full-time Police Department Clerical Assistant.

NOW, THEREFORE, BE IT RESOLVED by and between the City and the Union that parties acknowledge and represent that they are authorized to enter into this Agreement and that the terms and conditions are binding upon the parties, their officers, members, successors and assigns.

BE IT FURTHER RESOLVED that the undersigned further agree that this memorandum is hereby approved, and the interpretation shall be effective upon execution of this Memo.

PASSED this 6th day of September 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From:
Date: September 6, 2022
Subject: Resolution approving salaries.

Recommendation: Roll call is in order.

Attachments: 1. Res 2022-approving salaries

City of Indianola
RESOLUTION NO 2022-167

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:

Faith Burgin to part-time Library Assistant, CE-1 \$14.73/hour, effective August 16, 2022; and

Tanner Bishop to full-time Firefighter/Paramedic, FF Hire, \$62,788.80/year, effective August 28, 2022; and

Joe Colby to full-time Firefighter/Paramedic, FF Hire, \$62,788.80/year, effective August 28, 2022.

Passed and approved this 6th day of September 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From:

Date: September 6, 2022

Subject: Consideration of the approval of Justin Nostrala to the Indianola Public Arts Commission for a term beginning July 1, 2022 and ending July 1, 2025.

Recommendation: The Public Arts Commission currently has two openings; one for a full term and one for a partial term. This appointment is for a full term.

Roll call is in order.

Attachments: 1. Nostrala Application

Justin Nostrala
406 N. 18th Street
Indianola, IA 50125

August 8, 2022

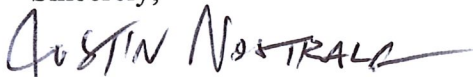
To Whom It May Concern,

I would like to be considered for membership on the *Indianola Public Arts Commission*. Dan Anderson, who is currently on the board, has suggested that I apply to be on the commission. Since I have been a professionally working artist since 1986 and have had a great amount of experience teaching and running the art department at Simpson College, I feel I would be able to make valuable contributions to the commission. Currently, I am the chair of the Department of Graphic Design at Simpson College.

Beyond practicing and teaching art I have also served as a judge for various art fairs and competitions. Several years ago, I served as the key judge for a student art exhibition at Iowa State University. I also served on the review panel for College Hill Arts Festival in Cedar Falls, Iowa. More recently, I was the judge for Iowa Artist Art show in Humeston, Iowa. I believe experiences such as these would allow me to be a strong addition to Indianola Public Arts Commission.

I have enclosed my resume and the completed Boards and Commission Application. Please let me know if you need any further information. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "JUSTIN NoSTRALA". The signature is stylized with a long horizontal line extending from the end.

Justin Nostrala



City Clerk's Office

110 N 1st Street, Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9410 phone • 515.961.9402 fax

Volunteer Application Form to Serve on a City Board or Commission

There are numerous Boards and Commissions to advise the City Council. Terms for the Boards and Commissions vary and are established by Municipal Code. These boards and commissions are vital to the success of the community and are comprised of interested citizens. This form assists the City Council in evaluating the qualifications of applicants for appointment to a board, commission or committee. State law requires political subdivisions to make a good faith effort to balance appointive boards, commissions, committees, and councils authorized by the Code of Iowa according to gender by January 1, 2012, and each year thereafter. When terms have expired or vacancies occur, appointments are made during regular City Council meetings that take place on the first and third Monday.

To be considered, individuals must complete and submit this form along with a resume and cover letter that includes a listing of work experience and civic involvement to the City Clerk's office via email to CityClerk@indianolaiowa.gov or by mail at 110 N 1st Street, Indianola, IA 50125.

*Citizens applying for a position must live within City limits unless applying for the Downtown Square Commission, IMU Board of Trustees, Human Relations Commission, Hometown Pride or Sustainability Committees.

Personal Information

Name: Justin Nostrala	Today's Date: Aug. 8, 2022	
Street Address: 406 N. 18th Street		
City, State, Zip: Indianola, IA 50125	Years Resided in Indianola: 24	
Email: jnostrala@yahoo.com		
Home Phone: 515-494-3281	Cell Phone: 515-494-3281	Work Phone: (same)
Occupation: Instructor, Simpson College		
Gender: Male	Age (Optional): 58	Race (Optional):
Have you previously volunteered on a City Board, here or elsewhere? No.		
Board Name:	Years Served:	City:
Application for (Name of Board/Commission or Committee): Indianola Public Arts Commission		
Why do you want to serve on this Board/Commission or Committee? I am interested in promoting and maintaining the arts in Indianola. I strongly believe that a community that has many opportunities to experience art is a stronger community. The arts plays a key role in reminding us what it means to be human and the importance of higher principles. The arts therefore can help to strengthen civility and a stronger sense of community.		
What will you contribute to this Board/Commission or Committee? I can offer suggestions for creating more artistic opportunities in Indianola. I am also a good team player and would be happy to support and contribute time and energy to current IPAC endeavours. Furthermore, since I run the graphic arts department at Simpson College I can serve as an important link between the committee and the college.		

Please attach additional pages if necessary.

Boards, Commissions and Committees

☐	Board of Adjustment/Appeals meets the first Wednesday of the Month at 6:00 p.m. in the City Hall Council Chambers. This Board reviews applications for variances (zoning setbacks, lot area, off street parking, etc.), rules on special uses and structures listed, and listens to/decides upon appeals or administrative decisions. The Board consists of five members who serve 5-year terms. This Commission is appointed by the City Council.
☐	Bravo is comprised of local governments to provide funding and leadership to the arts, culture and heritage community. One Indianola resident can serve on the Board of Directors of Bravo under the intergovernmental agreement between the City of Indianola and Bravo.
☐	Civil Service Commission meets on-call. The Commission administers the civil service procedure and is involved in the hiring process for the Fire and Police Department as specified by code. The Commission consists of three members that serve 4- year terms.
☐	Downtown Square Commission consists of property owners, business owners and residents in the Downtown Square area. This Commission is responsible for recommending sidewalk and street use permits, street closure permits and reviewing façade grant applications. The Commission consists of 9 members who serve 3-year terms. Commission members are appointed by the City Council.
☐	Hometown Pride Committee meets once a month. The Committee's mission is to bring neighbors together to build a sense of community, create and improve public amenities, and celebrate what makes our hometown great. The board consists of 11 members who serve 2-year terms.
☐	Human Relations Commission fosters the use of the procedures and programs of the Iowa Civil Rights Commission and increases awareness, understanding and appreciation of diversity, equity and inclusion within the community. The Commission consists of 7 members who serve 3-year terms.
☐	IMU Board of Trustees meets the second and fourth Monday of the month at 5:30 p.m. in the City Hall Council Chambers. This Board manages and controls the city's waterworks, electric, light and power plant and also provides telecommunication services. The Board consists of five members serving 6-year terms.
☒	Indianola Public Arts Commission is comprised of 9 residents who shall encourage the cooperation and coordination of projects in the field of arts that will enhance the cultural level of the arts in the community. They meet on the 4 th Thursday of the month.
☐	Library Board of Trustees meets the second Tuesday of the month at 5:45 p.m. in the Library meeting room. This Board has charge, control and supervision of the Library, its appurtenances, fixtures, rooms, and personnel. The Board consists of seven members serving 6-year terms.
☐	Park and Recreation Commission meets the second Wednesday of the month at 5:00 p.m. at the Activity Center. This Commission advises City Council on the needed facilities to provide open spaces such as parks, playgrounds and community facilities for other forms of recreation. It oversees city programs and encourages other programs for the leisure time of the City residents of all ages. The Commission consist of six members serving 3-year terms.
☐	Planning and Zoning Commission meets the second Tuesday of the month at 6:00 p.m. in the City Hall Council Chambers. This Commission is qualified by knowledge or experience to act in matters pertaining to the development of the City Plan. The Commission consists of 9 members who serve 5-year terms. This Commission is appointed by the City Council.
☐	Sustainability Committee works to educate, inform and advocate for clean, renewable energy, conserving resources, reducing waste, encouraging recycling and promoting access to nature. The Committee meets the first Thursday of the month at 9:00 a.m. Committee members are appointed by the City Council.
☐	Veterans Memorial Aquatic Center Commission meets quarterly at 5:30 p.m. at the Activity Center. The Commission consists of honorably discharged soldiers, marines, airmen or coast guard members who manage and control the Veteran's Memorial Aquatic Center and establish rules and regulations for management. The Commission consists of five members serving 3-year terms.

JUSTIN NOSTRALA

406 N. 18th Street
Indianola, IA 50125
jnostrala@yahoo.com
515-494-3281
www.nostrala.com

EDUCATION

1999 M.F.A., University of Iowa, Iowa City, IA - Painting
1998 M.A., University of Iowa, Iowa City, IA - Painting
1988-89 Art Students' League, NY, NY - Painting
1988-89 Parson's School of Design, NY, NY - Lithography
1988 Artists' Cooperative Drawing Workshop, NY, NY - Life drawing workshops
1986 B.A., Simpson College, Indianola, IA - Art-Education (Concentration: Painting)
Iowa Teacher's Certification -- Art, K-12

TEACHING EXPERIENCE

2001-Present ***Professor of Art***, Simpson College, Tenured

Currently Teaching:

Graphic Design I, II, III; Illustration;
Senior Seminar for Graphic Design Majors

Other Courses Taught at Simpson:

Basic Drawing; Advanced Drawing I, II and III; Painting I, II and III;
Foundations of Design; Advanced Design: Idea Development;
Simpson Colloquium (first year program); The Media of Drawing;
Color Theory; Printmaking (relief and intaglio); Performance Art;
Senior Seminar in Art; Photography; Art Major Seminar (Career
Development in Art); Art History: *Prehistoric to Renaissance*,
Modern Art, *Art Since 1940*, *History of Design*.

2000/2001 ***Assistant Professor of Art***, Mount Union College
One-year appointment
Courses taught: Painting, Drawing, Basic Design, Introduction to Art

1999/2000 ***Assistant Professor of Art***, Simpson College
One-year appointment
Courses taught: Introduction to Art; Basic Design; Photography;
Life Drawing; Art History: *Modern Art*, *History of Design*

- 1999 **T.A. Instructor**, The University of Iowa
General Graduate and Undergraduate Drawing
Assisted various instructors in teaching Life Drawing I, II & III
and The Media of Drawing
- 1998 **Adjunct Instructor**, Simpson College
Oil Painting
Taught undergraduate Oil Painting class
- 1997 **Instructor**, The University of Iowa
Basic Drawing
Under student contract, independently taught undergraduate,
Basic Drawing class
- 1992-1994 **Instructor**, Yeshiva & Mesivta Ohr Yisroel, Forest Hills, New York
As a regular, part-time teacher taught Art, English, Math, Social Studies,
Science, Reading and Spelling to 5th grade class.
- 1992-1994 **Instructor**, New York City Public Schools
(*New York City Public Schools Teaching License--Teacher of Fine Arts*)
Substitute Teaching Assignments included:
- Criminology, Psychology, and Street Law to high school students in Brooklyn, New York
 - Art, Math, Social Studies, etc. to junior high students in Queens, New York
 - Art, Math, Reading, and Writing to elementary students in Manhattan

SERVICE TO THE CAMPUS/COMMITTEE WORK: SIMPSON COLLEGE

Division Head: Division of Visual and Performing Arts: 2017 - Present

Graphic Design Department Chair: 2019 - Present

Art Department Chair: 2007 to 2014

Administrator of Assessment for the Art Department: 2001-Present

Admissions, Scholarships and Financial Assistance Committee: 2016-Present

Academic Program Improvement: 2017-2018

Multicultural and International Student Affairs Committee: Summer 2016

Faculty Development Committee: 2013-14

Educational Policy and Curriculum Committee: 2002-2004, 2020-2012

Teacher Education Committee: 2004-2005, 2012-2013

Budget and Coordinating Committee: 2005 to 2007

Gallery Director: 2001-2011, 2019 - Present

ARTISTS' RESIDENCIES and WORKSHOPS

July, 2017	Frogman's Print Workshops, Council Bluffs, Iowa
10/15 – 11/15	Ucross Foundation Artist Residency, Clearmont, Wyoming
2/1 – 4/1/2008	Virginia Center for the Creative Arts, Amherst, Virginia
6/10 - 7/6/2001	Vermont Studio Center, Johnson, Vermont

SOLO EXHIBITIONS

2016	<i>Justin Nostrala - Figures Drawn and Painted</i> , Constance Gallery, Graceland University Lamoni, Iowa
2014	<i>Inspiration of the Clown, Drawings and Paintings by Justin Nostrala</i> , Breezeway Studio Space at the Fitch Building, Des Moines, Iowa
2012	<i>Drawing from Prayer and Meditation, Drawings by Justin Nostrala, 2007 through 2009</i> , Gallery in the Round – Unitarian Universalist Fellowship of Ames, Ames, Iowa
2002	<i>Journey of An Artist; Paintings by Justin Nostrala</i> , Farnham Galleries, Simpson College, Indianola, Iowa
2001	<i>Justin Nostrala: Recent Work</i> , Crandall Gallery, Mount Union College, Alliance, Ohio
1999	<i>Representing Serenity</i> , Eve Drewelowe Gallery, School of Art and Art History, The University of Iowa, Iowa City, Iowa
1999	<i>Biodiversity (installation)</i> , Presentation at the Pedestrian Mall, Iowa City, Iowa
1997	<i>Chapel de St. Vincent (installation)</i> , Reservoir Space, The University of Iowa Iowa City, Iowa
1997	<i>Collages</i> , Eve Drewelowe Gallery, School of Art and Art History, The University of Iowa, Iowa City, Iowa
1996	<i>Fishead Paintings</i> , Baborka Gallery, Blank Performing Arts Center Simpson College, Indianola, Iowa
1995	<i>Canvas Constructions</i> , Heartland Gallery, Des Moines, Iowa

GROUP EXHIBITIONS

- 2019 *The International PAINTING Annual*, Manifest Creative Research Gallery and Drawing Center, Cincinnati, Ohio
- 2017 *The Art of Protest: 12th Annual National Juried Exhibit*, November 2 - December 3, 2017, Imago Foundation of the Arts, Warren, Rhode Island
- 2010 *Drawing Discourse: Annual Exhibition of Contemporary Drawing*, January 12 – February 2, 2010, University of North Carolina, Asheville
- 2009 *52nd Chautauqua National Exhibition of American Art*, June 28 - July 21, Chautauqua Center for the Visual Arts, Chautauqua, New York
- 2008 *Iowa Artists 2008 - Drawing*, April 25 - August 9, Des Moines Art Center Downtown, Des Moines, Iowa
- 2008 *51st Chautauqua National Exhibition of American Art*, June 22 - July 15, Chautauqua Center for the Visual Arts, Chautauqua, New York
- 2007 *50th Chautauqua National Exhibition of American Art*, June 24 - July 11, Chautauqua Center for the Visual Arts, Chautauqua, New York
- 2007 *2007 National Spring Open Juried Exhibition*, June 22 - July 24, Wayne Art Center, Wayne, Pennsylvania
- 2007 *Quad City Arts: Bill Wohlford, Justin Nostrala*, May 11 - June 22, Rock Island, Illinois
- 2005 *Border to Border, National Drawing Competition*, Feb. 21 - March 24 Trahern Gallery, Austin Peay State University, Clarksville, Tennessee
-- **Best of Show and Purchase Award**
- 2004 *Simpson Faculty Exhibition*, Grand View College, Des Moines, Iowa
- 2002 *18th Annual Iowa Exhibited*, Polk County Heritage Gallery, Des Moines, Iowa – **Honorable Mention**
- 2001 *2001 Award Winner's Exhibition*, James and Meryl Hearst Center for the Arts, Cedar Falls, Iowa
- 2001 *Go Figure*, Kansas City Artists' Coalition, Kansas, Missouri
- 2000 *Annual Area Artists Exhibition, 2000*, The Butler Institute of American Art, Youngstown, Ohio

- 2000 *Artists of Iowa Annual Exhibition*, James and Meryl Hearst Center for the Arts,
Cedar Falls, Iowa – **Second Place Award**
- 1999 *Erase Hate/Create a New World*, The Puffin Foundation Ltd., Teaneck, New
Jersey – **Second Place Award**
- 1999 ~~*Iowa Artists Chicago Exhibition*, Fassbender Gallery, Chicago, Illinois~~
- 1999 *M.F.A. Exhibition*, University of Iowa Museum of Art, UI Campus,
Iowa City, Iowa
- 1999 *Winter Solstice Fine Art Exhibition*, Summit Street Gallery, Iowa City, Iowa
- 1995 *Two Men-Two Views*, Farnham Gallery, Simpson College, Indianola, Iowa
- 1995 *Two Person Exhibition*, Coffee Gallery, Minneapolis, Minnesota
- 1992 *Artists Respond to War*, Artists' Space, Minneapolis, Minnesota
- 1991 *Northern Warehouse Artists' Cooperative Open Studio Exhibition*,
St. Paul, Minnesota

MEMBERSHIP

College Arts Association

PROFESSIONAL AWARDS

Best of Show and Purchase Award, *Border to Border, National Drawing Competition*,
Trahern Gallery, Austin Peay State University, Clarksville, Tennessee, 2005

Painting Featured on Cover of *North American Review*, May-August 2004; Volume 289

Honorable Mention, *18th Annual Iowa Exhibited*, Polk County Heritage Gallery,
Des Moines, Iowa, 2002

Second Place Award, *Artists of Iowa Annual Exhibition*, Hearst Center for the Arts,
Cedar Falls, Iowa, 2000

Second Place Award, *Erase Hate/Create a New World*, The Puffin Foundation Ltd.,
Teaneck, New Jersey, 1999

REVIEWS

Alliance Review, Alliance, Ohio, *Paintings by Justin Nostrala*, January 12, 2001
ICON Newspaper, Iowa City and Cedar Rapids, *Painters Kick Butt*, June 3, 1999
ICON Newspaper, Iowa City and Cedar Rapids, *Paintings by Justin Nostrala*, April 5, 1999
Jewish Standard, New Jersey, *Art Takes Aim at Hate*, September 17, 1999
The Teaneck Suburbanite, Teaneck, New Jersey, *Puffin Has Something for Everyone on Schedule*, September 22, 1999
The Record, New Jersey, *Art as a Teaching Tool*, November 7, 1999

OTHER PROFESSIONAL ACTIVITIES

Art Juror, Iowa Artist Art Exhibit 2022 - Area Eleven, Humeston, IA

Artist Presentation, Graceland University, Lamoni, Iowa, 2016.

Art Jury Member for 2013 Congressional Art Competition in Iowa's Third District, hosted by Congressman Tom Latham.

Art Jury Member for 2013 Iowa Allstate Visual Arts Awards for Iowa High School Art Programs.

Artist Presentation, University of Iowa, Iowa City, Iowa, 2012.

Art Jury Member for 2010 College Hill Arts Festival, Cedar Falls, Iowa.

Art Juror and Curator for Iowa State University All-Campus Student Art Exhibition, 2009.

Patricia Roberts Harris Fellowship - Creative Research: Semester Internship with Mel Bochner, New York, New York, 1997



MEMORANDUM

To: Mayor and City Council
From: Andy Lent, Asst. City Manager/CFO
Date: September 6, 2022
Subject: Industrial Park Infrastructure Improvements

Introduction:

Background: The City is working with a developer on an agreement to install infrastructure on property in the Indianola Industrial Park. In order to make its share of improvements, the City must borrow approximately \$1.9 Million in General Obligation bond notes. The total cost of the project is \$3.5 Million with the county contributing just over \$371,287 and the developer picking up the remainder (\$1.1 Million) mainly in the form of paving the streets. The infrastructure will make the area shovel-ready and ideal for future development. The bond notes are anticipated to be paid with TIF revenue generated as development occurs in the area.

Discussion: The Council must hold a public hearing prior to passing a resolution instituting action to proceed with receiving bids for the bond notes. The Council will take final action on selling the bond notes at a future Council meeting.

Budget Impact: NA

Recommendation: Approval of the resolution by roll call vote.

Attachments:

1. Davidson Memo for 09-06-22 Council Meeting
2. Preliminary Official Statement (Indianola GO 2022)-v4
3. Indianola (175) - Hearing Proceedings 2022 GO CLN (02092305x7F7E1)

Memorandum

To: City Council, City of Indianola, Iowa

CC: Andy Lent, ACM/CFO, City of Indianola, Iowa
Jackie Raffety, Assistant Finance Director/City Clerk, City of Indianola, Iowa

From: Michael Maloney, Managing Director – D.A. Davidson & Co.
Telephone: 515.471.2723 Email: mmaloney@dadco.com

Date: Wednesday, August 31, 2022

Re: G.O. Capital Loan Notes, Series 2022 – September 6th Action Steps / Plan of Finance

This correspondence addresses the City's planned issuance of Capital Loan Notes for the purpose of financing infrastructure improvement in the Indianola Industrial Park Urban Renewal Area. As you are aware, the City Council will hold the public hearing authorizing the notes at Tuesday's meeting. Additionally, the Council will approve use of the preliminary official statement (offering document for financing) to allow D.A. Davidson to market the Series 2022 Notes to investors. With Tuesday's action the City will lock-in interest rates at the next Council meeting (September 19th).

This financing was identified as part of the City's urban renewal plan as part of the amendment process that was completed on August 1st. After that, the City is able to gain authority for the financing via a public hearing process over two meetings. The first meeting was August 15th to set the public hearing for Tuesday, September 6th. City staff has worked with the City's bond attorney (Ahlers & Cooney) to prepare and post required notice with the newspaper of record.

The municipal bond market remains the lowest cost source of funds for the City's planned borrowing and D.A. Davidson has worked with City staff and Ahlers & Cooney to prepare necessary the offering document and secure a rating for the planned notes. After the public hearing is held, the remaining City Council action will be completed over two future meetings.

The remaining administrative steps will be as follows:

9/19 Council meeting – approve note purchase agreement (locks-in interest rates).

10/3 Council meeting – authorize issuance resolution and loan agreement for the Series 2022 Notes (final Council action).

10/19 (no meeting necessary) – Closing/delivery of funds to City for infrastructure project.

The preliminary official statement includes the main 'body' outlining the purpose, authority, security and general terms for the City's planned financing, along with several appendices. The Appendix A information about the City is developed from publicly available information and feedback from the City and County. I want to thank City staff for providing the information request items for inclusion into this material.

Appendix B and Appendix C were provided by Ahlers & Cooney as bond counsel and incorporated into this draft of the document. We will simply be inserting the FY 21 audited financials into Appendix D before electronically 'printing' the compiled document for distribution to potential investors.

It is expected that repayment of the notes would be paid from future urban renewal revenues, with the City's debt service levy as a backstop. This is consistent with prior outstanding City debt obligations for urban renewal infrastructure improvements.

Last week, staff and I visited with the assigned analysts from Moody's Investors Service Ratings to review the City's credit and assign a rating to the Series 2022 Notes. While that result will be provided later this week (and provided to Council), the initial feedback was consistent with an expectation that the current 'Aa2' rating will be affirmed. With that affirmation, Davidson will then be able to market the Notes to investors and would be able to finalize pricing in time for approval on September 19th as planned.

We appreciate the importance of this valuable infrastructure project for continued growth of the City, and will continue to support staff to the extent necessary to ensure a smooth financing process in the coming weeks. We look forward to delivering strong pricing results for the Council's September 19th meeting.

PRELIMINARY OFFICIAL STATEMENT DATED SEPTEMBER __, 2022

NEW ISSUE - DTC BOOK ENTRY ONLY

RATING Moody's Investors Service: 'Aa2'
(See "Rating" herein.)

Assuming compliance with certain covenants, in the opinion of Ahlers & Cooney, P.C., Bond Counsel, under present law and assuming continued compliance with the Internal Revenue Code of 1986, as amended (the "Code"), interest on the Notes is excludable from gross income for federal income tax purposes, and is not an item of tax preference for purposes of the federal alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in Section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022. Interest on the Notes is NOT exempt from present state of Iowa income taxes. The Notes will NOT be designated as "qualified tax-exempt obligations". See "TAX EXEMPTION AND RELATED TAX MATTERS" herein for a more detailed discussion.

City of Indianola, Iowa
\$2,015,000*
General Obligation Capital Loan Notes, Series 2022

Dated: Date of Delivery (October 19, 2022)

Due: June 1, as shown on inside cover

The \$2,015,000* General Obligation Capital Loan Notes, Series 2022 (the "Notes") are being issued in fully registered form in denominations of \$5,000 or any integral multiple thereof pursuant to the provisions of Chapters 384, 403 and 76 of the Code of Iowa, 2022, as amended, and a resolution authorizing issuance of the Notes (the "Resolution"), respectively, expected to be adopted by the City Council of the City of Indianola, Iowa (the "Issuer" or the "City") on October 3, 2022*. The Depository Trust Company, New York, New York ("DTC") will act as the securities depository for the Notes and its nominee, Cede & Co., will be the registered owner of the Notes. Individual purchases of the Notes will be recorded on a book-entry only system operated by DTC. Purchasers of the Notes will not receive certificates representing their interest in the Notes purchased. So long as DTC or its nominee, Cede & Co., is the Noteholder, the principal of, premium, if any, and interest on the Notes will be paid by BOKF, N.A., Lincoln, Nebraska as Registrar and Paying Agent (the "Registrar"), or its successor, to DTC, or its nominee, Cede & Co. Disbursement of such payments to the Beneficial Owners is the responsibility of the DTC Participants as more fully described herein. Neither the Issuer nor the Registrar will have any responsibility or obligation to such DTC Participants, indirect participants or the persons for whom they act as nominee with respect to the Notes. See "APPENDIX E – BOOK-ENTRY SYSTEM" herein.

The Notes will bear interest from their dated date, payable semiannually on each June 1 and December 1, commencing June 1, 2023. The Notes are subject to redemption by the Issuer prior to their stated maturities in the manner and at the time described herein. All of the Notes then outstanding are subject to redemption at the option of the Issuer, as a whole or in part, from any source of available funds, on June 1, 2029* or on any date thereafter at a redemption price equal to the principal amount of the Notes, together with accrued interest to the date fixed for redemption, without premium. See "THE NOTES – Redemption" herein.

The Notes and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Notes without constitutional or statutory limitation as to rate or amount, except as described in the section "DEBT LIMIT CALCULATION" section herein. See also "SECURITY AND SOURCE OF PAYMENT" herein.

Proceeds of the Notes will be used to provide funds to pay to pay costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403 and the Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area, as amended, including street, water, sanitary sewer, stormwater, and related infrastructure improvements for the Indianola Industrial Park 3 Project; and paying certain costs of issuance related to the Notes. See "PLAN OF FINANCING" herein.

The Notes are being offered when, as and if issued by the Issuer and accepted by the Underwriter, subject to receipt of the approving legal opinion of Ahlers & Cooney, P.C., Des Moines, Iowa, Bond Counsel. Ahlers & Cooney, P.C., Des Moines, Iowa, will also serve as Disclosure Counsel to the Issuer in connection with the issuance of the Notes. It is expected that the Notes in the definitive form will be available for delivery through the facilities of DTC on or about October 19, 2022*.



* Preliminary; subject to change.

MATURITY SCHEDULES

\$2,015,000*
City of Indianola, Iowa
General Obligation Capital Loan Notes,
Series 2022

<u>Due *</u>	<u>Amount *</u>	<u>Rate *</u>	<u>Yield *</u>	<u>Cusip Num.**</u>
June 1, 2027	\$95,000			
June 1, 2028	100,000			
June 1, 2029	105,000			
June 1, 2030	110,000			
June 1, 2031	110,000			
June 1, 2032	115,000			
June 1, 2033	120,000			
June 1, 2034	120,000			
June 1, 2035	125,000			
June 1, 2036	130,000			
June 1, 2037	135,000			
June 1, 2038	140,000			
June 1, 2039	145,000			
June 1, 2040	150,000			
June 1, 2041	155,000			
June 1, 2042	160,000			

* Preliminary, subject to change.

** CUSIP numbers shown above have been assigned by a separate organization not affiliated with the Issuer. The Issuer has not selected nor is it responsible for selecting the CUSIP numbers assigned to the Bonds nor do they make any representation as to the correctness of such CUSIP numbers on the Bonds or as indicated above.

No dealer, broker, salesman or any other person has been authorized to give any information or to make any representations other than those contained in this Official Statement and, if given or made, such information or representations must not be relied upon as having been authorized by the Issuer or the Underwriter. This Official Statement does not constitute an offer to sell or a solicitation of any offer to buy any of the securities offered hereby in any state to any persons to whom it is unlawful to make such offer in such state. Except where otherwise indicated, this Official Statement speaks as of the date hereof. Neither the delivery of this Official Statement nor any sale hereunder shall under any circumstances create any implication that there has been no change in the affairs of the Issuer since the date hereof.

The information set forth herein has been obtained from the Issuer and from other sources that are believed to be reliable, but it is not guaranteed as to accuracy or completeness, and is not to be construed as a representation, by the Underwriter. The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

No representation is made regarding whether the Notes constitute legal investments under the laws of any state for banks, savings banks, savings and loan associations, life insurance companies, and other institutions organized in such state, or fiduciaries subject to the laws of such state.

This Official Statement is not to be construed as a contract with the purchasers of the Notes. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as a representation of facts.

THE NOTES HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION BY REASON OF THE PROVISIONS OF SECTION 3(a)(2) OF THE SECURITIES ACT OF 1933, AS AMENDED. THE REGISTRATION OR QUALIFICATIONS OF THE NOTES IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECURITIES LAWS OF THE STATES IN WHICH THE NOTES HAVE BEEN REGISTERED OR QUALIFIED AND THE EXEMPTION FROM REGISTRATION OR QUALIFICATION IN OTHER STATES SHALL NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THESE STATES NOR ANY OF THEIR AGENCIES HAVE PASSED UPON THE MERITS OF THE NOTES OR THE ACCURACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

THIS OFFICIAL STATEMENT, INCLUDING THE APPENDICES ATTACHED HERETO, CONTAINS STATEMENTS WHICH SHOULD BE CONSIDERED "FORWARD-LOOKING STATEMENTS," MEANING THEY REFER TO POSSIBLE FUTURE EVENTS OR CONDITIONS. SUCH STATEMENTS ARE GENERALLY IDENTIFIABLE BY THE WORDS SUCH AS "ANTICIPATED," "PLAN," "EXPECT," "PROJECTED," "ESTIMATE," "BUDGET," "PRO FORMA," "FORECAST," "INTEND," OR OTHER WORDS OF SIMILAR IMPORT. THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS TO DIFFER FROM THOSE EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE ISSUER DOES NOT EXPECT OR INTEND TO UPDATE OR REVISE ANY FORWARD-LOOKING STATEMENTS CONTAINED HEREIN IF OR WHEN ITS EXPECTATIONS OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR.

In connection with the issuance of the Notes, the Issuer will enter into a Continuing Disclosure Certificate. See "APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE."

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PRELIMINARY OFFICIAL STATEMENT

City of Indianola, Iowa
\$2,015,000*
General Obligation Capital Loan Notes, Series 2022

INTRODUCTION

The purpose of this Official Statement, including the cover page and the appendices hereto (the “Official Statement”), is to set forth certain information in conjunction with the sale of \$2,015,000* General Obligation Capital Loan Notes, Series 2022 (the “Notes”) of the City of Indianola, Iowa (the “Issuer” or the “City”). This Introduction is not a summary of this Official Statement, but is only a brief description of the Notes and certain other matters. Such description is qualified by reference to the entire Official Statement and the documents summarized or described herein. This Official Statement should be reviewed in its entirety. The offering of the Notes to potential investors is made only by means of the entire Official Statement, including the appendices attached hereto. All statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Copies of statutes, resolutions, ordinances, reports or other documents referred to herein are available, upon request, from the Issuer.

The Notes are being issued pursuant to the provisions of Chapters 384, 403 and 76 of the Code of Iowa, 2022, as amended (the “Act”), and a resolution authorizing issuance of the Notes, respectively, expected to be adopted by the Issuer on October 3, 2022* (the “Resolution”) to evidence the obligations of the Issuer under a Loan Agreement between the Issuer and the Underwriter.

The Notes and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Notes without constitutional or statutory limitation as to rate or amount. See “SECURITY AND SOURCE OF PAYMENT” herein.

Proceeds of the Notes will be used to provide funds to pay to pay costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403 and the Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area, as amended, including street, water, sanitary sewer, stormwater, and related infrastructure improvements for the Indianola Industrial Park 3 Project; and paying certain costs of issuance related to the Notes.

See “PLAN OF FINANCING” and “SOURCES AND USES OF FUNDS” herein.

THE ISSUER

The Issuer, with a 2020 U.S. Census population of 15,833, comprises approximately 11.25 square miles. The Issuer operates under a statutory form of government consisting of a five-member City Council, of which the Mayor is not a voting member. Additional information concerning the Issuer is included in “APPENDIX A – INFORMATION ABOUT THE ISSUER” hereto.

THE NOTES

General

The Notes will be issued in fully registered form only, without coupons. The Notes will be initially registered in the name of Cede & Co., as nominee of DTC. DTC will act as securities depository of the Notes. Interest on and principal of the Notes are payable in lawful money of the United States of America.

The Notes are dated as of the date of their delivery, will mature on June 1 in the years and in the amounts set forth on the inside cover page hereof, and will bear interest at the rates to be set forth on the inside cover page hereof. Interest on the Notes is payable semiannually on June 1 and December 1 in each year, beginning on June 1, 2023*, calculated on the basis of a year of 360 days and twelve 30-day months. Interest shall be payable to the persons who were registered owners thereof as of the fifteenth day of the month immediately preceding the interest payment date, to the addresses appearing on the registration books maintained by the Registrar or such other address as is furnished to the Registrar in writing by a registered owner. The Notes are issuable in denominations of \$5,000 or any integral multiple thereof.

Redemption

Optional Redemption. The Notes then outstanding are subject to redemption at the option of the Issuer, as a whole or in part, from any source of available funds, beginning June 1, 2029* or on any date thereafter at a redemption price equal to the principal amount of the Notes, together with accrued interest to the date fixed for redemption, without premium.

Mandatory Sinking Fund Redemption. The Notes identified below are subject to mandatory redemption (by lot, as selected by the Registrar) on June 1 in each of the years set forth below at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date in the following principal amounts:

<u>Term Note Maturing June 1, 20__</u>	
<u>Date</u>	<u>Amount</u>
June 1, 20__	\$ _____
June 1, 20__ (maturity)	\$ _____

Selection of Notes for Redemption. Notes subject to redemption will be selected in such order of maturity as the Issuer may direct. If less than all of the Notes of a single maturity are to be redeemed, the Notes to be redeemed will be selected by lot or other random method by the Registrar in such a manner as the Registrar may determine.

Notice of Redemption. Prior to the redemption of any Notes under the provisions of the Resolution, the Registrar shall give written notice not less than thirty (30) days prior to the redemption date to each registered owner thereof.

SECURITY AND SOURCE OF PAYMENT

Pursuant to the Resolution and the Act, the Notes and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Notes without constitutional or statutory limitation as to rate or amount, except as described in the section "DEBT LIMIT CALCULATION" section herein. See also "APPENDIX A – INFORMATION ABOUT THE ISSUER."

Section 76.2 of the Act provides that when an Iowa political subdivision issues general obligation debt,

"[t]he governing authority of these political subdivisions before issuing bonds shall, by resolution, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds within a period named not exceeding twenty years. A certified copy of this resolution shall be filed with the county auditor or the auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditors to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the bonds in full."

For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Notes as the same become due, the Resolution provides for the levy of a tax sufficient for that purpose on all the taxable property in the Issuer in each of the years while the Notes are outstanding. The Issuer shall file a certified copy of the Resolution with the County Auditor, pursuant to which the County Auditor is instructed to enter for collection and assess the tax authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the Issuer and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the Issuer and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Notes and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Code of Iowa, each year while the Notes remain outstanding and unpaid, any funds of the Issuer which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Notes as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in the Resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the Issuer's budget.

The Issuer's obligation to pay the principal of and interest on the Notes is on a parity with the Issuer's obligation to pay the principal of and interest on any other of its general obligation debt secured by a covenant to levy taxes within the Issuer's geographic boundaries, including any such debt issued or incurred after the issuance of the Notes. The Resolution does not restrict the Issuer's ability to issue or incur additional general obligation debt, although issuance of additional general obligation debt is subject to the same constitutional and statutory limitations that apply to the issuance of the Notes. For a further description of the Issuer's outstanding general obligation debt upon issuance of the Notes and the annual debt service on the Notes, see "GENERAL OBLIGATION DEBT" herein. For a description of certain constitutional and statutory limits on the issuance of general obligation debt, see "DEBT LIMIT CALCULATION" herein.

ADDITIONAL DEBT

The Issuer is not planning on issuing additional debt in the next 90 days.

NOTEHOLDERS' RISKS

An investment in the Notes involves an element of risk. No person should purchase the Notes unless such person understands the risks described below and is willing to bear those risks. There may be other risks not listed below which may adversely affect the value of the Notes. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement (including the appendices hereto) in order to make a judgment as to whether the Notes are an appropriate investment.

COVID-19

The Issuer has been monitoring developments and directives of federal, state and local officials as it determined what precautions and procedures to implement or revise due to COVID-19. The continued spread of COVID-19 may affect the financial condition of the Issuer, either directly or indirectly in various ways, including changes in demand by use of the System by its largest customers. The Issuer did not experience material reductions in revenue or material increases in expenses in fiscal year 2020, 2021, 2022 or 2023 to date due to material COVID-19-related financial impacts. The Issuer has not incurred material COVID-19-related expenses that were not reimbursed by federal or state COVID-19 related financial support programs.

Governor Kim Reynolds has allocated \$125 million for local governments' reimbursements for direct expenses incurred in response to the COVID-19 emergency. Based on a per-capita formula, the City has received roughly \$380,621 in CARES Act and Public Assistance Funding. The City's approved application allowed for the funding to be utilized to support continued operations, specifically reimbursement of public safety salaries. The City has also received \$9,807 from FEMA for supplies, \$8,090 CDBG funds for two UV Disinfectant devices and \$62,700 CDBG funds for Meal Site with Central Iowa Shelter & Services. Finally, based on estimated from the U.S. Congress House Committee on Oversight, the City does expect to receive \$2,386,613.95 of additional direct funding from the American Rescue Plan, anticipated to be payable in fiscal years ending June 30, 2022 and June 30, 2023. The City received the first installment of ARPA funds in the amount of \$1,193,307 on August 4, 2022. Final use of ARPA funds is to replace water and sewer utilities on Boston Avenue between D and F Streets, which is in accordance with applicable US Treasury regulations. This information is based on current information available to the Issuer that may be incomplete and unknown. The above information related to fiscal year 2023 is forward-looking and subject to change.

Tax Levy Procedures

The Notes are general obligations of the Issuer, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the Issuer. As part of the budgetary process of the Issuer each fiscal year the Issuer will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the Issuer. A failure on the part of the Issuer to make a timely levy request or a levy request by the Issuer that is inaccurate or is insufficient to make full payments of the debt service on the Notes for a particular fiscal year may cause Noteholders to experience delay in the receipt of distributions of principal of and/or interest on the Notes.

Changes in Property Taxation

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Such alterations could adversely affect the Issuer's financial condition. Historically, changes to property tax calculations and impositions are imposed on a prospective basis. However, there is no assurance future changes to property taxation by the Iowa General Assembly will not be applied retroactively. It is impossible to predict the outcome of future property taxation changes by the Iowa General Assembly or resulting impacts on the Issuer's financial condition. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in the "THE NOTES - Source of Security for the Notes" herein.

Secondary Market

There can be no guarantee that there will be a secondary market for the Notes or, if a secondary market exists, that such Notes can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular Note or Notes issue are suspended or terminated. Additionally, prices of note or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Notes.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE NOTES AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE NOTES, IF ANY, COULD BE LIMITED.

Rating

Moody's Investors Service (Moody's) has assigned the Notes a rating of 'Aa2'. Such rating reflects only the view of the rating agency and any explanation of the significance of such rating may only be obtained from the rating agency. There is no assurance that such ratings will continue for any period of time or that they will not be revised or withdrawn. Any revision or withdrawal of the rating may have an effect on the market price of the Notes.

Matters Relating to Enforceability of Agreements

Noteholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Notes, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolution or the Loan Agreement. The remedies available to the Noteholders upon an event of default under the Resolution or the Loan Agreement, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreement or the Resolution may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinions to be delivered concurrently with the delivery of the Notes will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the Resolution or the Loan Agreement, including principal of and interest on the Notes.

Property Tax Legislation

During the 2019 legislative session, the Iowa General Assembly enacted Senate File 634 (the 2019 Act). This bill modifies the process for hearing and approval of the total maximum property tax dollars under certain levies in the Issuer's budget. The bill also includes a provision that will require the affirmative vote of 2/3 of City Council when the maximum property tax dollars under these levies exceed an amount determined under a prescribed formula. The 2019 Act does not change the process for hearing and approval of the Debt Service Levy pledged for repayment of the Notes.

During its 2013 session the Iowa Legislature enacted, and the Governor signed Senate File 295 (the "2013 Act"). Among other things, the 2013 Act reduced the limit on annual assessed value growth with respect to residential and agricultural property from 4% to 3%, reduced as a rollback the taxable value applicable to commercial, industrial and railroad property to 95% for the 2013 assessment year and 90% for the 2014 assessment year and all years thereafter, and provides a partial exemption on telecommunications property. The legislation also created a new separate classification for multiresidential properties which were previously taxed as commercial properties, and assigned an incremental rollback percentage over several years for multiresidential properties such that the multiresidential rollback determination will match that for residential properties in the 2022 assessment year and thereafter. As a result of the 2013 Act, local governments expected to experience reductions in property tax revenues over the next several fiscal years after enactment. The 2013 Act included state-funded replacement moneys for a portion of the expected reduction in property tax revenues to the local governments, but such replacement funding is limited in both amount and duration of availability. During the 2021 legislative session, House File 418 ("2021 Act") was signed into law on March 8, 2021, applicable to valuations beginning January 1, 2022. The 2021 Act removes the multi-residential property classification by reclassifying certain properties as a subdivision of "residential" property. The multi-residential classification was created as part of the January 1, 2015 valuations and became unnecessary due to the equalization of the residential and multi-residential classifications as of January 1, 2022.

Also during the 2021 legislative session, the Iowa General Assembly passed new legislation (Senate File 619) which phases out the replacement moneys, also known as backfill payments. For cities and counties, Senate File 619 eliminates the backfill payments through annual reductions over five or eight years, depending on assessed valuation growth from 2012 to 2019. There can be no assurance the state-funded replacement moneys will be provided by the state, if at all, during the term the Notes remain outstanding. The Issuer does not expect state replacement funding to fully address the property tax reductions resulting from the 2013 Act during the term the Notes remain outstanding. The 2013 Act, and Senate File 619, do not limit the legal obligation of the Issuer to pay debt service on the Notes or the amount the Issuer is required to levy for payments of debt service on the Notes; however, there can be no assurances that they will not have a material adverse impact with respect to the Issuer's financial position. Notwithstanding any modifications to property tax revenues that may result from the 2013 Act, the 2019 Act, the 2021 Act. or Senate File 619, the

Notes are secured by an unlimited ad valorem property tax as described more fully in “SECURITY AND SOURCE OF PAYMENT” herein.

From time to time, other legislative proposals may be considered by the Iowa General Assembly that would, if enacted, alter or amend one or more of the property tax matters described in this Official Statement. It cannot be predicted whether or in what forms any of such proposals may be enacted, and there can be no assurance that such proposals will not apply to valuation, assessment or levy procedures for the levy of taxes by the Issuer.

Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential impact on the Notes and the security for the Notes.

Financial Condition of the City from time to time

No representation is made as to the future financial condition of the City. Certain risks discussed herein could adversely affect the financial condition and or operations of the City in future. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in “SECURITY AND SOURCE OF PAYMENT” herein.

Insolvency

The rights and remedies provided in the Resolution may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor’s rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Notes, the Loan Agreement and the Resolution, including the opinion of Bond Counsel, will be similarly qualified. If the Issuer were to file a petition under Chapter 9 of the Bankruptcy Code, the owners of the Notes could be prohibited from taking any steps to enforce their rights under the Resolution. In the event the Issuer fails to comply with its covenants under the Resolution or fails to make payments on the Notes, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Notes.

Forward-Looking Statements

This Official Statement contains statements relating to future results that are “forward-looking statements” as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words “anticipated,” “plan,” “expect,” “projected,” “estimate,” “budget,” “pro forma,” “forecast,” “intend,” and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the Issuer to pay debt service when due on the Notes.

Tax Matters and Loss of Tax Exemption

As discussed under the heading “TAX EXEMPTION AND RELATED TAX MATTERS” herein, the interest on the Notes could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Notes, as a result of acts or omissions of the Issuer in violation of its covenants in the Resolution. Should such an event of taxability occur, the Notes would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Notes, and there is no provision for an adjustment of the interest rate on the Notes.

It is possible that actions of the Issuer after the closing of the Notes will alter the tax exempt status of the Notes, and, in the extreme, remove the tax exempt status from the Notes. In that instance, the Notes are not subject to mandatory prepayment, and the interest rate on the Notes does not increase or otherwise reset. A determination of taxability on the Notes, after closing of the Notes, could materially adversely affect the value and marketability of the Notes.

Continuing Disclosure

A failure by the City to comply with continuing disclosure obligations (see “CONTINUING DISCLOSURE” herein) will not constitute an event of default on the Notes. Any such failure must be disclosed in accordance with Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the “Rule”), and may adversely affect the transferability and liquidity of the Notes and their market price.

DTC-Beneficial Owners

Beneficial Owners of the Notes may experience some delay in the receipt of distributions of principal of and interest on the Notes since such distributions will be forwarded by the Paying Agent to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the Issuer nor the Paying Agent will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Notes can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Notes to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Notes, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See “APPENDIX E – BOOK-ENTRY SYSTEM.”

Proposed Federal Tax Legislation

From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Notes. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Notes. See “TAX EXEMPTION AND RELATED TAX MATTERS - Legislation” herein.

Utility Property Tax Replacement

Property owned by entities involved primarily in the production, delivery, service and sale of electricity and natural gas (“Utilities”) pay a replacement tax based upon the delivery of energy by Utilities in lieu of property taxes. All replacement taxes are allocated among local taxing bodies by the State Department of Revenue and the Department of Management. This allocation is made in accordance with a general allocation formula developed by the Department of Management on the basis of general property tax equivalents. Utility properties paying the replacement tax are exempt from the levy of property tax by political subdivisions. In addition to the replacement tax, Utility property will continue to be valued by a special method as provided in the statute and taxed at the rate of three cents per one thousand dollars for the general fund of the State.

By statute, the replacement tax collected by the State and allocated among local taxing bodies (including the Issuer) shall be treated as property tax when received and shall be disposed of by the county treasurer as taxes on real estate.

It is possible that the general obligation debt capacity of the Issuer could be adjudicated to be proportionately reduced in future years if Utility property were determined to be other than “taxable property” for purposes of computing the Issuer’s debt limit under Article XI of the Constitution of the State of Iowa.

Cybersecurity

The Issuer, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the Issuer will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the Issuer’s information systems could impact business operations and/or digital networks and systems and the costs of remedying any such damage could be significant. Along with significant liability claims or regulatory penalties, any security breach could have a material adverse impact on the Issuer’s operations and financial condition. The Issuer has a \$1,000,000 cyber liability policy with a \$1,000,000 cyber breach expense limit through Cowbell Cyber. The Issuer cannot predict whether this policy will be sufficient in the event of a cyberattack. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in “SECURITY AND SOURCE OF PAYMENT” herein.

Loss of Tax Base

Economic and other factors beyond the Issuer’s control, such as economic recession, deflation of property values, or financial difficulty or bankruptcy by one or more major property taxpayers, or the complete or partial destruction of taxable property caused by, among other eventualities, earthquake, flood, fire or other natural disaster, could cause a reduction in taxable valuation within the corporate boundaries of the Issuer. In addition, the State of Iowa has been susceptible to tornados, flooding and other extreme

weather wherein winds and flooding have from time to time caused significant damage. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in “SECURITY AND SOURCE OF PAYMENT” herein.

Pension and OPEB Information

The Issuer contributes to the Iowa Public Employees’ Retirement System (“IPERS”), and the Municipal Fire and Police Retirement System of Iowa (“MFPRSI”). The Issuer also administers a single-employer benefit plan which provides medical, prescription drug and dental benefits to retired employees and their dependents under certain conditions. Group insurance benefits are established under Iowa Code Chapter 509A.13.

Pursuant to GASB 68, the Issuer reported a liability of \$2,536,043 within its Independent Auditor’s Report as of June 30, 2021 for its proportionate share of the net pension liability related to IPERS. At June 30, 2021, the Issuer’s collective proportion for IPERS was 0.036102% which was an increase of 0.004444% from its proportion measured as of June 30, 2020. Additionally, the Issuer reported a liability of \$3,833,211 with its Independent Auditor’s Report for the Fiscal Year ended June 30, 2021 for its proportionate share of the net pension liability related to MFPRSI. At June 30, 2020, the Issuer’s collective proportion for MFPRSI was 0.480593%, which was an increase of 0.017871% from its proportion measured as of June 30, 2019.

The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability for IPERS and MFPRSI, respectively, was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Issuer’s proportion of the net pension liability was based on the Issuer’s share of contributions to the pension plan relative to the contributions of all IPERS and MFPRSI participating employers, respectively. See “PENSIONS” included in “APPENDIX A” to this Official Statement for more summary information related to the Issuer’s pension contributions, and the Issuer’s June 30, 2021 Independent Auditor’s Report, included in “APPENDIX D - AUDITED FINANCIAL STATEMENTS OF THE ISSUER” to this Official Statement, particularly Note 4, for additional information related to the Issuer’s deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity.

The Issuer provides compensated absences, self-funded health insurance, and health reimbursement arrangement (HRA) benefits to employees, and medical, prescription drug and dental benefits to retired employees under a program established and administered pursuant to Iowa Code chapter 509A which results in an Other Post-Employment Benefit (OPEB) liability of the Issuer. See the Issuer’s June 30, 2021 Independent Auditor’s Report, included in “APPENDIX D - AUDITED FINANCIAL STATEMENTS OF THE ISSUER” to this Official Statement, particularly Notes 5, 6 and 7, for additional information related to eligibility for, funding, exposure and balances related thereto.

Changes to the Issuer’s pension contributions, or available sources to fund said contributions, or employee benefit or OPEB funding may adversely affect the Issuer’s financial condition. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

Suitability of Investment

The interest rates borne by the Notes are intended to compensate the investor for assuming the risk of investing in the Notes. Each prospective investor should carefully examine this Official Statement and its own financial condition to make a judgment as to its ability to bear the economic risk of such an investment, and whether or not the Notes are an appropriate investment for such investor.

Summary

The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Notes. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Official Statement and the appendices hereto.

LITIGATION

The Issuer encounters litigation occasionally, as a course of business; however, no litigation currently exists that is not believed to be covered by current insurance carriers and the Issuer is not aware of any pending litigation that questions the validity of these Notes or affects the ability of the Issuer to pay its obligations.

ACCOUNTANT

The financial statements of the Issuer included as “APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER” to this Official Statement have been examined by Denman & Company, LLP., West Des Moines, Iowa, to the extent and for the periods indicated in their report thereon. Such financial statements have been included herein without permission of said office, and said office expresses no opinion with respect to the Notes or the Official Statement.

PLAN OF FINANCING

Proceeds of the Notes will be used to provide funds to pay to pay costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403 and the Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area, as amended, including street, water, sanitary sewer, stormwater, and related infrastructure improvements for the Indianola Industrial Park 3 Project; and paying certain costs of issuance related to the Notes

SOURCES AND USES OF FUNDS*

The following are estimated sources and uses of funds, with respect to the Notes.

Sources of Funds	Series 2022
Note Principal	\$2,015,000*
Initial Offering Premium/(Discount)	\$
Total Sources of Funds	\$
 Uses of Funds	
Project Fund	\$
Costs of Issuance & Contingency ⁽¹⁾	\$
Total Uses of Funds	\$

(1) Includes, among other things, payment of certain legal, financial and other expenses related to the issuance of the Notes (including, without limitation, underwriters' discount). See the discussion under the caption "UNDERWRITING" herein.

TAX EXEMPTION AND RELATED TAX MATTERS

Tax Exemption and Related Considerations

Federal tax law contains a number of requirements and restrictions that apply to the Notes. These include investment restrictions, periodic payments of arbitrage profits to the United States, requirements regarding the proper use of bond or note proceeds and facilities financed with note proceeds, and certain other matters. The Issuer has covenanted to comply with all requirements that must be satisfied in order for the interest on the Notes to be excludable from gross income for federal income tax purposes. Failure to comply with certain of such covenants could cause interest on the Notes to become includable in gross income for federal income tax purposes retroactively to the date of issuance of the Notes.

Subject to the Issuer's compliance with the above referenced covenants, under present law, in the opinion of Bond Counsel, interest on the Notes is excludable from gross income for federal income tax purposes. Interest on the Notes is not an item of tax preference for purposes of the federal alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in Section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022.

Prospective purchasers of the Notes should be aware that ownership of the Notes may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security or Railroad Retirement benefits and taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations. Bond Counsel will not express any opinion as to such collateral tax consequences. Prospective purchasers of the Notes should consult their tax advisors as to collateral federal income tax consequences.

Ownership of the Notes may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Notes. Prospective purchasers of the Notes should consult their tax advisors regarding the applicability of any such state and local taxes.

NOT-Qualified Tax-Exempt Obligations

The Issuer will NOT designate the Notes as "qualified tax-exempt obligations" under the exception provided in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

* Preliminary, subject to change.

Tax Accounting Treatment of Discount and Premium on Certain Notes

The initial public offering price of certain Notes (the “Discount Notes”) may be less than the amount payable on such Notes at maturity. An amount equal to the difference between the initial public offering price of Discount Notes (assuming that a substantial amount of the Discount Notes of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Discount Notes. Owners of Discount Notes should consult with their own tax advisors with respect to the determination of accrued original issue discount on Discount Notes for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Discount Notes. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on Discount Notes may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment.

The initial public offering price of certain Notes (“Premium Notes”) may be greater than the amount of such Notes at maturity. An amount equal to the difference between the initial public offering price of Premium Notes (assuming that a substantial amount of the Premium Notes of that maturity are sold to the public at such price) and the amount payable at maturity constitutes a premium to the initial purchaser of such Premium Notes. Purchasers of the Premium Notes should consult with their own tax advisors with respect to the determination of amortizable note premium on Premium Notes for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Premium Notes.

Other Tax Advice

In addition to the income tax consequences described above, potential investors should consider the additional tax consequences of the acquisition, ownership, and disposition of the Notes. For instance, state income tax law may differ substantially from state to state, and the foregoing is not intended to describe any aspect of the income tax laws of any state. Therefore, potential investors should consult their own tax advisors with respect to federal tax issues and with respect to the various state and local tax consequences of an investment in Notes.

Audits

The Internal Revenue Service (the “Service”) has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the Service, interest on such tax-exempt obligations is includable in the gross income of the owners thereof for federal income tax purposes. It cannot be predicted whether or not the Service will commence an audit of the Notes. If an audit is commenced, under current procedures the Service may treat the Issuer as a taxpayer and the noteholders may have no right to participate in such procedure. The commencement of an audit could adversely affect the market value and liquidity of the Notes until the audit is concluded, regardless of the ultimate outcome.

Withholding

Payments of interest on, and proceeds of the sale, redemption or maturity of, tax-exempt obligations, including the Notes, are in certain cases required to be reported to the Service. Additionally, backup withholding may apply to any such payments to any Note owner who fails to provide an accurate Form W-9 Request for Taxpayer Identification Number and Certification, or a substantially identical form, or to any Note owner who is notified by the Service of a failure to report any interest or dividends required to be shown on federal income tax returns. The reporting and backup withholding requirements do not affect the excludability of such interest from gross income for federal tax purposes.

Legislation

Legislation affecting tax-exempt obligations is regularly considered by the United States Congress and may be considered by the Iowa legislature. Court proceedings may also be filed, the outcome of which could modify the tax treatment. There can be no assurance that legislation enacted or proposed, or actions by a court, after the date of issuance of the Notes will not have an adverse effect on the tax status of interest or other income on the Notes or the market value or marketability of the Notes. These adverse effects could result, for example, from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), or repeal (or reduction in the benefit) of the exclusion of interest on the Notes from gross income for federal income tax purposes for all or certain taxpayers.

Current and future legislative proposals, including some that carry retroactive effective dates, if enacted into law, or clarification of the Code may cause interest on the Notes to be subject, directly or indirectly, to federal income taxation, or otherwise prevent owners of the Notes from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals, or clarification of the Code or court decisions may also affect, perhaps significantly, the market price for, or marketability of, the Notes. Prospective purchasers of the Notes should consult their own tax advisors regarding any pending or proposed tax legislation, as to which Bond Counsel expresses no opinion other than as set forth in its legal opinion.

The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Notes, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Enforcement

Holders of the Notes shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Notes, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution. There is no bond trustee or similar person to monitor or enforce the terms of the Resolution. In the event of a default in the payment of principal or interest on the Notes, there is no provision for acceleration of maturity of the principal of the Notes. Consequently, the remedies of the owners of the Notes (consisting primarily of an action in the nature of mandamus requiring the Issuer and certain other public officials to perform the terms of the resolution for the Notes) may have to be enforced from year to year.

The obligation to pay general ad valorem property taxes is secured by a statutory lien upon the taxed property, but is not an obligation for which a property owner may be held personally liable in the event of a deficiency. The owners of the Notes cannot foreclose on property within the boundaries of the Issuer or sell such property in order to pay the debt service on the Notes. In addition, the enforceability of the rights and remedies of owners of the Notes may be subject to limitation as set forth in Bond Counsel's opinion. The opinion will state, in part, that the obligations of the Issuer with respect to the Notes may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted to the extent constitutionally applicable, and to the exercise of judicial discretion in appropriate cases.

Opinion

Bond Counsel's opinion is not a guarantee of a result, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction, but represents its legal judgment based upon its review of existing statutes, regulations, published rulings and court decisions and the representations and covenants of the Issuer described in this section. No ruling has been sought from the Service with respect to the matters addressed in the opinion of Bond Counsel and Bond Counsel's opinion is not binding on the Service. Bond Counsel assumes no obligation to update its opinion after the issue date to reflect any further action, fact or circumstance, or change in law or interpretation, or otherwise.

ALL POTENTIAL PURCHASERS OF THE NOTES SHOULD CONSULT WITH THEIR TAX ADVISORS WITH RESPECT TO FEDERAL, STATE, AND LOCAL TAX CONSEQUENCES OF OWNERSHIP OF THE NOTES (INCLUDING BUT NOT LIMITED TO THOSE LISTED ABOVE).

LEGAL MATTERS

The Notes will be offered for sale subject to the approval of legality by Ahlers & Cooney, P.C., Bond Counsel, which opinion will be substantially in the form included as "APPENDIX B – FORM OF BOND COUNSEL OPINION". Ahlers & Cooney, P.C., Des Moines, Iowa, will also serve as Disclosure Counsel to the Issuer in connection with the issuance of the Notes.

Bond Counsel has not participated in the preparation of this Official Statement other than to review or prepare information describing the terms of the Notes, Iowa and Federal law pertinent to the validity of the Notes, and the tax status of interest on the Notes which can be found generally under the sections "The Notes", "Security and Source of Payment", "Plan of Financing", and "Tax Exemption and Related Tax Matters". Additionally, Bond Counsel has provided its form of bond opinion found in Appendix B. Bond Counsel has not examined nor attempted to examine or verify any of the financial or statistical statements, or data, or completeness or accuracy of information contained in this Official Statement and will express no opinion with respect thereto.

The legal opinion to be delivered will express the professional judgment of Bond Counsel, and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

RATING

Moody's Investor Services, Inc. ("Moody's") has assigned the Notes a rating of 'Aa2'. The existing rating on long-term debt reflects only the view of the rating agency and any explanation of the significance of such rating may only be obtained from

Moody's. There is no assurance such rating will continue for any period of time or that they will not be revised or withdrawn. Any revision or withdrawal of the rating may have an effect on the market price of the Notes.

CONTINUING DISCLOSURE

The Issuer will covenant in a Continuing Disclosure Certificate for the benefit of the Owners and Beneficial Owners of the Notes to provide annually certain financial information and operating data relating to the Issuer (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the Issuer no later than 270 days after the close of each fiscal year, commencing with the fiscal year ending June 30, 2022, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in "APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE." These covenants have been made in order to assist the Underwriter in complying with SEC Rule 15c2-12(b)(5) (the "Rule").

During the past five years, the Issuer as the "obligated person" under prior continuing disclosure undertakings, has not failed to comply, in all material respects, pursuant to the Rule. Unaudited financials for Issuer's fiscal year ending June 30, 2019 were timely filed to EMMA, with the final Audit for such fiscal year posted to EMMA on September 21, 2020. Upon the closing of the Series 2019 General Obligation issue, the Issuer became subject to the updated Rule relating to "financial obligations". The Issuer's only outstanding Continuing Disclosure Certificates are for General Obligation (tax supported) issues. Thus, notices for the incurrence of obligations secured by alternate credits (e.g. utility revenues) have been filed on a voluntary basis on EMMA in the interest of market transparency. Similarly, the Issuer has entered into certain economic development contracts with developers incenting various improvement projects within the City. Notices of those contracts have also been filed on a voluntary basis, with one exception. On November 15, 2021, the Issuer approved a Development Agreement with Cemen Tech, Inc., which included a minimum assessment agreement subject to approval and execution by the County Auditor. The notice of such Development Agreement was filed to EMMA on December 21, 2021, after receipt of the execution version from the County Auditor. The notice filing was more than 10 business days after the effective date of the Agreement. A failure to file notice related to said notice has not been filed on EMMA.

UNDERWRITING

The Notes are being purchased, subject to certain conditions, by D.A. Davidson & Co. (the "Underwriter"). The Underwriter has agreed, subject to certain conditions, to purchase all, but not less than all, of the Notes at an aggregate purchase price of \$_____ (reflecting the par amount of the Notes with original issue premium of \$_____ and an underwriter's discount of \$_____).

The Underwriter may offer and sell the Notes to certain dealers (including dealers depositing the Notes into unit investment trusts, certain of which may be sponsored or managed by the Underwriter) at prices lower than the initial public offering prices stated on the cover page. The initial public offering prices of the Notes may be changed, from time to time, by the Underwriter.

The Underwriter intends to engage in secondary market trading of the Notes subject to applicable securities laws. The Underwriter is not obligated, however, to repurchase any of the Notes at the request of the holder thereof.

MISCELLANEOUS

Brief descriptions or summaries of the Issuer, the Notes, the Resolution and other documents, agreements and statutes are included in this Official Statement. The summaries or references herein to the Notes, the Resolution and other documents, agreements and statutes referred to herein, and the description of the Notes included herein, do not purport to be comprehensive or definitive, and such summaries, references and descriptions are qualified in their entirety by reference to such documents, and the description herein of the Notes is qualified in its entirety by reference to the form thereof and the information with respect thereto included in the aforesaid documents. Copies of such documents may be obtained from the Issuer.

Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any of the estimates will be realized. This Official Statement is not to be construed as a contract or agreement between the Issuer and the purchasers or Owners of any of the Notes. The attached APPENDICES A, B, C, D and E are integral parts of this Official Statement and must be read together with all of the foregoing statements.

It is anticipated that CUSIP identification numbers will be printed on the Notes, but neither the failure to print such numbers on any Notes nor any error in the printing of such numbers shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for any Notes.

The Issuer has reviewed the information contained herein which relates to it and has approved all such information for use within this Official Statement. The execution and delivery of this Official Statement has been duly authorized by the Issuer.

City of Indianola, Iowa

/s/ Andrew J. Lent

ACM/CFO

APPENDIX A
INFORMATION ABOUT THE ISSUER

Bond Counsel, Disclosure Counsel, the Underwriter and the Issuer undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from third party sources as referenced.

CITY OFFICIALS

Stephanie Erickson, MayorJanuary 2, 2026
John Parker Jr., Council Member – 1st WardJanuary 2, 2024
Ron Dalby, Council Member – 2nd WardJanuary 2, 2026
Gwen Schroder, Council Member – 3rd WardJanuary 2, 2024
Christina Beach, Council Member – 4th Ward.....January 2, 2026
Heather Hulen, Council Member At-LargeJanuary 2, 2024
Steve Richardson, Mayor Pro Tem /Council Member At-LargeJanuary 2, 2026

ADMINISTRATIVE OFFICIALS

Ben Reeves, City Manager
Andrew J. Lent, ACM/CFO
Jackie Raffety, Assistant Finance Director/City Clerk

BOND COUNSEL AND DISCLOSURE COUNSEL

AHLERS & COONEY, P.C.
100 Court Avenue, Suite 600
Des Moines, IA 50309

UNDERWRITER

D.A. Davidson & Co.
515 East Locust Street, Suite 200
Des Moines, IA 50309
515.471.2700

GENERAL INFORMATION

Indianola, Iowa, the county seat of Warren County, is located in central Iowa seventeen miles south of Des Moines, the State capital via double-lane U.S. Highway 65-69. Interstate Highways 35 and 80 are only twenty miles away. The Des Moines International Airport is a twenty-minute drive from Indianola. The City covers an area of approximately 11.25 square miles.

The City, which was incorporated in 1864, operates under the Mayor-Council form of government with six council members. The Mayor is elected for a four-year term and council members are elected on a staggered basis for terms of four years. The council appoints a city manager who has operating responsibilities for all City functions excluding the library.

The City owns and successfully operates its municipal water system, electric plant and distribution system, sewer system and treatment facilities, telecommunications utility and swimming pool. The normal retail businesses and services in a city of the Issuer's size are available along with all necessary and customary professional services. The water, electric, and telecommunications utilities are managed under a separate component unit of the City with a five-member Board of Trustees appointed by the Mayor with consent of the City Council.

Indianola Community School District serves the entire community plus 150 square miles of surrounding rural Warren County with three elementary schools, a middle school, and a senior high school. Current enrollment totals 3,634 and the District population is estimated at 19,750. There is also a private school for grades K-8 with estimated enrollment of approximately 50. Indianola is also fortunate to have Simpson College, a four-year liberal arts school, located in the City. Drake University is seventeen miles north in Des Moines and Des Moines Area Community College is twenty-two miles north in Ankeny.

Population trends for the city, county and state over the past three decades are as follows:

	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>
City of Indianola	11,340	12,998	14,782	15,833
Warren County	36,033	40,671	46,225	52,403
State of Iowa	2,776,755	2,926,324	3,046,355	3,190,369

Source: U.S. Department of Commerce, U.S. Census Bureau.

BUILDING PERMIT TREND

	<u>2022 (YTD)</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
<u>Single Family Homes</u>						
No. of New Homes	25	65	87	63	30	39
Valuation	8,379,176	19,823,398	18,647,403	9,358,857	5,811,106	6,760,380
<u>Multiple Family Dwellings</u>						
No. of New Buildings	0	1	0	0	5	11
Valuation	0	5,563,427	0	0	1,335,000	3,258,375
<u>Commercial/Industrial/Other</u>						
No. of New Buildings	2	3	7	7	10	9
Valuation	2,539,540	2,580,340	2,998,950	13,349,690	3,184,663	4,431,183
<u>Residential Additions/Remodeling</u>						
No. of Additions/Remodeling	65	97	77	56	44	51
Valuation	748,834	1,680,312	833,149	1,123,587	556,800	394,088
<u>Commercial Additions/Remodeling</u>						
No. of Additions/Remodeling	5	18	4	14	22	15
Valuation	2,710,500	5,905,078	2,196,511	657,175	6,351,508	589,953
<u>Other</u>						
No. of Additions/Remodeling	13	19	25	0	5	11
Valuation	310,125	6,223,319	461,301	0	1,335,000	3,258,375
Total Permits	110	202	200	140	111	125
Total Valuations	\$14,688,175	\$36,212,447	\$25,137,314	\$24,489,309	\$17,239,077	\$15,433,979

Source: The City of Indianola. CY 2022 data through July 2022.

TAXABLE RETAIL SALES TREND

Year Ended	<u>City of Indianola</u>		<u>Warren County</u>	
<u>June 30</u>	<u>Retail Sales</u>	<u>No. of Businesses</u>	<u>Retail Sales</u>	<u>No. of Businesses</u>
2021	\$243,247,609	522	\$407,128,265	1,393
2020	\$222,232,548	513	\$368,159,504	1,076
2019	\$216,790,017	511	\$345,105,560	1,075
2018	\$213,053,116	507	\$330,703,956	1,033
2017	\$205,708,013	508	\$317,609,229	1,020

Source: Iowa Department of Revenue.

UNEMPLOYMENT STATISTICS

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Warren County	3.75%	4.45%	2.55%	2.35%	2.75%
State of Iowa	4.25%	5.15%	2.5%	2.60%	3.10%

Source: Iowa Workforce Development website

LARGER EMPLOYERS

<u>Employer</u>	<u>Product/Service</u>	<u>Approximate No. of Employees</u>
Indianola Community Schools	Education	603
Hy-Vee	Retail - Grocery Store	351
Simpson College	Education	320
Walmart	Retail - Grocery Store	275
The Village	Senior Care/Living	140
CemenTech	Manufacturing - Concrete Mixers	125
Good Samaritan Society of Indianola	Senior Care/Living	120
Fareway	Retail - Grocery Store	109
Westview Care Center	Senior Care/Living	108
ADM (Harvest Innovations)	Food Processing	<u>100</u>
Total:		2,131

Source: City of Indianola.

LARGER TAXPAYERS BY VALUATION

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Warren County Auditor's office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas providers (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's tax levy is applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the tax levies of the other taxing entities which overlap the properties.

<u>Taxpayer</u>	<u>Taxable Value as of 1/1/2021</u>
Wesley Retirement Services Inc	\$9,835,105
Wal Mart Stores Inc #01-1491 Wal Mart Property Tax Dept	9,196,290
Lincoln Ridge Estates Llc	6,662,004
Rm30 Holdings Llc	5,970,953
Danlee Corp	4,898,572
Pinnacle Agriculture Dist Inc	4,815,270
Theisen Development Co Llc	4,476,420
Hcii-307 E Scenic Valley Avenue Llc	4,309,650
Next Level Apartments Llc	4,091,283
Indianola Senior Housing Llc	<u>3,956,070</u>
Top 10 Total	\$58,211,617
Top 10 as a % of Total 2021 Taxable Valuation	8.48%

Source: Warren County.

BREAKDOWN OF CITY TAX LEVY

Valuation Year:	2021	2020	2019	2018	2017
Collection Year:	<u>2022/23</u>	<u>2021/22</u>	<u>2020/21</u>	<u>2019/20</u>	<u>2018/19</u>
General	8.10000	8.10000	8.10000	8.10000	8.10000
Outside \$8.10	0.00000	0.00000	0.19759	0.00000	0.00000
Debt Service	1.40142	1.40181	0.87000	0.89678	1.02983
Other	<u>4.04270</u>	<u>4.12997</u>	<u>4.45796</u>	<u>4.28221</u>	<u>3.57306</u>
Total Levy	13.54412	13.63178	13.62555	13.27899	12.70289
City Ag Land	3.00375	3.00374	3.00375	3.00375	3.00375

Source: Iowa Department of Management.

TAX RATE PER \$1,000 OF TAXABLE VALUATION (Combined Levy for all Taxing Districts)

Valuation Year:	2021	2020	2019	2018	2017
Collection Year:	<u>2022/23</u>	<u>2021/22</u>	<u>2020/21</u>	<u>2019/20</u>	<u>2018/19</u>
City of Indianola	13.54412	13.63178	13.62555	13.27899	12.70289
Warren County	6.18246	6.66241	6.87984	6.67724	5.64089
County Assessor	0.44944	0.47976	0.49501	0.49728	0.40098
Ag. Extension	0.13388	0.12507	0.12841	0.13427	0.13774
Indianola CSD	17.95690	17.99632	17.99786	18.50205	19.33599
DMACC	0.69448	0.67789	0.63533	0.65249	0.69468
State (Bruc./T.B.)	<u>0.00240</u>	<u>0.00260</u>	<u>0.00270</u>	<u>0.00280</u>	<u>0.00290</u>
Indianola Resident	38.96368	39.57583	39.76470	39.74512	38.91607

Source: Iowa Department of Management.

SCHEDULE OF RECEIPTS AND DISBURSEMENTS (General Fund)

	Beginning			Ending
<u>Fiscal Year</u>	<u>Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Balance</u>
2020/21	\$8,654,012	\$12,052,399	\$10,547,420	\$10,158,991
2019/20	8,053,294	10,766,672	10,165,954	8,654,012
2018/19	6,892,788	10,943,107	9,782,601	8,053,294
2017/18	6,421,200	9,961,976	9,490,388	6,892,788
2016/17	4,950,405	11,135,740	9,857,975	6,228,170

¹Beginning balance for FY2018 restated.

TAX COLLECTION TREND (All Funds)

Valuation	Collection	Amount	Amount	Percent
<u>Year</u>	<u>Year</u>	<u>Levied</u>	<u>Collected</u>	<u>Collected</u>
2021	2022/23	\$8,691,845	<i>In Process of Collection</i>	
2020	2021/22	\$8,396,848	\$8,550,214	101.82%
2019	2020/21	\$7,782,878	\$7,787,341	100.06%
2018	2019/20	\$7,242,593	\$7,237,613	99.93%
2017	2018/19	\$6,703,851	\$6,876,894	102.58%

* Includes delinquent taxes, if any

Source: Warren County Auditor.

CURRENT FUND BALANCES (as of July 31, 2022)

General Fund	\$9,251,216
Special Revenue	8,182,964
Debt Service	92,528
Capital Projects	12,325,729
Permanent	45,381
Proprietary/Enterprise Funds	11,838,826
Total	<u>\$41,736,644</u>

Source: City of Indianola.

VALUATION BY PROPERTY CLASSIFICATION

The following table presents the January 1, 2021 100% Assessed and Taxable Valuations of the City by property classification (for Fiscal Year 2022/23 tax levies).

	<u>As of January 1, 2021 (2022/23 Collection)</u>	
	<u>100% Actual Valuation</u>	<u>Taxable Valuation (With Rollback)</u>
Residential	\$879,953,466	\$469,138,553
Commercial	\$137,272,496	\$121,656,910
Industrial	\$9,259,950	\$7,520,490
Multiresidential	\$63,467,228	\$38,415,552
Railroads	\$0	\$0
Utilities w/o Gas & Electric	\$723,025	\$723,025
Other	\$0	\$0
Gross Valuation	<u>\$1,090,676,165</u>	<u>\$637,454,530</u>
Less: Military Exemption	<u>(\$1,129,718)</u>	<u>(\$1,129,718)</u>
Net Valuation	<u><u>\$1,089,546,447</u></u>	<u><u>\$636,324,812</u></u>
Taxable Increment Valuation (TIF) - (used to compute debt service levies and constitutional debt limit)	\$48,316,210	\$48,316,210
Taxed Separately		
Ag. Land	\$2,077,453	\$1,842,756
Ag. Buildings	\$51,646	\$45,816
Gas & Electric	\$5,216,873	\$1,449,019

Source: Iowa Department of Management.

VALUATION TREND

Valuation Year	Payable Fiscal Year	100% Actual Valuation	Taxable Valuation (With Rollback)	Taxable Increment Valuation (TIF)	Total Taxable Valuation
2021	2022/23	\$1,145,208,629	\$637,773,831	\$48,316,210	\$686,090,041
2020	2021/22	\$1,066,402,873	\$614,135,886	\$47,149,023	\$661,284,909
2019	2020/21	\$1,053,914,602	\$566,827,938	\$76,070,552	\$642,898,490
2018	2019/20	\$985,746,865	\$541,061,480	\$78,588,074	\$619,649,554
2017	2018/19	\$959,834,217	\$523,080,763	\$72,340,746	\$595,421,509

The 100% actual valuations, before rollback and after reduction of military exemption, include ag land and buildings, TIF increment, and gas and electric utilities and are used for calculating debt capacity. The taxable valuations, with the rollback and after the reduction of military exemption, include gas and electric utilities, exclude ag land and buildings and exclude taxable TIF increment value, which is shown separately. Iowa cities certify operating levies against taxable value excluding TIF increment. However, debt service levies are certified against taxable value including TIF increment.

Source: Iowa Department of Management.

DEBT LIMIT CALCULATION

The amount of general obligation debt a political subdivision of the State of Iowa can incur is controlled by constitutional debt limit which is an amount equal to 5% of the value of taxable property within its limits as ascertained by the last state and county tax lists. The Issuer's debt limit, based upon the January 1, 2021 property valuations (for Fiscal Year 2022/23 tax levies), is illustrated below:

Total Market Value, 2021	\$1,146,338,347
Less: Military Exemption	(1,129,718)
100% Assessed Valuation	\$1,145,208,629
	x 5%
Legal Debt Limit (A)	\$57,260,431

Debt Applicable to Limit:

Total Bonds/Notes Subject to Debt Limit (B)	\$35,176,000*
Iowa Economic Development Loan Guarantee ¹	\$12,782
Total General Obligation Debt Subject to Legal Debt Limit	\$35,188,782

Legal Debt Limit Available (A - B)	\$22,071,649
Percentage of Debt Limit Available	38.55%

*Preliminary; Subject to Change.

* This amount does not include City obligations under development agreements for urban renewal projects entered into pursuant to the authority of Iowa Code Chapter 403. The Iowa Supreme Court has not formally ruled on the question of whether contracts to rebate the tax increment generated by a particular development constitutes indebtedness of a City for constitutional debt limit purposes. Additionally, some development agreements are subject to the right of annual appropriation by the City, thereby limiting the extent of possible debt to only amounts currently due and appropriated in the current fiscal year. Further, payment of future installments may be dependent upon undertakings by the developers, which may have not yet occurred. The City actively pursues opportunities consistent with the development goals of its various urban renewal plans, which may be amended from time to time, and the City may enter into additional development agreements committing to additional rebate incentive in calendar year 2020 or after. See "Other Obligations" table herein for more information.

1) City has guaranteed a Loan through the Iowa Economic Development Authority ("IEDA"). While the developer repays the debt, it is a general obligation of the City (IEDA and the City execute the loan and assign interest to an outside lender and developer, respectively).

GENERAL OBLIGATION DEBT

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding as of 10/19/2022
1/2013A	\$1,865,000	Public Safety	6/2023	\$275,000
10/2019	4,450,000	Parks and Recreation/Refunding	6/2031	3,030,000
11/2020A	6,605,000	Fire Equipment, Streetscape, and Refunding	6/2031	5,390,000
11/2020B	2,850,000	Refunding	6/2028	2,135,000
9/2021	6,840,000	Street Improvements	6/2031	6,660,000
9/2021	16,345,000	Wastewater Treatment Facility (SRF)	6/2041	15,671,000
10/2022	2,015,000	Improvements (This Issue)	6/2042	2,015,000*
				<u>\$35,176,000</u>

*Preliminary; Subject to Change

Fiscal Year General Obligation Debt Payments

Year Ended	Outstanding G.O. Debt			G.O. Series 2022*			TOTAL G.O.
	Principal	Interest	P+I	Principal	Interest ¹	P+I ¹	P+I
June 30,							
2023	\$2,776,000	\$760,818	\$3,536,818				\$3,536,818
2024	2,845,000	702,338	3,547,338				3,547,338
2025	2,709,000	623,988	3,332,988		\$72,383	\$72,383	3,405,371
2026	2,748,000	546,508	3,294,508		72,383	72,383	3,366,891
2027	2,838,000	463,098	3,301,098	\$95,000	72,383	167,383	3,468,481
2028	2,912,000	381,738	3,293,738	100,000	68,583	168,583	3,462,321
2029	2,558,000	303,648	2,861,648	105,000	64,583	169,583	3,031,231
2030	2,393,000	257,738	2,650,738	110,000	60,383	170,383	2,821,121
2031	2,404,000	223,050	2,627,050	110,000	55,983	165,983	2,793,033
2032	820,000	179,560	999,560	115,000	52,628	167,628	1,167,188
2033	836,000	163,160	999,160	120,000	49,063	169,063	1,168,223
2034	853,000	146,440	999,440	120,000	45,283	165,283	1,164,723
2035	870,000	129,380	999,380	125,000	41,383	166,383	1,165,763
2036	888,000	111,980	999,980	130,000	37,320	167,320	1,167,300
2037	905,000	94,220	999,220	135,000	33,030	168,030	1,167,250
2038	923,000	76,120	999,120	140,000	28,575	168,575	1,167,695
2039	942,000	57,660	999,660	145,000	23,685	168,685	1,168,345
2040	961,000	38,820	999,820	150,000	18,600	168,600	1,168,420
2041	<u>980,000</u>	<u>19,600</u>	<u>999,600</u>	155,000	12,600	167,600	1,167,200
2042				<u>160,000</u>	<u>6,400</u>	<u>166,400</u>	166,400
Total	\$33,161,000	\$5,279,864	\$38,440,864	2,015,000	815,248	2,830,248	<u>\$41,271,112</u>

*Preliminary; Subject to Change.

1) The FY 2023-24 interest payments will be paid from capitalized interest of the Notes.

OTHER OBLIGATIONS

From time to time the City, pursuant to Section 403.9 of the Code of Iowa and the Issuer's urban renewal plans, has entered into Development Agreements, Rebate Agreements, and the like, which contain payment obligations from the Issuer to an external party. The Issuer's payment requirements under these contracts are not structured as general liabilities of the Issuer, but rather are exclusively secured by and payable from a pledge of the City's incremental property tax revenues (TIF) to be derived from the taxable properties (or some subset thereof) contained within an urban renewal area of the Issuer pursuant to Section 403.19 of the Code of Iowa. The City's payment obligations under these contracts are routinely contingent upon development or redevelopment performance requirements of the external party and are typically made subject to annual appropriation rights by the City Council. TIF Payments under these contracts are typically due and owing semi-annually on December 1 and June 1 of each fiscal year of the City. The City has two of these Development Agreements in place, each with an aggregate remaining maximum payment liability less than or equal to \$500,000. The aggregated (and estimated) remaining payment liability of the City under these contracts is approximately \$927,500, and the last of the payments thereunder is scheduled to be paid by 2040.

OTHER CITY DEBT

Revenue Debt Supported by Sewer Revenues

The City has revenue debt payable from net revenues of the Sewer System as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding as of 10/19/22
5/2009	\$9,090,000	Sewer Improvements (SRF)	6/1/2041	\$6,183,000
4/2013	4,036,000	Sewer Improvements (SRF)	6/1/2033	1,801,000
12/2017	3,267,000	Sewer Improvements (SRF)	6/1/2037	2,450,000
4/2020	17,059,000	Sewer Improvements (SRF)	6/1/2050	17,057,000
3/2021	*15,274,000	Sewer Improvements (SRF)	6/1/2050	15,273,000
			Total	\$42,764,000

*Note – the City is drawing on the Series 2021 Note for improvements to the Water Resource Recovery Facility.

Revenue Debt Supported by Electric Revenues

The City has revenue debt payable from net revenues of the Electric System as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding as of 10/19/22
3/2015	\$7,241,000	Electric Refinancing	5/1/2025	\$1,775,000
9/2017	6,680,000	Electric System Improvements	5/1/2037	6,680,000
			Total	\$8,455,000

Revenue Debt Supported by Fiber System Revenues

The City has revenue debt payable from net revenues of the Fiber System as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding as of 10/19/2022
9/2022A	\$7,976,000	Fiber System Improvements/Refinancing	6/1/2034	\$7,976,000
9/2022B	2,805,000	Refinancing	6/1/2032	2,805,000
			Total	\$10,781,000

FINANCIAL SUMMARY

City of Indianola, Iowa

2021 100% Valuation	\$1,145,208,629
2021 Taxable Valuation (excludes \$2,046,114 ag value)	\$686,090,041
General Obligation Debt	\$35,176,000*
Direct General Obligation Debt per Capita (2020 Census: 15,833)	\$2,221.69
Total Direct and Indirect General Obligation Debt per Capita	\$3,821.50
Ratio of Direct General Obligation Debt to 100% Valuation	3.07%
Ratio of Direct and Indirect G. O. Debt to 100% Valuation per Capita	5.28%
100% Valuation per Capita	\$72,330.49
Electric Revenue Debt	\$8,455,000
Fiber Revenue Debt	\$10,781,000
Sewer Revenue Debt	\$42,764,000

Overlapping Debt:

Warren County

2021 100% Valuation	\$5,155,018,250
2021 Taxable Valuation	\$3,125,453,232
General Obligation Bonded Debt	\$39,393,059
Percent Allocable to City	21.95%
Amount Allocable to City	\$8,647,445
City's Share of Debt per Capita	\$546.17

Indianola Community School District

2021 100% Valuation	\$1,792,585,581
2021 Taxable Valuation	\$1,064,440,531
General Obligation Bonded Debt	\$25,205,000
Percent Allocable to City	64.46%
Amount Allocable to City	\$16,245,998.70
City's Share of Debt per Capita	\$1,026.08

DMACC

2021 100% Valuation	\$95,959,310,632
2021 Taxable Valuation	\$60,138,654,472
Bonded Debt:	
General Obligation School Bonds/Notes	\$38,250,000
General Obligation Certificates: Industrial New Jobs Training Certificates	\$60,435,000
Total General Obligation Bonded Debt	\$98,685,000 ¹
Percent Allocable to City	1.14%
Amount Allocable to City (excludes New Jobs Training Certificates)	\$436,374
City's Share of Debt per Capita (excludes New Jobs Training Certificates)	\$27.56

*Preliminary; Subject to Change

¹ The Certificates were issued to finance projects which provide education and training of workers for new or expanding industry in the Merged Area. While secured by an annual levy of a standby tax upon all taxable property in the Merged Area, the debt service is payable from revenues of the respective projects and the standby tax will be collected **only** in the event such revenues are insufficient. The Certificates are currently self-supporting.

PENSIONS

The City currently has 79 full-time and 33 part-time employees (including 104 seasonal employees). The City does not have volunteer/on call fire/EMS employees. The City participates in two public pension systems, Iowa Public Employees’ Retirement System (IPERS) and Municipal Fire and Police Retirement System of Iowa (MFRPSI). For the City, MFRPSI covers sworn police officers only. Summary descriptions of each Plan follow, for more detail as to each, see Note 4 to Issuer’s June 30, 2021 Independent Auditor’s Report, included in “APPENDIX D–AUDITED FINANCIAL STATEMENTS OF THE ISSUER”.

Iowa Public Employees Retirement System: IPERS membership is mandatory for employees of the City. City employees are provided with pensions through a cost-sharing multiple employer defined pension plan administered by IPERS. IPERS benefits are established under Iowa Code, Chapter 97B and the administrative rules thereunder. A City employee who completed seven years of covered service or has reached the age of 65 while in IPERS covered employment becomes vested. If a City employee retires before normal retirement age, the employees’ monthly retirement benefit will be permanently reduced by an early-retirement reduction. IPERS provides pension benefits as well as disability benefits to City employees and benefits to the employees’ beneficiaries upon the death of the eligible employee.

IPERS Contributions. Although the actuarial contribution rates are calculated each year, the contribution rates were set by state law through June 30, 2012 and did not necessarily coincide with the actuarially calculated contribution rate. As a result, from June 30, 2002 through June 30, 2013, the rate allowed by statute was less than the actuarially required rate. Effective July 1, 2012, as a result of a 2010 law change, IPERS contribution rates for the City and its employees are established by IPERS following the annual actuarial valuation (which applies IPERS’ Contribution Rate Funding Policy and Actuarial Amortization method.) State statute, however, limits the amount rates can increase or decrease each year to one (1) percentage point. Therefore, any difference between the actuarial contribution rates and the contributions paid is due entirely to statutorily set contributions that may differ from the actual contribution rates. As a result, while the contribution rate in the fiscal year ended June 30, 2017 equaled the actuarially required rate, there is no guarantee, due to this statutory limitation on rate increases, that the contribution rate will meet or exceed the actuarially required rate in the future.

In fiscal year 2021, pursuant to the IPERS’ required rate, the City’s employees contributed 6.29% of pay and the City contributed 9.44% for a total rate of 15.73%. The City’s contributions to IPERS for the year ended June 30, 2021 were \$396,837. The City’s share of the contribution, payable from the applicable funds of the City, is provided by a statutorily authorized annual levy of taxes without limit or restriction as to rate or amount. The City has always made its full required contributions to IPERS.

The following table sets forth the contributions made by the City to IPERS for the period indicated. The City cannot predict the levels of funding that will be required in the future.

	<u>FY 2018-19</u>	<u>FY 2019-20</u>	<u>FY 2020-21</u>
IPERS Contributions	\$345,982	\$379,643	\$396,837

The City budgeted \$429,330 and paid \$419,187 for IPERS contributions in FY 2021-22. For the current FY 2022-23, the City budgeted \$496,185 (Source: The Issuer).

The City cannot predict the levels of funding that will be required in the future as any IPERS unfunded pension benefit obligation could be reflected in future years in higher contribution rates. The investment of moneys, assumptions underlying the same and the administration of IPERS is not subject to the direction of the City. Thus, it is not possible to predict, control or prepare for future unfunded accrued actuarial liabilities of IPERS (“UAALs”). The UAAL is the difference between total actuarially accrued liabilities and actuarially calculated assets available for the payment of such benefits. The UAAL is based on assumptions as to retirement age, mortality, projected salary increases attributed to inflation, across-the-board raises and merit raises, adjustments, cost-of-living adjustments, valuation of current assets, investment return and other matters. Such UAAL could be substantial in the future, requiring significantly increased contributions from the City which could affect other budgetary matters.

Net IPERS Pension Liabilities

Effective for fiscal years beginning after June 15, 2014, GASB Statement 68 requires all reporting units in a multi-employer cost sharing pension plan to record a balance sheet liability for their proportionate share of the net pension liability of the plan. The City was required to implement GASB 68 in their year end June 30, 2015 financial statements.

At June 30, 2021, the City reported a liability of \$2,536,043 for its proportional share of the IPERS net pension liability. The new pension liability was measured as of June 30, 2020 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2020, the City’s collective proportion was 0.036102%, which was an increase of 0.004444% from its proportion measured as of June 30, 2019. See Note 4 – “PENSION PLANS”, and “Other Information” tables (beginning page 35) in the City’s June 30, 2021 Independent Auditor’s Reports included in “APPENDIX

D–AUDITED FINANCIAL STATEMENTS OF THE ISSUER” for additional information related to the City’s deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity.

Detailed information about the IPERS pension plan’s fiduciary net position is available in the separately issued IPERS financial report which is available to the public by mail at 7401 Register Drive, P.O. Box 9117, Des Moines, Iowa 50306-9117 or on IPERS’ website at www.ipers.org. However, the information presented in such financial reports or on such websites is not incorporated into this Official Statement by any reference.

Municipal Fire and Police Retirement System of Iowa

The Municipal Fire and Police Retirement System of Iowa (MFPRSI), established pursuant to Chapter 411 of the Code of Iowa and the administrative rules thereunder, is the administrator of a multiple-employer, cost sharing, defined benefit pension plan for the exclusive benefit of eligible employees of participating cities (substantially all full-time employees of the respective fire and police departments). For the City, MFPRSI covers sworn police officers only. It is governed by a nine-member board of trustees who are elected by the employers and participants of MFPRSI. The City’s responsibility is limited to payment of contributions.

Member contribution rates are established by State statute. For the fiscal year ending June 30, 2021, members contributed 9.40% of earnable compensation, and that rate remains the same for fiscal years 2020/21, 2021/22 and 2022/23.

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1 percent of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa the employer’s contribution rate cannot be less than 17.00% of earnable compensation.

If approved by the state legislature, state appropriations may further reduce the employer’s contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa, therefore, is considered to be a nonemployer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67, Financial Reporting for Pension Plans.

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2021.

The contribution paid by the City for the fiscal year ended June 30, 2021 totaled \$407,947, which represents 25.31% of earnable compensation. For fiscal year beginning July 1, 2021, the City’s contribution was 25.31% of the earnable compensation of each member. The City budgeted a contribution of \$438,649 and paid \$407,947 to MFPRSI for the year ended June 30, 2021. For the year ending June 30, 2022, the City’s contribution will be 25.31%. The City has \$495,066 budgeted for the year ending June 30, 2022.

Source: Issuer; “Other Information” tables (beginning on page 35) in Issuer’s June 30, 2020 Independent Auditor’s Report included in “APPENDIX D–AUDITED FINANCIAL STATEMENTS OF THE ISSUER”.

Net MFPRSI Pension Liabilities

At June 30, 2021, the City reported a liability of \$2,536,043 for its proportionate share of the net MFPRSI pension liability. The new pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net MFPRSI pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net MFPRSI pension liability was based on the City’s share of contributions to the MFPRSI pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2020, the City’s collective proportion was 0.480593% which was an increase of 0.017871% from its proportion measured as of June 30, 2018. See Note 4 – “PENSION PLANS”, and “Other Information” tables (beginning on page 35) in the City’s June 30, 2020 Independent Auditor’s Reports included in “APPENDIX D–AUDITED FINANCIAL STATEMENTS OF THE ISSUER” for additional information related to the City’s deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity.

Detailed information about the MFPRSI pension plan’s fiduciary net position is available in the separately issued MFPRSI financial report which is available to the public by mail at 7155 Lake Drive, Suite 201, West Des Moines, Iowa 50366 or on MFPRSI’s website at www.mfprsi.org. However, the information presented in such financial reports or on such websites is not incorporated into this Official Statement by any reference.

Bond Counsel, Disclosure Counsel, the City and the Underwriter undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS or MFPRSI websites, including, but not limited to, updates of such information on the State Auditor’s website or links to other Internet sites accessed through the IPERS or MFPRSI websites.

OTHER EMPLOYEE AND POST-EMPLOYMENT BENEFITS (“OPEB”)

The City provides compensated absences, self-funded health insurance, and health reimbursement arrangement (HRA) benefits to employees, and medical, prescription drug and dental benefits to retired employees under a program established and administered pursuant to Iowa Code chapter 509A which results in an Other Post-Employment Benefit (OPEB) liability of the City.

The City’s approximate maximum liability for unrecognized accrued employee benefits as of June 30, 2021, primarily relating to the General Fund, was as follows:

Type of benefit	Amount
Vacation	\$ 380,464
Compensatory time	\$ 58,952
Sick leave	<u>\$ 923,044</u>
Total	\$1,362,460

This liability has been computed based on rates of pay in effect at June 30, 2021. For more information, see Note 5 – "COMPENSATED ABSENCES" in of the City’s June 30, 2021 Independent Auditor’s Reports included in Appendix D - AUDITED FINANCIAL STATEMENTS OF THE ISSUER” of this Official Statement.

For the City's self-funded (under Iowa Code chapter 509A) employee health insurance program, as of June 30, 2020, the actuarially determined reserve necessary for claims incurred but not yet paid was \$120,002 and the internal service fund balance was \$2,177,997. Additionally, for the City's self-funded HRA program, unpaid HRA balances totaled \$5,608 as of June 30, 2021. For more information on fund administration, see Note 6 – "HEALTH INSURANCE AND HEALTH REIMBURSEMENT ARRANGEMENT" in of the City’s June 30, 2021 Independent Auditor’s Reports included in Appendix D - AUDITED FINANCIAL STATEMENTS OF THE ISSUER” of this Official Statement.

For additional information on the City’s OPEB, , see Note 7 -- “OTHER POST EMPLOYMENT BENEFITS”, and “Other Information” tables (said "Other Information" beginning at page 35) in of the City’s June 30, 2021 Independent Auditor’s Reports included in Appendix D - AUDITED FINANCIAL STATEMENTS OF THE ISSUER” of this Official Statement.

APPENDIX B
FORM OF BOND COUNSEL OPINION

DRAFT

We hereby certify that we have examined a certified transcript of the proceedings of the City Council and acts of administrative officers of the City of Indianola, State of Iowa (the "Issuer"), relating to the issuance of General Obligation Capital Loan Notes, Series 2022, by said City, dated October 19, 2022, in the denomination of \$5,000 or multiples thereof, in the aggregate amount of \$2,015,000¹ (the "Notes").

We have examined the law and such certified proceedings and other papers as we deem necessary to render this opinion as bond counsel.

As to questions of fact material to our opinion, we have relied upon representations of the Issuer contained in the resolution authorizing the Loan Agreement and issuance of the Notes (the "Resolution") and in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based on our examination and in reliance upon the certified proceedings and other certifications described above, we are of the opinion, under existing law, as follows:

1. The Issuer is duly created and validly existing as a body corporate and politic and political subdivision of the State of Iowa with the corporate power to adopt and perform the Resolution and Loan Agreement and issue the Notes.
2. The Loan Agreement and Notes are valid and binding general obligations of the Issuer.
3. All taxable property in the territory of the Issuer is subject to ad valorem taxation without limitation as to rate or amount to pay the Notes. Taxes have been levied by the Resolution for the payment of the Notes and the Issuer is required by law to include in its annual tax levy the principal and interest coming due on the Notes to the extent the necessary funds are not provided from other sources.
4. Interest on the Notes is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in Section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022. The opinion set forth in the preceding sentence is subject to the condition that the Issuer comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Notes in order that the interest thereon be, and continue to be, excludable from gross income for federal income tax purposes. The Issuer has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause interest on the Notes to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Notes.

¹ Preliminary, subject to change.

We express no opinion regarding the accuracy, adequacy, or completeness of the Official Statement or other offering material relating to the Notes. Further, we express no opinion regarding tax consequences arising with respect to the Notes other than as expressly set forth herein.

The rights of the owners of the Notes and the enforceability of the Notes are limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights generally, and by equitable principles, whether considered at law or in equity.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur.

Respectfully submitted,

APPENDIX C

FORM OF CONTINUING DISCLOSURE CERTIFICATE

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of Indianola, State of Iowa (the "Issuer"), in connection with the issuance of \$2,015,000² General Obligation Capital Loan Notes, Series 2022 (the "Notes") dated October 19, 2022. The Notes are being issued pursuant to a Resolution of the Issuer approved on October 3, 2022 (the "Resolution"). The Issuer covenants and agrees as follows:

Purpose of the Disclosure Certificate; Interpretation. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Notes and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12(b)(5). This Disclosure Certificate shall be governed by, construed and interpreted in accordance with the Rule, and, to the extent not in conflict with the Rule, the laws of the State. Nothing herein shall be interpreted to require more than required by the Rule.

Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Financial Information" shall mean financial information or operating data of the type included in the final Official Statement, provided at least annually by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Notes (including persons holding Notes through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Notes for federal income tax purposes.

"Business Day" shall mean a day other than a Saturday or a Sunday or a day on which banks in Iowa are authorized or required by law to close.

"Dissemination Agent" shall mean the Issuer or any Dissemination Agent designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

"Financial Obligation" shall mean a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with S.E.C. Rule 15c2-12.

² Preliminary, subject to change.

"Holders" shall mean the registered holders of the Notes, as recorded in the registration books of the Registrar.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

"Municipal Securities Rulemaking Board" or "MSRB" shall mean the Municipal Securities Rulemaking Board, 1300 I Street NW, Suite 1000, Washington, DC 20005.

"National Repository" shall mean the MSRB's Electronic Municipal Market Access website, a/k/a "EMMA" (emma.msrb.org).

"Official Statement" shall mean the Issuer's Official Statement for the Notes, dated _____, 2022.

"Participating Underwriter" shall mean any of the original underwriters of the Notes required to comply with the Rule in connection with offering of the Notes.

"Rule" shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission (S.E.C.) under the Securities Exchange Act of 1934, and any guidance and procedures thereunder published by the S.E.C., as the same may be amended from time to time.

"State" shall mean the State of Iowa.

Provision of Annual Financial Information.

The Issuer shall, or shall cause the Dissemination Agent to, not later than two hundred seventy (270) days after the end of the Issuer's fiscal year (presently June 30th), commencing with information for the 2022/2023 fiscal year, provide to the National Repository an Annual Financial Information filing consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Financial Information filing must be submitted in such format as is required by the MSRB (currently in "searchable PDF" format). The Annual Financial Information filing may be submitted as a single document or as separate documents comprising a package. The Annual Financial Information filing may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Financial Information filing and later than the date required above for the filing of the Annual Financial Information if they are not available by that date. If the Issuer's fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c).

If the Issuer is unable to provide to the National Repository the Annual Financial Information by the date required in subsection (a), the Issuer shall send a notice to the Municipal Securities Rulemaking Board, if any, in substantially the form attached as Exhibit A.

The Dissemination Agent shall:

each year file Annual Financial Information with the National Repository;
and

(if the Dissemination Agent is other than the Issuer), file a report with the Issuer certifying that the Annual Financial Information has been filed pursuant to this Disclosure Certificate, stating the date it was filed.

Content of Annual Financial Information. The Issuer's Annual Financial Information filing shall contain or incorporate by reference the following:

The last available audited financial statements of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer's audited financial statements for the preceding years are not available by the time Annual Financial Information is required to be filed pursuant to Section 3(a), the Annual Financial Information filing shall contain unaudited financial statements of the type included in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Financial Information when they become available.

A table, schedule or other information prepared as of the end of the preceding fiscal year, of the type contained in the final Official Statement under the caption "Debt Limit Calculation", "General Obligation Debt", "Current Valuation by Property Classification", "Tax Rate Per \$1,000 of Taxable Valuation", "Valuation Trend", and "Tax Collection Trend".

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which have been filed with the National Repository. The Issuer shall clearly identify each such other document so included by reference.

Reporting of Significant Events.

Pursuant to the provisions of this Section, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Notes in a timely manner not later than 10 Business Days after the day of the occurrence of the event:

Principal and interest payment delinquencies;

Non-payment related defaults, if material;

Unscheduled draws on debt service reserves reflecting financial difficulties;

Unscheduled draws on credit enhancements relating to the Notes reflecting financial difficulties;

Substitution of credit or liquidity providers, or their failure to perform;

Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax-exempt status of the Series Notes, or material events affecting the tax-exempt status of the Notes;

Modifications to rights of Holders of the Notes, if material;

Note calls (excluding sinking fund mandatory redemptions), if material, and tender offers;

Defeasances of the Notes;

Release, substitution, or sale of property securing repayment of the Notes, if material;

Rating changes on the Notes;

Bankruptcy, insolvency, receivership or similar event of the Issuer;

The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

Appointment of a successor or additional trustee or the change of name of a trustee, if material;

Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material; and

Default, event of acceleration, termination event, modification of terms or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

Whenever the Issuer obtains the knowledge of the occurrence of a Listed Event, the Issuer shall determine if the occurrence is subject to notice only if material, and if so shall as soon as possible determine if such event would be material under applicable federal securities laws.

If the Issuer determines that knowledge of the occurrence of a Listed Event is not subject to materiality, or determines such occurrence is subject to materiality and would be material under applicable federal securities laws, the Issuer shall promptly, but not later than 10 Business Days after the occurrence of the event, file a notice of such occurrence with the Municipal Securities Rulemaking Board through the filing with the National Repository.

Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate with respect to each Series of Notes shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Notes of that Series or upon the Issuer's receipt of an opinion of nationally recognized bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended.

Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be the Issuer.

Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

If the amendment or waiver relates to the provisions of Section 3(a), 4, or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Notes, or the type of business conducted;

The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Notes, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

The amendment or waiver either (i) is approved by the Holders of the Notes in the same manner as provided in the Resolution for amendments to the Resolution with the consent of Holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners of the Notes.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Financial Information filing, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements,

(i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Financial Information filing for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Financial Information filing or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Financial Information filing or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Financial Information filing or notice of occurrence of a Listed Event.

Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner of the Notes may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Notes.

Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Notes, and shall create no rights in any other person or entity.

Rescission Rights. The Issuer hereby reserves the right to rescind this Disclosure Certificate without the consent of the Holders in the event the Rule is repealed by the S.E.C. or is ruled invalid by a federal court and the time to appeal from such decision has expired. In the event of a partial repeal or invalidation of the Rule, the Issuer hereby reserves the right to rescind those provisions of this Disclosure Certificate that were required by those parts of the Rule that are so repealed or invalidated.

Date: 19th day of October, 2022.

CITY OF INDIANOLA, STATE OF IOWA

By: _____
Mayor

ATTEST:

By: _____
City Clerk

EXHIBIT A

NOTICE TO NATIONAL REPOSITORY OF FAILURE TO FILE ANNUAL FINANCIAL INFORMATION

Name of Issuer: City of Indianola, Iowa.

Name of Note Issue: \$2,015,000³ General Obligation Capital Loan Notes, Series 2022

Dated Date of Issue: October 19, 2022

NOTICE IS HEREBY GIVEN that the Issuer has not provided Annual Financial Information with respect to the above-named Notes as required by Section 3 of the Continuing Disclosure Certificate delivered by the Issuer in connection with the Notes. The Issuer anticipates that the Annual Financial Information will be filed by _____.

Dated: _____ day of _____, 20____.

CITY OF INDIANOLA, STATE OF IOWA

By: _____

Its: _____

02092135-1\13538-175

³ Preliminary, subject to change

APPENDIX D
AUDITED FINANCIAL STATEMENTS OF THE ISSUER

For Fiscal Year Ended June 30, 2021
as prepared by

Denman & Company, LLC
West Des Moines, Iowa

APPENDIX E

BOOK-ENTRY SYSTEM

The information in this Appendix concerning The Depository Trust Company, New York, New York (“DTC”) and DTC’s book-entry system has been obtained from DTC. Neither the Underwriter nor the Issuer take responsibility for the accuracy or completeness thereof, or for any material changes in such information subsequent to the date hereof, or for any information provided at the web sites referenced below. Beneficial Owners should confirm the following with DTC or the Direct Participants (as hereinafter defined). So long as Cede & Co. is the Registered Owner of the Notes, as nominee of DTC, references in the Official Statement to the Noteowners or Registered Owners of the Notes shall mean Cede & Co. and shall not mean the Beneficial Owners of the Notes.

Book-Entry System

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the Notes. The Notes will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Note certificate will be issued for series of the Notes, each in the aggregate principal amount of such series, and will be deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Notes under the DTC system must be made by or through Direct Participants, which will receive a credit for the Notes on DTC’s records. The ownership interest of each actual purchaser of each Note (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Notes are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Notes, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Notes deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Notes with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Notes; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Notes are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Notes within an issue are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC’s MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Direct Participant

as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Notes will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Issuer or Trustee, on any payment date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Notes held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee or the Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Issuer or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Notes at any time by giving reasonable notice to the Issuer or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, Note certificates are required to be printed and delivered.

The Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor depository). In that event, Note certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Issuer believes to be reliable, but the Issuer does not take any responsibility for the accuracy thereof.

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

Not to exceed \$3,500,000 General Obligation Capital Loan Notes

- Public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City thereunder.
- Resolution instituting proceedings to take additional action.

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

September 6, 2022

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 _____ .M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the authorization of a Loan Agreement and the issuance of not to exceed \$3,500,000 General Obligation Capital Loan Notes, of the City of Indianola, State of Iowa, in order to provide funds to pay the costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403 and the Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area, as amended, including street, water, sanitary sewer, stormwater, and related infrastructure improvements for the Indianola Industrial Park 3 Project, for essential corporate urban renewal purposes, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan Agreement and the issuance of the Notes and the right to petition for an election had been published as provided by Sections 384.24(3)(q), 384.24A, 384.25 and 403.12 of the Code of Iowa, and the Mayor then asked the City Clerk whether any petition had been filed in the Clerk's Office, as contemplated in Section 362.4 of the Code of Iowa, and the Clerk reported that no such petition had been filed, requesting that the question of issuing the Notes be submitted to the qualified electors of the City.

The Mayor then asked the Clerk whether any written objections had been filed by any resident or property owner of the City to the issuance of the Notes. The Clerk advised the Mayor and the Council that _____ written objections had been filed. The Mayor then called for oral objections to the issuance of the Notes and _____ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

Whereupon, the Mayor declared the hearing on the authorization of entering into a Loan Agreement and the issuance of the Notes to be closed.

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$3,500,000 GENERAL OBLIGATION CAPITAL LOAN NOTES", and moved:

- ☐ that the Resolution be adopted.
- ☐ to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of notes to the meeting to be held at _____ .M. on the _____ day of _____, 2022, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO
EXCEED \$3,500,000 GENERAL OBLIGATION CAPITAL
LOAN NOTES

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan Agreement and the issuance of not to exceed \$3,500,000 General Obligation Capital Loan Notes, for the essential corporate urban renewal purposes, in order to provide funds to pay the costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403 and the Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area, as amended, including street, water, sanitary sewer, stormwater, and related infrastructure improvements for the Indianola Industrial Park 3 Project, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Notes; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$3,500,000 General Obligation Capital Loan Notes, for the foregoing essential corporate urban renewal purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Notes. The amounts so advanced shall be reimbursed from the proceeds of the Notes not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 6th day of September, 2022.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF WARREN)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2022.

(SEAL)



MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Asst. Finance Director

Date: September 6, 2022

Subject: Public hearing on the authorization of a loan agreement and the issuance of not to exceed \$3,500,000 general obligation capital loan notes of the City of Indianola, State of Iowa (for essential corporate urban renewal purposes).

Recommendation: Roll call to enter and exit the public hearing is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Asst. Finance Director

Date: September 6, 2022

Subject: Resolution instituting proceedings to take additional action for the issuance of not-to-exceed \$3,500,000 general obligation capital loan notes.

Recommendation: Roll call is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From:
Date: September 6, 2022
Subject: Resolution approving official statement.

Recommendation: Roll call is in order.

Attachments: 1. Indianola (175) - Approve OS proceedings 2022 GO CLN (02092313x7F7E1)

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

\$2,015,000 General Obligation Capital Loan Notes

- Resolution approving Official Statement.

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

September 6, 2022

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 _____ .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 APPROVING OFFICIAL STATEMENT", and moved that the resolution 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 APPROVING OFFICIAL STATEMENT

WHEREAS, in conjunction with its Underwriter, D.A. Davidson & Co, the City has caused an Official Statement to be prepared outlining the details of the proposed sale of the Notes.

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

Section 1. That the preliminary Official Statement in the form presented to this meeting be and the same hereby is approved as to form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to such revisions, corrections or modifications as the Mayor and Clerk, upon the advice of bond counsel, disclosure counsel, and the Underwriter, shall determine to be appropriate, and is authorized to be distributed in connection with the offering of the Notes for sale.

PASSED AND APPROVED this 6th day of September, 2022.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF WARREN)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2022.

(SEAL)



MEMORANDUM

To: Mayor and City Council
From: Charlie Dissell, Community and Economic Development Director
Date: September 6, 2022
Subject: 1103 North Jefferson Way

Introduction:

Background: At its meeting on August 15, the City Council set a public hearing for September 6 for a sign exemption request from Superior Lighting. According to Section 167.22 of the Code of Ordinances of Indianola, Iowa, whenever, because of unusual circumstances, there are practical difficulties involved in carrying out the provisions of this chapter, the Council may grant a specific exemption for individual situations, provided the Council shall first find that a special and unusual individual circumstance makes the strict application of this chapter impractical and that the exemption granted with appropriate safeguards is in conformity with the intent and purpose of this chapter. No such exemption shall be granted by the Council without a public hearing.

Discussion: The business at this property, Taco Johns, wishes to replace the panels on the existing ground sign with new and updated panels. Elevations of the existing and proposed signs are attached. The sign is currently nonconforming but is legal as long as it is not altered in any way. Altering the sign requires an exemption from its location, size and setback requirement. Chapter 167 requires a front setback for ground signs of 20', whereas the existing sign is setback 2-3'.

Budget Impact:

Recommendation:

Attachments:

1. Superior letterhead
2. Drawing - With Additional Information
3. Exemption Form



Headquarters:	Des Moines Branch
2121 South 24th St.	7930 University Blvd
Omaha, NE 68108	Des Moines, IA 50325
Tel: 402-345-0800	Tel: 515-255-0823
Fax : 402-345-0815	Fax: 515-255-1027

To whom it may concern,

We request the exemption to allow us to do a face change only in the pole sign; we understand that as of now it is a non-conforming sign (167.20) and any further change would require it to be brought up to code. However we believe we should be granted an exemption based on the property lines alone of businesses to the north and the south of this property. Taco Johns property line is already approximately 40' back from the west curb line of N Jefferson Way, whereas McDonalds and Phillip 66 are only 10'. Taco John's pole sign is already in line with all the other business along that stretch of C-2, and requiring them to move it further back would be unfair.

Lisa Scovill
CSR – Sign Install



Sales: Shannon Phillips
Project Manager: Michelle Johnston

1103 N Jefferson Way
Indianola, IA

Table of Contents

Page 1	-Cover Page
Page 2	-Front Elevation
Page 3	-Side Elevation
Page 4	-Drive Thru Elevation
Page 5	-Pylon Elevation
Page 6	-Directionals
Page 7	-27" Direct Mount Channel Letters
Page 8	-17" Direct Mount Channel Letters Stacked
Page 9	-8" Pin Mounted Aluminum Letters BBB
Page 10	- 96" Drive Thru Lit Canopy
Page 11	-60" Taco Bench
Page 12	-Replacement Amenity Faces

Revision Notes

Rev 1:

Courtesy of

SIGN COMPANY LLC.
731-925-4448 • 800-953-3744 • Fax 731-926-2022
www.designteam.net

Front Elevation

A | 27" DMCL Taco Johns

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6



Designer: DS Date: 10/01/21 Option # 1 - DS
 Client: Taco John's - Inianola, IA
 File Path: Z:\Restaurant\Taco Johns\IA\INDIANOLA\1103 N
 Jefferson Way\Exterior Remodel September 2021\Concepts Proofs

- ☐ Proof Is Approved. Proceed With Production Of Order
☐ Proof Is Approved With Corrections. Make Corrections
 As Indicated And Proceed With Production Of Order

Signature: _____
I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of copy, symbols, and text (e.g. spelling capitalization, punctuation).
 Print Name: _____
 Date: _____



These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.

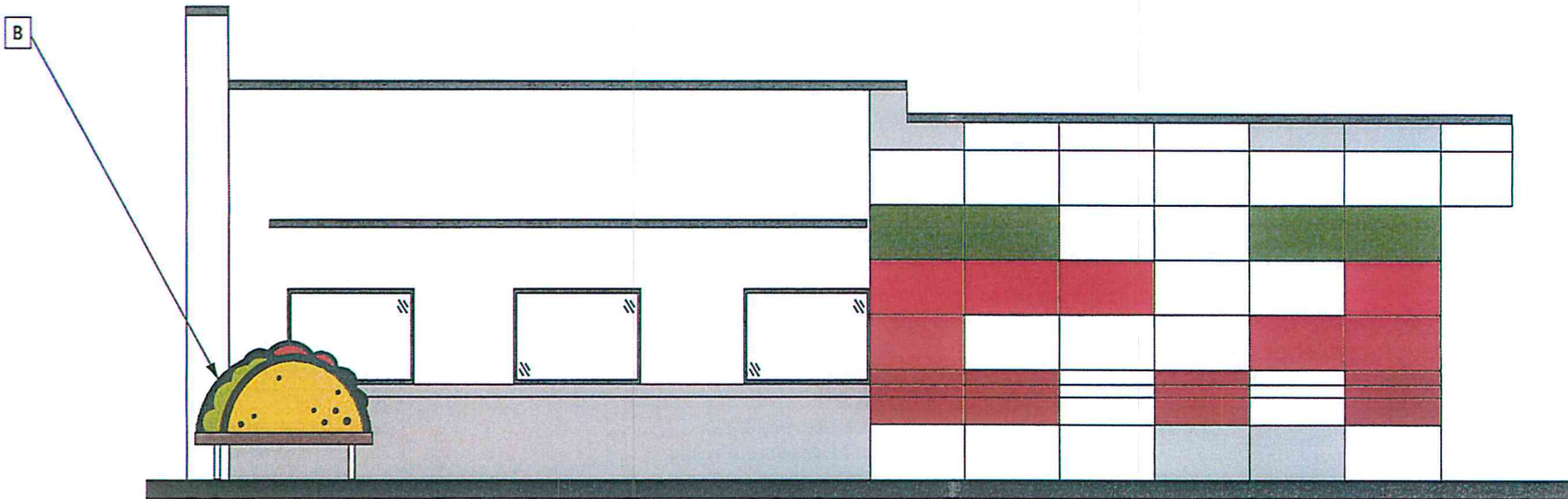
Not Applicable

3.

Side Elevation

B 60" Taco Bench

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6



Designer: DS Date: 10/01/21 Option # 1 - DS
Client: Taco John's - Inianola, IA
File Path: Z:\Restaurant\Taco Johns\IA\INDIANOLA\1103 N
Jefferson Way\Exterior Remodel September 2021\Concepts Proofs

- ☐ Proof Is Approved. Proceed With Production Of Order
☐ Proof Is Approved With Corrections. Make Corrections
As Indicated And Proceed With Production Of Order

Signature: _____
I have reviewed this proof in regard to: Sign type, order quantity, and accuracy
of icons, symbols, and text (e.g. spelling capitalization, punctuation).
Print Name: _____
Date: _____



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Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6



☐ Proof Is Approved. Proceed With Production Of Order

☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order



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5.

Pylon sign is nonconforming. An exemption from the setback requirement must be granted by City Council

Replacement Pylon Faces

A 78" x 144" Amenity Cabinet

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6

Proposed Elevation



Must be setback 20' inside Property line.
An exemption is required due to alteration.

Existing Elevation



Designer: DS Date: 10/01/21 Option # 1 - DS
Client: Taco John's - Inianola, IA
File Path: Z:\Restaurant\Taco Johns\IA\INDIANOLA\1103 N
Jefferson Way\Exterior Remodel September 2021\Concepts Proofs

- ☐ Proof Is Approved. Proceed With Production Of Order
- ☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____
Print Name: _____
Date: _____



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Not Applicable.

6.

Directionals

A | Directional Replacement Faces

Sizes TBD

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6

Proposed Elevation



Existing Elevation



Designer: DS	Date: 10/01/21	Option # 1 - DS
Client: Taco John's - Inianola, IA		
File Path: Z:\Restaurant\Taco Johns\IA\INDIANOLA\1103 N		
Jefferson Way\Exterior Remodel September 2021\Concepts Proofs		

- ☐ Proof Is Approved. Proceed With Production Of Order
- ☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____
I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of fonts, symbols, and text (e.g. spelling capitalization, punctuation).

Print Name: _____

Date: _____

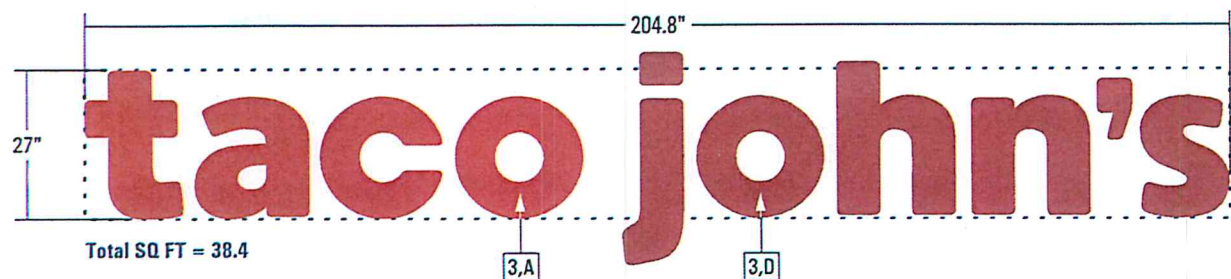


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Please Provide Percentage of building face covered by sign. - 5%

7.

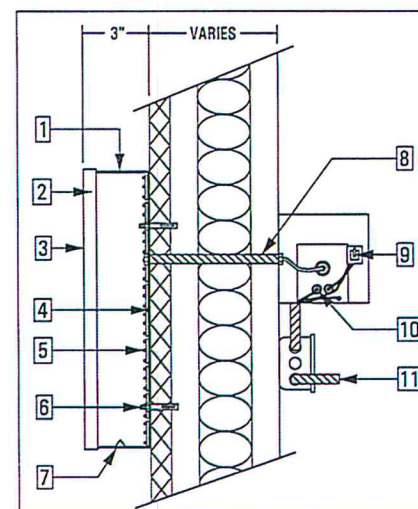
Direct Mount Channel Letters TJ-V3-27DMCL-R-L



Total SQ FT = 38.4

3,A

3,D



Materials	
1	.040 Aluminum Prefinished Returns
2	1" Black Trimcap
3	3/16" 2447 Acrylic Faces
4	.090 Aluminum Back
5	LED Modules
6	Mounting Hardware
7	1/4" Weep Hole
8	1/2" Flex Conduit
9	Toggle Switch Mounted to Box
10	Power Supply
11	Primary Electrical Leads

TACO: Colors & Finishes	
A	Digitally Printed to match PMS 185C
B	Returns Painted Gloss Black
C	1" Black Jewelite Trimcap

JOHN'S: Colors & Finishes	
D	Digitally Printed to match PMS 188C
E	Returns Painted Gloss Black
F	1" Black Jewelite Trimcap

Specifications	
- CL Interiors to be painted Reflective White - Internally lit with Red LED	

Rev 1: MEB 4-6-20 Revised vinyl colors
Rev 2: JAC 12-21-20 Revised vinyl colors
Rev 3:
Rev 4:
Rev 5:



Designer: MEB	Date: 10-4-19
Client: Taco John's	
File Path: z/Restaurant/TacoJohns/CorpSpecs	

- ☐ Proof Is Approved. Proceed With Production Of Order
- ☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____
I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).
 Print Name: _____
 Date: _____

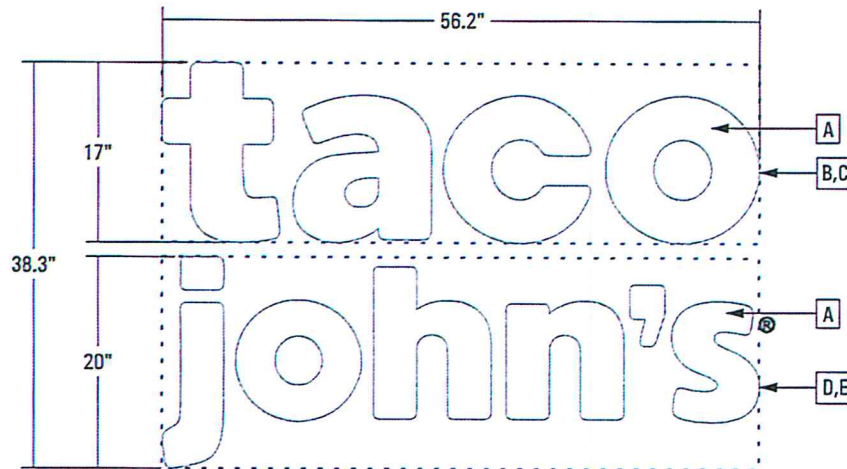


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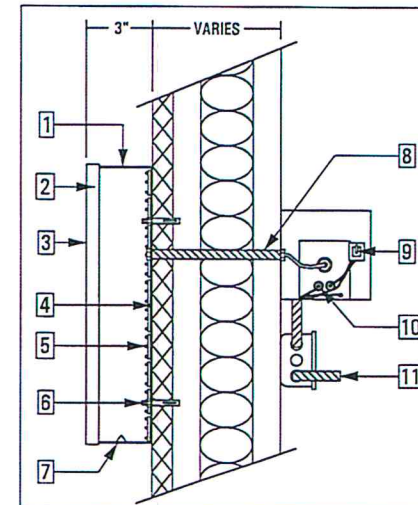
Please Provide Percentage of building face covered by sign. 001%

8.

Direct Mount Channel Letters
TJ-V3-CLDM17-W-S



Total Sq Ft = 14.9



Materials	
1	.040 Aluminum Prefinished Returns
2	1" Trimcap
3	3/16" Acrylic Faces
4	.090 Aluminum Back
5	LED Module
6	Mounting Hardware
7	1/4" Weep Hole
8	1/2" Flex Conduit
9	Toggle Switch Mounted to Box
10	Power Supply
11	Primary Electrical Leads

TACO: Colors & Finishes	
A	7328 White Acrylic
B	Returns Painted Gloss White
C	Trim Cap Painted White

JOHN'S: Colors & Finishes	
A	7328 White Acrylic
D	Returns Painted Gloss White
E	Trim Cap Painted White

Specifications	
- Digitally printed vinyl to be applied 1st surface - CL Interiors to be painted Reflective White - Internally lit with White LED	

Rev 1: MJB 12-04-19 Updated Returns & Trim Caps to White.
Rev 2: MEB 4-6-20 Revised returns and trim caps to be painted Gloss Black
Rev 3: MJB 6-4-20 Added/Updated Stock Codes
Rev 4: CM 1-6-20 Revised Return Color to Gloss White
Rev 5:



Designer: MJB	Date: 12-04-19
Client: Taco John's	
File Path: z/Restaurant/TacoJohns/CorpSpecs	

- ☐ Proof Is Approved. Proceed With Production Of Order
- ☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____

I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of items, symbols, and text (e.g. spelling, capitalization, punctuation).

Print Name: _____

Date: _____



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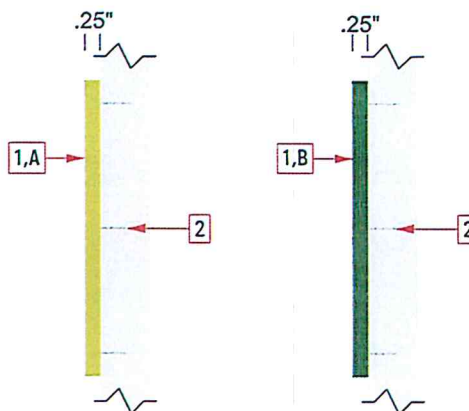
Please Provide Percentage of building face covered by sign.
Please Provide SF w/measurements

9.

Pin Mounted Aluminum Letters

117.2"
8"
bigger. bolder. better.

Sign is 6.5 sf
1005%



MOUNTING PROFILE

Materials

- | | |
|---|------------------------------|
| 1 | .25" Routed Aluminum Letters |
| 2 | Pin Mount |

Colors & Finishes

- | | |
|---|-------------------------|
| A | Paint to Match PMS 383C |
| B | Paint to Match PMS 370C |

Rev 1:

Rev 2:

Rev 3:

Rev 4:

Rev 5:

Specifications



Designer: MEB Date: 11-1-19
Client: Taco John's
File Path: z/Restaurant/TacoJohns/CorpSpecs

- ☐ Proof Is Approved. Proceed With Production Of Order
☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of tone, symbols, and text (e.g. spelling capitalization, punctuation).

Print Name: _____

Date: _____

MSSA

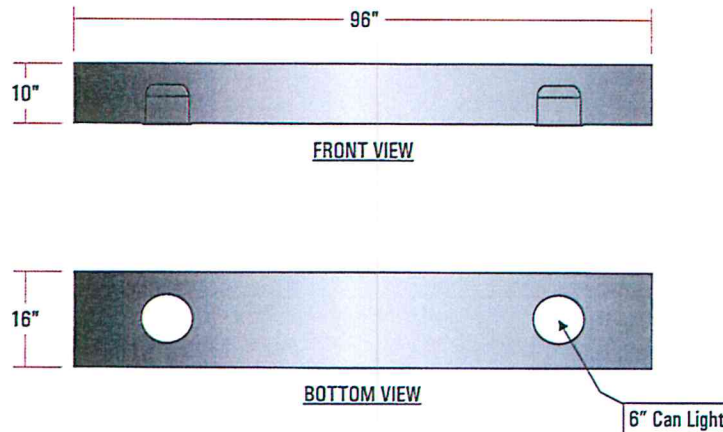


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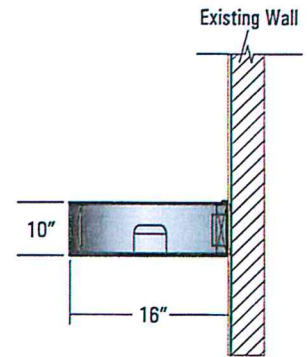
10.

Drive Thru Canopy

STOCK CODE	SQFT
TJ-V3-CAN96-DT	6.6SqFt



Aluminum Tube Frame With .063 Aluminum



SIDE VIEW

Entry Canopy Color is for Reference Only
and to be Matched Through Automotive Paint.

Colors & Finishes

A	Painted IMRON 3.5 HG Brushed Alum.
---	------------------------------------

Rev 1: MJB 12-4-19 Updated Dimensions and
Removed Turnbuckles.

Rev 2: MJB 6-4-20 Added/Updated Stock Codes

Rev 3:

Rev 4:

Notes

- ☐ Dimensions as per customer supplied architectural elevations. Variations must be communicated to DTSC prior to manufacture.



Designer: MEB Date: 12-25-19
Client: Taco John's
File Path: z/Restaurant/TacoJohns/CorpSpecs

- ☐ Proof Is Approved. Proceed With Production Of Order
- ☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____
I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

Print Name: _____

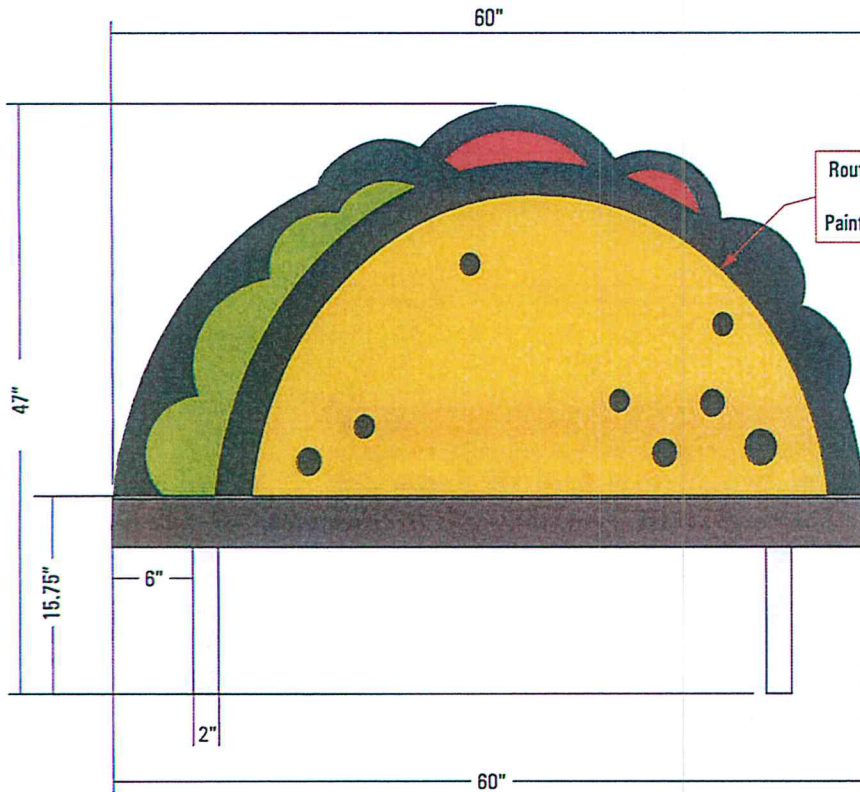
Date: _____



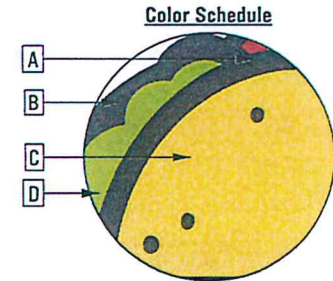
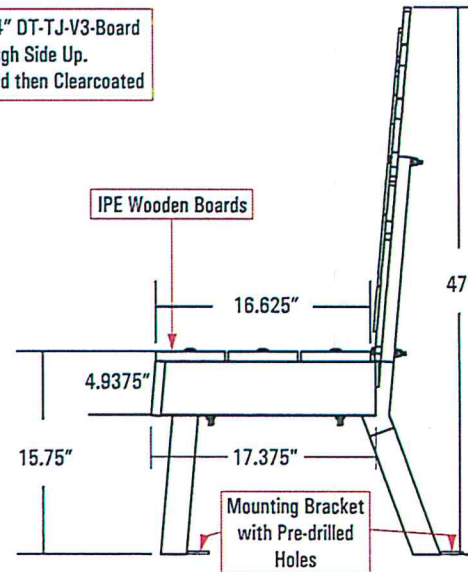
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Not Applicable

Taco Bench TJ-V3-BNCH60



Routed 3/4" DT-TJ-V3-Board
Rough Side Up.
Painted, and then Clearcoated



Colors & Finishes	
A	Painted to Match 185C
B	Black DT-TJ-V3-Board
C	Painted to Match 130C
D	Painted to Match 383C
E	Legs Painted White



Designer: DS Date: 10/01/21 Option # 1 - DS
Client: Taco John's - Inianola, IA
File Path: Z:\Restaurant\Taco Johns\IA\INDIANOLA\1103 N
Jefferson Way\Exterior Remodel September 2021\Concepts Proofs

- ☐ Proof Is Approved. Proceed With Production Of Order
- ☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____
I have reviewed this proof in regard to: sign type, order quantity, and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).
Print Name: _____
Date: _____



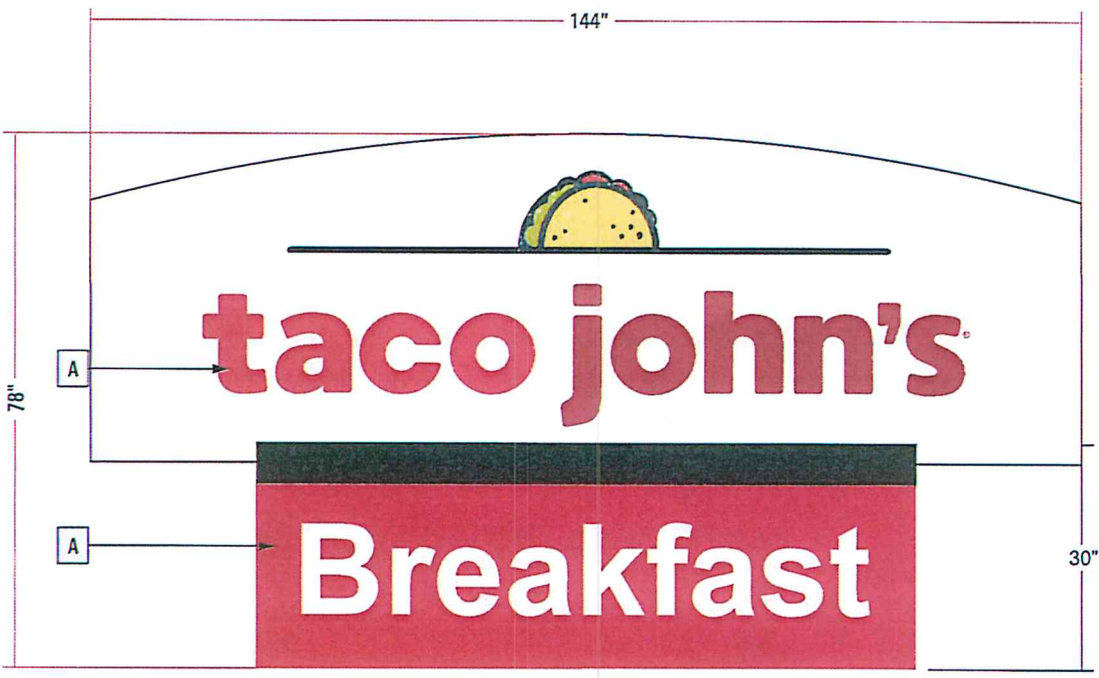
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- Please See Page 5.
- Please Provide SF w/measurements.

12.

Replacement Face

STOCK CODE
TJ-V3-FAC78x144 BR



78 SF

Materials
1 | White Cooley Fabric Face

Colors & Finishes
A | Digitally Printed

Rev 1: MEB 4-6-20 Revised Colors/Call-Outs
Rev 2: CM 5-13-21 Added Stockcode
Rev 3:
Rev 4:
Rev 5:

Specifications
White Cooley Flex Faces, with 1st Surface Vinyl decoration. Existing Cabinet.

An Extra 6" of Material will need to be added to Allow for Stretching

Existing Retainers



Designer: BAW Date: 4-18-19
Client: Taco John's
File Path: z/Restaurant/TJ/CorporateStandards

- ☐ Proof Is Approved. Proceed With Production Of Order
- ☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____
I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of colors, symbols, and text (e.g. spelling capitalization, punctuation).
Print Name: _____
Date: _____



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SIGN APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) Tandem Investments LLC
(First Name) _____
(Address) 5105 S Crossing Pl Ste 4
(City) Sioux Falls (State) SD (Zip) 57108
(Phone) _____ (Email) _____

CONTRACTOR (if not Property Owner)

(Company Name) Superior Lighting Inc
(State of Iowa Registration Number) C093591
(Address) 2121 S. 24th St
(City) Omaha (State) Ne (Zip) 68108

☐ SIGN PERMIT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Property Address: _____
- ☐ Completed Application
- ☐ Filing Fee: See Fee Schedule
- ☐ Type of Sign: _____
- ☐ Site Plan and Elevations
- ☐ Detailed plans indicating:
- ☐ Length, width, thickness, total square feet
 - ☐ Ground sign setbacks and height
 - ☐ Percentage of building face of wall sign
- ☐ Other Information as required by Director

☒ SIGN EXEMPTION

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☒ Property Address: 1103 N Jefferson Way
- ☒ Completed Application
- ☐ Filing Fee: \$50 per request
- ☐ Site Plan and Elevations
- ☐ Written narrative indicating the Section of Chapter 167 of the Code of Ordinances of Indianola, Iowa under which the exemption is sought and stating the grounds on which it is requested.
- ☐ Other Information as required by Director

☐ SIGN APPEAL

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Property Address: _____
- ☐ Completed Application
- ☐ Filing Fee: \$50 per request
- ☐ Site Plan and Elevations
- ☐ Written narrative stating the decision appealed from, the date of the decision and the reason that the applicant feels that the administrative officer was in error.
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature Lisa Scovill
Name (printed) Lisa Scovill

Date 8-3-22

FOR OFFICE USE ONLY: Code to 41270 (Sign Permit)
41800 (Exemption/Appeal)

Date Received: _____
Receipt No: _____
Receipt Amount: _____



MEMORANDUM

To: Mayor and City Council

From:

Date: September 6, 2022

Subject: Public hearing regarding an application for an exemption of sign code at 1103 N Jefferson Way, Indianola, Iowa.

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

Attachments: None



MEMORANDUM

To: Mayor and City Council

From:

Date: September 6, 2022

Subject: Resolution approving an application for an exemption of sign code at 1103 N Jefferson Way, Indianola, Iowa.

Recommendation: Roll call is in order.

Attachments: 1. RESOLUTION_Sign Exemption_1201 North Jefferson Way

City of Indianola
RESOLUTION NO. 2022-

**RESOLUTION ACCEPTING THE APPLICATION FOR EXEMPTION OF THE SIGN CODE
AT 1103 NORTH JEFFERSON WAY, INDIANOLA, IOWA**

WHEREAS, Superior Lighting proposes to update an existing ground sign located at 1103 North Jefferson Way; and

WHEREAS, Section 167.33(5)(C) of the Code of Ordinances of Indianola, Iowa, requires that all ground signs that are between the height of two feet and 10 feet shall be erected no closer than 20 feet from the front property line; and

WHEREAS, the proposed sign would be located in the same place as the existing sign; and

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

WHEREAS, a public hearing was held prior to consideration of said exemption.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the City approves the application for exemption of the Sign Code at 1103 North Jefferson Way, Indianola, Iowa.

APPROVED this 6th day of September 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From:

Date: September 6, 2022

Subject: Presentation regarding a traffic study on Iowa Avenue and North 9th Street.

Recommendation:

Attachments:

1. 09062022 1 COMM Multiway Stop 9th Iowa
2. 09062022 3 9th Iowa Crash Diagram
3. 09062022 4 Intersection-Safety-myth-versus-reality



— PUBLIC WORKS —

To: Mayor and City Council

From: Akhilesh Pal, Public Works Director

Date: September 6, 2022

Re: Multi-way stop warrant analysis at the intersection of Iowa Avenue and Ninth Street.

INTRODUCTION

During the Council Meeting on August 15, 2022, the City Council directed staff to conduct an engineering study for a multi-way stop analysis at the intersections of Iowa Avenue and Ninth Street.

BACKGROUND

Iowa Avenue is functionally classified as a minor arterial street that runs east-west and Ninth Street is classified as a local residential street and runs north-south. The intersection of Iowa Avenue and Ninth Street is a four-legged intersection, which is currently controlled by the two-way stop that stops Ninth Street traffic for Iowa Avenue traffic. The posted speed limit is 25mph on both these streets. The land use in the vicinity of the intersection is primarily single-family residential. Emerson Elementary School is located approximately four blocks to the south of this intersection.

As directed by City Council, staff conducted an all-way stop analysis (traffic study). Staff's evaluation conforms to the Manual on Uniform Traffic Control Devices (MUTCD). The Federal Highway Administration (FHWA) publishes the MUTCD, which defines the national standards used to install and maintain traffic control devices on all public streets, highways, bikeways, and private roads open to public travel.

ANALYSIS

The traffic study takes into consideration traffic volume (including bicyclists and pedestrians), traffic speeds, sight distance, preventable crash history based on criteria established in the MUTCD, land use, street classifications and any unusual conditions that may exist at the intersection. The following is a summary of the traffic control study for the intersection using MUTCD for installing multi-way stop control:

Traffic Volume and Speed Data

Turning movement counts was collected at this intersection on 25 August 2022. The traffic volume on Iowa Avenue is almost twice the traffic volume on Ninth Street. The average peak hour traffic volume on Iowa Avenue was recorded at 331 Vehicles per hour



— PUBLIC WORKS —

(VPH) and Ninth Street was recorded at 157 VPH. The peak hour traffic volumes are summarized in the following table:

Peak Hour Traffic Volumes at Iowa Avenue and Ninth Street on August 25, 2022						
Time	Entering Traffic				Major Street Total	Minor Street Total
	Iowa Avenue		Ninth Street			
	EB	WB	NB	SB		
0800	188	157	106	143	345	249
0900	95	90	49	38	185	87
1200	142	114	61	47	256	108
1300	147	97	45	37	244	82
1530	207	143	118	62	350	180
1600	219	131	144	64	350	208
1700	269	199	77	93	468	170

The speed data that were collected on 17, 18, 23, & 25 August 2022 is summarized in the following table. The 85th-percentile speed on Iowa Avenue was recorded at 31mph and Ninth Street was recorded at 28mph, respectively.

	Iowa Ave		Ninth St	
	Count #1	Count #2	Count #3	Count #4
Average Speed (mph):	26.49	27.10	23.42	23.87
Maximum Speed (mph):	41	63	43	42
50th Percentile (mph):	27	27	24	24
85th Percentile (mph):	31	31	28	28
Number Above Speed Limit:	1187	1150	475	507
Total Number of Vehicles:	1708	1553	1402	1436

Crash History:

There have been five recorded crashes at this intersection in the last six and half years (2016-2022). Of these five crashes, four crashes are correctible with multi-way stop.

MUTCD All-Way Stop Warrant Analysis:

In order to warrant an all-way stop controlled intersection, certain criteria must be met to facilitate efficient traffic flow. In analyzing the intersection, 1 of 4 of the following criteria from the Manual on Uniform Traffic Control Devices (MUTCD) must be satisfied to warrant an all-way stop controlled intersection.



— PUBLIC WORKS —

- A. Interim Measure for Traffic Signal: Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.
Results: A traffic signal is not planned at this location; therefore Warrant A is not met.
- B. Crash History: A crash problem, as indicated by 5 or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right and left-turn crashes as well as right-angle crashes.
Results: A total of five crashes were reported in the last 6.5 years between 2016 and 2022. Of these five crashes, four are correctable by all-way stop control, which is much below the required warrants of 5 correctable crashes per year; therefore Warrant B is not met.
- C. Minimum Volumes & Speed:
- I. Major Street Vehicular Volume: The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and
 - II. Minor Street Ped Bike & Vehicular Volume: The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but
 - III. 85th Percentile Speed: If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the above values.

Results:

- Although the traffic from Iowa Avenue (major street) exceeds 300 vehicles per hour during the morning and evening peak hours, but they will not exceed for any 8 hours of an average day;
- The combined vehicular, pedestrian, and bicycle volumes entering the intersection from Ninth Street (minor street) did not average 200 units for any 8 hours of an average day;
- The 85th-percentile speed on Iowa Avenue was recorded at 31mph and Ninth Street was recorded at 28mph, respectively. The 85th-percentile speeds near the intersection did not exceed 40 mph;
- Therefore Warrant C1, C2, and C3 are not met.



— PUBLIC WORKS —

- D. 80% of Criterion B, C1, and C2: Where no single criterion is satisfied, but where Criteria B, C1, and C2 are all satisfied to 80 percent of the minimum values. Criterion C3 is excluded from this condition.

Results: Warrant D is not met as Criteria B, C1, and C2 are not satisfied to 80 percent of the minimum values; therefore Warrant D is not met. Although the traffic volumes were nearly meeting the criteria at the evening peak, but the criteria for crashes were not met for reduced thresholds.

- E. Four additional optional criteria are available to use based on engineering judgment.

- I. The need to control left-turn conflicts.

Results: There is not a documented need to control left-turn conflicts at the intersection because there were just four correctable crashes that were reported in the last 6.5 years between 2016 and 2022, which is much below the required warrants of five correctable crashes per year; Optional Warrant I is not met.

- II. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes.

Results: There were very few pedestrians using this intersection, with a total of 12 pedestrians during the morning and evening peak, and no pedestrian related crashes were documented in the last 6.5 years at the intersection between 2016 and 2022. Therefore, there is not a documented need to control vehicle / pedestrian conflicts at this intersection and Optional Warrant II is not met.

- III. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to reasonably safely negotiate the intersection unless conflicting cross traffic is also required to stop; and

Results: A motorist, after coming to a complete stop, on Ninth Street is able to see conflicting traffic in both directions; therefore Optional Warrant III is not met. Although wooden fences partially blocks the visibility of southbound approaching vehicles on Ninth Street, there is adequately visibility as the vehicles enters the intersection approach.

- IV. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.

Results: Iowa Avenue is a minor arterial street, and Ninth Street is a local residential street with different operating characteristics; therefore Optional Warrant IV is not met.



PUBLIC WORKS

CONCLUSION

This intersection of Iowa Avenue and Ninth Street does not meet any of the MUTCD warrants (see table below for summary of warrants). Implementing multi-way stop at this intersection will cause traffic to queue on Iowa Avenue and there would likely be more occurrences of vehicles rolling through the stop signs and rear-end crashes due to unexpected and unwarranted conditions.

If the all-way stop request was prompted by concerns about traffic speeds, it is important to note that speeds would only be reduced at the intersection itself. Speeds would likely be higher between intersections as many motorists will try to make up for lost time and studies have shown that stop signs are not an effective measure to reduce vehicle speeds. Upon request, Staff can reevaluate the intersection if there are any significant changes near this location in the future.

However, If the ordinance for a multi-way stop is approved by City Council, the City will install the stop signs to implement a multi-way stop at the subject intersection.

Warrant	Description	Warrant Met?
A	Interim Measure for Traffic Signal	No
B	B. Crash History	No
C1, C2, & C3	C1: Major Street Vehicle Volume	No
	C2: Minor Street Ped, Bike, and Vehicle Volume	
	C3: 85th Percentile Speeds	
D	80% of Criterion B, C1, and C2	No
Optional I	Control Left Turn Conflicts	No
Optional II	Control Vehicle/Pedestrian Conflicts	No
Optional 111	Sight Distance & Visibility	No
Optional IV	Improve Residential Area Op Characteristics	No

BUDGET IMPACT

If the City Council decides to approve a multi-way stop at this intersection of Iowa Avenue and Ninth Street, then we are estimating an expense of \$600 for material and labor required for installing these signs. In addition to the above mentioned expenses, minimal expenses are also expected for publications and notifications.

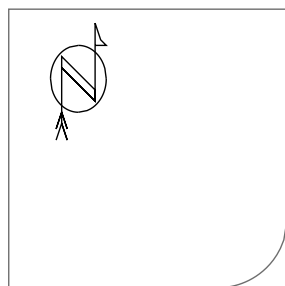
ATTACHMENTS

Ordinance – 1st Reading, Crash Diagram, and FHWA Report on Myth Vs Realty for Intersection Safety.

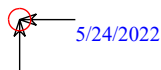
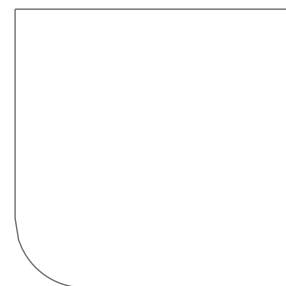
Collision Diagram

5 Crashes

Clear

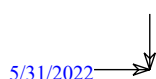
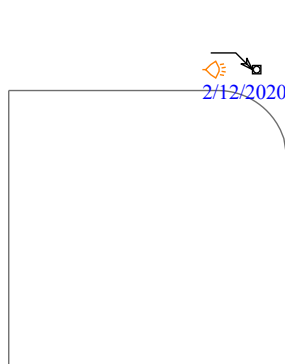
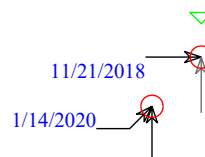


Ninth Street



Iowa Avenue

Iowa Avenue



Ninth Street

- ← Straight
- ←+ Stopped
- ← Unknown
- ↔ Backing
- ↔ Overtaking
- ↔ Sideswipe

- ▭ Parked
- ↖ Erratic
- ↗ Out of control
- ↘ Right turn
- ↙ Left turn
- ↺ U-turn

- × Pedestrian
- ⊗ Bicycle
- Injury
- Fatality
- ⚡ Nighttime
- ⚡ DUI

- Fixed objects:
- General
 - ⊞ Signal
 - ⊞ Tree
 - ⊞ Pole
 - ⊞ Curb
 - ⊞ Animal
 - ◀ 3rd vehicle
 - * Extra data

Crash Magic Online 8/10/2022

Intersection Safety: Myth Versus Reality

Traffic engineering decisions about intersection safety are often the product of factors and relationships that are more complex than the casual observer may realize. In many cases, evaluating potential solutions to crash or violation problems may reveal aspects of intersection safety and efficiency that are in conflict with one another. In reality, traffic engineers must always consider a balance between managing safety and improving intersection operations before making their final choice for intersection control.

Over the years, a number of misconceptions about traffic-control solutions have become apparent. This briefing sheet attempts to shed some light on the rationale for why certain traffic-control decisions are appropriate and required.

The driving public has developed a number of misconceptions about traffic control solutions over the years. This brief attempts to expose some of those myths and shed light on the rationale behind certain traffic control decisions.

Additional traffic safety measures are sometimes necessary to offset increased traffic and speeding through neighborhood streets. One way of improving waiting times at an intersection with a new signal is to make sure the minor street waiting times are less than they were before installation of the signal. This improvement will encourage motorists to use signals on main roads instead of neighborhood streets.

On occasion, other traffic control options, such as stop control or the introduction of roundabouts can perform as well as, or even better than, signals in managing both vehicle and pedestrian traffic safety at intersections. This is particularly true when signals are inappropriately placed at locations where traffic volume is relatively low. Intersections with signals that have very low traffic volumes tend to tempt drivers and pedestrians to violate that red light.

Myth 1: Installing signals always makes intersections safer.

Reality:

The installation of unwarranted signals, or signals that operate improperly, can create situations where overall intersection congestion is increased, which in turn can create aggressive driving behavior.

When more complex signal phasing causes longer waiting times at intersections, both drivers and pedestrians tend to become impatient and violate red lights, or drivers are tempted to cut through neighborhood streets. This subjects local residents to a greater risk of collisions, worse congestion and more air and noise pollution.

Clearly traffic diversion to side streets is an undesirable side effect of long cycle lengths and congestion. This diverted traffic may increase risk on the side streets, but the cause of this increased safety risk should not be attributed to the new signal.

Myth 2: Having a stop sign is always better than no stop sign, OR, more stop signs are always safer than fewer stop signs.

Reality:

Unwarranted stop signs create problems at both the intersection and along the roadway by:

- Encouraging motorists to drive faster between intersections in order to save time. Placing stop signs on every low-volume local street promotes speeding between the stop signs as drivers try to offset the delays caused by stopping at every intersection;
- Encouraging violation of traffic laws. As the number of stop signs increase so that nearly every intersection has one, the rate of stop sign violations tends to increase;
- Encouraging the use of alternate routes. Placing too many stop signs in some areas



often causes traffic to use other neighborhood routes to avoid a sequence of intersections that may be controlled by stop signs; and

- Increasing the chance that drivers will disregard conflicting vehicle and pedestrian traffic, which raises the risk of collisions.



There is no evidence to indicate that stop signs decrease the overall speed of traffic. Impatient drivers view the additional delay caused by unwarranted stop signs as “lost time” to be made up by driving at higher speeds between stop signs.

Unwarranted stop signs breed contempt in motorists who tend to ignore them or only slow down without stopping. This can sometimes lead to tragic consequences.

Stop signs should never be installed as a routine, cure-all approach to curtail speeding, prevent collisions at intersections, or discourage traffic from entering a neighborhood. Stop signs should be installed only after an engineering study determines that there is a need. Stop signs are not a solution to intersection safety problems caused by poor sight distances and deficient road design.

Myth 3: Installing stop signs on all approaches (four-way stop) to an intersection will always result in fewer accidents.

Reality:

Four-way stop signs do not necessarily improve pedestrian or vehicle safety. In fact, pedestrians in stop sign-congested neighborhoods often have a false sense of security about crossing local streets

with four-way stop signs. The application of traffic control devices, to the casual observer, often creates this sense of security, but in reality may actually increase safety risk. If control devices are improperly applied, they can create confusion between the pedestrians and the driver as to who has the right-of-way, thereby increasing the risk that one of the two will make an improper decision resulting in serious consequences.

Placing four-way stop signs on roads of very unequal design, speed and traffic volume will tend to promote stop-sign violations by drivers, especially on main roads. Driver expectancies are violated in situations like this and when this occurs, improper actions result which can increase safety risk at intersections.

Placing four-way stop signs at every intersection where there were formerly only two-way stop signs also usually increases congestion. Four-way stop signs should only be considered after an engineering study and a capacity analysis are performed.

Generally, every State requires the installation of traffic control devices, including stop signs, to meet State standards of the department of transportation.

The State standards are based on the *Manual on Uniform Traffic Control Devices* (MUTCD). The MUTCD is the national standard for traffic control devices. It prescribes standards for the design, location, use and operation of traffic control devices. The MUTCD is located at the following Web site: <http://mutcd.fhwa.dot.gov>.

Myth 4: Signals are always better than stop signs.

Reality:

Installing stop signs instead of signals when there is no intersection traffic control, increasing the size or visibility of existing stop signs, or placing them in a better location often increases both vehicle and pedestrian safety without the initial expense and later maintenance costs of signals. While waiting for signals to qualify for installation, the substantial amount of money saved can be used to make roads safer.



MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Asst. Finance Director

Date: September 6, 2022

Subject: First consideration of an Ordinance amending Chapter 71.02 of the Code of Ordinances, City of Indianola, Iowa (Stop Sign).

Recommendation: Roll call is in order.

Attachments: 1. Chapter 71.02_Iowa Ave_N 9 Stop Sign

ORDINANCE NO

**AN ORDINANCE AMENDING CITY CODE 71.02 OF THE CITY OF INDIANOLA, IOWA
TO ESTABLISH A STOP INTERSECTION**

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

Section 1: The following section be and is hereby amended by inserting the underlined language and by deleting the strikethrough language as follows:

71.02 Stop and Yield Intersections

The following intersections are hereby established as stop and yield intersections and signs shall be erected at the designated entrances:

INTERSECTION	ENTRANCES
Ninth Street and Iowa Avenue Ninth Street and Iowa Avenue	East, West, North and South South

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

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

Passed and approved by the Indianola City Council on the _____ day of _____ 2022.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

The foregoing Ordinance No _____ was adopted by the Council for the City of Indianola, Iowa on _____ 2022 and was published on _____ 2022.

Jackie Raffety, City Clerk