



CITY OF INDIANOLA COUNCIL MEETING

January 21, 2025

6:00 PM

City Council Chambers

110 N 1st Street, Indianola, IA

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Oath of Office - Chief Hurt**
- 5. Recognition of Stephanie Erickson**
- 6. Public Comment**
- 7. Consent Agenda**
 - A. Approval of Agenda
 - B. Approval of Claims
 - C. Approval of Minutes of the January 6 and January 9, 2025, meetings.
 - D. Approval of Applications
 1. Consideration of the approval of a renewal liquor license for the Indianola Country Club, pending staff approval.
 - E. Third consideration and adoption of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Summercrest Hills Urban Renewal Plan.
 - F. Second consideration of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for The Village Urban Renewal Plan.
 - G. Resolution approving an amendment to the agreement with Snyder and Associates for professional engineering services needed for the North N Street Storm Sewer Infrastructure Repair Project.
 - H. Resolution approving an amendment to the agreement with Snyder and Associates for Engineering Services needed for the West Clinton Avenue Culvert Replacement project.
 - I. Resolution suspending certain requirements of the City of Indianola Code Chapter 17.06 and Resolution 2023-199 for 2025.
 - J. Approval of Urban Revitalization Designations
 - K. Resolution approving salaries.
- 8. Council Reports**

- A. Receive and file the November 2024 EMS Billing Activity Report
- B. Receive and file the December 2024 EMS Billing Activity Report
- C. Receive and file the December 2024 Treasurer's Report.
- D. Council Committee Reports

9. Mayor Pro Tem's Report

10. Public Consideration

- A. Old Business
 - 1. Emerald Bay Urban Renewal Plan
 - a. Public hearing on the proposed Emerald Bay Urban Renewal Plan.
 - b. Resolution determining an area of the City to be an economic development area, and the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Emerald Bay Urban Renewal Plan.
 - c. First consideration of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for the Emerald Bay Urban Renewal Plan.
 - 2. Resolution providing for notice of intent to fill mayoral vacancy by appointment OR a Resolution setting a special election for mayor to fill a vacant, unexpired term.

11. Other Business

- A. Interim City Manager's Report - Wade Wagoner

12. Adjourn



MEMORANDUM

To: Mayor and City Council

From:

Date: January 21, 2025

Subject: Approval of Claims

Recommendation: Simple motion is in order.

Attachments: 1. Vendor Report 1212025

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
515 UPHOLSTERY				
515 UPHOLSTERY	UPHOLSTER REPAIR	01/03/2025	350.00	WELLNESS CAMP
Total 515 UPHOLSTERY:			350.00	
ACCO UNLIMITED CORP.				
ACCO UNLIMITED CORP.	POOL SUPPLIES	12/20/2024	1,998.60	WELLNESS CAMP
Total ACCO UNLIMITED CORP.:			1,998.60	
ACE HARDWARE				
ACE HARDWARE	SUPPLIES	12/19/2024	16.97	GENERAL FUND
ACE HARDWARE	LED BULB - LIGHTPOLES POOL DRIVE	12/31/2024	32.99	PARK & RECREATI
ACE HARDWARE	PARTS	12/31/2024	8.99	SEWER FUND
ACE HARDWARE	EQUIPMENT REPAIR	12/31/2024	3.99	ROAD USE TAX FU
ACE HARDWARE	POOL MAINTENANCE SUPPLIES	12/31/2024	52.55	WELLNESS CAMP
ACE HARDWARE	CARRIAGE BOLTS PICNIC TABLES @ BARKE	01/07/2025	17.94	PARK & RECREATI
ACE HARDWARE	BELT SANDER	01/07/2025	87.98	PARK & RECREATI
ACE HARDWARE	RENTAL LIFT	01/14/2025	255.58	ROAD USE TAX FU
ACE HARDWARE	BRACKET	01/14/2025	17.99	ROAD USE TAX FU
ACE HARDWARE	FIRE DRYER INSTALL	01/14/2024	12.96	GENERAL FUND
ACE HARDWARE	FASTNERS	01/14/2025	73.58	ROAD USE TAX FU
ACE HARDWARE	FASTNERS	01/14/2025	3.30	ROAD USE TAX FU
Total ACE HARDWARE:			584.82	
ACME TOOLS				
ACME TOOLS	TOOLS	01/03/2025	469.99	GENERAL FUND
Total ACME TOOLS:			469.99	
ACTION REPROGRAPHICS				
ACTION REPROGRAPHICS	VEHICLE GRAPHICS	01/07/2025	997.50	POLICE FUND
Total ACTION REPROGRAPHICS:			997.50	
ADAMS DOOR COMPANY INC.				
ADAMS DOOR COMPANY INC.	PHOTO EYES FOR GARAGE DOORS AT STR	12/31/2024	1,478.94	ROAD USE TAX FU
ADAMS DOOR COMPANY INC.	NEW OPERATOR FOR OVERHEAD DOOR AT	01/10/2025	2,725.49	ROAD USE TAX FU
Total ADAMS DOOR COMPANY INC.:			4,204.43	
ADVANTAGE ARCHIVES LLC				
ADVANTAGE ARCHIVES LLC	DIGITIZING NEWSPAPER	12/31/2024	1,320.00	LIBRARY FUND
Total ADVANTAGE ARCHIVES LLC:			1,320.00	
AGRILAND FS INC				
AGRILAND FS INC	POWER THAW ICE MELT	12/24/2024	1,249.50	PARK & RECREATI
Total AGRILAND FS INC:			1,249.50	
AGSOURCE COOPERATIVE SERVICES				
AGSOURCE COOPERATIVE SE	POOL SUPPLIES	12/17/2024	42.50	WELLNESS CAMP
Total AGSOURCE COOPERATIVE SERVICES:			42.50	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	QUARTERLY AGREEMENT OCT 2024	12/27/2024	979.50	LIBRARY FUND
AIR-CON MECHANICAL CORP.	QUARTERLY AGREEMENT DEC 2024	01/09/2025	1,290.61	GENERAL FUND
AIR-CON MECHANICAL CORP.	ACTIVITY CENTER QUARTERLY MAINTENAN	01/09/2025	473.40	PARK & RECREATI
Total AIR-CON MECHANICAL CORP.:			2,743.51	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	PAPER TOWELS	01/02/2025	144.00	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	MARKETING SUPPLIES	01/01/2025	98.37	LIBRARY FUND
AMAZON CAPITAL SERVICES	MEMORIAL FUND PURCHASES	01/01/2025	50.73	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	GENERAL COLLECTION MATERIALS	01/01/2025	1,073.56	LIBRARY FUND
AMAZON CAPITAL SERVICES	SPECIAL COLLECTION MATERIALS	01/01/2025	405.20	LIBRARY FUND
AMAZON CAPITAL SERVICES	FRIENDS- GENERAL	01/01/2025	174.85	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	01/01/2025	253.93	LIBRARY FUND
AMAZON CAPITAL SERVICES	SPECIAL USE MATERIALS AND SUPPLIES	01/01/2025	50.86	LIBRARY FUND
AMAZON CAPITAL SERVICES	PROGRAM SUPPLIES	01/01/2025	406.45	LIBRARY FUND
AMAZON CAPITAL SERVICES	SIGN HOLDERS AND SCANNER	12/24/2024	125.88	WELLNESS CAMP
AMAZON CAPITAL SERVICES	MINI VAN PHONE ADAPTER AND HOLDER	12/09/2024	35.97	PARK & RECREATI
AMAZON CAPITAL SERVICES	BATTERIES	01/14/2025	15.98	PARK & RECREATI
AMAZON CAPITAL SERVICES	PD STORAGE	01/02/2025	15.95	GENERAL FUND
AMAZON CAPITAL SERVICES	IN CAR PRINTERS	01/02/2025	339.50	POLICE FUND
AMAZON CAPITAL SERVICES	ACTIVITY CENTER UTENSILS	01/04/2025	9.95	PARK & RECREATI
AMAZON CAPITAL SERVICES	SUPPLIES - AWARDS BANQUET	01/13/2024	75.97	GENERAL FUND
AMAZON CAPITAL SERVICES	EVENT PUZZLES	01/10/2025	64.12	PARK & RECREATI
AMAZON CAPITAL SERVICES	CALENDER	01/02/2025	23.14	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	RETURN DVDS	01/08/2025	59.98	LIBRARY FUND
AMAZON CAPITAL SERVICES	AMERICAN FLAGS	12/23/2024	65.97	GENERAL FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	01/14/2025	66.77	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	WATER FILTER FRIDGE	01/14/2025	49.98	FIRE FUND
AMAZON CAPITAL SERVICES	MARINE GEASE & APPLICATION BRUSHES -	01/14/2025	12.97	FIRE FUND
AMAZON CAPITAL SERVICES	RETURN DVDS	01/08/2025	29.99	LIBRARY FUND
AMAZON CAPITAL SERVICES	PHOTOCONTROLS - LIGHTPOLES POOL DRI	01/06/2025	149.25	PARK & RECREATI
AMAZON CAPITAL SERVICES	W2 ENVELOPES	01/02/2025	53.54	GENERAL FUND
AMAZON CAPITAL SERVICES	RETURN OFFICE SUPPLIES	01/01/2025	43.10	LIBRARY FUND
AMAZON CAPITAL SERVICES	LIGHT BULBS - POOL DRIVE LIGHTS	01/09/2025	287.84	PARK & RECREATI
AMAZON CAPITAL SERVICES	RETURN DVDS	01/08/2025	73.74	LIBRARY FUND
AMAZON CAPITAL SERVICES	TRICEP ROPE CABLE, FOOTSTRAP, PEDAL	12/24/2024	113.36	WELLNESS CAMP
AMAZON CAPITAL SERVICES	EXERCISE BIKESTRAPS	12/28/2024	30.98	WELLNESS CAMP
AMAZON CAPITAL SERVICES	NEW MEMBER FOLDERS AND OFFICE SUPP	12/28/2024	71.69	WELLNESS CAMP
Total AMAZON CAPITAL SERVICES:			4,059.95	
AMERICAN RED CROSS				
AMERICAN RED CROSS	LIFEGUARDING - IMMEL	12/18/2024	184.00	WELLNESS CAMP
AMERICAN RED CROSS	LIFEGUARDING RECERTIFICATION	12/31/2024	276.00	WELLNESS CAMP
Total AMERICAN RED CROSS:			460.00	
APWA IOWA CHAPTER				
APWA IOWA CHAPTER	APWA SPRING CONFERENCE	01/14/2025	235.00	ROAD USE TAX FU
Total APWA IOWA CHAPTER:			235.00	
AUBERT'S TOWING				
AUBERT'S TOWING	VEHICLE IMPOUND	11/26/2024	175.00	POLICE FUND
AUBERT'S TOWING	VEHICLE IMPOUND	12/12/2024	192.60	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total AUBERT'S TOWING:			367.60	
AVESIS THIRD PARTY ADMINISTRATORS INC				
AVESIS THIRD PARTY ADMINIS	VISION - HR	12/15/2024	21.78	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - IT	12/15/2024	22.45	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - FINANCE/CLERK	12/15/2024	29.10	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - COMM DEV	12/15/2024	31.60	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - STREETS	12/15/2024	69.09	ROAD USE TAX FU
AVESIS THIRD PARTY ADMINIS	VISION - POLICE	12/15/2024	205.57	POLICE FUND
AVESIS THIRD PARTY ADMINIS	VISION - FIRE	12/15/2024	50.77	FIRE FUND
AVESIS THIRD PARTY ADMINIS	VISION - AMBULANCE	12/15/2024	104.18	AMBULANCE FUN
AVESIS THIRD PARTY ADMINIS	VISION - P&R	12/15/2024	32.27	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - PARKS	12/15/2024	22.45	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - LIBRARY	12/15/2024	28.43	LIBRARY FUND
AVESIS THIRD PARTY ADMINIS	VISION - SEWER	12/15/2024	75.57	SEWER FUND
AVESIS THIRD PARTY ADMINIS	VISION - COBRA	12/15/2024	18.21	HEALTH INSURAN
AVESIS THIRD PARTY ADMINIS	VISION - IWC	12/15/2024	23.62	WELLNESS CAMP
AVESIS THIRD PARTY ADMINIS	VISION - EE LIABILITY	12/15/2024	376.00	GENERAL FUND
Total AVESIS THIRD PARTY ADMINISTRATORS INC:			1,111.09	
AVITT AUTOMOTIVE				
AVITT AUTOMOTIVE	TRUCK REPAIR	01/08/2025	691.18	GENERAL FUND
Total AVITT AUTOMOTIVE:			691.18	
BAKER & TAYLOR ENTERTAINMENT				
BAKER & TAYLOR ENTERTAINM	DVDS	12/05/2024	10.49	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVDS	12/09/2024	165.80	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVDS	12/27/2024	24.49	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVDS	12/27/2024	20.97	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			221.75	
BAKER AND TAYLOR				
BAKER AND TAYLOR	BOOKS	12/05/2024	270.78	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	12/09/2024	158.49	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	12/11/2024	249.29	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	12/13/2024	534.77	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	12/19/2024	593.75	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	12/23/2024	710.31	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	12/30/2024	466.00	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	01/03/2025	276.08	LIBRARY FUND
BAKER AND TAYLOR	BOOKS MEMORIAL	01/03/2025	14.97	LIBRARY SPECIAL
Total BAKER AND TAYLOR:			3,274.44	
BAKER AND TAYLOR SPOKEN WORD				
BAKER AND TAYLOR SPOKEN	BOOKS ON CD	12/02/2024	135.45	LIBRARY FUND
BAKER AND TAYLOR SPOKEN	BOOKS ON CD	12/19/2024	56.73	LIBRARY FUND
Total BAKER AND TAYLOR SPOKEN WORD:			192.18	
BOB'S CUSTOM TROPHIES				
BOB'S CUSTOM TROPHIES	WAGONER NAME PLATES	01/02/2025	22.00	GENERAL FUND
BOB'S CUSTOM TROPHIES	STEPHANIE ERICKSON PLAQUE	01/13/2025	56.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total BOB'S CUSTOM TROPHIES:			78.00	
BOLTON & MENK INC				
BOLTON & MENK INC	CITY SQUARE RECONSTRUCTION	12/31/2024	5,399.50	SQUARE STREETS
Total BOLTON & MENK INC:			5,399.50	
BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	AMBULANCE MEDICAL SUPPLIES	01/08/2025	1,536.60	AMBULANCE FUN
BOUND TREE MEDICAL LLC	AMBUALNCE MEDICAL SUPPLIES	01/14/2025	10.80	AMBULANCE FUN
Total BOUND TREE MEDICAL LLC:			1,547.40	
CALIBRE PRESS				
CALIBRE PRESS	TRAINING	01/16/2025	395.00	POLICE FUND
Total CALIBRE PRESS:			395.00	
CDW GOVERNMENT INC				
CDW GOVERNMENT INC	PD LAPTOPS	01/02/2025	16,905.00	POLICE FUND
CDW GOVERNMENT INC	LAPTOP DOCKING STATIONS	01/03/2025	5,215.00	POLICE FUND
CDW GOVERNMENT INC	LAPTOP PD	01/07/2025	1,750.00	POLICE FUND
Total CDW GOVERNMENT INC:			23,870.00	
CEPERLEY, JAY				
CEPERLEY, JAY	SWIM COACH MEMBERSHIP RENEWAL	01/03/2025	83.00	WELLNESS CAMP
Total CEPERLEY, JAY:			83.00	
CERRIS SYSTEMS IOWA INC				
CERRIS SYSTEMS IOWA INC	MMC CONTRACTORS	01/01/2025	4,747.50	SEWER FUND
Total CERRIS SYSTEMS IOWA INC:			4,747.50	
CINTAS CORPORATION				
CINTAS CORPORATION	FIRST AID SUPPLIES - PARKS SHOP	01/09/2025	28.98	PARK & RECREATI
Total CINTAS CORPORATION:			28.98	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	CARRIAGE BOLTS - PICNIC TABLES @ BARK	01/07/2025	39.99	PARK & RECREATI
Total CIRCLE B CASHWAY:			39.99	
CITY OF URBANDALE				
CITY OF URBANDALE	LOCKOUT/TAGOUT TRAINING	01/09/2025	350.00	SEWER FUND
Total CITY OF URBANDALE:			350.00	
CIVIC SYSTEMS LLC				
CIVIC SYSTEMS LLC	SEMI -ANNUAL SUPPORT FEES	01/01/2025	10,203.00	GENERAL FUND
Total CIVIC SYSTEMS LLC:			10,203.00	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	HT 135Z POLES AW, OIL MIX PACK, BAR OIL	01/06/2025	861.74	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CNM OUTDOOR EQUIPMENT	CHAIN - HT 135Z POLESAW	01/06/2025	17.99	PARK & RECREATI
Total CNM OUTDOOR EQUIPMENT:			879.73	
COLE, LEE				
COLE, LEE	CLINC INSTRUCTION	01/11/2025	210.00	PARK & RECREATI
Total COLE, LEE:			210.00	
CONTINENTAL RESEARCH CORP				
CONTINENTAL RESEARCH CO	PUMICE HAND CLEANER	01/09/2025	228.58	PARK & RECREATI
Total CONTINENTAL RESEARCH CORP:			228.58	
CUNNINGHAM, LEANNA				
CUNNINGHAM, LEANNA	LIFEGUARD INSTRUCTOR CLASS	01/07/2025	375.00	WELLNESS CAMP
Total CUNNINGHAM, LEANNA:			375.00	
CURTIS ARCHITECTURE & DESIGN PC				
CURTIS ARCHITECTURE & DES	DOWNTOWN FACADE GRANT ARCH WORK	01/09/2025	19,789.31	DOWNTOWN BIZ I
Total CURTIS ARCHITECTURE & DESIGN PC:			19,789.31	
DLH GRAFX				
DLH GRAFX	ZONE T-SHIRTS	01/08/2025	631.14	PARK & RECREATI
Total DLH GRAFX:			631.14	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	JANITORIAL SERVICES	11/15/2024	500.00	ROAD USE TAX FU
DUST PROS JANITORIAL	JANITORIAL SERVICES	01/01/2025	1,500.00	LIBRARY FUND
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	01/01/2025	196.25	LIBRARY FUND
DUST PROS JANITORIAL	ACTIVITY CENTER MONTHLY CLEANING	01/15/2025	1,595.00	PARK & RECREATI
DUST PROS JANITORIAL	N HOWARD JANITORIAL SERVICES	01/15/2025	375.00	CH BUILDING PRO
DUST PROS JANITORIAL	JANITORIAL SERVICES	01/15/2025	4,225.00	GENERAL FUND
DUST PROS JANITORIAL	JANITORIAL SERVICES	01/15/2025	500.00	GENERAL FUND
Total DUST PROS JANITORIAL:			8,891.25	
ELIXIR RX SOLUTIONS				
ELIXIR RX SOLUTIONS	411 RX	12/31/2024	37.75	POLICE FUND
Total ELIXIR RX SOLUTIONS:			37.75	
FAAC INCORPORATED				
FAAC INCORPORATED	MILO MACHINE	12/31/2024	46,040.00	POLICE FUND
Total FAAC INCORPORATED:			46,040.00	
FACTORY DIRECT APPLIANCE				
FACTORY DIRECT APPLIANCE	IWC PARTS	01/13/2025	50.23	GENERAL FUND
Total FACTORY DIRECT APPLIANCE:			50.23	
FAREWAY STORE				
FAREWAY STORE	ACTIVITY CENTER COFFEE AND CLEANING	01/14/2025	31.22	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total FAREWAY STORE:			31.22	
GALLS LLC				
GALLS LLC	ROAD FLARE KIT	12/26/2024	47.41	POLICE FUND
Total GALLS LLC:			47.41	
GPM ENVIRONMENTAL SOLUTIONS LLC				
GPM ENVIRONMENTAL SOLUTI	EFFLUENT SAMPLER REPAIR	01/10/2025	992.00	SEWER FUND
Total GPM ENVIRONMENTAL SOLUTIONS LLC:			992.00	
GRAINGER INC				
GRAINGER INC	FIRE DRYER INSTALL	01/07/2025	131.94	GENERAL FUND
Total GRAINGER INC:			131.94	
GREATER DM CONVENTION & VISITORS BUREAU				
GREATER DM CONVENTION &	CVB CONTRIBUTION - DEC 2024	12/30/2024	4,786.47	GENERAL FUND
Total GREATER DM CONVENTION & VISITORS BUREAU:			4,786.47	
HART, NORMAN				
HART, NORMAN	MILEAGE - IAWEA CLASS	01/09/2025	86.24	SEWER FUND
Total HART, NORMAN:			86.24	
HAWKEYE TRUCK EQUIPMENT				
HAWKEYE TRUCK EQUIPMENT	CUTTING EDGES FOR V-PLOW	01/03/2025	1,170.00	ROAD USE TAX FU
Total HAWKEYE TRUCK EQUIPMENT:			1,170.00	
IMU - UTILITIES				
IMU - UTILITIES	TELEPHONE SERVICES	01/01/2025	516.00	GENERAL FUND
IMU - UTILITIES	FIBER	01/01/2025	569.00	GENERAL FUND
IMU - UTILITIES	FIBER - N HOWARD	01/01/2025	53.39	CH BUILDING PRO
IMU - UTILITIES	UTILITIES	01/01/2025	12,441.76	WELLNESS CAMP
IMU - UTILITIES	IMU UTILITIES VMAC	01/01/2025	230.29	POOL (MEMORIAL)
IMU - UTILITIES	WRRF/WPC UTILITIES	01/01/2025	2,631.23	SEWER FUND
IMU - UTILITIES	LIFT STATION UTILITES	01/01/2025	6,310.75	SEWER FUND
IMU - UTILITIES	UTILITIES - SHOP	01/01/2025	440.18	PARK & RECREATI
IMU - UTILITIES	UTILITIES - BARKER	01/01/2025	27.20	PARK & RECREATI
IMU - UTILITIES	110 N HOWARD UTILITIES	01/01/2025	120.05	CH BUILDING PRO
IMU - UTILITIES	410 N JEFFERSON UTILITIES	01/01/2025	167.58	FIRE FUND
IMU - UTILITIES	UTILITIES	01/01/2025	681.11	ROAD USE TAX FU
IMU - UTILITIES	IMU UTILITIES - ADULT SOFTBALL	01/01/2025	125.67	PARK & RECREATI
IMU - UTILITIES	114 N HOWARD UTILITIES	01/01/2025	877.79	CH BUILDING PRO
IMU - UTILITIES	UTILITIES - PICKARD -CAMPGROUND	01/01/2025	116.25	PARK & RECREATI
IMU - UTILITIES	UTILITIES - DOWNEY (DOG PARK)	01/01/2025	30.94	PARK & RECREATI
IMU - UTILITIES	UTILITIES - MCCORD	01/01/2025	24.00	PARK & RECREATI
IMU - UTILITIES	UTILITIES	01/01/2025	886.58	LIBRARY FUND
IMU - UTILITIES	UTILITIES - MEMORIAL PARK	01/01/2025	36.82	PARK & RECREATI
IMU - UTILITIES	UTILITIES - MOATS	01/01/2025	32.01	PARK & RECREATI
IMU - UTILITIES	206 N 1ST UTILITIES	01/01/2025	55.08	FIRE FUND
IMU - UTILITIES	BUXTON OFFICES	01/01/2025	266.06	GENERAL FUND
IMU - UTILITIES	UTILITIES	01/01/2025	4,039.93	GENERAL FUND
IMU - UTILITIES	RENEWABLE ENERGY	01/01/2025	53.00	FIRE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IMU - UTILITIES	STREETLIGHTS	01/01/2025	14,291.31	ROAD USE TAX FU
IMU - UTILITIES	UTILITIES - MCVAY TRAILHEAD	01/01/2025	30.09	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES - ACTIVITY CENTER	01/01/2025	782.47	PARK & RECREATI
IMU - UTILITIES	UTILITIES - BUXTON	01/01/2025	163.80	PARK & RECREATI
IMU - UTILITIES	UTILITIES-PICKARD YOUTH	01/01/2025	98.76	PARK & RECREATI
Total IMU - UTILITIES:			46,099.10	
IMWCA				
IMWCA	WORK COMP INSTALLMENT 7 - COMM DEV	01/01/2025	144.11	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 7 - BRUSH	01/01/2025	9.96	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 7 - MAYOR & C	01/01/2025	2.89	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 7 - CITY MANAG	01/01/2025	150.21	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 7 - CLERK/FINA	01/01/2025	21.21	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 7 - IT	01/01/2025	139.71	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 7 - HR	01/01/2025	15.96	GENERAL FUND
IMWCA	WORK COMP INSTALLMENT 7 - POLICE	01/01/2025	5,226.00	POLICE FUND
IMWCA	WORK COMP INSTALLMENT 7 - FIRE	01/01/2025	8,220.21	FIRE FUND
IMWCA	WORK COMP INSTALLMENT 7 - AMBULANCE	01/01/2025	2,516.14	AMBULANCE FUN
IMWCA	WORK COMP INSTALLMENT 7 - LIBRARY	01/01/2025	39.64	LIBRARY FUND
IMWCA	WORK COMP INSTALLMENT 7 - P&R ADMIN	01/01/2025	467.68	PARK & RECREATI
IMWCA	WORK COMP INSTALLMENT 7 - PARKS	01/01/2025	374.89	PARK & RECREATI
IMWCA	WORK COMP INSTALLMENT 7 - POOL	01/01/2025	111.43	POOL (MEMORIAL)
IMWCA	WORK COMP INSTALLMENT 7 - STREETS	01/01/2025	1,658.36	ROAD USE TAX FU
IMWCA	WORK COMP INSTALLMENT 7 - SEWER	01/01/2025	577.18	SEWER FUND
IMWCA	WORK COMP INSTALLMENT 7 - IWC	01/01/2025	235.71	WELLNESS CAMP
IMWCA	WORK COMP INSTALLMENT 7 - GENERAL G	01/01/2025	16.71	GENERAL FUND
Total IMWCA:			19,928.00	
INDEPENDENT ADVOCATE				
INDEPENDENT ADVOCATE	NUISANCE ABATEMENTS	12/17/2024	267.63	GENERAL FUND
INDEPENDENT ADVOCATE	PH NOTICE VILLAGE URP	12/24/2024	58.26	GENERAL FUND
INDEPENDENT ADVOCATE	PH NOTICE WESLEY DA	12/24/2024	57.01	GENERAL FUND
INDEPENDENT ADVOCATE	ORD 1760	12/24/2024	17.86	GENERAL FUND
INDEPENDENT ADVOCATE	PH NOTICE - EMERALD BAY URP	01/08/2025	92.72	GENERAL FUND
INDEPENDENT ADVOCATE	20241219 CC MINUTES	01/08/2025	381.54	GENERAL FUND
Total INDEPENDENT ADVOCATE:			875.02	
INDIANOLA MUNICIPAL UTILITIES				
INDIANOLA MUNICIPAL UTILITIE	SEWER CREDIT CARD PROCESSING FEES	01/06/2025	3,008.39	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	SWU CREDIT CARD PROCESSING FEES	01/06/2025	170.93	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	RECYCLING CREDIT CARD PROCESSING F	01/06/2025	239.30	RECYCLING FUND
INDIANOLA MUNICIPAL UTILITIE	UTILITY SERVICES - SEWER	01/01/2025	8,142.00	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	UTILITY SERVICES - STORM WATER	01/01/2025	4,416.00	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	UTILITY SERVICES - RECYCLING	01/01/2025	1,242.00	RECYCLING FUND
INDIANOLA MUNICIPAL UTILITIE	BUXTON TRASH, RECYCLING, GAS	01/01/2025	341.33	GENERAL FUND
Total INDIANOLA MUNICIPAL UTILITIES:			17,559.95	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	PD ADMIN CANON PRINTER	01/13/2025	265.00	POLICE FUND
INFOMAX OFFICE SYSTEMS IN	PRINTER CONTRACT	01/13/2025	4,234.37	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			4,499.37	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IOWA CONCRETE PAVING ASSOCIATION				
IOWA CONCRETE PAVING ASS	ICPA CONFERENCE	01/14/2025	235.00	ROAD USE TAX FU
Total IOWA CONCRETE PAVING ASSOCIATION:			235.00	
IOWA D.A.R.E. ASSOCIATION				
IOWA D.A.R.E. ASSOCIATION	DARE ASSOC. MEMBERSHIP	01/06/2025	100.00	POLICE FUND
Total IOWA D.A.R.E. ASSOCIATION:			100.00	
IOWA FIREFIGHTERS ASSOC.				
IOWA FIREFIGHTERS ASSOC.	IOWA FF ASSOCIATION MEMBERSHIP	01/01/2025	399.00	FIRE FUND
Total IOWA FIREFIGHTERS ASSOC.:			399.00	
IOWA MEDICAID ENTERPRISE				
IOWA MEDICAID ENTERPRISE	GEMT INVOICE FROM STATE OF IOWA	01/10/2025	5,907.52	AMBULANCE FUN
Total IOWA MEDICAID ENTERPRISE:			5,907.52	
IOWA PEACE OFFICERS ASSOCIATION				
IOWA PEACE OFFICERS ASSO	2025 CONFERENCE - HURLEY	01/10/2025	125.00	POLICE FUND
Total IOWA PEACE OFFICERS ASSOCIATION:			125.00	
IOWA SOCIETY OF FIRE SERVICE INSTRUCTORS				
IOWA SOCIETY OF FIRE SERVI	T. WHITE FIRE INSTRUCTORS CONFERENC	01/09/2025	140.00	FIRE FUND
Total IOWA SOCIETY OF FIRE SERVICE INSTRUCTORS:			140.00	
IOWA-DES MOINES SUPPLY INC.				
IOWA-DES MOINES SUPPLY IN	MEMBERSHIP SUPPLIES	12/05/2024	33.31	WELLNESS CAMP
IOWA-DES MOINES SUPPLY IN	MAINTENANCE SUPPLIES	12/26/2024	442.30	WELLNESS CAMP
IOWA-DES MOINES SUPPLY IN	MEMBERSHIP SUPPLIES	12/26/2024	318.42	WELLNESS CAMP
IOWA-DES MOINES SUPPLY IN	MEMBERSHIP SUPPLIES	01/07/2025	314.54	WELLNESS CAMP
IOWA-DES MOINES SUPPLY IN	MAINTENANCE SUPPLIES	01/07/2025	424.76	WELLNESS CAMP
Total IOWA-DES MOINES SUPPLY INC.:			1,533.33	
IP PATHWAYS				
IP PATHWAYS	VEEAM CLOUD - MONTHLY	12/31/2024	335.08	GENERAL FUND
Total IP PATHWAYS:			335.08	
JAKES LAWN & LANDSCAPING LLC				
JAKES LAWN & LANDSCAPING	LAWN CARE NOVEMBER	12/19/2024	1,725.00	WELLNESS CAMP
JAKES LAWN & LANDSCAPING	SNOW REMOVAL	12/19/2024	1,113.00	WELLNESS CAMP
JAKES LAWN & LANDSCAPING	SNOW REMOVAL & SALT APPLICATION 12/10	12/19/2024	3,960.00	WELLNESS CAMP
Total JAKES LAWN & LANDSCAPING LLC:			6,798.00	
KARL EMERGENCY VEHICLES				
KARL EMERGENCY VEHICLES	SPECIALIZED EQUIPMENT	12/27/2024	172.64	POLICE FUND
KARL EMERGENCY VEHICLES	NEW VEHICLE UPFIT	12/31/2024	19,879.72	POLICE FUND
Total KARL EMERGENCY VEHICLES:			20,052.36	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	KEYSTONE TESTING	12/31/2024	2,220.00	SEWER FUND
Total KEYSTONE LABORATORIES INC:			2,220.00	
LAW ENFORCEMENT TARGETS INC				
LAW ENFORCEMENT TARGETS	FIREARMS TARGETS	12/10/2024	82.23	POLICE FUND
Total LAW ENFORCEMENT TARGETS INC:			82.23	
LAWSON PRODUCTS				
LAWSON PRODUCTS	SHOP SUPPLIES	01/08/2025	37.08	ROAD USE TAX FU
Total LAWSON PRODUCTS:			37.08	
MACQUEEN EQUIPMENT LLC				
MACQUEEN EQUIPMENT LLC	5- SCBA AIR BOTTLES ENGINE 332	06/19/2024	6,342.00	FIRE FUND
MACQUEEN EQUIPMENT LLC	DECK GUN / MONITOR FOR ENGINE 332	09/30/2024	4,157.20	FIRE FUND
MACQUEEN EQUIPMENT LLC	PPE HELMETS	12/17/2024	428.40	FIRE FUND
MACQUEEN EQUIPMENT LLC	PPE HELMETS	01/09/2025	416.00-	FIRE FUND
MACQUEEN EQUIPMENT LLC	PPE HELMETS, CAPTAINS	12/31/2024	2,012.33	FIRE FUND
MACQUEEN EQUIPMENT LLC	DECK GUN / GROUND MONITOR RETURN E	01/07/2025	3,226.50-	FIRE FUND
Total MACQUEEN EQUIPMENT LLC:			9,297.43	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	EMS OXYGEN	12/31/2024	129.59	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			129.59	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	CARRIAGE BOLTS - PICNIC TABLES @ BARK	01/07/2025	7.97	PARK & RECREATI
MCCOY HARDWARE INC	LT GRAY PRIMER - BUXTON DRINKING FOU	01/08/2025	13.24	PARK & RECREATI
MCCOY HARDWARE INC	PAINT ROLLERS	01/13/2025	11.89	PARK & RECREATI
MCCOY HARDWARE INC	HARDWARE/BOLTS - BUXTON DRINKING FO	01/14/2025	16.53	PARK & RECREATI
MCCOY HARDWARE INC	RETURN LIGHTS	01/10/2025	47.96-	GENERAL FUND
Total MCCOY HARDWARE INC:			1.67	
MENARDS				
MENARDS	BOARDS, WATERPROOFER, SCREWS - PIC	12/31/2024	946.11	PARK & RECREATI
Total MENARDS:			946.11	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	NATURAL GAS	12/17/2024	307.76	LIBRARY FUND
Total MID AMERICAN ENERGY CO.:			307.76	
MID IOWA PLANNING ALLIANCE FOR COM DEV				
MID IOWA PLANNING ALLIANCE	CDBG GRANT	11/13/2024	4,042.49	DOWNTOWN BIZ I
Total MID IOWA PLANNING ALLIANCE FOR COM DEV:			4,042.49	
MID-IOWA OCCUPATIONAL TESTING				
MID-IOWA OCCUPATIONAL TES	POST ACCIDENT UA/BAT - HURT	01/09/2025	480.00	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MID-IOWA OCCUPATIONAL TESTING:			480.00	
MID-STATES ORGANIZED CRIME				
MID-STATES ORGANIZED CRIM	MEMBERSHIP DUES	01/09/2025	150.00	POLICE FUND
Total MID-STATES ORGANIZED CRIME:			150.00	
MIDWEST ALARM SERVICES				
MIDWEST ALARM SERVICES	CITY HALL INSPECTION	09/08/2024	510.96	GENERAL FUND
Total MIDWEST ALARM SERVICES:			510.96	
MURPHY TRACTOR & EQUIPMENT				
MURPHY TRACTOR & EQUIPME	BATTERIES	01/10/2025	693.64	ROAD USE TAX FU
Total MURPHY TRACTOR & EQUIPMENT:			693.64	
MUTUAL OF OMAHA				
MUTUAL OF OMAHA	DENTAL - CITY MANAGER	12/19/2024	74.68	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - HR	12/19/2024	191.32	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - IT	12/19/2024	161.27	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - FINANCE/CLERK	12/19/2024	203.92	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - COMM DEV	12/19/2024	237.24	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - STREETS	12/19/2024	503.50	ROAD USE TAX FU
MUTUAL OF OMAHA	DENTAL - POLICE	12/19/2024	1,406.13	POLICE FUND
MUTUAL OF OMAHA	DENTAL - FIRE	12/19/2024	145.35	FIRE FUND
MUTUAL OF OMAHA	DENTAL - FIRE ADJ	12/19/2024	13.78	FIRE FUND
MUTUAL OF OMAHA	DENTAL - AMBULANCE	12/19/2024	823.68	AMBULANCE FUN
MUTUAL OF OMAHA	DENTAL - AMBULANCE ADJ	12/19/2024	78.06	AMBULANCE FUN
MUTUAL OF OMAHA	DENTAL - P&R	12/19/2024	279.89	PARK & RECREATI
MUTUAL OF OMAHA	DENTAL - PARKS	12/19/2024	138.31	PARK & RECREATI
MUTUAL OF OMAHA	DENTAL - LIBRARY	12/19/2024	233.97	LIBRARY FUND
MUTUAL OF OMAHA	DENTAL - SEWER	12/19/2024	522.62	SEWER FUND
MUTUAL OF OMAHA	DENTAL - IWC	12/19/2024	173.30	WELLNESS CAMP
MUTUAL OF OMAHA	DENTAL - EE LIABILITY	12/19/2024	1,600.22	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - EE LIABILITY ADJ	12/19/2024	28.00	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - HR	12/30/2024	172.65	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - IT	12/30/2024	327.15	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - FINANCE/CLERK	12/30/2024	308.04	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - COMM DEV	12/30/2024	390.79	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - STREETS	12/30/2024	637.35	ROAD USE TAX FU
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - POLICE	12/30/2024	2,120.90	POLICE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - FIRE	12/30/2024	199.82	FIRE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - AMBULANCE	12/30/2024	1,132.33	AMBULANCE FUN
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - P&R	12/30/2024	376.88	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - PARKS	12/30/2024	273.86	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - LIBRARY	12/30/2024	367.68	LIBRARY FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - SEWER	12/30/2024	522.28	SEWER FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - IWC	12/30/2024	240.52	WELLNESS CAMP
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - EE LIABILITY	12/30/2024	1,389.50	GENERAL FUND
Total MUTUAL OF OMAHA:			15,274.99	
NAPA AUTO PARTS				
NAPA AUTO PARTS	RELAY	12/03/2024	69.27	SEWER FUND
NAPA AUTO PARTS	TRUCK WASH SOAP	12/19/2024	42.48	FIRE FUND
NAPA AUTO PARTS	DEF FLUID	12/30/2024	255.00	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total NAPA AUTO PARTS:			366.75	
OPN ARCHITECTS INC				
OPN ARCHITECTS INC	PUBLIC SAFETY BUILDING ARCH SERVICES	12/31/2024	1,041.95	CH BUILDING PRO
OPN ARCHITECTS INC	LIBRARY CONCEPT DESIGN	12/31/2024	2,175.00	CAPITAL PROJECT
Total OPN ARCHITECTS INC:			3,216.95	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	LUG NUTS - STEINER	12/31/2024	15.26	PARK & RECREATI
O'REILLY AUTO PARTS	OIL & FILTER	01/02/2025	51.27	SEWER FUND
O'REILLY AUTO PARTS	WIPER BLADES	01/02/2025	40.78	SEWER FUND
O'REILLY AUTO PARTS	SEALS - GEAR BOX STEINER BOOM MOWE	01/03/2025	10.30	PARK & RECREATI
O'REILLY AUTO PARTS	OIL FILTER & OIL	01/03/2025	30.28	SEWER FUND
O'REILLY AUTO PARTS	AMBER LIGHTS	01/06/2025	81.70	ROAD USE TAX FU
O'REILLY AUTO PARTS	OIL/OIL FILTERS	01/06/2025	297.66	SEWER FUND
O'REILLY AUTO PARTS	GASKET SILICONE	01/06/2025	15.99	PARK & RECREATI
O'REILLY AUTO PARTS	RETURN OIL FILTER	01/06/2025	3.88-	SEWER FUND
O'REILLY AUTO PARTS	EQUIPMENT REPAIR	01/07/2025	20.83	ROAD USE TAX FU
Total O'REILLY AUTO PARTS:			560.19	
PELLA PRINTING				
PELLA PRINTING	BUSINESS CARDS - BILL METTEE, WADE W	12/27/2024	167.90	GENERAL FUND
Total PELLA PRINTING:			167.90	
PERFECTION PEST MANAGEMENT				
PERFECTION PEST MANAGEM	PEST CONTROL - PICKARD CONCESSIONS	12/30/2024	70.00	PARK & RECREATI
Total PERFECTION PEST MANAGEMENT:			70.00	
PLAYAWAY PRODUCTS LLC				
PLAYAWAY PRODUCTS LLC	BOOKS	12/04/2024	343.19	LIBRARY FUND
PLAYAWAY PRODUCTS LLC	RETURN	01/02/2025	56.99-	LIBRARY FUND
Total PLAYAWAY PRODUCTS LLC:			286.20	
PLAY-PRO RECREATION LLC				
PLAY-PRO RECREATION LLC	SWING SEATS, SWING CHAIN, CLEVIS SHAC	01/14/2025	1,021.00	PARK & RECREATI
Total PLAY-PRO RECREATION LLC:			1,021.00	
PROIMAGE SIGN & LIGHTING				
PROIMAGE SIGN & LIGHTING	SIGNS FOR WEIGHT ROOM	01/08/2025	75.00	WELLNESS CAMP
Total PROIMAGE SIGN & LIGHTING:			75.00	
PROSCREENING LLC				
PROSCREENING LLC	PRE EMPLOYMENT SCREENING - IWC HOG	01/01/2025	246.00	WELLNESS CAMP
Total PROSCREENING LLC:			246.00	
RAFFETY, JACKIE				
RAFFETY, JACKIE	MILEAGE - IA LEAGUE OF CITIES BUDGET W	12/30/2024	32.29	GENERAL FUND
RAFFETY, JACKIE	DECEMBER 2024 CELL	12/30/2024	50.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total RAFFETY, JACKIE:			82.29	
SHI INTERNATIONAL CORP				
SHI INTERNATIONAL CORP	ADOBE VOLUME LICENSING	01/08/2025	2,861.01	GENERAL FUND
Total SHI INTERNATIONAL CORP:			2,861.01	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	SOUTH K STREET PAVEMENT IMPROVEMEN	12/31/2024	40,702.72	SOUTH K STREET
SNYDER & ASSOCIATES INC	E HILLCREST PROJECT	01/07/2025	4,289.50	HILLCREST AVENU
SNYDER & ASSOCIATES INC	NORTH 14TH STREET DRAINAGE IMPROVE	01/06/2025	1,956.22	STORMWATER UTI
SNYDER & ASSOCIATES INC	WILLOWCREST AVE LOCATION/ALIGNMENT	12/17/2024	6,251.02	GENERAL FUND
SNYDER & ASSOCIATES INC	MUNICIPAL ENGINEERING SERVICES 2024	12/31/2024	4,212.82	GENERAL FUND
SNYDER & ASSOCIATES INC	MUNICIPAL ENGINEERING SERVICES 2024	01/06/2025	755.03	GENERAL FUND
SNYDER & ASSOCIATES INC	CLARK SITE PLAN	01/06/2025	1,930.50	GENERAL FUND
SNYDER & ASSOCIATES INC	NORTH N STREET STORM REPAIR	12/19/2024	2,837.89	STORMWATER UTI
SNYDER & ASSOCIATES INC	DRAINAGE IMPROVEMENTS AT NORTH Y A	01/06/2025	1,747.95	STORMWATER UTI
Total SNYDER & ASSOCIATES INC:			64,683.65	
SONES, MELLISA				
SONES, MELLISA	IOWA LEAGUE CONFERENCE REGISTRATIO	11/12/2024	245.00	GENERAL FUND
SONES, MELLISA	ILOC CONF HOTEL	11/12/2024	343.22	GENERAL FUND
SONES, MELLISA	MILEAGE - IOWA LEAGUE CONFERENCE	11/12/2024	288.10	GENERAL FUND
Total SONES, MELLISA:			876.32	
SPRINGER PROFESSIONAL HOME SERVICES				
SPRINGER PROFESSIONAL HO	PEST CONTROL	12/20/2024	91.30	LIBRARY FUND
Total SPRINGER PROFESSIONAL HOME SERVICES:			91.30	
STRYKER SALES LLC				
STRYKER SALES LLC	POWER LOAD SYSTEM REPAIR	01/06/2025	375.00	AMBULANCE FUN
Total STRYKER SALES LLC:			375.00	
SWANK MOTION PICTURES INC.				
SWANK MOTION PICTURES INC	OUTDOOR MOVIE LICENSES	01/07/2025	1,040.00	PARK & RECREATI
Total SWANK MOTION PICTURES INC.:			1,040.00	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	TRASH REMOVAL	12/24/2024	125.00	LIBRARY FUND
T.R.M. DISPOSAL LLC	TRASH REMOVAL	12/24/2024	124.00	WELLNESS CAMP
Total T.R.M. DISPOSAL LLC:			249.00	
TEXTCASTER				
TEXTCASTER	TEXTING SERVICE	01/01/2025	168.13	PARK & RECREATI
Total TEXTCASTER:			168.13	
TG TECHNICAL SERVICES				
TG TECHNICAL SERVICES	GAS METER CALIBRATION GAS	01/10/2025	213.00	FIRE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total TG TECHNICAL SERVICES:			213.00	
THEISEN'S				
THEISEN'S	STUDS - STEINER HUB	12/31/2024	9.25	PARK & RECREATI
THEISEN'S	PARTS	12/31/2024	7.27	SEWER FUND
THEISEN'S	HEATING CABLE W/THERMOSTAT	01/02/2025	49.99	SEWER CAPITAL P
THEISEN'S	WEDGE ANCHOR	01/03/2025	38.85	SEWER CAPITAL P
THEISEN'S	WEDGE ANCHOR, NUTS, BOLTS	01/03/2025	40.45	SEWER CAPITAL P
THEISEN'S	WINDSHEILD SOLVENT, ETC	01/06/2025	12.46	SEWER FUND
THEISEN'S	FUNNEL & SUPPLIES	01/06/2025	14.98	SEWER FUND
THEISEN'S	GLOVES	01/09/2025	11.99	GENERAL FUND
THEISEN'S	CARPET TAPE	01/10/2025	24.48	SEWER FUND
THEISEN'S	PVC PIPE	01/13/2025	109.90	SEWER FUND
Total THEISEN'S:			319.62	
THOMAS, DEVIN				
THOMAS, DEVIN	RED DOT PISTOL TRAINING COURSE	01/16/2025	540.00	POLICE FUND
Total THOMAS, DEVIN:			540.00	
TRANSUNION RISK AND ALTERNATIVE				
TRANSUNION RISK AND ALTER	TRANSUNION CONTRACT	01/01/2025	100.00	POLICE FUND
Total TRANSUNION RISK AND ALTERNATIVE:			100.00	
TRINITY CONSULTANTS INC				
TRINITY CONSULTANTS INC	TITLE V COMPLIANCE REPORT	09/25/2024	429.44	SEWER FUND
TRINITY CONSULTANTS INC	SWPP	12/31/2024	993.75	SEWER FUND
Total TRINITY CONSULTANTS INC:			1,423.19	
UNIQUE MANAGEMENT SERVICES INC				
UNIQUE MANAGEMENT SERVI	11-15 PLACEMENTS	12/01/2024	65.00	LIBRARY FUND
UNIQUE MANAGEMENT SERVI	12-16 PLACEMENTS	01/01/2025	65.00	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES INC:			130.00	
UNITED STATES POLICE CANINE ASSOC				
UNITED STATES POLICE CANIN	MEMBERSHIP RENEWAL THRU 12/2025	12/01/2024	50.00	POLICE FUND
Total UNITED STATES POLICE CANINE ASSOC:			50.00	
UPHDM OCCUPATIONAL MEDICINE				
UPHDM OCCUPATIONAL MEDIC	SCREENING LLOYD	12/30/2024	486.54	AMBULANCE FUN
Total UPHDM OCCUPATIONAL MEDICINE:			486.54	
USA BLUE BOOK				
USA BLUE BOOK	THERMOMETER	12/30/2024	182.50	SEWER FUND
Total USA BLUE BOOK:			182.50	
VAN WALL EQUIPMENT				
VAN WALL EQUIPMENT	FILTERS, FLUIDS - JD 5090M TRACTOR	01/14/2025	944.81	PARK & RECREATI
VAN WALL EQUIPMENT	FILTER RETURN - JD 5090M TRACTOR	01/15/2025	220.41-	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total VAN WALL EQUIPMENT:			724.40	
VANNONI, STACEY				
VANNONI, STACEY	JANUARY 2024 WELLNESS	01/09/2025	25.00	GENERAL FUND
Total VANNONI, STACEY:			25.00	
VERIZON WIRELESS				
VERIZON WIRELESS	VERIZON WRRF - LOCATE LAPTOP	12/26/2024	40.01	SEWER FUND
Total VERIZON WIRELESS:			40.01	
VETTER EQUIPMENT CO				
VETTER EQUIPMENT CO	FILTERS, FLUIDS - CASE IH TRACTOR	01/13/2025	609.80	PARK & RECREATI
Total VETTER EQUIPMENT CO:			609.80	
VISSER, MICHAEL				
VISSER, MICHAEL	JANUARY 2025 WELLNESS	01/07/2025	25.00	GENERAL FUND
Total VISSER, MICHAEL:			25.00	
WALDINGER CORPORATION, THE				
WALDINGER CORPORATION, T	QUARTERLY PREVENTATIVE MAINTENANCE	01/13/2025	5,733.00	WELLNESS CAMP
WALDINGER CORPORATION, T	STEAM VALVE PD	11/27/2024	257.85	GENERAL FUND
WALDINGER CORPORATION, T	REPAIR HEAT IN COMPETITION POOL AREA	01/08/2025	699.75	WELLNESS CAMP
Total WALDINGER CORPORATION, THE:			6,690.60	
WARREN COUNTY ENGINEER				
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - IT/MAINTENANCE	01/06/2025	30.62	GENERAL FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - BLDG/ZONING	01/06/2025	65.72	GENERAL FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - FIRE	01/06/2025	391.77	FIRE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - AMBULANCE	01/06/2025	1,328.27	AMBULANCE FUN
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - POLICE	01/06/2025	2,414.32	POLICE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - PARKS	01/06/2025	246.81	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - STREETS	01/06/2025	2,852.63	ROAD USE TAX FU
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - SEWER	01/06/2025	490.61	SEWER FUND
Total WARREN COUNTY ENGINEER:			7,820.75	
WARREN COUNTY OIL				
WARREN COUNTY OIL	SHOP SUPPLIES	12/09/2024	76.62	ROAD USE TAX FU
Total WARREN COUNTY OIL:			76.62	
WARREN COUNTY RECORDER				
WARREN COUNTY RECORDER	SUMMERCREST PLAT 2	12/31/2024	32.00	GENERAL FUND
WARREN COUNTY RECORDER	EMERALD BAY	12/31/2024	262.00	GENERAL FUND
WARREN COUNTY RECORDER	MEMO AGREEMENT IDG 3	12/31/2024	32.00	GENERAL FUND
WARREN COUNTY RECORDER	MEMO AGREEMENT INCEPTION	12/31/2024	22.00	GENERAL FUND
WARREN COUNTY RECORDER	HILLCREST URA	12/31/2024	182.00	GENERAL FUND
WARREN COUNTY RECORDER	KENTUCKY RIDGE URA	12/31/2024	192.00	GENERAL FUND
WARREN COUNTY RECORDER	SUMMERCREST URA	12/31/2024	177.00	GENERAL FUND
WARREN COUNTY RECORDER	MIN ASSESS AGREE INCEPTION	12/31/2024	47.00	GENERAL FUND
WARREN COUNTY RECORDER	SUMMERCREST PLAT 2 DR HORTON	11/30/2024	214.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WARREN COUNTY RECORDER:			1,160.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING	12/04/2024	9.48	LIBRARY FUND
WASTE MANAGEMENT OF IOW	RECYCLING RES	01/06/2025	25,181.88	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT	01/06/2025	4,773.86	RECYCLING FUND
WASTE MANAGEMENT OF IOW	UTILITIES - GARBAGE	01/06/2025	49.82	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	1305 N 6TH DUMPSTER RECYCLING	01/06/2025	76.18	RECYCLING FUND
Total WASTE MANAGEMENT OF IOWA:			30,091.22	
WATSON, DAVID EUGENE				
WATSON, DAVID EUGENE	ACTIVITY CENTER CONCERT PERFORMAN	11/18/2024	250.00	PARK & RECREATI
Total WATSON, DAVID EUGENE:			250.00	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	KYBO AT BRUSH FACILITY	01/01/2025	65.00	GENERAL FUND
Total WIEGERT DISPOSAL CO.:			65.00	
WOOD, TIEGEN				
WOOD, TIEGEN	GRADE II TEST FEE	01/02/2025	74.83	SEWER FUND
Total WOOD, TIEGEN:			74.83	
Grand Totals:			441,990.13	

City Council: _____



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: January 21, 2025
Subject: Approval of Minutes of the January 6 and January 9, 2025, meetings.

Recommendation: Simple motion is in order.

Attachments:

1. 20250106 CC Minutes
2. 20250109 Budget Minutes



CITY OF INDIANOLA COUNCIL MEETING

January 6, 2025

6:00 PM

City Council Chambers

110 N 1st Street, Indianola, IA

Minutes

Call to Order

The Indianola City Council met in regular session at 6:00 PM on January 6, 2025, in the City Hall Council Chambers. Mayor Pro Tem Steve Armstrong called the meeting to order and on roll call the following members were present: Steve Richardson, Christina Beach, Ron Dalby, Mellisa Sones, Steve Armstrong. Absent: Josh Rabe.

Discussion regarding the mayor position.

Legal counsel Doug Fulton stated their legal opinion is that the office of city mayor and county supervisor are incompatible offices and as such an individual should only occupy one office. Council directed staff to prepare resolutions to appoint a mayor or call for a special election on the January 21 agenda.

Public Comment

Amy Duncan, 611 W Ashland, spoke regarding a website the Indianola Record Herald uses, IowaPublicNotices.com, for city's public notices.

Susan Glick, 511 W Boston, spoke regarding gathering public opinions on Vision 2030.

Consent Agenda

Claims were pulled from the consent agenda on a request by Sones. Council Member Richardson moved to approve the Consent Agenda and Beach seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously. The consent agenda was as follows:

- Approval of Agenda
- Approval of Minutes of the December 19, 2024, meeting.
- Consideration of the approval of a renewed liquor license for The SP Grill, Inc dba Brickhouse Tavern.
- Consideration of the approval of a renewed liquor license for The SP Grill, Inc dba The Sports Page Grill.
- Third consideration and adoption of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Amendment No. 8 to the Hillcrest/Downtown Unified Urban Renewal Plan.
- Third consideration and adoption of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Kentucky Ridge/North 6th Street Urban Renewal

Plan.

- Second consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Summercrest Hills Urban Renewal Plan.
- Resolution 2025-001 approving transfers for the Facilities and Maintenance Fund.
- Resolution 2025-002 approving an amendment to the Purchasing Policy.
- Resolution 2025-003 approving Amendment No. 1 to the Engineering Services Agreement for Indianola Industrial Park 3 with Snyder and Associates, Inc.
- Approval of the submission of the third quarter 2024 utility write-offs to the State Setoff Program for collection.
- Approval of Urban Revitalization Designations
- Consideration of the approval of a Home Base Iowa Initiative Application from Clifford Long and authorization of a handwritten warrant in the amount of \$1,500.
- Consideration of the approval of a Home Base Iowa Initiative Application from David DeGard and authorization of a handwritten warrant in the amount of \$1,500.
- Resolution 2025-004 approving salaries.

Council Member Richardson moved to approve Claims and Beach seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Richardson. NAYS: None. ABSTAIN: Sones. Whereas the Mayor Pro Tem declared the motion passed.

Council Reports

Council Member Dalby moved to affirm recommendations regarding City Manager recruitment, with the salary range starting at \$190,000 and Sones seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council provided direction to staff regarding data and information needed for Vision 2030.

Mayor's Report

Mayor Pro Tem Armstrong read a Proclamation declaring the month of January as Human Trafficking Prevention and Awareness month in the City of Indianola. Lenchen Raeside, Chains Interrupted, spoke on human trafficking.

Old Business

Council Member Sones moved to open the public hearing on the proposed The Village Urban Renewal Plan and Beach seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Craig Flannigan, Wesley Life, spoke regarding the project.

It was moved by Richardson and seconded by Dalby to close the public hearing. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Beach moved to approve Resolution 2025-005 determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting The Village Urban Renewal

Plan. Sones seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Dalby moved to approve the first consideration of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for The Village Urban Renewal Plan and Beach seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Dalby moved to open the public hearing on the proposal to enter into a Development Agreement with Wesley Retirement Services, Inc and Richardson seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

There were no public comments.

It was moved by Sones and seconded by Beach to close the public hearing. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Beach moved to approve Resolution 2025-006 approving and authorizing execution of a Development Agreement by and between the City of Indianola and Wesley Retirement Services, Inc. and Sones seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Adjourn

The meeting was adjourned at 7:21 PM on a motion by Dalby and seconded by Richardson. Question was called for and on voice vote the Mayor Pro Tem declared the motion carried unanimously.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



CITY OF INDIANOLA COUNCIL STUDY MEETING

January 9, 2025

6:00 PM

City Council Chambers

110 N 1st St., Indianola, IA

Minutes

Presentation regarding proposed department budgets for Fiscal Year 26.

The Indianola City Council met for a budget workshop on January 9, 2025, at 6 PM in the City Hall Council Chambers. Those present were City Council Members Josh Rabe, Ron Dalby, Steve Armstrong, Christina Beach, Mellisa Sones, and Steve Richardson.

City department directors presented their proposed Fiscal Year 26 budget items and explained the most important revenues and expenditures.

The study session adjourned at 8:34 PM



MEMORANDUM

To: Mayor and City Council

From:

Date: January 21, 2025

Subject: Consideration of the approval of a renewal liquor license for the Indianola Country Club, pending staff approval.

Introduction: This is a renewal for their Class C Retail Alcohol License with outdoor privileges.

Background: Their current license expires on February 1, 2025.

Discussion: The Indianola Country Club, located at 1610 Country Club Rd., is a corporation. Ownership on the application is as follows Robert Curtiss, and Kevin Halterman.

Budget Impact:

Recommendation: Simple motion is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: January 21, 2025
Subject: Third consideration and adoption of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Summercrest Hills Urban Renewal Plan.

Recommendation: The Council previously approved the first consideration of an ordinance for the Summercrest Hills Urban Renewal Plan. However, changes to the ordinance were required, resulting in the Council needing to approve the first consideration again. Roll call is in order.

Attachments: 1. Summercrest Hills URP - Ordinance

ORDINANCE NO. _____

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON **CERTAIN** PROPERTY LOCATED WITHIN THE SUMMERCREST HILLS URBAN RENEWAL AREA, IN CITY OF INDIANOLA, COUNTY OF WARREN STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF INDIANOLA, COUNTY OF WARREN, INDIANOLA COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE SUMMERCREST HILLS URBAN RENEWAL AREA (**IDG PARCELS**)

WHEREAS, the City Council of the City of Indianola, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 2024-268 passed and approved on the 2nd day of December, 2024, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Summercrest Hills Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the following lots and parcels (hereinafter referred to as the "**IDG Parcels**") legally described as follows:

The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County Iowa lying West of the Railroad Right of Way EXCEPT all portions platted as a part of Quail Meadows Plat 3 and Quail Meadows Plat 4, Official Plats, now included in and forming a part of the City of Indianola, Warren County, Iowa.

AND

The North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 18, Township 76 North, Range 23 West of P.M., Warren County, Iowa

AND

Lot 3, Summercrest Hills Plat 4, an Official Plat now included in and forming a part of the City of Indianola, Warren County

EXCEPT

Any real property located thereon platted as a part of Quail Meadow Plat 4, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa

AND EXCEPT

Lot 1, Summercrest Hills Plat 1, an Official Plat now included in and forming a part of the City of Indianola, Warren County

AND EXCEPT

Lot 4, Summercrest Hills Plat 4, an Official Plat now included in and forming a part of the City of Indianola, Warren County

AND EXCEPT

A PART OF LOT 5 IN SUMMERCREST HILLS PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 89° 57' 19" WEST ALONG THE SOUTH LOT LINE OF SAID LOT 5, A DISTANCE 21.57 FEET; THENCE NORTH 84° 14' 40" WEST CONTINUING ALONG SAID SOUTH LOT LINE, 90.45 FEET; THENCE NORTH 89° 57' 19" WEST CONTINUING ALONG SAID SOUTH LOT LINE, 68.43 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID SOUTH LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 44° 57' 19" WEST, 35.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00° 02' 41" EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 145.29 FEET; THENCE NORTH 02° 56' 14" EAST CONTINUING ALONG SAID WEST LINE, 55.36 FEET; THENCE NORTH 90° 00' 00" EAST, 202.21 FEET TO THE EAST LINE OF SAID LOT 5; THENCE SOUTH 0° 02' 41" WEST ALONG SAID EAST LINE, 234.74 TO THE POINT OF BEGINNING AND CONTAINING 1.07 ACRES (46,648 S.F.).
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND EXCEPT

Parcel "D" as shown on the Plat of Survey, recorded November 21, 2016, in Book 2016, Page 10418 of the Warren County Recorder's Office, Iowa.

AND EXCEPT

Lot 1 and Lot A in DeYarman Park Minor Subdivision Plat, now included in and forming a part of the City of Indianola, Iowa

AND EXCEPT

The North 100 feet of the SW ¼ of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa.

[NOTE: The City is including only a portion of the Urban Renewal Area in this TIF Ordinance.]

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Indianola, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Indianola, State of Iowa, desires to provide for the division of revenue from taxation on the IDG Parcels in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19, Code of Iowa, as amended.

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

Section 1. That the taxes levied on the taxable property in the IDG Parcels of the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Indianola, County of Warren, Indianola Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the IDG Parcels of the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Indianola, State of Iowa, certifies to the Auditor of Warren County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Indianola, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12, Code of Iowa, as amended, incurred by the City of Indianola, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; and (iv) any other exceptions under Section 403.19, Code of Iowa, shall be collected against all

taxable property within the IDG Parcels of the Urban Renewal Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the IDG Parcels of the Urban Renewal Area exceeds the total assessed value of the taxable property in the IDG Parcels of the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the IDG Parcels of the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Indianola, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the IDG Parcels of the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19, Code of Iowa, as amended, with respect to the division of taxes from property within the IDG Parcels of the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the IDG Parcels in the Urban Renewal Area and the territory contained therein.

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

PASSED AND APPROVED this _____ day of _____, 20__.

Mayor

ATTEST:

City Clerk

Read First Time: _____, 20__

Read Second Time: _____, 20__

Read Third Time: _____, 20__

PASSED AND APPROVED: _____, 20__.

I, _____, City Clerk of the City of Indianola, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 20__, signed by the Mayor on _____, 20__, and published in the Indianola Record Herald on _____, 20__ 4.

City Clerk, City of Indianola, State of Iowa

(SEAL)



MEMORANDUM

To: Mayor and City Council

From:

Date: January 21, 2025

Subject: Second consideration of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for The Village Urban Renewal Plan.

Recommendation: Roll call is in order.

Attachments: 1. The Village URP - Ordinance

ORDINANCE NO. _____

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE VILLAGE URBAN RENEWAL AREA, IN CITY OF INDIANOLA, COUNTY OF WARREN STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF INDIANOLA, COUNTY OF WARREN, INDIANOLA COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE VILLAGE URBAN RENEWAL AREA (**THE VILLAGE URBAN RENEWAL PLAN**)

WHEREAS, the City Council of the City of Indianola, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. _____ passed and approved on the 6th day of January, 2025, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as The Village Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

LOT 1 OF PARCEL "P" AND LOT 2 OF PARCEL "P", AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2008 AT PAGE 10102, ALL IN SECTION 24, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA. PARCEL CONTAINING 1,438,143 SQUARE FEET, (33.01 ACRES).

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Indianola, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Indianola, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19, Code of Iowa, as amended.

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

Section 1. That the taxes levied on the taxable property in the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Indianola, County of Warren, Indianola Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Indianola, State of Iowa, certifies to the Auditor of Warren County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Indianola, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12, Code of Iowa, as amended, incurred by the City of Indianola, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; and (iv) any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Indianola, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19, Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Urban Renewal Area and the territory contained therein.

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

PASSED AND APPROVED this _____ day of _____, 2025.

Mayor

ATTEST:

City Clerk

Read First Time: _____, 2025

Read Second Time: _____, 2025

Read Third Time: _____, 2025

PASSED AND APPROVED: _____, 2025.

I, _____, City Clerk of the City of Indianola, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2025, signed by the Mayor on _____, 2025, and published in the Indianola Record Herald on _____, 2025.

City Clerk, City of Indianola, State of Iowa

(SEAL)



MEMORANDUM

To: Mayor and City Council
From: Akhilesh Pal, Public Works Director
Date: January 21, 2025
Subject: Resolution approving an amendment to the agreement with Snyder and Associates for professional engineering services needed for the North N Street Storm Sewer Infrastructure Repair Project.

Introduction: The purpose of this memorandum to the City Council is to seek approval of a resolution that will authorize an amendment to the agreement with Snyder and Associates for the professional services needed to complete the North N Street Storm Sewer Infrastructure Repair Project. The amendment will add \$8,387 to the existing contract.

Background: The City Council previously approved a contract with Snyder and Associates to provide consulting engineering services for the urgent repair of failed storm sewer infrastructure in the 600 and 700 blocks of North N Street. This repair was deemed a critical necessity and required immediate attention to ensure the continued safety and functionality of the city's infrastructure. The original contract, approved on 15 April 2024 by Resolution 2024-078, had a contract amount of \$24,345 to just cover the engineering design and bidding phase.

Discussion: During the course of the project, staff encountered significant unknown damage to the existing storm sewer infrastructure, which required further evaluation and additional repairs. As a result, further professional services were needed to address these unforeseen circumstances. Additionally, the original agreement did not include construction phase services, which were identified as additional services required for the successful completion of the project. This amendment will add \$13,587 to the original contract amount of \$24,345, and staff is recommending that the Council approve an amendment of \$8,387 to the agreement with Snyder and Associates to account for these additional needs.

Budget Impact: Although the necessary funding for these additional services was not included in the FY2025 stormwater utility funds, there is currently adequate reserve in the fund to absorb this expense.

Recommendation: Staff respectfully recommends that the City Council approve the resolution authorizing the amendment of the agreement with Snyder and Associates for the professional services required for the North N Street Storm Sewer Infrastructure Repair Project. The requested amendment will add \$8,387 to the contract, and the necessary funding is available within the existing reserve of the stormwater utility fund. Roll call is in order.

Attachments:

1. SuppAgmt37_Amend1_2024-12-19_NorthNStreet
2. Res 2025 - Resolution Snyder Engineering Agreement Amend for North N St

Project No.: 124.0688.01

**Amendment No. 1
to
Supplemental Agreement No. 37
A Supplement to the
City of Indianola, IA & Snyder & Associates, Inc.
PROFESSIONAL Services Agreement**

Snyder & Associates, Inc. (Service Provider) agrees to provide to City of Indianola (City) the PROFESSIONAL services described below for the Project identified below. The PROFESSIONAL services shall be performed in accordance with and shall be subject to the terms and conditions of the "PROFESSIONAL Services Agreement" executed by and between City and Service Provider on the 17th day of October, 2016.

PROJECT NAME:

North N Street Storm Sewer Repairs

PROJECT DESCRIPTION:

The PROJECT consists of damage assessment, assessment and design review meetings, engineering design, construction drawing production, and bid letting assistance to remove and replace existing portions of storm sewer assets that have failed along North N Street between West Euclid Avenue and West Franklin Avenue. All work is anticipated to be confined to the existing right of way.

SCOPE OF WORK:

Snyder & Associates, Inc. proposes to provide construction phase services including construction administration and observation identified as additional services in Supplemental 37. Additionally, significant unknown damage was encountered which required further evaluation and repairs.

SCHEDULE:

Snyder & Associates, Inc. continued work under verbal authorization to complete the project this construction season.

COMPENSATION:

Snyder & Associates, Inc. will provide the above services at the standard hourly rate shown on Exhibit B of Supplemental 37, not to exceed \$13,587.

Consultant is directed to proceed with the Work as set forth herein upon both parties executing this Work Order.

CITY OF INDIANOLA

SNYDER & ASSOCIATES, INC.

By:

By:

(Authorized signature)

(Authorized signature)

President

(Title)

(Title)

Date:

Date:

City of Indianola
Resolution 2025-

A RESOLUTION AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH SNYDER AND ASSOCIATES, INC. FOR PROFESSIONAL SERVICES NEEDED FOR THE NORTH N STREET STORM SEWER INFRASTRUCTURE REPAIR PROJECT

WHEREAS, the City Council previously approved a contract with Snyder and Associates for consulting engineering services for the repair of the failed storm sewer infrastructure on North N Street, pursuant to Resolution 2024-078, approved on April 15, 2024; and

WHEREAS, additional unforeseen damage was encountered during the project requiring further evaluation and repairs, and the original agreement did not include construction phase services, which were identified as additional services needed for the completion of the project; and

WHEREAS, the original contract amount of \$24,345 requires an amendment to include an additional \$8,387 for the professional services necessary to complete the project; and

WHEREAS, although the funding for this amendment is not included in the FY2025 stormwater utility funds, adequate reserve funds are available to absorb the additional cost.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Indianola, Iowa, that the amendment to the agreement with Snyder and Associates for the professional services needed for the North N Street Storm Infrastructure Repair Project, in the amount of \$8,387, is hereby approved.

Passed and approved this 21st day of January, 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Akhilesh Pal, Public Works Director

Date: January 21, 2025

Subject: Resolution approving an amendment to the agreement with Snyder and Associates for Engineering Services needed for the West Clinton Avenue Culvert Replacement project.

Introduction: This memorandum is submitted to the City Council to request approval of a resolution authorizing an amendment to the agreement with Snyder and Associates, Inc. for the professional services required for the Clinton Avenue Culvert Replacement Project. This amendment, amounting to \$8,387, is necessary to address unforeseen circumstances encountered during the project that have required additional professional services.

Background: The City Council previously approved a contract with Snyder and Associates, Inc. for consulting engineering services for the Clinton Avenue Culvert Replacement Project, specifically to replace a reinforced box culvert on Cavitt Creek and associated street paving on West Clinton Avenue, west of South L Street, due to flooding concerns. The original contract, approved on 20 July 2020 by Resolution 2020-167, had a contract amount not to exceed \$64,100. This agreement covered engineering design, plans and specifications, easement plats, bidding assistance, and construction phase services.

Discussion: After the project was initiated, changes to administrative rules concerning wetland impacts required a permit from the U.S. Army Corps of Engineers (USACE). These changes, implemented during the design phase, reduced the threshold for wetland impacts that necessitate a permit. This new rule change resulted in the requirement for a nationwide 404 permit, which had not been anticipated. Snyder and Associates provided additional services to secure this permit, which included preparing and obtaining the necessary documentation, with verbal approval from the Corps of Engineers. Fortunately, no mitigation was required for the project.

In addition, the acquisition of the necessary construction easements proved to be more challenging than anticipated. The City needed additional assistance to provide support during property owner meetings, document issues, and adjust the design to protect the steeper slopes of the property. These efforts were necessary to satisfy residents' concerns and obtain the required right of way for the project. The challenging right of way acquisition led to further revisions to the design and resulted in adjustments to the inlet channel side slopes utilizing vegetated concrete block mats, at the upstream end, instead of riprap. These slope adjustments required the design and implementation of slope stabilization measures to ensure the project's success.

Budget Impact: The amendment to the original contract, which will add \$8,387 for the additional professional services required to complete the project, is covered within the FY2025 stormwater

utility funds. There are adequate funds within the FY2025 stormwater utility funds to cover this amendment without requiring additional financial adjustments.

Recommendation: Staff respectfully recommends that the City Council approve the resolution authorizing the amendment to the agreement with Snyder and Associates, Inc. for the professional services required for the Clinton Avenue Culvert Replacement Project. The amendment will add \$8,387 to the original contract amount, and the necessary funding for this amendment is included in the FY2025 stormwater utility funds. Roll call is in order.

Attachments:

1. SuppAgmt23_Amend1_2024-12-19_WestClintonAve
2. Res 2025 - Resolution Snyder Engineering Amendment Clinton Culvert

Project No.: 120.0740.01

**Amendment No. 1
to
Supplemental Agreement No. 23
A Supplement to the
City of Indianola, IA & Snyder & Associates, Inc.
PROFESSIONAL Services Agreement**

Snyder & Associates, Inc. (Service Provider) agrees to provide to City of Indianola (City) the PROFESSIONAL services described below for the Project identified below. The PROFESSIONAL services shall be performed in accordance with and shall be subject to the terms and conditions of the "PROFESSIONAL Services Agreement" executed by and between City and Service Provider on the 17th day of October, 2016.

PROJECT NAME:

West Clinton Avenue – Culvert Replacement

PROJECT DESCRIPTION:

The project consists of final design, plans and specifications, easement plat, bidding assistance and construction phase services for replacement of a reinforced box culvert on Cavitt creek and associated street paving on West Clinton Avenue, west of South L street.

SCOPE OF WORK:

The right of way acquisition for this project was very strenuous and required consultant assistance including several meetings on site and resulted in adjustments to the needs lines and inlet channel side slopes. Side slope adjustments required design of slope stabilization measures to be added to the project.

After the project was initiated, the administrative rules related to wetland impacts reduced the threshold of impact area that requires a permit from the US Army Corps of Engineers. This changed was implemented during the design phase requiring the project to obtain a USACE joint permit that was not anticipated. No mitigation was required and the permit was obtained from the Corps of Engineers.

SCHEDULE:

Snyder & Associates, Inc. continued work under verbal authorization to complete the project under the desired schedule.

COMPENSATION:

The work was performed on an hourly basis at the rates included in Exhibit B and totaled \$8,387.

CITY OF INDIANOLA

SNYDER & ASSOCIATES, INC.

By:

By:

(Authorized signature)

(Authorized signature)

President

(Title)

(Title)

Date:

Date:

City of Indianola
Resolution 2025-

**A RESOLUTION AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH
SNYDER AND ASSOCIATES, INC. FOR PROFESSIONAL SERVICES NEEDED FOR THE
CLINTON AVENUE CULVERT REPLACEMENT PROJECT**

WHEREAS, the City Council previously approved a contract with Snyder and Associates, Inc. for consulting engineering services for the Clinton Avenue Culvert Replacement Project, pursuant to Resolution 2020-167, approved on July 20, 2020; and

WHEREAS, during the course of the project, changes to administrative rules regarding wetland impacts required the project to obtain a permit from the U.S. Army Corps of Engineers (USACE), resulting in additional services to secure the necessary permit; and

WHEREAS, the acquisition of necessary construction easements required additional services to support property owner meetings, design revisions, and slope stabilization measures; and

WHEREAS, the original contract amount of \$64,100 requires an amendment to include an additional \$8,387 for the professional services necessary for the project; and

WHEREAS, the funding for this amendment is included in the FY2025 stormwater utility funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Indianola, Iowa, that the amendment to the agreement with Snyder and Associates, Inc. for the professional services needed for the Clinton Avenue Culvert Replacement Project, in the amount of \$8,387, is hereby approved.

Passed and adopted this 21st day of January, 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From:

Date: January 21, 2025

Subject: Resolution suspending certain requirements of the City of Indianola Code Chapter 17.06 and Resolution 2023-199 for 2025.

Recommendation: Roll call is in order.

Attachments:

1. IMU BOT Resolution
2. Res 2025- Suspending Certain requirements of the City of Indianola code chapter 17.06 and resolution 2023-199 for 2025

Indianola Municipal Utilities
RESOLUTION NO 2025-

RESOLUTION REQUESTING WAIVING ORDINANCE 1720 FOR 2025

WHEREAS, on October 23, 2023, the City Council passed Ordinance 1720 amending sections 15.04 and 17.06 of the City Code of the City of Indianola; and

WHEREAS, the amendment increased compensation for the Mayor and City Council Members; and

WHEREAS, the City Council approved Resolution 2023-199 amending the salaries of the Utility Board of Trustees; and

WHEREAS, the amendments state compensation shall be adjusted annually based on the average increase in prices for the Midwest region as established by the federal government via the consumer price index; and

WHEREAS, IMU Board of Trustees desires consideration by city council to waive the wage increase for 2025 for the IMU Board of Trustees.

THEREFORE, BE IT RESOLVED, IMU Board of Trustees requests wage increase for 2025 IMU Board of Trustees be waived.

PASSED AND APPROVED this 13th day of January, 2025.


Dom Selgrade, Chairperson

ATTEST:


Monica Thompson, Board Secretary

City of Indianola
RESOLUTION NO 2025-

**RESOLUTION SUSPENDING CERTAIN REQUIRMENTS OF THE CITY OF
INDIANOLA CODE CHAPTER 17.06 AND RESOLUTION 2023-199 FOR 2025**

WHEREAS, on October 23, 2023, the City Council passed Ordinance 1720 amending sections 15.04 and 17.06 of the City Code of the City of Indianola; and

WHEREAS, the amendment increased compensation for the Mayor and City Council Members and

WHEREAS, the City Council approved Resolution 2023-199 amending the salaries of the Utility Board of Trustees; and

WHEREAS, the amendments state compensation shall be adjusted annually based on the average increase in prices for the Midwest region as established by the federal government via the consumer price index; and

WHEREAS, the IMU Board of Trustees has requested the City Council waive the wage increase for 2025 for the Trustees; and

WHEREAS, due to budgetary constraints the Indianola City Council desires to waive the wage increase for 2025 for the City Council Members.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Indianola, Iowa hereby waives the wage increase for 2025 for the City Council Members and the IMU Board of Trustees.

PASSED AND APPROVED this 21st day of January 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: January 21, 2025
Subject: Approval of Urban Revitalization Designations

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

Background:

Discussion: The following comprise a list of final Urban Revitalization Designations for new residential construction.

Address	Titleholder or Contract Buyer	Estimated or Actual Cost of Improvements
1508 E Girard Ave	Sage Homes, Inc	\$297,400
1600 E Girard Ave	Sage Homes, Inc	\$298,553
2318 N 8th Ct	Patel, Pritesh/Bijal	\$775,000

Budget Impact:

Recommendation: All paperwork is in order for approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From:
Date: January 21, 2025
Subject: Resolution approving salaries.

Recommendation: Roll call is in order.

Attachments: 1. Res 2025- Approving Salaries

City of Indianola
RESOLUTION NO 2025-

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:

Janis Comer, Full-time Children Services Librarian to Grade 4E, \$69,383.71/year, effective December 29, 2024; and

Rob Hawkins, Full-time Police Captain to Grade 9G, \$138,783.89/year, effective December 29, 2024; and

Makayla Cunningham to Part-time Non-benefitted IWC Lifeguard, \$11.00/hour, effective January 6, 2025; and

Thomas Phillips to Part-time Non-benefitted IWC Lifeguard, \$11.00/hour, effective January 6, 2025; and

Abigail Dostal to Seasonal Parks and Recreation Facility/Site Supervisor, \$12.50/hour, effective January 7, 2025; and

Rachael Dostal to Seasonal, Parks and Recreation Facility/Site Supervisor, \$13.00/hour, effective January 7, 2025; and

Taylor Hoger to Part-time Non-Benefitted IWC Lifeguard, \$12.00/hour, effective January 7, 2025; and

Jessica Meling to Seasonal Parks and Recreation Facility/Site Supervisor, \$14.50/hour, effective January 7, 2025; and

Jennifer Reedy to Seasonal Parks and Recreation Facility/Site Supervisor, \$14.00/hour, effective January 7, 2025; and

Katelyn Reedy to Seasonal Parks and Recreation Facility/Site Supervisor, \$12.00/hour, effective January 7, 2025.

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

Passed and approved this 21st day of January 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From:
Date: January 21, 2025
Subject: Receive and file the November 2024 EMS Billing Activity Report

Recommendation: Receive and file

Attachments:

1. EMS Billing Activity Nov 2024
2. Incident Type Summary - November 2024



FIRE DEPARTMENT

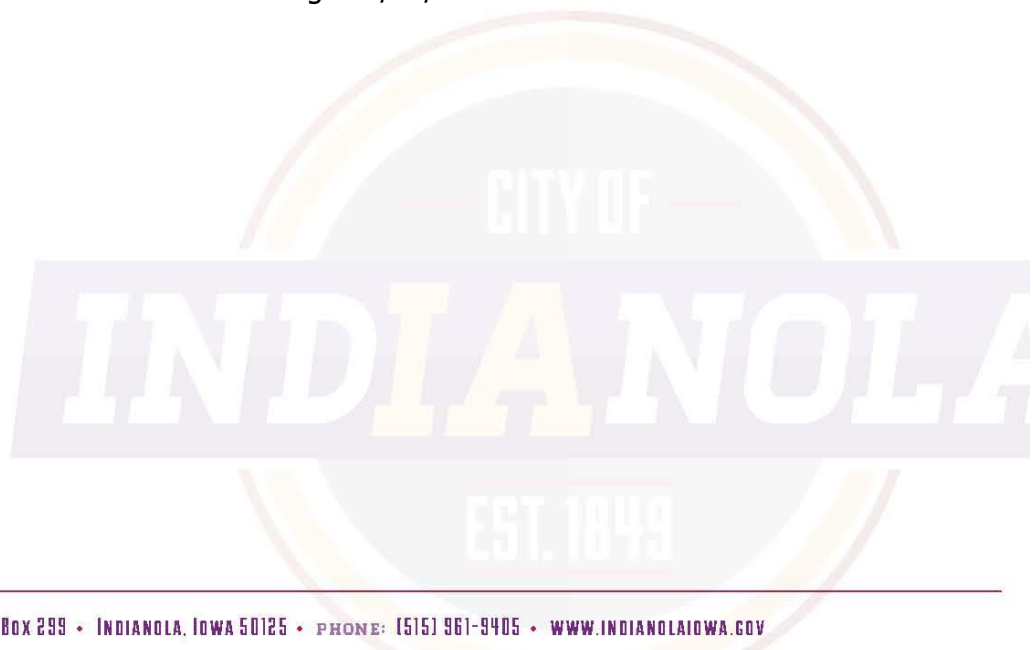
TO: Mayor Erickson and City Council Members
CC: Deputy City Manager Wade Wagoner, Finance Director Jackie Raffety
FROM: Fire Chief Aaron Hurt
DATE: January 6th, 2004
RE: November 2024 EMS Billing Activity

Below are the EMS billing details for [Month Year] from Digitech Company, including financial activity for the Indianola Fire Department EMS section. The information provided reflects both the fire department's and Digitech's activities for the month.

For the period: 11/1/24 – 11/30/24

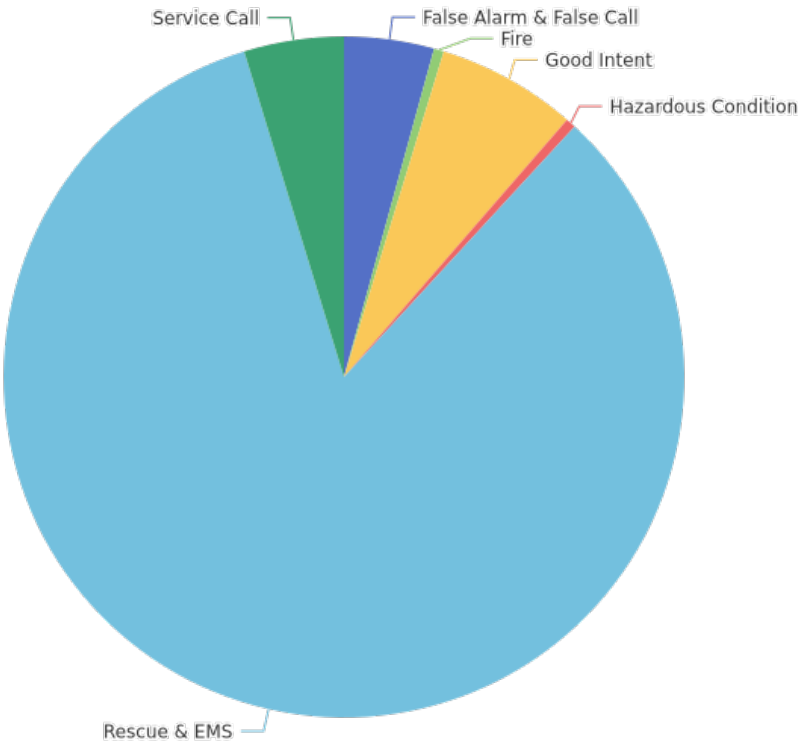
Billing Activity Summary	Collection Report Summary
New Total Billable: \$168,379.48	All Accounts Collected Old / New: \$81,885.19
Billable Transports: \$166,179.48	Non-Transports Collected: \$1,417.02
Billable Non-Transports: \$2,200.00	Unidentified Payments Collected: \$0.00
Total Non-Billable: (\$15,310.02)	Refunds: (\$160.00)
	Accounts Closed: (\$7.00)
	Forward to Iowa Income Offset: (\$24,760.05)
	Bad Debt – Write Off
	Account Closed Other: (\$177.14)
	Account Closed - Deceased: (\$0.00)
	Account Closed - Unfreeze: (\$2,567.20)
Total Accounts Created: \$153,069.46	Net Total Collected: \$81,725.19

The above activity shows the TruBank Account Balance as \$ 268,695.69 and the Bankers Trust Account Balance as \$149,626.39 as reflected through 11/30/2024.





Incident Type Summary - Previous Calendar Month-copy



INCIDENT TYPE SERIES	INCIDENT TYPE SERIES NAME	COUNT	PERCENT
100	Fire	1	0.47%
300	Rescue & EMS	176	83.41%
400	Hazardous Condition	1	0.47%
500	Service Call	10	4.74%
600	Good Intent	14	6.64%
700	False Alarm & False Call	9	4.27%
Total		211	100.00%



MEMORANDUM

To: Mayor and City Council
From:
Date: January 21, 2025
Subject: Receive and file the December 2024 EMS Billing Activity Report

Recommendation: Receive and file

Attachments:

1. EMS Billing Activity Dec 2024
2. Incident Type Summary - December 2024



FIRE DEPARTMENT

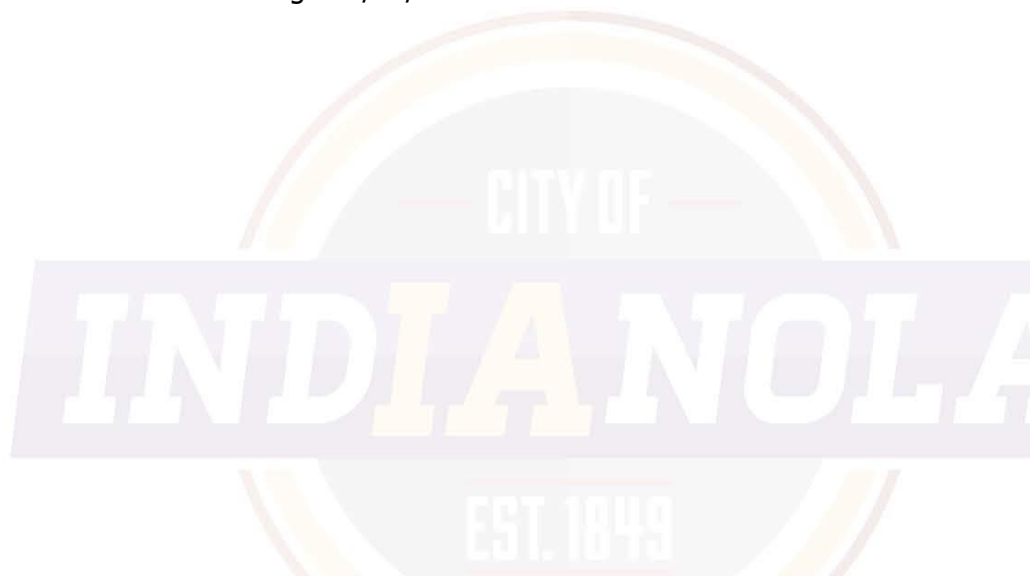
TO: Mayor Pro Tem Steve Armstrong and City Council Members
CC: Deputy City Manager Wade Wagoner, Finance Director Jackie Raffety
FROM: Fire Chief Aaron Hurt
DATE: January 21st, 2024
RE: December 2024 EMS Billing Activity

Below are the EMS billing details for [December 2024] from Digitech Company, including financial activity for the Indianola Fire Department EMS section. The information provided reflects both the fire department's and Digitech's activities for the month.

For the period: 12/01/2024 – 12/31/2024

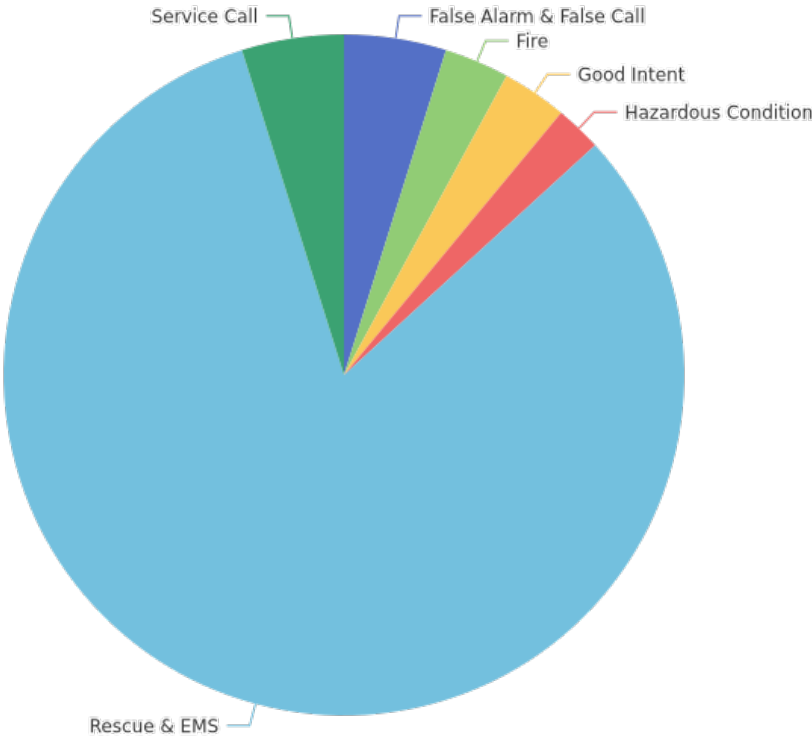
Billing Activity Summary	Collection Report Summary
New Total Billable: \$139,440.04	All Accounts Collected Old / New: \$104,307.92
Billable Transports: \$138,040.04	Non-Transports Collected: \$1,326.21
Billable Non-Transports: \$1,200.00	Unidentified Payments Collected: \$0.00
Total Non-Billable: (\$4,919.81)	Refunds: (\$1,670.02)
	Accounts Closed: (\$14.82)
	Forward to Iowa Income Offset: (\$13,595.52)
	Bad Debt – Write Off:
	Account Closed Other: (\$1,086.00)
	Account Closed - Deceased: (\$1,640.00)
	Account Closed - Unfreeze: (\$0.00)
Total Accounts Created: [\$134,520.23]	Net Total Collected: \$102,637.90

The above activity shows the TruBank Account Balance as \$330,808.85 and the Bankers Trust Account Balance as \$191,321.82 as reflected through 12/31/2024.





Incident Type Summary - Previous Calendar Month



INCIDENT TYPE SERIES	INCIDENT TYPE SERIES NAME	COUNT	PERCENT
100	Fire	7	3.08%
300	Rescue & EMS	186	81.94%
400	Hazardous Condition	5	2.20%
500	Service Call	11	4.85%
600	Good Intent	7	3.08%
700	False Alarm & False Call	11	4.85%
Total		227	100.00%



MEMORANDUM

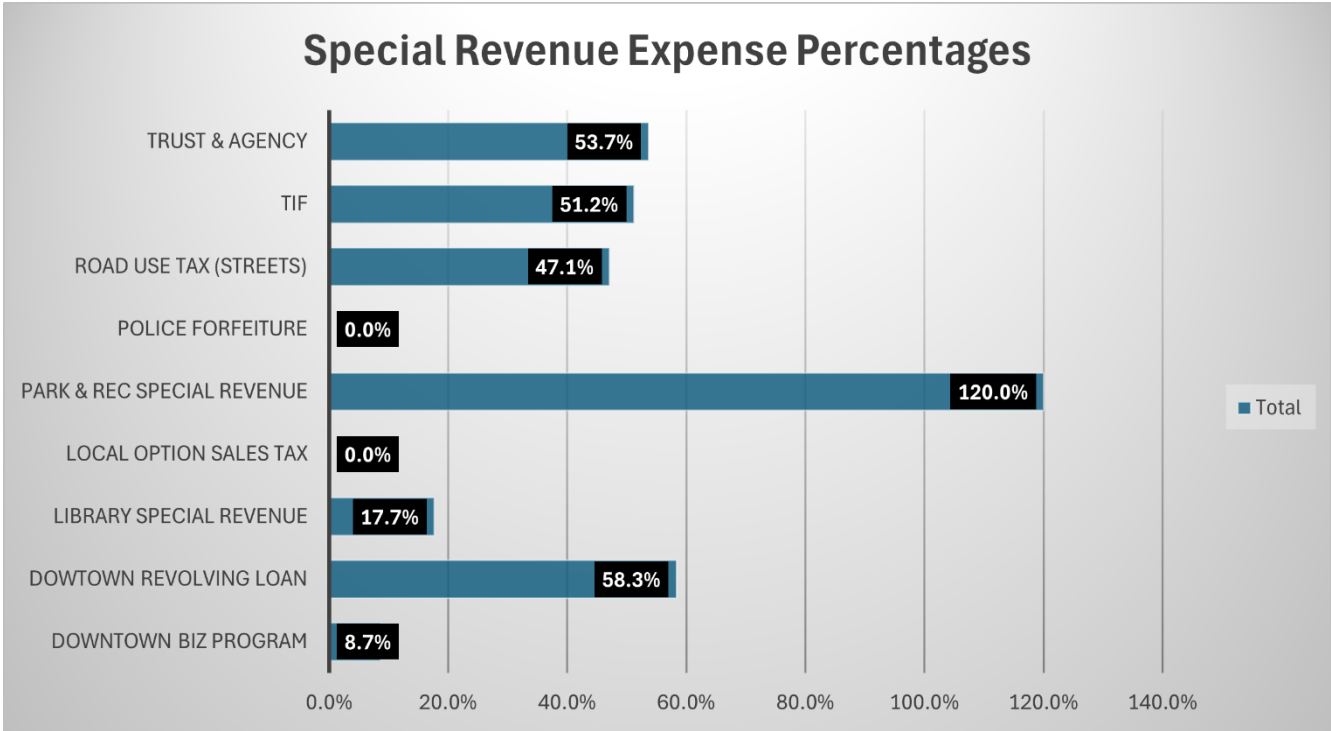
To: Mayor and City Council
From: Roxanne Stotler, Senior Budget Analyst
Date: January 21, 2025
Subject: Receive and file the December 2024 Treasurer's Report.

Introduction: December 2024 Treasurer's Report

Background: The City Council requested budget-to-actual expenditure percentages with the Treasurer's Report each month, as well as explanations for any large variances.

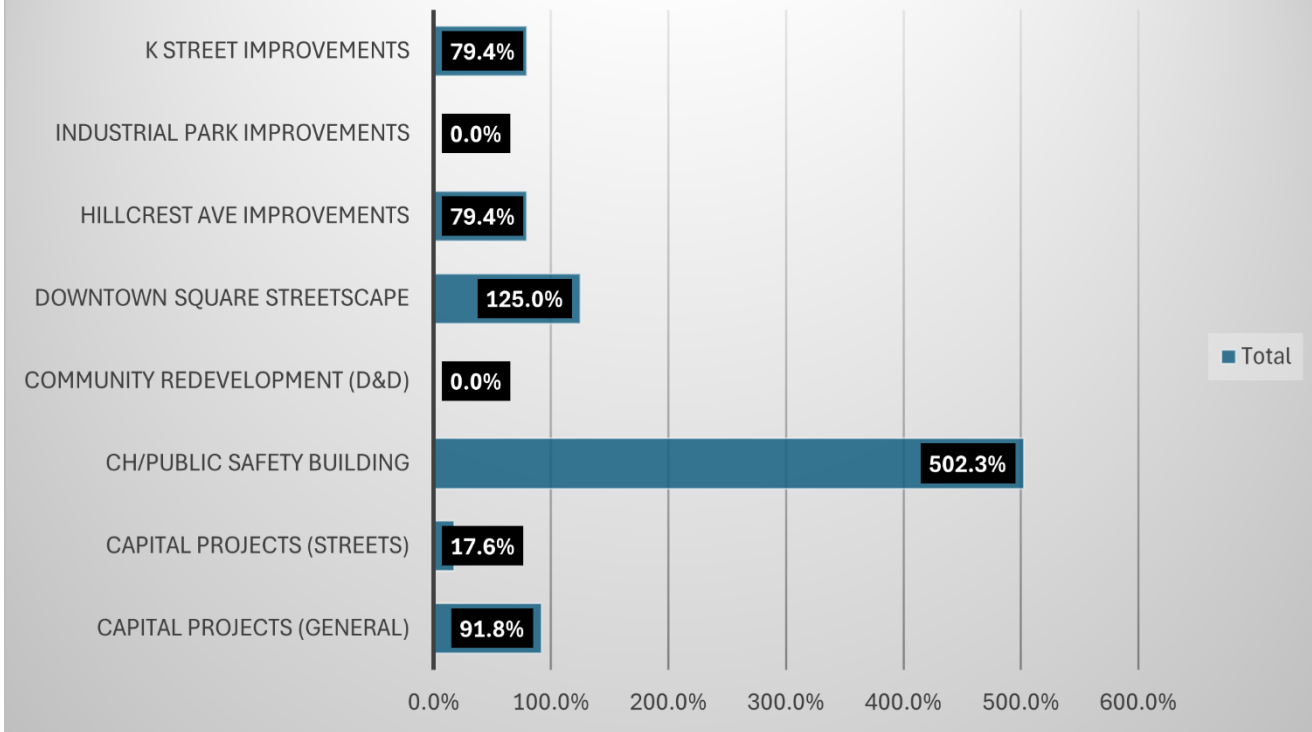
Discussion: As of December 2024, funds should have expended 50% of their budgets. Percentage variances greater than 70% will be explained further. Funds that are currently in the negative will also be explained.

Fund 142 (Parks & Rec Special Revenue Fund) is over the 50% benchmark. The fund is used for the Hometown Pride expenses. Doug Bylund advised that Hometown Pride submitted a grant reimbursement claim to Iowa Economic Development Authority and are currently awaiting payment from the grant.



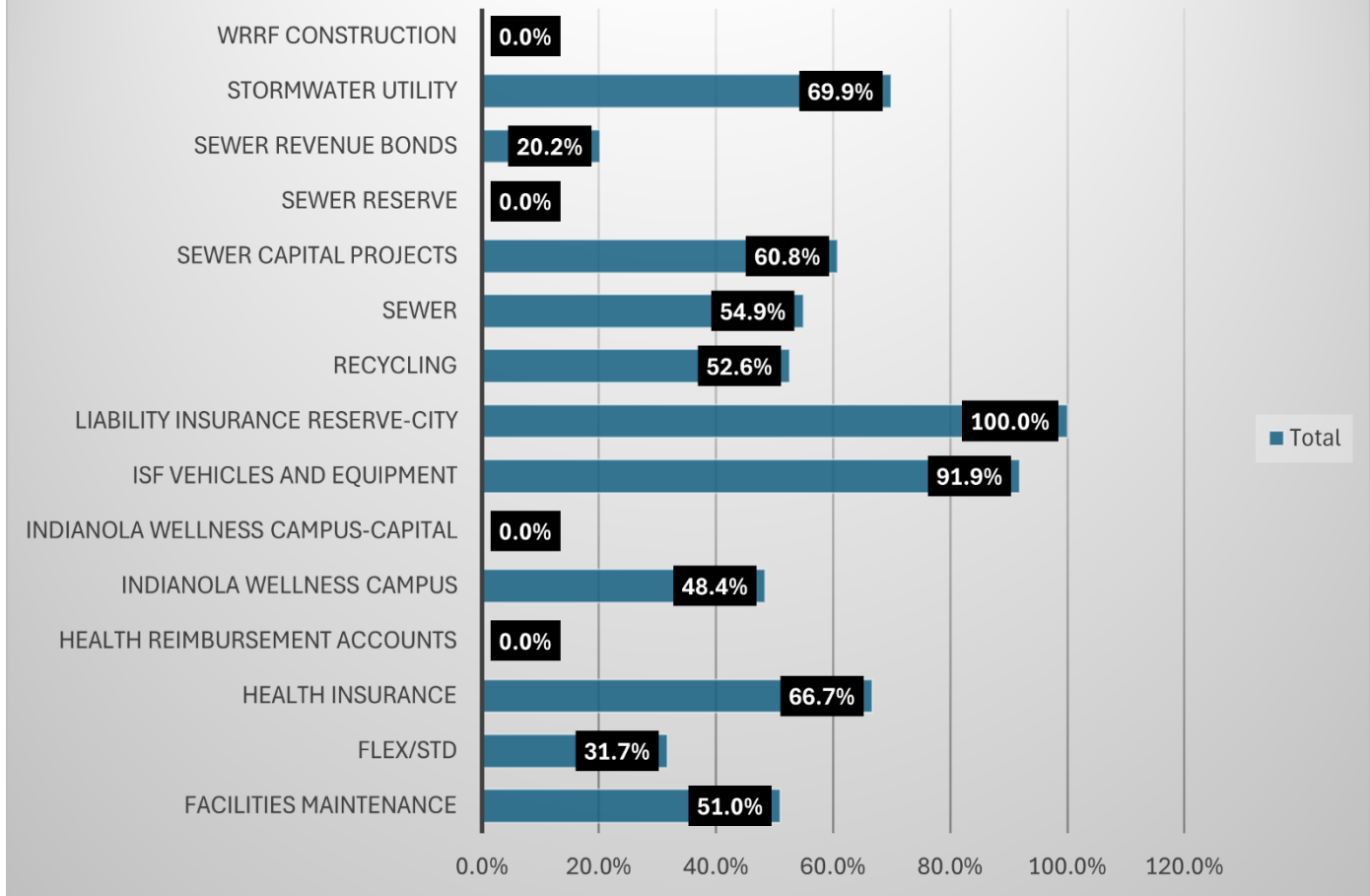
Capital Projects are paid as projects, or phases of projects, are completed and do not always follow the same benchmarks as other funds.

Capital Projects Expense Percentages



The liability insurance reserve fund needs to have a budget adjustment due to a liability claim. When the next budget adjustment is prepared, this will be adjusted. ISF Vehicle and Equipment Fund does not follow the same benchmarks as the other funds, payments are made as equipment is received and all expenditures are budgeted.

Internal Service Funds Expense Percentages



There are several funds that are currently in the negative:

- Fund 142 (Parks & Rec Special Revenue Fund) is awaiting payment from Hometown Pride.
- Fund 322 (Downtown Square Streetscape) has reimbursement claims that are being prepared for submittal.
- Fund 340 (CH/Public Safety Building) is used for expenses related to the Howard Street (Regions Bank) building. Fund 353 (Community Redevelopment (D&D) was used to tear down and remove the house at 204 North C Street adjacent to the Library. The source of revenue to fund these has yet to be determined.
- Fund 680 (Indianola Wellness Campus) is being monitored by IWC and the Finance Staff. IWC is staying within their budget; however, their cash balance was not sufficient at the beginning of the year to cover their expenses.
- Fund 850 (Liability Insurance Reserve-City) will need a transfer to move cash into its fund once a budget transfer has been approved by council for FY25.
- Fund 860 (Facilities Maintenance) has been moved to the General Fund as of January 1, 2025.

Budget Function Check

This chart shows how the city is sitting in each function compared to our budget submitted to the State. If expenses are close to going over the budgeted amount, an amendment will be required.

REVENUES:	FY25 Budget	FY25 Actual	Variance	Percent Of Budget
Taxes Levied on Property	9,198,292.00	4,935,652.46	4,262,639.54	54%
TIF Revenues	1,500,000.00	849,182.97	650,817.03	57%
Other City Taxes	2,874,229.00	1,453,789.06	1,420,439.94	51%
Licenses & Permits	332,950.00	152,799.09	180,150.91	46%
Use of Money & Property	727,689.00	430,837.39	296,851.61	59%
Intergovernmental	6,909,911.00	2,211,121.10	4,698,789.90	32%
Charges for Service	10,569,219.00	5,140,121.36	5,429,097.64	49%
Special Assessments	983.00	3,317.00	(2,334.00)	337%
Miscellaneous Category	646,566.00	403,139.36	243,426.64	62%
Transfer In	15,696,722.00	6,573,060.40	9,123,661.60	42%
Total Revenues & Other Resources	39,258,269.00	17,217,367.73	22,040,901.27	44%
EXPENDITURES:	FY25 Budget	FY25 Actual	Variance	Percent of Budget
Public Safety	9,391,332.75	4,820,166.81	4,571,165.94	51%
Public Works	2,385,970.00	1,067,758.40	1,318,211.60	45%
Culture & Recreation	3,404,159.04	1,690,711.31	1,713,447.73	50%
Community & Economic Development	1,804,777.00	364,988.83	1,439,788.17	20%
General Government	2,323,862.10	1,163,937.18	1,159,924.92	50%
Debt Service	3,429,163.00	364,355.94	3,064,807.06	11%
Capital Projects	6,828,000.00	5,144,579.47	1,683,420.53	75%
Business Type/Enterprise	13,977,370.55	6,660,400.09	7,316,970.46	48%
Transfer Out	15,696,722.00	6,917,213.41	8,779,508.59	44%
Total Expenditures/Transfers Out	59,241,356.44	28,194,111.44	31,047,245.00	48%

Budget Impact: The funds over the 70% threshold have either completed project stages to pay project costs, purchased large expenditures or currently have an unknown source of funding. The individual funds in the negative are being closely monitored by Finance; but none of the overall fund balances on the Treasurer's report (ie. General Fund, Capital Projects, etc.) are in the negative. Lastly, the budget function check reveals that none of the expenditure categories are in danger of exceeding the budget at this time

Recommendation: Receive and file by simple motion.

Attachments: 1. December 2024 Treasurer's Report

**FINANCIAL REPORT
MONTH OF DECEMBER 2024**

	Fund	Beginning Balance	Revenue	Expense	Transfers In	Transfers Out	Fund Balance	Revenue Percent	Expense Percent
001	General Government	2,853,693.06	110,187.54	215,860.01	70,175.01	29,416.67	2,788,778.93	37.4%	49.1%
011	Police	2,013,277.06	127,969.48	370,754.98	21,486.42	-	1,791,977.98	53.6%	52.0%
015	Fire	92,173.33	23,369.89	92,235.31	3,364.74	-	26,672.65	58.1%	52.9%
016	Ambulance	477,635.78	114,514.17	187,515.23	6,117.72	-	410,752.44	55.3%	49.5%
041	Library	345,743.40	7,337.96	57,395.93	2,141.20	-	297,826.63	53.4%	40.8%
042	Park & Recreation	827,999.99	23,030.26	77,872.30	4,590.79	-	777,748.74	52.6%	47.7%
045	Memorial Pool	1,353.33	1,675.63	989.74	-	1,380.17	659.05	33.8%	56.6%
099	Franchise Fee-MEC	636,080.12	-	-	-	41,666.67	594,413.45	22.0%	58.3%
GENERAL FUND SUB-TOTAL		7,247,956.07	408,084.93	1,002,623.50	107,875.88	72,463.51	6,688,829.87		
110	Road Use Tax (Streets)	1,804,206.87	181,675.23	135,240.70	25,000.00	23,590.16	1,852,051.24	54.6%	47.1%
112	Trust & Agency	166,473.78	30,588.58	-	-	30,588.57	166,473.79	52.7%	53.7%
121	Local Option sales Tax	1,070,070.96	155,934.22	-	-	-	1,226,005.18	53.3%	0.0%
125	TIF	6,313,097.98	32,177.41	-	-	114,717.67	6,230,557.72	59.4%	51.2%
141	Library Special Revenue	62,936.82	9,738.21	1,906.24	-	-	70,768.79	37.3%	17.7%
142	Park & Rec Special Revenue	(12,492.10)	-	16,575.13	-	-	(29,067.23)	30.0%	120.0%
160	Downtown Revolving Loan	60,423.78	-	-	-	8,583.33	51,840.45	0.0%	58.3%
161	Downtown BIZ Program	128,829.87	-	337.72	31,000.00	-	159,492.15	17.0%	8.7%
177	Police Forfeiture	-	-	-	-	-	-	0.0%	0.0%
SPECIAL REVENUE SUB-TOTAL		9,593,547.96	410,113.65	154,059.79	56,000.00	177,479.73	9,728,122.09		
200	DEBT SERVICE (SUB-TOTAL)	1,204,614.02	15,239.26	142,991.19	114,717.67	-	1,191,579.76	40.0%	10.6%
301	Capital Projects (General)	756,451.12	-	-	-	-	756,451.12	1.8%	91.8%
321	Capital Projects (Streets)	1,645,320.65	-	26,048.00	41,666.67	-	1,660,939.32	31.9%	17.6%
322	Downtown Square Streetscape	393,679.95	-	437,898.73	-	-	(44,218.78)	151.2%	125.0%
323	Hillcrest Ave Improvements	59,949.47	-	43,577.10	-	-	16,372.37	0.0%	79.4%
324	K Street Improvements	1,079,907.33	-	86,512.95	-	-	993,394.38	0.0%	79.4%
340	CH/Public Safety Building	(201,042.17)	10,795.54	7,306.54	-	-	(197,553.17)	50.3%	502.3%
353	Community Redevelopment (D&D)	(1,681.52)	-	-	-	-	(1,681.52)	0.0%	0.0%
354	Industrial Park Improvements	496,170.22	-	-	-	-	496,170.22	0.0%	0.0%
CAPITAL PROJECTS SUB-TOTAL		4,228,755.05	10,795.54	601,343.32	41,666.67	-	3,679,873.94		
541	LIBRARY ENDOWMENT FUND	63,601.36	410.88	-	-	-	64,012.24	172.8%	0.0%
610	Sewer	467,882.79	-	144,292.64	208,333.33	45,233.65	486,689.83	58.3%	54.9%
650	Stormwater Utility	1,231,784.19	57,626.75	386,511.75	-	26,666.67	876,232.52	51.2%	69.9%
670	Recycling	218,897.52	34,981.34	30,143.79	-	5,416.66	218,318.41	52.3%	52.6%
680	Indianola Wellness Campus	(135,772.90)	113,110.78	104,088.49	-	-	(126,750.61)	49.0%	48.4%
681	Indianola Wellness Campus-Capital	70,327.20	-	-	-	-	70,327.20	0.0%	0.0%
710	Sewer Capital Projects	1,297,516.55	462,442.97	198,971.70	-	913,018.76	647,969.06	46.2%	60.8%
771	Sewer Reserve	114,238.70	-	-	-	-	114,238.70	0.0%	0.0%
781	WRRF Construction	1,250,353.83	-	-	-	-	1,250,353.83	0.0%	0.0%
791	Sewer Revenue Bonds	1,537,631.24	-	497,104.40	205,223.33	-	1,245,750.17	58.3%	20.2%
820	Health Insurance	2,812,111.69	6,214.22	156,102.36	-	-	2,662,223.55	51.3%	66.7%
830	Health Reimbursement Accounts	-	-	-	-	-	-	0.0%	0.0%
840	Flex/STD	36,867.03	-	15.30	-	-	36,851.73	0.0%	31.7%
850	Liability Insurance Reserve-City	1,303.91	-	4,160.00	-	-	(2,856.09)	100.0%	100.0%
860	Facilities Maintenance	(7,612.74)	-	13,371.12	7,000.00	-	(13,983.86)	38.9%	51.0%
890	ISF Vehicles and Equipment	(7,055.63)	-	28,797.02	499,462.10	-	463,609.45	59.4%	91.9%
CITY UTILITY & ISF SUB-TOTAL		8,888,473.38	674,376.06	1,563,558.57	920,018.76	990,335.74	7,928,973.89		
City Funds Subtotal		31,226,947.84	1,519,020.32	3,464,576.37	1,240,278.98	1,240,278.98	29,281,391.79		
GRAND TOTAL CITY FUNDS		31,226,947.84	1,519,020.32	3,464,576.37	1,240,278.98	1,240,278.98	29,281,391.79		
Cross Check Total							29,281,391.79		
Investments									
Bankers Trust	\$	27,550,426.72			Clerk's Balance		29,281,391.79		
Iowa Public Agency Inv. Trust	\$	129,740.10							
Payroll Account, TruBank									
Checking Account, TruBank	\$	110,037.42			Plus Outstanding Checks	\$	612,425.50		
Sweep Account, TruBank	\$	1,551,627.03			Minus Outstanding Deposits	\$	(3,764.95)		
Indianola Hometown Pride, TruBank	\$	26,090.40			Bank Adjustment				
Indianola EMS - TruBank	\$	330,808.85			Book Adjustment	\$	-		
Indianola EMS - Bankers Trust	\$	191,321.82							
BANK BALANCE		29,890,052.34					29,890,052.34		

<u>INTEREST DISTRIBUTION</u>		<u>% OF TOTAL</u>	<u>INTEREST</u>		<u>YTD</u>
			<u>INCOME</u>		<u>Interest</u>
General Fund (Non-Program 9500)	001-9500-43000	74.00%	\$	30,405.08	\$ 319,494.15
TIF (Fund 125)	125-5200-43000	15.00%	\$	6,163.19	\$ 64,762.32
Library Endowment Fund (Fund 541)	541-4100-43000	1.00%	\$	410.88	\$ 4,317.49
Sewer (Fund 710)	710-8300-43000	2.00%	\$	821.76	\$ 8,634.99
Health Insurance	820-9300-43000	8.00%	\$	3,287.04	\$ 34,539.91
TOTAL		100.00%	\$	41,087.94	\$ 431,748.86

General fund	6,941,864.03
Special Revenue	9,475,087.93
DS	1,191,579.76
CP	3,679,873.94
Permanent	64,012.24
Proprietary	7,928,973.89
	29,281,391.79



MEMORANDUM

To: Mayor and City Council
From:
Date: January 21, 2025
Subject: Emerald Bay Urban Renewal Plan

Recommendation:

Attachments:

1. Res 2025- Emerald Bay URP - Authorizing Resolution
2. Emerald Bay URP - Ordinance
3. Emerald Bay Consultation Meeting Minutes_Jan 2 2025
4. January 14, 2025 Meeting Minutes

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

January 21, 2025

6:00 P.M.

Emerald Bay Urban Renewal Plan

- Public hearing on the proposed Emerald Bay Urban Renewal Plan
- Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Emerald Bay Urban Renewal Plan
- Consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Emerald Bay Urban Renewal Plan

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

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

January 21, 2025

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

Absent: _____

Vacant: _____

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Emerald Bay Urban Renewal Plan, the Mayor first asked for the report of the Interim City Manager, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Plan. The Council was informed that the consultation was duly held as ordered by the Council, and that _____ written recommendations were received from affected taxing entities. The report of the Interim City Manager, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

The City also was informed that the proposed Plan had been approved by the Planning and Zoning Commission as being in conformity with the general plan for development of the City as a whole, as set forth in the minutes or report of the Commission. The Commission's report or minutes were placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written comments had been filed with respect to the proposed Plan, and the City Clerk reported that _____ written comments thereto had been filed. The Mayor then called for any oral comments to the adoption of the Emerald Bay Urban Renewal Plan and _____ were made. The public hearing was then closed.

{Attach summary of comments here,
or include summary of comments in meeting minutes}

Council Member _____ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE EMERALD BAY URBAN RENEWAL PLAN" and moved:

- ☐ that the Resolution be adopted.
- ☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2024, 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 NO. _____

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE EMERALD BAY URBAN RENEWAL PLAN

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the City; and

WHEREAS, this Council has caused there to be prepared a proposed Emerald Bay Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Emerald Bay Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

WHEREAS, the purpose of the Plan is to form the Emerald Bay Urban Renewal Area as an area suitable for economic development and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the City Clerk; and

WHEREAS, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Council has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

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

WHEREAS, the proposed Urban Renewal Area includes land classified as agricultural land and consequently written permission of the current owners has been obtained; and

WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Urban Renewal Plan to be known hereafter as the "Emerald Bay Urban Renewal Plan"; and

WHEREAS, the Iowa statutes require the City Council to submit the proposed Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole, prior to City Council approval thereof; and

WHEREAS, creation of the Urban Renewal Area and adoption of the Urban Renewal Plan therefore has been approved by the Planning and Zoning Commission for the City as being in conformity with the general plan for development of the City as a whole, as evidenced by its written minutes or report filed herewith, which recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

WHEREAS, by resolution adopted on December 19, 2024, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Interim City Manager, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Urban Renewal Plan for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Indianola Record Herald, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in the proposed "Emerald Bay Urban Renewal Plan" for the area of the City of Indianola, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Emerald Bay Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is expected and with reference to those portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area is an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That the Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Emerald Bay Urban Renewal Plan for the Emerald Bay Urban Renewal Area"; the Urban Renewal Plan for such area is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Urban Renewal Plan with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Urban Renewal Plan shall be in full force and effect from the date of this Resolution

until the Council amends or repeals the Plan. Said Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Warren County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 21st day of January, 2025.

Mayor

ATTEST:

City Clerk

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

EXHIBIT 1

**EMERALD BAY
URBAN RENEWAL PLAN**

for

**EMERALD BAY
URBAN RENEWAL AREA**

CITY OF INDIANOLA, IOWA

January 2025

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EXHIBITS

- A. LEGAL DESCRIPTION OF THE EMERALD BAY URBAN RENEWAL AREA
- B. MAP OF THE EMERALD BAY URBAN RENEWAL AREA
- C. AGREEMENT TO INCLUDE AGRICULTURAL LAND

**Emerald Bay Urban Renewal Plan
for
Emerald Bay Urban Renewal Area**

City of Indianola, Iowa

A. INTRODUCTION

The Emerald Bay Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for The Emerald Bay Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote economic development in the City of Indianola, Iowa (“City”). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new commercial development and new low and moderate income affordable housing development within the Urban Renewal Area.

In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the *Code of Iowa*, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B.” The property included in the Urban Renewal Area has never previously been subject to the division of revenue under Iowa Code Section 403.19 as a residential project.

C. AREA DESIGNATION

With the adoption of this Plan, the City designates this Urban Renewal Area as an area that is appropriate for the promotion of economic development (including commercial, industrial, and low and moderate income housing development).

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified prior to December 1, 2025, the taxable valuation as of January 1, 2024, will be considered the frozen “base valuation” for the portion of the Urban Renewal Area identified in the TIF ordinance. If a TIF ordinance is not adopted until a later date, or debt is not first certified prior to December 1, 2025, the frozen “base value” will be the assessed value of the taxable property within the area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt related to urban renewal projects in the Urban Renewal Area, in accordance with Iowa Code Section 403.19.

E. DEVELOPMENT PLAN

The City has a general plan for the physical development of the City as a whole outlined in the Elevate Indianola Comprehensive Plan, adopted in May 2020. The goals and objectives of this

Urban Renewal Plan, including the urban renewal projects, are in conformity with the Elevate Indianola Comprehensive Plan.

The property in the Urban Renewal Area is currently zoned as PUD, Planned Unit Development; A-1, Agricultural; and C-2, Highway-Commercial. The property zoned as A-1 is anticipated to be rezoned as part of the PUD or as C-2. This Urban Renewal Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

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

F. RESIDENTIAL DEVELOPMENT

One of the City's objectives for the Urban Renewal Area is to promote new housing and residential development. The City realizes that the availability of housing is an important component of attracting new business and industry, responding to new development, and retaining existing businesses.

In anticipation of expected economic development, the City has taken the position of supporting the creation of new housing opportunities, including increasing the number of lots available for the construction of new houses. Providing incentives to developers may ease the cost of extending necessary infrastructure and other factors that can make residential development more risky and less profitable.

Specially, in this Urban Renewal Area, the City intends to incentivize the development of housing for low and moderate income families, as defined in Iowa Code Section 403.17. For the purposes of Iowa Code Chapter 403, low and moderate income ("LMI") families are those households, including single person households, making no more than 80% of the median Warren County income.

G. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial, industrial, and LMI residential development). More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To increase the availability of housing opportunities, which may in turn attract and retain local industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Indianola.
2. To stimulate, through public action and commitment, private investment in new and existing commercial, industrial, and residential development.

3. To plan for and provide sufficient land for commercial, industrial, and residential development in a manner that is efficient from the standpoint of providing municipal services.
4. To help finance the cost of constructing street, water, sanitary sewer, storm water drainage, public utilities, street lighting, and other public improvements in support of new housing development.
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
6. To improve the conditions and opportunities for economic development (commercial, industrial, and residential uses).
7. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
8. To help develop a sound economic base that will serve as the foundation for future growth and development.
9. To enhance the City by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.

H. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curbs and gutters, water infrastructure, sanitary sewer infrastructure, public utilities, or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments, or other types of economic development grants or incentives to private developers, local development organizations, or businesses to incentivize the economic development within the Area, on such terms as may be determined by the City Council.
4. To borrow money and to provide security therefor.

5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear, or prepare the property for redevelopment.
8. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
9. To use tax increment financing for a number of objectives, including, but not limited to, achieving a more marketable and competitive land offering price and providing for necessary physical improvements and infrastructure.
10. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

I. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the Eligible Urban Renewal Projects under this Urban Renewal Plan include:

1. Development Agreement with Sunstone Investments, LLC: The City expects to consider a development agreement with Sunstone Investments, LLC (or a related entity) (“the “Developer”) for Developer’s construction of public infrastructure improvements, LMI affordable housing units, and commercial improvements within the Urban Renewal Area. The Developer would construct and install the public infrastructure necessary to facilitate the development of the LMI housing units and commercial development, which infrastructure would be dedicated to the City following completion, at no cost to the City. In addition to the development of the housing units, the Developer is expected to bring in a Kwik Star gas station and would create additional commercial pad sites for future development. These commercial sites are expected to create new jobs within the Urban Renewal Area. The development agreement would provide detailed terms and conditions under which the City may make semi-annual Economic Development Grant payments to the Developer in the amount of up to 100% of the Tax Increment generated by development in the Urban Renewal Area. The Economic Development Grants would terminate upon the earliest of the following: (i) twenty (20) semi-annual grants have been paid to Developer; (ii) the City’s ability to collect Tax Increment from the Urban Renewal Area has expired; (iii) the maximum aggregate amount of grants have been paid to Developer; or (iv) the Agreement has been terminated pursuant to its terms. The total amount of the Economic Development shall not exceed \$3,883,219.

2. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support the urban renewal project and planning:

Project	Date	Estimated Cost
Fees and costs	Undetermined	Not to Exceed \$50,000

J. FINANCIAL DATA

1.	Current Constitutional Debt Limit	\$58,884,886
2.	Current outstanding general obligation debt	\$32,375,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	\$3,933,219 (This amount does not include costs related to financing.)

K. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

L. AGRICULTURAL LAND

Because the Urban Renewal Area contains land that is defined as “agricultural land” by Iowa Code Section 403.17(3), the City must acquire consent from the owner(s) of the agricultural land prior to including such land in the Urban Renewal Area. The City has received consent from the owner of agricultural land proposed to be included in the Urban Renewal Area. A copy of the agricultural landowner agreement is attached hereto as Exhibit “C.” The original signed agreement will be placed on file in the City Clerk’s office.

M. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

N. RELOCATION

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

O. PROPERTY WITHIN URBAN REVITALIZATION AREA

The Urban Renewal Area is, or at some future date may be, located within an urban revitalization area. No tax abatement incentives in connection with the urban revitalization area will be allowed for development that occurs in the Urban Renewal Area unless expressly authorized by the City Council.

P. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local laws will be complied with by the City and the developer in implementing this Urban Renewal Plan and its supporting documents.

Q. URBAN RENEWAL PLAN AMENDMENTS

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

R. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council.

With respect to the property included within the Urban Renewal Area, which is also included in a Tax Increment Financing (TIF) ordinance which designates that property as a tax increment area, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Iowa Code Chapter 403, is limited to twenty (20) fiscal years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds for urban renewal projects within the Urban Renewal Area which qualify for payment from the incremental property tax revenues of the TIF district of the Urban Renewal Area. The division of revenues shall continue on the Urban Renewal Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

S. SEVERABILITY CLAUSE

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

EXHIBIT A
LEGAL DESCRIPTION OF
THE EMERALD BAY URBAN RENEWAL AREA

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 in Block B; Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Lots 1, 2, 3 and 4 in Block C, Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 in Block D, Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Lots 1, 2, 3, 4, 29, 30, 31 and 32 in Block E, Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Former 1st Avenue between Lots 9 and 10 in Block B and Lots 1 and 4 in Block C, continuing West and including the former 1st Avenue between Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 in Block D and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 in Block E, Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Former South Bank Avenue between Lots 29, 30, 31, and 32 in Block E and Lots 1, 6 and 7 in Block F, all in Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Former 1st Street between Lots 3 and 4 in Block C and Lot 1 in Block D, and continuing North and including the former 1st Street between Lots 10, 11, 12, 13 and 14 in Block B and Lots 1 and 32 in Block E, and the former 1st Street adjacent to Lot 14, Block B, all in Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

The SE 1/4 of the SE 1/4 EXCEPT the South 400 feet thereof in Section 13, Township 76 North, Range 24 West of the 5th P.M., City of Indianola, Warren County, Iowa;

AND

The full right of way of N Jefferson Way from 750 feet north of its intersection with Trail Ridge Avenue to 750 feet south of such intersection.

EXHIBIT B
GENERAL DEPICTION OF THE EMERALD BAY URBAN RENEWAL AREA*
***Depiction does not include existing ROW included in Area**



EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND IN
THE EMERALD BAY URBAN RENEWAL AREA

WHEREAS, the City of Indianola, Iowa, (the "City") has proposed to establish an Urban Renewal Plan ("Plan") for the Emerald Bay Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of land included in the Urban Renewal Area will contain certain property owned by the undersigned Agricultural Land Owner; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property meeting the definition in Section 403.17(3) of "agricultural land" may be included in an urban renewal area which meets the until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that a portion of the property located within the Urban Renewal Area and owned by the Agricultural Land Owner listed below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property within the proposed Urban Renewal Area and agrees that the City of Indianola, Iowa, may include such property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City of Indianola, Iowa, to pass any resolution or ordinance necessary to designate property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED _____, 20____

Agricultural Land Owner's Name (print): _____

Signature: _____

Print Name of Signatory: _____

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF WARREN

)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2025.

City Clerk, City of Indianola, State of Iowa

(SEAL)

ORDINANCE NO. _____

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE EMERALD BAY URBAN RENEWAL AREA, IN CITY OF INDIANOLA, COUNTY OF WARREN STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF INDIANOLA, COUNTY OF WARREN, INDIANOLA COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE EMERALD BAY URBAN RENEWAL AREA (**THE EMERALD BAY URBAN RENEWAL PLAN**)

WHEREAS, the City Council of the City of Indianola, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. _____ passed and approved on the 21st day of January, 2025, adopted the Emerald Bay Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Emerald Bay Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 in Block B; Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Lots 1, 2, 3 and 4 in Block C, Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 in Block D, Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Lots 1, 2, 3, 4, 29, 30, 31 and 32 in Block E, Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Former 1st Avenue between Lots 9 and 10 in Block B and Lots 1 and 4 in Block C, continuing West and including the former 1st Avenue between Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 in Block D and Lots 1, 2, 3, 4 5, 6, 7, 8, 9, 10,

11, 12, 13, 14, 15, and 16 in Block E, Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Former South Bank Avenue between Lots 29, 30, 31, and 32 in Block E and Lots 1, 6 and 7 in Block F, all in Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Former 1st Street between Lots 3 and 4 in Block C and Lot 1 in Block D, and continuing North and including the former 1st Street between Lots 10, 11, 12, 13 and 14 in Block B and Lots 1 and 32 in Block E, and the former 1st Street adjacent to Lot 14, Block B, all in Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

The SE 1/4 of the SE 1/4 EXCEPT the South 400 feet thereof in Section 13, Township 76 North, Range 24 West of the 5th P.M., City of Indianola, Warren County, Iowa;

AND

The full right of way of N Jefferson Way from 750 feet north of its intersection with Trail Ridge Avenue to 750 feet south of such intersection.

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Indianola, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Indianola, State of Iowa, desires to provide for the division of revenue from taxation in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19, Code of Iowa, as amended.

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

Section 1. That the taxes levied on the taxable property in the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Indianola, County of Warren, Indianola Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1

of the calendar year preceding the first calendar year in which the City of Indianola, State of Iowa, certifies to the Auditor of Warren County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Indianola, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12, Code of Iowa, as amended, incurred by the City of Indianola, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; and (iv) any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Urban Renewal Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Indianola, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19, Code of Iowa, as amended, with respect to the division of taxes from property within the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Urban Renewal Area and the territory contained therein.

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

PASSED AND APPROVED this _____ day of _____, 2025.

Mayor

ATTEST:

City Clerk

Read First Time: _____, 2025

Read Second Time: _____, 2025

Read Third Time: _____, 2025

PASSED AND APPROVED: _____, 2025.

I, _____, City Clerk of the City of Indianola, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2025, signed by the Mayor on _____, 2025, and published in the Indianola Record Herald on _____, 2025.

City Clerk, City of Indianola, State of Iowa

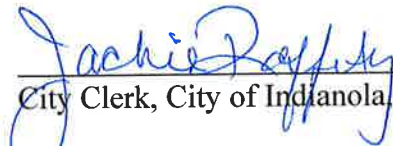
(SEAL)

The City of Indianola held a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 2:00 P.M. on January 2, 2025, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa concerning a proposed Emerald Bay Urban Renewal Plan for a proposed Urban Renewal Area.

No representatives from Warren County nor the Indianola Community School District were in attendance.

No written recommendations for modifications to the proposed division of revenue were received from the affected taxing entities.

Dated this 8th day of January 2025.



City Clerk, City of Indianola, State of Iowa

(End of Notice)



**Planning and Zoning Commission
Meeting Minutes
January 14, 2025**

The meeting was called to order at 6:00 PM

Item 1: Roll Call: The following members were present:

Sarah Ritchie
Jake Vice
Lin Stecker
Misty Darling
Cortney Marmon
Carrie Woerdeman (Zoom)

Members not present: Al Farris, Rich Piper and Justin Noethe

City Staff Present: Wade Wagoner, Chief of Development and Operations and Bill Mettee, Senior Planner

Item 2: Agenda Approval: Motion by Commissioner Vice to approve the agenda for the January 14, 2025 Planning & Zoning Commission Meeting, seconded by Commissioner Ritchie. Motion carried 6-0.

Item 3: Approval of the December 10, 2024 Meeting Minutes: Motion by Commissioner Ritchie to approve the meeting minutes for the December 10, 2024 Planning & Zoning Commission Meeting, seconded by Commissioner Darling. Motion carried 6-0.

Item 4: Open Forum: None.

Item 5: Election of Officers for 2025: Chairperson Marmon and Vice-Chair Ritchie both stated their intention to vacate the leadership roles and asked for nominations for replacements. Commissioner Farris, in a meeting last week, asked for his nomination to be Carrie Woerdeman for Chairperson. Other commissioners agreed with the nomination and asked Commissioner Woerdeman if she would like to serve in that capacity. She agreed. Commissioner Darling then nominated Lin Stecker as Vice-Chairperson. He agreed.

Motion by Commissioner Ritchie to nominate Commissioner Woerdeman and Commissioner Stecker to serve as Chairperson and Vice-Chairperson, respectively. Motion was seconded by Commissioner Darling. On roll call vote, all ayes. Motion passed 6-0.

Item 6: Review and Consideration of the Proposed Emerald Bay Urban Renewal Plan for its Conformance with the Elevate Indianola Comprehensive Plan: Senior Planner Bill Mettee introduced the item and related staff memo. The area known as Emerald Bay was recently rezoned from C-1 and R-2 to PUD for a mixed-use development including commercial and residential uses with parkland. The development also underwent a Future Land Use Map Amendment from Single-Family Residential to Regional Mixed Use. The Urban Renewal Plan outlined the aspects of the plan and how it is in conformance with the Elevate Indianola Comprehensive Plan.

Item does not require a motion. All Commissioners reviewed and agreed that the Urban Renewal Plan for Emerald Bay is in conformance with the Elevate Indianola Comprehensive Plan.

Item 7: Review and Discussion of Rules and Regulations of the City of Indianola Planning and Zoning Commission: Senior Planner Bill Mettee introduced the item and why it was brought to the Commissioners. Several Commissioners expressed their concern with two meetings per month and the time commitment interfering with personal lives.

Mettee introduced a revision of the Rules and Regulations that showed one monthly meeting. The Commissioners discussed the possibility of returning to one meeting a month versus continuing with two meetings. The Commissioners asked staff to remain at two meetings a month being cognizant of agenda items and a willingness to cancel meetings due to lack of agenda items. The City is committed to being developer-friendly and two meetings will continue to allow projects to move forward smoothly.

Motion by Commissioner Ritchie to keep the 2025 Rules and Regulations the same. Motion was seconded by Commissioner Darling. On roll call vote, all ayes. Motion passed 6-0.

Item 8: Adjournment: Motion by Commissioner Vice to adjourn the meeting. Motion was seconded by Commissioner Stecker. Motion passed 6-0.

The meeting was adjourned at 6:35pm.



MEMORANDUM

To: Mayor and City Council
From:
Date: January 21, 2025
Subject: Public hearing on the proposed Emerald Bay Urban Renewal Plan.

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

Attachments: None



MEMORANDUM

To: Mayor and City Council

From:

Date: January 21, 2025

Subject: Resolution determining an area of the City to be an economic development area, and the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Emerald Bay Urban Renewal Plan.

Recommendation: Roll call is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council

From:

Date: January 21, 2025

Subject: First consideration of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for the Emerald Bay Urban Renewal Plan.

Recommendation: Roll call is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: January 21, 2025
Subject: Resolution providing for notice of intent to fill mayoral vacancy by appointment OR a Resolution setting a special election for mayor to fill a vacant, unexpired term.

Introduction: The Council needs to decide how to fill the vacancy in the mayor position, either by appointment or by special election.

Background: Mayor Stephanie Erickson was elected to the Warren County Board of Supervisors and resigned as City Mayor effective 5:00 PM on January 10, 2025.

Discussion: [Iowa Code 372.13](#) addresses how a city can fill a vacancy. The first option is to pass a resolution to hold a special election to fill the vacant, unexpired term of an elected official. For our mayor vacancy, the newly elected candidate would hold office until the original term expiration date of December 31, 2025. The county auditor has stated the election can be held on any Tuesday, but has to be at least 32 days after notice is given to the auditor. The auditor's office has estimated a special election to cost \$15,000 - \$20,000. The last special election was just under \$9,000. Once we know the results of the election, the new mayor can be sworn in and take office.

In the second option, the council can choose to appoint a mayor instead of holding a special election. First, the council must pass a resolution providing for the notice of intent to appoint. Should the council choose this option, the notice (included in packet) will be published in the newspaper on January 28, 2025. Then, council could direct staff to collect applications with a short essay from those interested in being appointed mayor. (A sample application is included in the packet.) The council could then ask the applicants questions during the February 18 meeting and ultimately pass a resolution appointing one of the candidates as mayor. The appointed mayor would serve until the original term expiration date of December 31, 2025. The citizens of Indianola have the right to petition for a special election within 14 days of the publication of the notice, or within 14 days of the appointment, whichever is later.

Budget Impact: Up to \$20,000 out of the general fund.

Recommendation: Council should discuss how to fill the vacancy and make a motion to approve one of the two resolutions included in the packet. The staff will be directed through the resolution on the next steps.

Roll call is in order.

Attachments:

1. Res 2025- Special Election for Mayor
2. Res 2025- Intent to Appoint Mayor

3. 20.09.22 Notice of Intent to Appoint Mayor
4. MayorInterest_2025

City of Indianola
RESOLUTION NO 2025-

**RESOLUTION SETTING A SPECIAL ELECTION FOR MAYOR
TO FILL A VACANT, UNEXPIRED TERM**

BE IT RESOLVED by the City Council of the City of Indianola, Iowa:

The City Council of the City of Indianola, Iowa, has determined it to be in the best interest of the city to fill the Mayoral vacancy, created by the resignation of Stephanie Erickson effective at 5:00 PM on January 10, 2025, by special election. The elected candidate will serve until December 31, 2025, at which time the term is set to expire. The City Clerk is authorized and directed to do all things necessary and convenient to carry out the purpose of this resolution.

Passed and approved this 21st day of January 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk

City of Indianola
RESOLUTION NO 2025-

**RESOLUTION PROVIDING FOR NOTICE OF INTENT
TO FILL MAYORAL VACANCY BY APPOINTMENT**

BE IT RESOLVED by the City Council of the City of Indianola, Iowa:

The City Council of the City of Indianola, Iowa has determined it to be in the best interest of the city to fill the Mayoral vacancy to be created by the resignation of Stephanie Erickson effective at 5:00 PM on January 10, 2025, by appointment in accordance with Iowa Code Section 372.13(2)(a). The City Clerk is authorized and directed to publish a Notice of Intent to Appoint in the time and in the manner as required by law.

Passed and approved this 21st day of January 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk

**NOTICE OF INTENT OF INDIANOLA CITY COUNCIL TO APPOINTMENT MAYOR IN
ACCORDANCE WITH IOWA CODE SECTION 372.13(2)(a)**

**TO: ALL CITIZENS AND PARTIES IN INTEREST WHO MAY BE ENTITLED
TO NOTICE OF THE INDIANOLA CITY COUNCIL'S INTENT TO
APPOINT A MAYOR IN ACCORDANCE WITH IOWA CODE SECTION
372.13(2)(a)**

YOU ARE HEREBY NOTIFIED that the City Council of the City of Indianola, Iowa intends to fill the vacancy created by the resignation of Stephanie Erickson, effective at 5:00 PM on January 10, 2025, by appointment of Mayor at the Indianola City Council meeting to be held on the 18th day of February 2025, at 6:00 p.m. in the Council Chamber of the City Council, 110 North 1st Street, Indianola, Iowa.

YOU ARE FURTHER NOTIFIED that any qualified person interested in being appointed as Mayor should contact the following office for more information:

City Clerk
Indianola City Hall
110 N 1st Street
Indianola, Iowa 50125
(515) 961-9410
Cityclerk@IndianolaIowa.gov

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that the electors of the City have the right to file a petition requiring that the vacancy be filled by special election, by the filing of a petition in accordance with Iowa Code Section 372.13(2)(a) within fourteen days after publication of this Notice or within fourteen days after the appointment is made by the City Council, whichever is later.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that upon the appointment of the mayor by the City Council, the appointed mayor shall serve for the period until the next pending election.

DATED this 21st day of January 2025.
\\ Jackie Raffety, City Clerk



CITY CLERK'S OFFICE

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

MAYOR POSITION EXPRESSION OF INTEREST

PERSONAL INFORMATION					
NAME:				TODAY'S DATE:	
STREET ADDRESS:					
CITY:		STATE:		ZIP:	
EMAIL:					
HOME PHONE:		CELL PHONE:		WORK PHONE:	
OCCUPATION:			YEARS RESIDED IN INDIANOLA:		
HAVE YOU PREVIOUSLY SERVED AS AN ELECTED OFFICIAL, HERE OR ELSEWHERE?					YES NO
OFFICE:				YEARS SERVED:	

Please provide an essay of no more than 500 words indicating:

- Why you desire to be Mayor of Indianola;
- Why you believe you are qualified for this position; and
- How you will contribute to keep Indianola moving forward in a positive way.

Please also attach a resume or bio that includes a listing of work experience and civic involvement.

Completed applications, with all required attachments, must be received by **5:00 p.m. on Friday, February 7, 2025**. All materials must be submitted to:

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

Or

CityClerk@indianolaiowa.gov

Applicants will be asked to speak with the Council in an interview during the City Council meeting at 6:00 p.m. on February 18, 2025.

Applicant's Statement

I certify that I am legally eligible for appointment to the office for which I am applying, including residency requirements. I agree, if appointed, to fairly and impartially, to the best of my ability, discharge all the duties of the office as required by law.

SIGNATURE

DATE