



CITY OF INDIANOLA COUNCIL MEETING

February 18, 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. Public Comment**
- 5. Consent Agenda**
 - A. Approval of Agenda
 - B. Approval of Claims
 - C. Approval of Minutes of the February 3, 2025 meeting.
 - D. Setting dates for future public hearings
 1. Resolution setting the property tax public hearing for March 24, 2025, at 6:00 PM.
 - E. Approval of Applications
 1. Consideration of the approval of a liquor license renewal for The Village.
 2. Consideration of the approval of an ownership amendment for Hy-Vee Fast and Fresh's liquor license.
 3. Consideration of the approval of an ownership amendment for Hy-Vee Food Store's liquor license.
 4. Consideration of the approval of an ownership amendment for Hy-Vee Market Cafe's liquor license.
 5. Consideration of the approval of a liquor license renewal for Dollar General #6777.
 6. Consideration of the approval of a new liquor license for B.E.S.T. Catering and Concessions Inc. doing business as Warren County Fair Blue Ribbon Bash.
 7. Consideration of the approval of a liquor license renewal for Z's Eatery and Draught Haus.
 8. Consideration of the approval of a liquor license renewal for Casey's #3512.

- F. Third consideration and adoption of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for the Emerald Bay Urban Renewal Plan.
- G. Resolution naming depositories.
- H. Resolution approving investment policy.
- I. Resolution authorizing a contract with ReNew Biomedical Services LLC.
- J. Resolution approving an agreement with Snyder & Associates for the West Clinton Avenue Pavement Reconstruction Project.
- K. Resolution approving a controlled structure burn at 2103 East Second Avenue and a hold harmless agreement related to the controlled burn.
- L. Resolution amending the fee schedule for inspections and permitting fees for the Indianola Fire Department.
- M. Approval of Urban Revitalization Designations
- N. Resolution approving salaries.

6. Council Reports

- A. Council Committee Reports

7. Mayor Pro Tem's Report

8. Public Consideration

- A. Old Business

1. Mayor Appointment

- a. Interview applicants for Mayoral position
- b. Resolution appointing a Mayor to fill a vacant unexpired term.

2. Indianola Veterinary Clinic

- a. Public Hearing regarding a rezoning application for Indianola Veterinary Clinic.
- b. First consideration of an ordinance amending the municipal code of the City of Indianola, Iowa, for change of zoning district boundaries from the A-1 Agricultural/Open space zoning district to the C-2 Highway Commercial zoning district.
- c. Resolution approving plat of survey request for IVC Properties, LLC.

3. Summercrest Hills North

- a. Public Hearing regarding a rezoning application for Summercrest Hills North.
- b. First consideration of an ordinance amending the municipal code of the City of Indianola, Iowa, for change of zoning district boundaries from the C-2 Highway Commercial zoning district to the PUD, Planned Unit Development Zoning District (Summercrest Hills North).

- B. New Business

1. Vicious Dog

- a. Hearing in accordance with Chapter 56, Section 56.05 of the City of Indianola Code concerning seizure, impoundment, and disposition of vicious animal.
- b. Consideration of the determination of vicious animal.

9. Other Business

- A. Interim City Manager's Report - Wade Wagoner
- B. Discussion regarding Vision 2030.

10. Adjourn



MEMORANDUM

To: Mayor and City Council

From:

Date: February 18, 2025

Subject: Approval of Claims

Recommendation: Simple motion is in order.

Attachments: 1. Vendor Report 2182025

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
ACCO UNLIMITED CORP.				
ACCO UNLIMITED CORP.	POOL SUPPLIES	01/24/2025	2,568.20	WELLNESS CAMP
Total ACCO UNLIMITED CORP.:			2,568.20	
ACE HARDWARE				
ACE HARDWARE	POOL MAINTENANCE SUPPLIES	01/19/2025	27.98	WELLNESS CAMP
ACE HARDWARE	BUXTON ROOM WALL REPAIRS	01/27/2025	16.38	PARK & RECREATI
ACE HARDWARE	REPLC. SCREW MONITOR	01/30/2025	.55	FIRE FUND
ACE HARDWARE	RINGS FOR KNOX BOX KEYS	02/05/2025	7.17	FIRE FUND
Total ACE HARDWARE:			52.08	
ALLIED SYSTEMS INC				
ALLIED SYSTEMS INC	SOUTH PLANT PUMP REPAIR	02/11/2025	8,394.82	SEWER FUND
Total ALLIED SYSTEMS INC:			8,394.82	
ALS-PACEM DEFENSE				
ALS-PACEM DEFENSE	CHEMICAL MUNITIONS	12/16/2024	1,754.00	POLICE FUND
Total ALS-PACEM DEFENSE:			1,754.00	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	RETURN PUZZLE - MEMORIAL	01/14/2025	16.99-	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	LIFEGUARD SAFETY SUPPLIES	01/31/2025	166.31	WELLNESS CAMP
AMAZON CAPITAL SERVICES	DOG PARK LOCK	02/10/2025	1,332.54	PARK & RECREATI
AMAZON CAPITAL SERVICES	CLEANING SUPPLIES FOR LEARN & PLAY	02/07/2025	116.42	WELLNESS CAMP
AMAZON CAPITAL SERVICES	MONITOR X4	01/31/2025	919.96	VEHICLE AND EQU
AMAZON CAPITAL SERVICES	SUPPLIES	01/31/2025	29.43	GENERAL FUND
AMAZON CAPITAL SERVICES	PRINTER INK	01/31/2025	68.82	SEWER FUND
AMAZON CAPITAL SERVICES	MOTOROLA IMPRESS 7580 BATTERY	02/10/2025	29.89	FIRE FUND
AMAZON CAPITAL SERVICES	RETURN COMBINATION LOCK	02/01/2025	9.97-	LIBRARY FUND
AMAZON CAPITAL SERVICES	MEMORIAL MATERIALS	02/01/2025	119.92	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	COLLECTION MATERIALS	02/01/2025	914.30	LIBRARY FUND
AMAZON CAPITAL SERVICES	SPECIAL COLLECTION MATERIALS	02/01/2025	316.26	LIBRARY FUND
AMAZON CAPITAL SERVICES	FRIENDS- SUMMER MATERIALS	02/01/2025	112.10	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	FRIENDS- GENERAL MATERIALS	02/01/2025	637.21	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	02/01/2025	71.92	LIBRARY FUND
AMAZON CAPITAL SERVICES	SOUPER BOWL SUPPLIES	02/01/2025	100.00	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	SPECIAL USE SUPPLIES	02/01/2025	85.11	LIBRARY FUND
AMAZON CAPITAL SERVICES	PROGRAM SUPPLIES	02/01/2025	1,110.87	LIBRARY FUND
AMAZON CAPITAL SERVICES	COMPUTER HARDWARE	02/01/2025	59.99	LIBRARY FUND
AMAZON CAPITAL SERVICES	JANITORIAL SUPPLIES	02/01/2025	46.49	LIBRARY FUND
AMAZON CAPITAL SERVICES	MEMBER APPRECIATION/VALENTINES DAY	02/11/2025	38.94	WELLNESS CAMP
AMAZON CAPITAL SERVICES	IWC	02/03/2025	311.84-	GENERAL FUND
Total AMAZON CAPITAL SERVICES:			5,937.68	
AMERICAN SOCIETY OF COMPOSERS				
AMERICAN SOCIETY OF COMP	LICENSE AGREEMENT 2025	12/20/2024	445.00	GENERAL FUND
Total AMERICAN SOCIETY OF COMPOSERS:			445.00	
ARMSTRONG, JACKIE ROSS				
ARMSTRONG, JACKIE ROSS	YOUTH DANCE CLASS INSTRUCTION	01/18/2025	400.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total ARMSTRONG, JACKIE ROSS:			400.00	
ASCENDANCE TRUCK CENTERS				
ASCENDANCE TRUCK CENTER	PART FOR UNIT 23 DUMP TRUCK	02/06/2025	83.36	ROAD USE TAX FU
Total ASCENDANCE TRUCK CENTERS:			83.36	
AUBERT'S TOWING				
AUBERT'S TOWING	VEHICLE IMPOUND	01/04/2025	165.00	POLICE FUND
Total AUBERT'S TOWING:			165.00	
AVESIS THIRD PARTY ADMINISTRATORS INC				
AVESIS THIRD PARTY ADMINIS	VISION - HR	01/11/2025	21.78	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - IT	01/11/2025	22.45	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - FINANCE/CLERK	01/11/2025	29.10	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - COMM DEV	01/11/2025	58.38	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - STREETS	01/11/2025	69.09	ROAD USE TAX FU
AVESIS THIRD PARTY ADMINIS	VISION - POLICE	01/11/2025	205.57	POLICE FUND
AVESIS THIRD PARTY ADMINIS	VISION - FIRE	01/11/2025	18.39	FIRE FUND
AVESIS THIRD PARTY ADMINIS	VISION - AMBULANCE	01/11/2025	104.18	AMBULANCE FUN
AVESIS THIRD PARTY ADMINIS	VISION - P&R	01/11/2025	32.27	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - PARKS	01/11/2025	22.45	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - LIBRARY	01/11/2025	28.43	LIBRARY FUND
AVESIS THIRD PARTY ADMINIS	VISION - SEWER	01/11/2025	75.57	SEWER FUND
AVESIS THIRD PARTY ADMINIS	VISION - COBRA	01/11/2025	18.21	HEALTH INSURAN
AVESIS THIRD PARTY ADMINIS	VISION - IWC	01/11/2025	23.62	WELLNESS CAMP
AVESIS THIRD PARTY ADMINIS	VISION - EE LIABILITY	01/11/2025	381.00	GENERAL FUND
Total AVESIS THIRD PARTY ADMINISTRATORS INC:			1,110.49	
BAKER & TAYLOR ENTERTAINMENT				
BAKER & TAYLOR ENTERTAINM	DVDS	01/07/2025	38.48	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVDS	01/14/2025	13.99	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVDS	01/14/2025	67.87	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVDS	01/20/2025	42.68	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVDS	01/23/2025	13.99	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVDS	01/23/2025	7.69	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVDS	01/23/2025	13.99	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			198.69	
BAKER AND TAYLOR				
BAKER AND TAYLOR	RETURN BOOKS	01/09/2025	63.69	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	01/07/2025	341.30	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	01/09/2025	238.36	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL	01/09/2025	87.07	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	01/14/2025	199.09	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	01/15/2025	333.98	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL	01/15/2025	17.09	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	01/16/2025	531.34	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	01/21/2025	589.83	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	01/22/2025	280.41	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	01/22/2025	45.43	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	01/27/2025	312.08	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	01/30/2025	310.96	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total BAKER AND TAYLOR:			3,223.25	
BAKER AND TAYLOR SPOKEN WORD				
BAKER AND TAYLOR SPOKEN	BOOKS ON CD	01/22/2025	32.48	LIBRARY FUND
BAKER AND TAYLOR SPOKEN	BOOKS ON CD	01/29/2025	53.97	LIBRARY FUND
Total BAKER AND TAYLOR SPOKEN WORD:			86.45	
BIG STATE INDUSTRIAL SUPPLY INC				
BIG STATE INDUSTRIAL SUPPL	SHOP SUPPLIES	01/22/2025	119.70	ROAD USE TAX FU
Total BIG STATE INDUSTRIAL SUPPLY INC:			119.70	
BOEGE, LISA				
BOEGE, LISA	3RD/4TH YTH BB OFFICIAL	02/07/2025	60.00	PARK & RECREATI
Total BOEGE, LISA:			60.00	
BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	AMBULANCE MEDICAL SUPPLIES - NEEDLE	02/10/2025	734.35	AMBULANCE FUN
Total BOUND TREE MEDICAL LLC:			734.35	
BRADLEY, AFTON				
BRADLEY, AFTON	ASSOC AQUATIC PROFESSIONALS CONFER	02/11/2025	1,366.54	PARK & RECREATI
Total BRADLEY, AFTON:			1,366.54	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	NUISANCE ABATEMENT ISSUES	01/25/2025	412.50	GENERAL FUND
BRICK GENTRY P.C.	CH BLG PRJ LEGAL FEES	01/25/2025	375.00	CH BUILDING PRO
BRICK GENTRY P.C.	GENERAL LEGAL SERVICES	01/25/2025	3,315.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	01/25/2025	315.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICES	01/25/2025	135.00	POLICE FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES - GENERAL UNIT PAR	01/25/2025	215.00	PARK & RECREATI
BRICK GENTRY P.C.	LEGAL SERVICE FEES - GENERAL UNIT STR	01/25/2025	215.00	ROAD USE TAX FU
BRICK GENTRY P.C.	LEGAL SERVICE FEES - GENERAL UNIT WR	01/25/2025	215.00	SEWER FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES - POLICE UNION	01/25/2025	1,950.00	POLICE FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	01/25/2025	150.00	GENERAL FUND
Total BRICK GENTRY P.C.:			7,297.50	
BUCHANAN, JACKSON				
BUCHANAN, JACKSON	3RD/4TH YTH BB OFFICIAL	02/07/2025	90.00	PARK & RECREATI
Total BUCHANAN, JACKSON:			90.00	
CINTAS CORPORATION				
CINTAS CORPORATION	FIRST AID SUPPLIES - PARKS SHOP	02/05/2025	25.52	PARK & RECREATI
CINTAS CORPORATION	AED AGREEMENT	01/31/2025	234.00	SEWER FUND
Total CINTAS CORPORATION:			259.52	
CITY SUPPLY CORPORATION				
CITY SUPPLY CORPORATION	DRINKING FOUNTAIN PARTS	01/30/2025	448.72	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CITY SUPPLY CORPORATION:			448.72	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	EQUIPMENT REPAIR	02/13/2025	134.98	SEWER FUND
Total CNM OUTDOOR EQUIPMENT:			134.98	
CURTIS ARCHITECTURE & DESIGN PC				
CURTIS ARCHITECTURE & DES	DOWNTOWN FACADE GRANT ARCH WORK	02/05/2025	11,189.31	DOWNTOWN BIZ I
Total CURTIS ARCHITECTURE & DESIGN PC:			11,189.31	
DAKOTA SUPPLY GROUP				
DAKOTA SUPPLY GROUP	SNOWPLOW CUTTING EDGE	01/22/2025	3,550.00	ROAD USE TAX FU
DAKOTA SUPPLY GROUP	SNOWPLOW CUTTING EDGE	01/22/2025	2,750.00	ROAD USE TAX FU
Total DAKOTA SUPPLY GROUP:			6,300.00	
DIAM PEST CONTROL				
DIAM PEST CONTROL	PEST CONTROL	02/04/2025	89.00	WELLNESS CAMP
Total DIAM PEST CONTROL:			89.00	
DOORS INC				
DOORS INC	DOOR REPAIR	01/23/2025	572.00	WELLNESS CAMP
Total DOORS INC:			572.00	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	TIRES - K9 UNIT	02/11/2025	157.80	POLICE FUND
Total DOWNEY TIRE PROS:			157.80	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	JANITORIAL SERVICES WRRF	01/15/2025	675.00	SEWER FUND
DUST PROS JANITORIAL	ACTIVITY CENTER JANITORIAL SUPPLIES	01/31/2025	88.50	PARK & RECREATI
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	01/31/2025	478.00	GENERAL FUND
DUST PROS JANITORIAL	JANITORIAL SERVICES	02/01/2025	1,500.00	LIBRARY FUND
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	02/01/2025	409.00	LIBRARY FUND
Total DUST PROS JANITORIAL:			3,150.50	
ELIXIR RX SOLUTIONS				
ELIXIR RX SOLUTIONS	411 RX	01/31/2025	36.94	POLICE FUND
Total ELIXIR RX SOLUTIONS:			36.94	
ERGOMETRICS				
ERGOMETRICS	FIRE CAPTAINS TESTING ERGOMETRICS	01/31/2025	796.63	FIRE FUND
Total ERGOMETRICS:			796.63	
EXTINGUISHER COMPANY, THE				
EXTINGUISHER COMPANY, THE	CREDIT FOR SALES TAX PAID	01/27/2025	35.00-	SEWER FUND
EXTINGUISHER COMPANY, THE	ANNUAL EXTINGUISHER INSPECTION - ACTI	02/03/2025	179.75	PARK & RECREATI
EXTINGUISHER COMPANY, THE	CITY HALL ANNUAL EXTINGUISHER INSPEC	01/31/2025	248.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total EXTINGUISHER COMPANY, THE:			392.75	
FAREWAY STORE				
FAREWAY STORE	EVENT SNACKS	01/28/2025	6.88	PARK & RECREATI
FAREWAY STORE	REFRESHMENTS GREG CHIA RETIREMENT	12/30/2024	85.01	FIRE FUND
Total FAREWAY STORE:			91.89	
GRAINGER INC				
GRAINGER INC	PENS	02/06/2025	29.03	SEWER FUND
GRAINGER INC	PPE- VESTS/HARD HATS	02/06/2025	1,261.06	SEWER FUND
GRAINGER INC	GAS CYLINDER CABINET	02/06/2025	505.97	SEWER FUND
GRAINGER INC	MAINTENANCE TOOLS	02/06/2025	306.99	SEWER FUND
GRAINGER INC	OIL	02/10/2025	480.87	SEWER FUND
Total GRAINGER INC:			2,583.92	
HACH COMPANY				
HACH COMPANY	AMMONIA TEST	12/09/2024	89.25	SEWER FUND
HACH COMPANY	LDO PROBE REPLACEMENT	02/03/2025	1,290.00	SEWER FUND
HACH COMPANY	LDO REPACEMENT CREDIT	02/05/2025	1,290.00-	SEWER FUND
Total HACH COMPANY:			89.25	
HAMM INC				
HAMM INC	ADJ BRUENING ROAD STONE	01/30/2025	1,940.44-	ROAD USE TAX FU
Total HAMM INC:			1,940.44-	
HENRY, BLAKE				
HENRY, BLAKE	TESTING FEE	01/29/2025	32.29	SEWER FUND
HENRY, BLAKE	CERTIFICATE FEE	01/29/2025	22.04	SEWER FUND
Total HENRY, BLAKE:			54.33	
HOTSY CLEANING SYSTEMS				
HOTSY CLEANING SYSTEMS	HOTSY SOAP	10/18/2024	629.16	SEWER FUND
Total HOTSY CLEANING SYSTEMS:			629.16	
HR GREEN INC				
HR GREEN INC	ON CALL SERVICES	01/24/2025	5,071.25	SEWER CAPITAL P
Total HR GREEN INC:			5,071.25	
HUPP TOYOTALIFT				
HUPP TOYOTALIFT	LPG TANK	02/06/2025	275.66	SEWER FUND
Total HUPP TOYOTALIFT:			275.66	
HY-VEE				
HY-VEE	PARKS MULCH	12/30/2024	355.59	PARK & RECREATI
Total HY-VEE:			355.59	
IMU - UTILITIES				
IMU - UTILITIES	TELEPHONE SERVICES	02/01/2025	519.42	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IMU - UTILITIES	FIBER	02/01/2025	569.00	GENERAL FUND
IMU - UTILITIES	FIBER - N HOWARD	02/01/2025	53.39	CH BUILDING PRO
IMU - UTILITIES	UTILITIES	02/01/2025	12,275.53	WELLNESS CAMP
IMU - UTILITIES	BUXTON UTILITIES	02/01/2025	166.47	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES ADULT SOFTBALL	02/01/2025	125.78	PARK & RECREATI
IMU - UTILITIES	114 N HOWARD UTILITIES	02/01/2025	936.57	CH BUILDING PRO
IMU - UTILITIES	PICKARD-CAMPGROUND UTILITIES	02/01/2025	114.00	PARK & RECREATI
IMU - UTILITIES	410 N JEFFERSON UTILITIES	02/01/2025	169.61	FIRE FUND
IMU - UTILITIES	SHOP UTILITIES	02/01/2025	456.70	PARK & RECREATI
IMU - UTILITIES	MOATS UTILITIES	02/01/2025	32.01	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES VMAC	02/01/2025	264.36	POOL (MEMORIAL)
IMU - UTILITIES	MCVAY TRAILHEAD UTILITIES	02/13/2025	30.41	PARK & RECREATI
IMU - UTILITIES	UTILITIES	02/01/2025	861.32	LIBRARY FUND
IMU - UTILITIES	UTILITIES	02/01/2025	615.16	ROAD USE TAX FU
IMU - UTILITIES	BARKER UTILITIES	02/01/2025	27.42	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES ACTIVITY CENTER	02/01/2025	722.20	PARK & RECREATI
IMU - UTILITIES	110 N HOWARD UTILITIES	02/01/2025	126.31	CH BUILDING PRO
IMU - UTILITIES	PICKARD YOUTH UTILITIES	02/01/2025	98.76	PARK & RECREATI
IMU - UTILITIES	206 N 1ST UTILITIES	02/01/2025	55.29	FIRE FUND
IMU - UTILITIES	WPC UTILITIES	02/01/2025	2,355.81	SEWER FUND
IMU - UTILITIES	LIFT STATION UTILITIES	02/01/2025	7,093.54	SEWER FUND
IMU - UTILITIES	DOWNEY (DOG PARK) UTILITIES	02/01/2025	30.94	PARK & RECREATI
IMU - UTILITIES	BUXTON OFFICE UTILITIES	02/01/2025	197.70	GENERAL FUND
IMU - UTILITIES	UTILITIES	02/01/2025	3,878.97	GENERAL FUND
IMU - UTILITIES	RENEWABLE	02/01/2025	53.00	FIRE FUND
IMU - UTILITIES	STREETLIGHTS	02/01/2025	14,214.41	ROAD USE TAX FU
IMU - UTILITIES	MCCORD UTILITIES	02/01/2025	24.00	PARK & RECREATI
IMU - UTILITIES	MEMORIAL UTILITIES	02/01/2025	43.22	PARK & RECREATI
Total IMU - UTILITIES:			46,111.30	
INDEPENDENT ADVOCATE				
INDEPENDENT ADVOCATE	20250109 CC MINUTES	01/21/2025	13.16	GENERAL FUND
INDEPENDENT ADVOCATE	ORD 1763	01/29/2025	137.68	GENERAL FUND
INDEPENDENT ADVOCATE	MAYOR APPT NOTICE	01/29/2025	35.08	GENERAL FUND
INDEPENDENT ADVOCATE	20250121 CC MINUTES	01/29/2025	309.49	GENERAL FUND
Total INDEPENDENT ADVOCATE:			495.41	
INDIANOLA MUNICIPAL UTILITIES				
INDIANOLA MUNICIPAL UTILITIE	UTILITY SERVICES - SEWER	02/01/2025	8,142.00	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	UTILITY SERVICES - STORM WATER	02/01/2025	4,416.00	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	UTILITY SERVICES - RECYCLING	02/01/2025	1,242.00	RECYCLING FUND
INDIANOLA MUNICIPAL UTILITIE	SEWER CREDIT CARD PROCESSING FEES	02/06/2025	2,888.35	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	SWU CREDIT CARD PROCESSING FEES	02/06/2025	164.11	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	RECYCLING CREDIT CARD PROCESSING F	02/06/2025	229.75	RECYCLING FUND
INDIANOLA MUNICIPAL UTILITIE	BUXTON TRASH, RECYCLING, GAS	02/01/2025	270.13	GENERAL FUND
Total INDIANOLA MUNICIPAL UTILITIES:			17,352.34	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	PRINTER CONTRACT	02/10/2025	4,230.68	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	PD ADMIN CANON PRINTER	02/10/2025	265.00	POLICE FUND
Total INFOMAX OFFICE SYSTEMS INC.:			4,495.68	
INLAND TRUCK PARTS				
INLAND TRUCK PARTS	BRAKE REPAIRS #9	02/03/2025	3,910.88	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total INLAND TRUCK PARTS:			3,910.88	
IOWA DEPT OF PUBLIC SAFETY				
IOWA DEPT OF PUBLIC SAFETY	IOWA SYSTEM - CONTRACT JAN - MARCH 2	02/06/2025	1,362.00	POLICE FUND
Total IOWA DEPT OF PUBLIC SAFETY:			1,362.00	
IOWA PLAINS SIGNING INC				
IOWA PLAINS SIGNING INC	TRAFFIC SIGNS AT SQUARE	02/04/2025	650.00	ROAD USE TAX FU
Total IOWA PLAINS SIGNING INC:			650.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WTR MGMT LIBRARY	02/01/2025	49.50	LIBRARY FUND
IOWA WATER MANAGEMENT C	WTR MGMT MUNICIPAL	02/01/2025	165.00	GENERAL FUND
Total IOWA WATER MANAGEMENT CO.:			214.50	
IOWA-DES MOINES SUPPLY INC.				
IOWA-DES MOINES SUPPLY IN	MEMBERSHIP SUPPLIES	02/03/2025	42.12	WELLNESS CAMP
Total IOWA-DES MOINES SUPPLY INC.:			42.12	
IP PATHWAYS				
IP PATHWAYS	VEEAM CLOUD - MONTHLY	01/31/2025	335.08	GENERAL FUND
Total IP PATHWAYS:			335.08	
ITPIPES OPCO LLC				
ITPIPES OPCO LLC	IT PIPES SOFTWARE	01/31/2025	10,500.00	SEWER FUND
Total ITPIPES OPCO LLC:			10,500.00	
JESS' LOCK AND KEY				
JESS' LOCK AND KEY	JESS LOCK & KEY	01/24/2025	70.00	GENERAL FUND
Total JESS' LOCK AND KEY:			70.00	
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	KEYSTONE LAB	01/31/2025	3,330.00	SEWER FUND
Total KEYSTONE LABORATORIES INC:			3,330.00	
KONE INC				
KONE INC	ELEVATOR REPAIR	11/22/2024	591.10	WELLNESS CAMP
Total KONE INC:			591.10	
LAWSON PRODUCTS				
LAWSON PRODUCTS	SHOP SUPPLIES	02/05/2025	47.65	ROAD USE TAX FU
Total LAWSON PRODUCTS:			47.65	
LINDE INC				
LINDE INC	CYLINDER LEASE	01/31/2025	247.33	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total LINDE INC:			247.33	
MARTIN'S FLAG COMPANY				
MARTIN'S FLAG COMPANY	US FLAGS	01/30/2025	281.57	GENERAL FUND
Total MARTIN'S FLAG COMPANY:			281.57	
MATERIAL HANDLING INNOVATIONS				
MATERIAL HANDLING INNOVATI	SHOP HOIST INSPECTION	01/31/2025	231.00	PARK & RECREATI
MATERIAL HANDLING INNOVATI	HOIST INSPECTIONS - WRRF	01/31/2025	1,188.00	SEWER FUND
Total MATERIAL HANDLING INNOVATIONS:			1,419.00	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	AMBULANCE MEDICAL OXYGEN	01/31/2025	142.87	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			142.87	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	PLUMBING REPAIRS	01/27/2025	6.29	PARK & RECREATI
MCCOY HARDWARE INC	BUXTON ROOM PAINT	01/28/2025	48.79	PARK & RECREATI
MCCOY HARDWARE INC	PLUMBING REPAIRS	01/29/2025	13.29	PARK & RECREATI
MCCOY HARDWARE INC	DOORSTOP - S BUXTON	01/30/2025	8.99	GENERAL FUND
MCCOY HARDWARE INC	REPL. SCREW MONITOR	01/30/2025	.50	AMBULANCE FUN
MCCOY HARDWARE INC	REPLC. SCREW MONITOR	01/30/2025	.14	AMBULANCE FUN
MCCOY HARDWARE INC	PLUMBING REPAIRS	01/31/2025	18.87	PARK & RECREATI
MCCOY HARDWARE INC	PLUMBING REPAIRS	02/03/2025	10.30	PARK & RECREATI
MCCOY HARDWARE INC	HARDWARE/BOLTS	02/04/2025	3.60	PARK & RECREATI
Total MCCOY HARDWARE INC:			110.77	
MECHANICAL SALES PARTS IOWA INC				
MECHANICAL SALES PARTS IO	COMBUSTIBLE SENSOR	02/04/2025	630.00	SEWER FUND
Total MECHANICAL SALES PARTS IOWA INC:			630.00	
MEDPRO DISPOSAL LLC				
MEDPRO DISPOSAL LLC	MEDICAL WASTE DISPOSAL	02/01/2025	300.98	AMBULANCE FUN
Total MEDPRO DISPOSAL LLC:			300.98	
MENARDS				
MENARDS	PAINT AND SANDING BELTS	02/10/2025	77.19	PARK & RECREATI
Total MENARDS:			77.19	
MERCY COLLEGE OF HEALTH SCIENCES				
MERCY COLLEGE OF HEALTH	BELVO PARAMEDIC CLASS SPRING 2025	02/03/2025	239.00	AMBULANCE FUN
MERCY COLLEGE OF HEALTH	HELGENS PARAMEDIC CLASS SPRING 2025	02/03/2025	5,006.00	AMBULANCE FUN
Total MERCY COLLEGE OF HEALTH SCIENCES:			5,245.00	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	NATURAL GAS	01/21/2025	511.00	LIBRARY FUND
Total MID AMERICAN ENERGY CO.:			511.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MILLER ELECTRICAL SERVICES				
MILLER ELECTRICAL SERVICE	PICKARD FIELD LIGHT BREAKER REPAIR	02/06/2025	130.00	PARK & RECREATI
Total MILLER ELECTRICAL SERVICES:			130.00	
MUTUAL OF OMAHA				
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - HR	01/03/2025	172.67	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - IT	01/03/2025	327.15	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - FINANCE/CLERK	01/03/2025	308.04	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - COMM DEV	01/03/2025	390.79	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - STREETS	01/03/2025	638.77	ROAD USE TAX FU
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - POLICE	01/03/2025	2,120.90	POLICE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - FIRE	01/03/2025	200.40	FIRE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - AMBULANCE	01/03/2025	1,135.57	AMBULANCE FUN
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - P&R	01/03/2025	376.88	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - PARKS	01/03/2025	273.86	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - LIBRARY	01/03/2025	370.02	LIBRARY FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - SEWER	01/03/2025	523.48	SEWER FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - IWC	01/03/2025	192.06	WELLNESS CAMP
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - EE LIABILITY	01/03/2025	1,389.50	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - CITY MANAGER	01/22/2025	74.68	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - HR	01/22/2025	191.32	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - IT	01/22/2025	161.27	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - FINANCE/CLERK	01/22/2025	203.92	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - COMM DEV	01/22/2025	332.90	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - COMM DEV ADJ	01/22/2025	95.66	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - STREETS	01/22/2025	503.50	ROAD USE TAX FU
MUTUAL OF OMAHA	DENTAL - POLICE	01/22/2025	1,406.13	POLICE FUND
MUTUAL OF OMAHA	DENTAL - FIRE	01/22/2025	145.35	FIRE FUND
MUTUAL OF OMAHA	DENTAL - AMBULANCE	01/22/2025	823.68	AMBULANCE FUN
MUTUAL OF OMAHA	DENTAL - P&R	01/22/2025	279.89	PARK & RECREATI
MUTUAL OF OMAHA	DENTAL - PARKS	01/22/2025	138.31	PARK & RECREATI
MUTUAL OF OMAHA	DENTAL - LIBRARY	01/22/2025	233.97	LIBRARY FUND
MUTUAL OF OMAHA	DENTAL - SEWER	01/22/2025	522.62	SEWER FUND
MUTUAL OF OMAHA	DENTAL - IWC	01/22/2025	150.34	WELLNESS CAMP
MUTUAL OF OMAHA	DENTAL - EE LIABILITY	01/22/2025	1,645.91	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - EE LIABILITY ADJ	01/22/2025	52.69	GENERAL FUND
Total MUTUAL OF OMAHA:			15,382.23	
NAPA AUTO PARTS				
NAPA AUTO PARTS	BRAKE PARTS CLEANER	01/17/2025	80.04	SEWER FUND
NAPA AUTO PARTS	FITTING	02/07/2025	23.09	ROAD USE TAX FU
NAPA AUTO PARTS	PARTS	02/10/2025	22.04	ROAD USE TAX FU
Total NAPA AUTO PARTS:			125.17	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	FUEL HOSE	01/16/2025	9.18	SEWER FUND
O'REILLY AUTO PARTS	TUBING	02/03/2025	.59	PARK & RECREATI
O'REILLY AUTO PARTS	SUPPLIES	02/04/2025	19.98	SEWER FUND
O'REILLY AUTO PARTS	ENGINE AND BRAKE CLEANER	02/06/2025	28.47	PARK & RECREATI
O'REILLY AUTO PARTS	WRENCH SET	02/07/2025	23.99	ROAD USE TAX FU
O'REILLY AUTO PARTS	WIPERS & FILTERS	02/07/2025	48.42	SEWER FUND
O'REILLY AUTO PARTS	CREDIT	02/10/2025	23.99	ROAD USE TAX FU
O'REILLY AUTO PARTS	WIPER BLADES	02/11/2025	49.97	POLICE FUND
O'REILLY AUTO PARTS	SOLDER AND SHRINK TUBE	02/11/2025	11.88	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total O'REILLY AUTO PARTS:			168.49	
PELLA PRINTING				
PELLA PRINTING	BUSINESS CARDS -AARON HURT	01/28/2025	75.00	FIRE FUND
PELLA PRINTING	ENVELOPES	01/28/2025	496.77	GENERAL FUND
Total PELLA PRINTING:			571.77	
PERFECTION PEST MANAGEMENT				
PERFECTION PEST MANAGEM	PEST CONTROL	01/28/2025	53.50	ROAD USE TAX FU
Total PERFECTION PEST MANAGEMENT:			53.50	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	STEEL PLATE	01/29/2025	308.00	ROAD USE TAX FU
Total PIERCE BROTHERS REPAIR:			308.00	
PILOT ROCK				
PILOT ROCK	PICNIC TABLE FRAMES	01/31/2025	2,706.00	PARK & RECREATI
Total PILOT ROCK:			2,706.00	
PLAYAWAY PRODUCTS LLC				
PLAYAWAY PRODUCTS LLC	BOOKS	01/10/2025	254.94	LIBRARY FUND
PLAYAWAY PRODUCTS LLC	BOOKS	01/17/2025	226.96	LIBRARY FUND
Total PLAYAWAY PRODUCTS LLC:			481.90	
PLEVA MECHANICAL				
PLEVA MECHANICAL	POOL REPAIR	01/17/2025	2,355.50	WELLNESS CAMP
Total PLEVA MECHANICAL:			2,355.50	
PROIMAGE SIGN & LIGHTING				
PROIMAGE SIGN & LIGHTING	TRUCK DECALS	01/31/2025	110.00	SEWER FUND
PROIMAGE SIGN & LIGHTING	POOL RULE SIGNS	02/04/2025	270.00	POOL (MEMORIAL)
PROIMAGE SIGN & LIGHTING	PLAYGROUND SIGN STICKERS	02/04/2025	6.20	PARK & RECREATI
PROIMAGE SIGN & LIGHTING	"RULES" SIGNS	02/06/2025	75.00	WELLNESS CAMP
Total PROIMAGE SIGN & LIGHTING:			461.20	
PROSCREENING LLC				
PROSCREENING LLC	PRE EMPLOYMENT SCREENING - IWC PRAL	02/01/2025	82.00	WELLNESS CAMP
PROSCREENING LLC	PRE EMPLOYMENT SCREENING - EMS MER	02/01/2025	34.00	AMBULANCE FUN
PROSCREENING LLC	PRE EMPLOYMENT SCREENING - FIRE CAP	02/01/2025	102.00	FIRE FUND
Total PROSCREENING LLC:			218.00	
PROTECT YOUTH SPORTS				
PROTECT YOUTH SPORTS	SEASONAL STAFF BACKGROUND CHECKS	01/31/2025	89.10	PARK & RECREATI
Total PROTECT YOUTH SPORTS:			89.10	
PURCHASE POWER				
PURCHASE POWER	1/30 POSTAGE REFILL	01/30/2025	500.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total PURCHASE POWER:			500.00	
RAFFETY, JACKIE				
RAFFETY, JACKIE	JANUARY 2025 CELL	01/24/2025	50.00	GENERAL FUND
Total RAFFETY, JACKIE:			50.00	
RELADYNE				
RELADYNE	DIESEL EXHAUST FLUID 261 GAL.	01/30/2025	575.88	FIRE FUND
Total RELADYNE:			575.88	
SECRETARY OF STATE				
SECRETARY OF STATE	RAFFETY NOTARY RENEWAL	02/13/2025	30.00	GENERAL FUND
Total SECRETARY OF STATE:			30.00	
SIMMERING-CORY				
SIMMERING-CORY	JAN 2025 SUPPLEMENT	02/03/2025	253.00	GENERAL FUND
Total SIMMERING-CORY:			253.00	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	SOUTH K STREET PAVEMENT IMPROVEMEN	01/28/2025	2,536.25	SOUTH K STREET
SNYDER & ASSOCIATES INC	EMERALD BAY PRELIMINARY PLAT	01/28/2025	9,634.25	GENERAL FUND
SNYDER & ASSOCIATES INC	MUNICIPAL ENGINEERING SERVICES	01/28/2025	1,326.63	ROAD USE TAX FU
SNYDER & ASSOCIATES INC	DEER RUN PUD	01/28/2025	2,930.25	GENERAL FUND
SNYDER & ASSOCIATES INC	KWIK STAR DRAINAGE REVIEW	01/28/2025	2,879.00	GENERAL FUND
Total SNYDER & ASSOCIATES INC:			19,306.38	
STAPLES				
STAPLES	OFFICE PAPER POLICE	02/01/2025	169.90	POLICE FUND
STAPLES	OFFICE PAPER -FIRE DEPT	02/01/2025	33.98	FIRE FUND
STAPLES	OFFICE PAPER - PARKS & REC	02/01/2025	101.94	PARK & RECREATI
STAPLES	OFFICE PAPER CLERKS OFFICE	02/01/2025	33.98	GENERAL FUND
Total STAPLES:			339.80	
STATE HYGIENIC LABORATORY				
STATE HYGIENIC LABORATORY	NPDES PERMIT TESTING	01/31/2025	1,575.50	SEWER FUND
Total STATE HYGIENIC LABORATORY:			1,575.50	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	TRASH REMOVAL	01/24/2025	125.00	LIBRARY FUND
Total T.R.M. DISPOSAL LLC:			125.00	
TELEFLEX LLC				
TELEFLEX LLC	AMBULANCE SUPPLY NEEDLES 45MM	01/31/2025	550.00	AMBULANCE FUN
Total TELEFLEX LLC:			550.00	
TEXTCASTER				
TEXTCASTER	TEXTING SERVICE	02/01/2025	189.10	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total TEXTCASTER:			189.10	
TG TECHNICAL SERVICES				
TG TECHNICAL SERVICES	GAS METER TEST GAS REGULATOR	02/03/2025	168.34	FIRE FUND
Total TG TECHNICAL SERVICES:			168.34	
THEISEN'S				
THEISEN'S	TOOL BOX, BIT SET, CORD, STORAGE MOD	01/20/2025	309.90	SEWER FUND
THEISEN'S	EXTENSION CORDS	01/21/2025	154.98	ROAD USE TAX FU
THEISEN'S	SUPPLIES	01/21/2025	10.12	SEWER FUND
THEISEN'S	MISC SUPPLIES	01/22/2025	128.39	SEWER FUND
THEISEN'S	SHOP SUPPLIES	01/23/2025	10.99	ROAD USE TAX FU
THEISEN'S	POWER STRIP	01/24/2025	14.99	SEWER FUND
THEISEN'S	PILOT POINT SET, CORD	01/27/2025	123.69	SEWER FUND
THEISEN'S	DRILL BITS	01/27/2025	38.17	SEWER FUND
THEISEN'S	RETURN	01/28/2025	6.19	SEWER FUND
THEISEN'S	WHEEL BRUSH, BATTERY	01/28/2025	39.63	SEWER FUND
THEISEN'S	PPE	01/29/2025	79.99	GENERAL FUND
THEISEN'S	K9 DOG FOOD	02/01/2025	64.99	POLICE FUND
THEISEN'S	SAW BLADES AND DRILL BITS	02/05/2025	94.97	PARK & RECREATI
THEISEN'S	BOLTS, FLATS, ANGLE	02/05/2025	112.63	SEWER FUND
THEISEN'S	HARDWARE`	02/07/2025	3.98	SEWER FUND
Total THEISEN'S:			1,181.23	
TRANE				
TRANE	REPAIR PARTS	01/28/2025	343.77	WELLNESS CAMP
Total TRANE:			343.77	
TRANSUNION RISK AND ALTERNATIVE				
TRANSUNION RISK AND ALTER	TRANSUNION CONTRACT	02/01/2025	103.00	POLICE FUND
Total TRANSUNION RISK AND ALTERNATIVE:			103.00	
TRINITY CONSULTANTS INC				
TRINITY CONSULTANTS INC	SWPP	01/30/2025	2,133.75	SEWER FUND
Total TRINITY CONSULTANTS INC:			2,133.75	
TVG-MGT HOLDINGS LP				
TVG-MGT HOLDINGS LP	CITY MANAGER SEARCH	01/23/2025	8,200.00	GENERAL FUND
Total TVG-MGT HOLDINGS LP:			8,200.00	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONE FIRE	01/10/2025	864.46	AMBULANCE FUN
U.S. CELLULAR	CELL PHONE STREET	01/10/2025	186.53	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONE COM DEV	01/10/2025	94.14	GENERAL FUND
U.S. CELLULAR	CELL PHONE WRR	01/10/2025	139.45	SEWER FUND
U.S. CELLULAR	CELL PHONE COMMUNICATIONS	01/10/2025	47.07	GENERAL FUND
U.S. CELLULAR	CELL PHONE FACILITIES	01/10/2025	47.07	MAINTENANCE
U.S. CELLULAR	CELL PHONE HR	01/10/2025	47.07	GENERAL FUND
Total U.S. CELLULAR:			1,425.79	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
UPLIFT DESK				
UPLIFT DESK	DESKS - AP & HR	02/04/2025	2,843.00	GENERAL FUND
Total UPLIFT DESK:			2,843.00	
VANNONI, STACEY				
VANNONI, STACEY	FEBRUARY 2025 WELLNESS	02/06/2025	25.00	GENERAL FUND
Total VANNONI, STACEY:			25.00	
VERIZON WIRELESS				
VERIZON WIRELESS	VERIZON WRRF - LOCATE LAPTOP	01/26/2025	40.01	SEWER FUND
Total VERIZON WIRELESS:			40.01	
VISSER, MICHAEL				
VISSER, MICHAEL	FEBRUARY 2025 WELLNESS	02/03/2025	25.00	GENERAL FUND
Total VISSER, MICHAEL:			25.00	
WARREN COUNTY OIL				
WARREN COUNTY OIL	GREASE	02/04/2025	322.72	ROAD USE TAX FU
Total WARREN COUNTY OIL:			322.72	
WARREN COUNTY RECORDER				
WARREN COUNTY RECORDER	DEER CREEK PLAT 2	01/31/2025	12.00	GENERAL FUND
WARREN COUNTY RECORDER	LAND EXCHANGE DEEDS	01/31/2025	51.00	GENERAL FUND
WARREN COUNTY RECORDER	THE VILLAGE	01/31/2025	139.00	GENERAL FUND
WARREN COUNTY RECORDER	QUAIL MEADOWS PLAT 5 EASEMENTS	01/31/2025	269.00	GENERAL FUND
WARREN COUNTY RECORDER	EMERALD BAY	01/31/2025	142.00	GENERAL FUND
Total WARREN COUNTY RECORDER:			613.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING	01/06/2025	9.48	LIBRARY FUND
WASTE MANAGEMENT OF IOW	YARD WASTE HAULING	02/03/2025	4,354.40	GENERAL FUND
Total WASTE MANAGEMENT OF IOWA:			4,363.88	
WD DOOR				
WD DOOR	OVERHEAD DOOR MAINTENANCE	01/28/2025	643.61	SEWER FUND
Total WD DOOR:			643.61	
WILLIAMS-WALLACE, GABRIEL				
WILLIAMS-WALLACE, GABRIEL	3RD/4TH, 5TH/6TH YTH BB OFFICIAL	02/07/2025	120.00	PARK & RECREATI
Total WILLIAMS-WALLACE, GABRIEL:			120.00	
Grand Totals:			232,397.26	

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



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: February 18, 2025
Subject: Approval of Minutes of the February 3, 2025 meeting.

Recommendation: Simple motion is in order.

Attachments: 1. 20250203 CC Minutes



CITY OF INDIANOLA COUNCIL MEETING

February 3, 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 February 3, 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: Josh Rabe, Ron Dalby, Steve Armstrong, Christina Beach, Mellisa Sones, Steve Richardson. Absent: None.

Public Comment

Brian Sher, Police Chief, requested the Police Union contract be pulled from the consent agenda. Mary Melville, 606 E Ashland, submitted a comment regarding trees in the right-of-way, which was read by Mayor Pro Tem Armstrong.

Consent Agenda

Council Member Beach requested the Police Union contract be pulled from the consent agenda. Council Member Dalby moved to approve the Consent Agenda and Richardson seconded it. On roll call, the vote was AYES: Rabe, 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 Claims
- Approval of Minutes of the January 21, 2025 meeting.
- Setting dates for future public hearings
- Resolution 2025-014 setting a public hearing for February 18, 2025 at 6:00 PM and referring a rezoning a rezoning application for Indianola Veterinary Clinic to the Planning and Zoning Commission.
- Resolution 2025-013 setting a public hearing for February 18, 2025 at 6:00 PM and referring a rezoning application for Summercrest Hills North to the Planning & Zoning Commission.
- Approval of Payment Application Number 14, in the amount of \$263,748.38 to Vanderpool Construction Inc. for the East Hillcrest Avenue Reconstruction Project.
- Approval of Payment Application Number 3 in the amount of \$147,524.41 to Kline Electric for the Traffic Signal Improvements at South Buxton Street and West 2nd. Avenue.
- Third consideration and adoption of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for The Village Urban Renewal Plan.
- Second consideration of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for the Emerald Bay Urban Renewal Plan.
- Resolution 2025-016 appointing representatives to the Mid-Iowa Planning Alliance for Community Development (MIPA).
- Resolution 2025-017 approving a new step on the compensation table for non-paramedic certified employees in the Fire Department.
- Resolution 2025-018 approving development agreements for South K Street.

- Resolution 2025-019 accepting Temporary Access and Utility Easement Agreement.
- Approval of Urban Revitalization Designations
- Resolution 2025-020 approving salaries.

The Council discussed the option of removing the requirement to have officers meet with a mental health professional in-person and instead use an app and self-verify that they have completed the requirement.

Council Member Richardson moved to send the tentative labor agreement back to staff to look at articles 8 and 13 and Beach seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

New Business

Streets Superintendent Caleb Adams-Brown proposed the 2025 Brush Facility dates and prices.

Council Member Dalby moved to approve Resolution 2025-021 approving Brush Facility Services for 2025 and Beach seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Rabe moved to open the hearing in accordance with Chapter 56, Section 56.05 of the City of Indianola Code concerning seizure, impoundment, and disposition of vicious animals and Beach seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Torah Poindexter and Kayla Ripperger, 610 Brookwood Dr, owners of the dogs, spoke in opposition of the finding of vicious animals.

Community Service Officer Michels reported on the incident and prior history of the dogs at-large. Captain Hawkins stated that since the bites were in different locations, it is a different incident, even though it occurred on the same day.

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

Council Member Rabe moved to determine the animals as vicious and Richardson seconded it. On roll call, the vote was AYES: Rabe, Richardson. NAYS: Dalby, Armstrong, Beach, Sones. Whereas the Mayor Pro Tem declared the motion failed.

Council Reports

Council Member Beach moved to approve the appointment of Al Kratz to the Indianola Public Arts Commission for a term beginning immediately and ending July 1, 2027. Rabe seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Sones moved to approve the appointment of Rachel Terlop to the Indianola Public Arts Commission for a term beginning immediately and ending July 1, 2027. Beach seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Richardson gave the legislative update.

Mayor Pro Tem's Report

Council Member Armstrong stated that he met with Redeemer Lutheran Church to discuss housing needs in Indianola.

He then read a proclamation declaring February 2, 2025 as Chris Street Day in Indianola.

Other Business

Interim City Manager Wade Wagoner reported on recent meetings.

Finance Director Jackie Raffety gave an update on the budget for FY26 and reviewed how LOST and Hotel/Motel tax are allocated.

Council set March 12 at 6:30 PM, March 26 at 6 PM, and April 2, 2025 as special meeting dates for city manager recruitment.

Interim City Manager Wade Wagoner stated staff have met with OPN Architects and Ryan Co on remodeling the Regions building. Council Member Armstrong suggested meeting with other stakeholders, like the Chamber and Main Street, to discuss the Regions building. The Council directed staff to include Vision 2030 on every agenda.

Adjourn

The meeting was adjourned at 7:51 PM on a motion by Rabe and seconded by Sones. Question was called for and on voice vote the Mayor Pro Tem declared the motion carried unanimously.

ATTEST:

Steve Armstrong, Mayor Pro Tem

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: February 18, 2025
Subject: Resolution setting the property tax public hearing for March 24, 2025, at 6:00 PM.

Introduction: Under state law, cities must hold a property tax public hearing.

Background:

Discussion: The property tax hearing notice will be proposed in the state's online system no later than March 5. The county auditor will use this information to create the required property tax mailings, which will be sent to taxpayers by March 15. The notice will be published in the paper on March 11.

The property tax hearing cannot be held prior to March 20. This resolution sets the hearing for March 24 at 6 PM. The hearing must be the only item on the agenda. A regular council meeting will begin at 6:15 PM where the council will consider a resolution setting a public hearing for the adoption of the FY26 budget in April.

Budget Impact:

Recommendation: Roll call is in order.

Attachments: 1. Res 2025- Set PH regarding the proposed property tax levy

City of Indianola
RESOLUTION NO 2025-

**RESOLUTION SETTING DATE FOR HEARING ON THE PROPOSED PROPERTY TAX LEVY
FOR THE CITY OF INDIANOLA FISCAL YEAR 26 BUDGET**

WHEREAS, under state law, the City of Indianola must hold a public hearing on the property tax dollars to be levied in Fiscal Year (FY) 2026, from July 1, 2025, to June 30, 2026; and

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

WHEREAS, a notice concerning the proposed city property tax levy must be mailed to residents by the county by March 20, 2025.

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

(1) The date and time for the public hearing on the maximum property tax dollars to be levied in Fiscal Year 25 is set for 6:00 PM on March 24, 2025, at Indianola City Hall, Council Chambers, 110 N 1st Street.

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

Passed and adopted this 18th day of February 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: February 18, 2025
Subject: Consideration of the approval of a liquor license renewal for The Village.

Introduction: The Village located at 1203 N E Street, is renewing their Class C retail alcohol license.

Background: Their current license expires February 14, 2025.

Discussion: The Village is a nonprofit corporation. Owners listed on the application are Dereck Trebilcock and Heather Venz-Frank. All paperwork is in order for approval.

Budget Impact:

Recommendation: Approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: February 18, 2025
Subject: Consideration of the approval of an ownership amendment for Hy-Vee Fast and Fresh's liquor license.

Introduction: Hy-Vee Fast and Fresh has updated the owners on their liquor license. This amendment requires Council approval.

Background:

Discussion: The owners listed on the amended application are Andrew Schroeder, Jeremy Gosch, and Nathan Allen. Staff has reviewed the application.

Budget Impact:

Recommendation: Approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: February 18, 2025
Subject: Consideration of the approval of an ownership amendment for Hy-Vee Food Store's liquor license.

Introduction: Hy-Vee Food Store has updated the owners on their liquor license. This amendment requires Council approval.

Background:

Discussion: The owners listed on the amended application are Nathan Allen, Andrew Schroeder, and Jeremy Gosch. Staff has reviewed the application.

Budget Impact:

Recommendation: Approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: February 18, 2025
Subject: Consideration of the approval of an ownership amendment for Hy-Vee Market Cafe's liquor license.

Introduction: Hy-Vee Market Cafe has updated the owners on their liquor license. This amendment requires Council approval.

Background:

Discussion: The owners listed on the amended application are Andrew Schroeder, Jeremy Gosch, and Nathan Allen. Staff has reviewed the application.

Budget Impact:

Recommendation: Approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: February 18, 2025
Subject: Consideration of the approval of a liquor license renewal for Dollar General #6777.

Introduction: Dollar General #6777, located at 1803 W 2nd. Avenue., is renewing their Class B retail alcohol license.

Background: Their current license expires February 28, 2025.

Discussion: Dollar General #6777 is a Limited Liability Company. Owners listed on the application are Emily Taylor and Zachary Brining.

Budget Impact:

Recommendation: Approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: February 18, 2025
Subject: Consideration of the approval of a new liquor license for B.E.S.T. Catering and Concessions Inc. doing business as Warren County Fair Blue Ribbon Bash.

Introduction: B.E.S.T Catering and Concessions Inc., is partnering with the Warren County Fair Blue Ribbon Bash at 210 South Wesley Street and applying for a Class C retail alcohol license.

Background: This application is for a five day permit starting on March 4, 2025 and ending on March 8, 2025.

Discussion: B.E.S.T Catering and Concessions Inc., is a corporation. Owners listed on the application are Mandi Graham, Kevin Smith, and Janey Smith.

Budget Impact:

Recommendation: Approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: February 18, 2025
Subject: Consideration of the approval of a liquor license renewal for Z's Eatery and Draught Haus.

Introduction: Z's Eatery and Draught Haus located at 1501 North 1st Street, is renewing their Class C retail alcohol license.

Background: Their current license expires on February 28, 2025.

Discussion: Z's Eatery and Draught Haus is a Limited Liability Company. Owners listed on the application are Kevin Frerichs, Wesley Zeitz, and Renee Frerichs.

Budget Impact:

Recommendation: Approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: February 18, 2025
Subject: Consideration of the approval of a liquor license renewal for Casey's #3512.

Introduction: Casey's #3512, located at 301 E Trailridge Avenue, is renewing their Class E retail alcohol license.

Background: Their current license expires March 5, 2025.

Discussion: Casey's #3512 is a corporation. Owners listed on the application are Eric Larsen, Scott Faber, Brian Johnson, Douglas Beech, Samuel James, Casey's General Store Inc., and Casey's General Stores.

Budget Impact:

Recommendation: Approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council

From:

Date: February 18, 2025

Subject: Third consideration and adoption 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: 1. Emerald Bay URP - Ordinance

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)



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: February 18, 2025
Subject: Resolution naming depositories.

Recommendation: Each year, the council shall approve a resolution naming depositories. The depositories have not changed since last year.
Roll call is in order.

Attachments: 1. Res 2025- Naming Depositories

CITY OF INDIANOLA
RESOLUTION NO. 2025-

RESOLUTION NAMING DEPOSITORIES AND SETTING DEPOSITORY LIMITS

WHEREAS, Iowa Code 12C.2 requires that the approval of financial institutions as depositories shall be by written document which shall be entered of record in the minutes of the approving board, and which shall distinctly name each depository approved, and specify the maximum amount which may be kept on deposit in each depository; and

WHEREAS, the City's auditor recommends the naming of depositories be done annually.

BE IT THEREFORE RESOLVED that the City Council of Indianola

- (1) approves the following list of financial institutions to be depositories of the City of Indianola funds in conformance with all applicable provisions of Iowa Code Chapter 12.
- (2) authorizes the City Clerk to deposit the City of Indianola funds in amounts not to exceed the maximum approved for each respective financial institution as set out below.

DEPOSITORY NAME	LOCATION OF DEPOSITORY	MAXIMUM BALANCE IN EFFECT UNDER THIS RESOLUTION
TruBank	Indianola, IA	\$20,000,000
City-State Bank	Indianola, IA	\$200,000
People's Bank	Indianola, IA	\$200,000
Banker's Trust	Des Moines, IA	\$30,000,000
Iowa Public Agency Investment Trust	West Des Moines, IA	\$200,000

Passed and adopted this 18th day of February 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: February 18, 2025
Subject: Resolution approving investment policy.

Recommendation: The investment policy is approved annually by the council. The only change from the previous year is to designate the Finance Director as Treasurer instead of the City Clerk, for the purposes of the policy.
Roll call is in order.

Attachments:

1. Res 2025- approving investment policy
2. Investment Policy

City of Indianola
RESOLUTION 2025-

RESOLUTION APPROVING THE CITY OF INDIANOLA INVESTMENT POLICY

WHEREAS, the Investment Policy of the City of Indianola is governed by Iowa Code Chapters 12B and 12C; and

WHEREAS, the City of Indianola has established an Investment Policy to be applied to all operating funds, bond proceeds and other funds and all investment transactions involving operating funds, bond proceeds and other funds accounted for in the financial statements of the City; and

WHEREAS, the Indianola City Council shall annually approve the City of Indianola Investment Policy.

NOW BE IT THEREFORE RESOLVED that the City Council of Indianola approves and adopts the attached City of Indianola Investment Policy.

Passed and adopted this 18th day of February 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk

City of Indianola, Iowa Policy And Procedures Investment Policy		Policy Number	Applicability Finance
		Ordinance Ref	Iowa Code Reference Chapters 12B and 12C
Effective Date July 5, 2016 September 18, 2017 August 20, 2018 October 7, 2019 March 20, 2023 May 6, 2024	Related Policies	Responsibility	Authority

I. Purpose

The financial policy outlines investment goals and responsibilities and enhances the quality of decision-making to maintain the financial security of the City of Indianola.

The primary objectives, in order of priority, of all investment activities involving the financial assets of the City of Indianola shall be the following:

- Safety: Safety and preservation of principal in the overall portfolio.
- Liquidity: Maintaining the necessary liquidity to match expected liabilities.
- Return: Obtaining a reasonable return in compliance with Iowa Code Section 12C.6.

This written investment policy, as required by Iowa Code Section 12B.10B, shall be delivered to all the following:

- The governing body or officer of the public entity to which this policy applies.
- All depository institutions or fiduciaries for public funds of the public entity.
- The auditor of the public entity.
- Every fiduciary or third party assisting with or facilitating investments for the public entity.

II. Definitions

III. Policy

The Investment Policy of the City of Indianola shall be governed by Iowa Code Chapters 12B and 12C and shall apply to all operating funds, bond proceeds and other funds and all investment transactions involving operating funds, bond proceeds and other funds accounted for in the financial statements of the City of Indianola.

The investment of bond funds or sinking funds shall also comply with the provisions of any bond resolutions.

a. Delegation of Authority

In accordance with Section 12B.10, the responsibility for conducting investment transactions resides with the Treasurer of the City of Indianola. For the purposes of this Investment Policy the Finance Director is designated the Treasurer. Only the Treasurer and those authorized by resolution may invest public funds. A copy of any empowering resolution shall be attached to this Investment Policy.

All contracts or agreements with outside persons investing public funds, advising on the investment of public funds, directing the deposit or investment of public funds or acting in a fiduciary capacity for the City of Indianola shall require the outside person to notify in writing the Treasurer of the City of Indianola within thirty days of receipt of all communication from the Auditor of the outside person or any regulatory authority of the existence of a material weakness in the internal control structure of the outside person or regulatory orders or sanctions regarding the type of services being provided to the City of Indianola by the outside person.

The records of investment transactions made by or on behalf of the City of Indianola are public records and are the property of the City of Indianola whether in the custody of the City of Indianola or in the custody of a fiduciary or other third party.

The Treasurer shall establish a written system of internal controls and investment practices. The controls shall be designed to prevent the loss of public funds, to document those officers and employees of the City of Indianola responsible for elements of the investment process and to address the capability of investment management. The controls shall provide for receipt and review of the audited financial statement and related report on internal control structure of all outside persons performing any of the following for this public body:

- Investment of public funds.
- Advising on the investment of public funds.
- Directing the deposit or investment of public funds.
- Acting in a fiduciary capacity for this public body.

The Treasurer of the City of Indianola shall be insured, or bonded in the amount of \$300,000. The amount of this bond shall be reviewed annually to determine its appropriateness and will be amended by the City Council if deemed necessary.

b. Prudence

The Treasurer of the City of Indianola, when investing or depositing public funds, shall exercise the care, skill, prudence and diligence under the circumstances then prevailing that a person acting in a like capacity and familiar with such matters would use to attain the Section 8 investment objectives. This standard requires that when making investment decisions, the Treasurer shall consider the role that the investment or deposit plays within the portfolio of the assets of the City of Indianola and the investment objectives stated in Section 8.

When investing assets of the City of Indianola for a period longer than six months or in an amount greater than \$300,000 per investment, the Treasurer shall request competitive investment proposals for comparable credit and terms investment from a minimum of three investment providers.

c. Instruments Eligible for Investment

The assets of the City of Indianola shall be invested in financial institutions properly declared by Resolution of the City Council of the City of Indianola. Deposits in any financial institution shall not exceed the amount stated in the Resolution. Assets of the City of Indianola may be invested in the following:

- Demand Deposit Accounts (DDA)
- Negotiable Orders of Withdrawal (NOW) Accounts
- Certificates of Deposit
- Obligations of the United States Government, its agencies, and instrumentalities

d. Prohibited Investments and Investment Practices

Assets of the City of Indianola shall not be invested in the following:

- Reverse repurchase agreements
- Futures and options contracts

Assets of the City of Indianola shall not be invested pursuant to the following investment practices:

- Trading of securities for speculation or the realization of short-term trading gains.
- Pursuant to a contract providing for the compensation of an agent or fiduciary based upon the performance of the invested assets.

If a fiduciary or other third party with custody of public investment transaction records of the City of Indianola fails to produce requested records when requested by this public body within a reasonable time, the City of Indianola shall make no new investment with or through the fiduciary or third party and shall not renew maturing investments with or through the fiduciary or third party.

e. Investment Limitations

Operating Funds: Operating funds means those funds which are reasonably expected to be expended during the current budget year or within fifteen months of receipt. Operating funds must be identified and distinguished from all other funds available for investment.

Operating funds may only be invested in investments which mature within three hundred ninety-seven (397) days or less.

Other than Operating Funds: The Treasurer may invest funds of the City of Indianola that are not identified as Operating Funds in investments with a maturity longer than three hundred ninety-seven (397) days. However, all investments of Project Funds and other non-operating funds shall have a maturity that is consistent with the needs and use as specified for these funds, and no maturity shall be longer than three (3) years for any funds unless specifically authorized by the City Council.

f. Safekeeping and Custody

All invested assets of the City of Indianola involving the use of a public fund's custodial agreement, as defined in Iowa Code Section 12B.10C, shall comply with all rules adopted and in accordance with the laws of the State of Iowa.

IV. **Ethics and Conflict of Interest**

The Treasurer and all officers, employees and committees of the City of Indianola involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program or which could impair their ability to make impartial investment decisions.

V. **Procedure**

a. Reporting

The Treasurer shall submit monthly with the Bank Reconciliation a list of investments making up the current investment portfolio.



MEMORANDUM

To: Mayor and City Council
From: Aaron Hurt, Fire Chief
Date: February 18, 2025
Subject: Resolution authorizing a contract with ReNew Biomedical Services LLC.

Introduction: The purpose of this request is to obtain the Council's approval through resolution to transition the Fire Department's annual preventative maintenance services for ambulance medical equipment from Life Med Safety Inc. to **ReNew BioMedical LLC**. This change is proposed to achieve significant cost savings while maintaining the reliability and readiness of critical life-saving equipment.

Background: For 2024, the cost of these services through Life Med Safety Inc. was **\$6,607.00**. In EMS Captain Aaron Payette's review of cost-effective alternatives, the department received a proposal from **ReNew BioMedical LLC**, which has offered to provide the same services for **\$2,440.00 annually**—a cost reduction of **\$4,167.00 per year**.

Discussion: The Indianola Fire Department currently contracts with Life Med Safety, INC. for the preventative maintenance of:

- **4 Lucas Chest Compression Devices**
- **4 Lifepak 15 Cardiac Monitors/Defibrillators**
- **4 Stair Chairs**
- **4 Power Load Cot Systems**
- **1 Lifepak 1000 AED**

For 2024, the cost of these services through Life Med Safety Inc. was **\$6,607.00**. In EMS Captain Aaron Payette's review of cost-effective alternatives, the department received a proposal from **ReNew BioMedical LLC**, which has offered to provide the same services for **\$2,440.00 annually**—a cost reduction of **\$4,167.00 per year**.

Budget Impact: Reduction to the EMS Expenses (\$4,167.00).

Recommendation: I respectfully request the Council's authorization to enter into an annual agreement with **ReNew BioMedical LLC** at the proposed rate of **\$2,440.00 per year**. Roll call is in order.

Attachments:

1. Res 2025- Authorizing a contract with Biomedical Services LLC
2. ReNew Agreement Terms
3. Indianola 2025 PM quote

City of Indianola
RESOLUTION NO. 2025-

RESOLUTION AUTHORIZING A CONTRACT WITH RENEW BIOMEDICAL SERVICES LLC

WHEREAS, ReNew Biomedical Services LLC offers preventative maintenance and repair services on medical equipment; and

WHEREAS, annual testing on emergency medical equipment is required to ensure the safety and well-being of patients; and

WHEREAS, the attached service agreement sets forth obligations for ReNew Biomedical Services LLC and the City of Indianola.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Indianola, Iowa, hereby authorizes the Mayor Pro Tem to execute the Contract with ReNew Biomedical Services LLC on behalf of the City of Indianola.

Approved and passed this 18th day of February 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk

ReNew Biomedical Services LLC
SERVICE AGREEMENT TERMS AND CONDITIONS

1. SERVICES PROVIDED

1.1. The services listed in the quotation and/or Attachment A (the “Services”) are offered by ReNew Biomedical Services, LLC (“ReNew”) only under the terms and conditions described below, and on any exhibits and attachments, each of which are hereby incorporated (the “Agreement”).

2. EXCLUSIONS AND OTHER TERMS

- 2.1. Unless specifically stated otherwise, the Services do not cover (i) equipment repairs or (ii) the repair or replacement of accessories (such as batteries, power cords, cuffs, cables, etc.);
- 2.2. Batteries are not included in coverage for any purpose, system, or modality, including, but not limited to, Biomedical Equipment or uninterruptible power supply (UPS) systems of any size or type.
- 2.3. In the event ReNew determines that a unit needs repair or replacement, ReNew will notify the Customer of the recommended repair or replacement at no additional cost.
- 2.4. Any recommended repairs that are to be made by ReNew will be performed at an hourly rate of \$175.00/hour plus parts necessary for such repair(s). All repairs will be considered “depot” and must be performed at ReNew’s facility in Jackson, Tennessee.
- 2.5. Customer shall notify ReNew prior to sending any equipment to ReNew for depot repair.
- 2.6. Customer shall be responsible for the costs of shipping any such equipment to ReNew. ReNew shall be responsible for the costs of shipping repaired equipment back to Customer.
- 2.8. During the term of this Agreement, additional Customer locations may be added to the Services upon the same price/location as set forth in the Quotation for the remaining term of this Agreement.
- 2.9. To the extent made known in writing to ReNew, ReNew and its subcontractors will comply with Customer’s rules and regulations provided such rules and regulations do not conflict with established ReNew policies.

3. CUSTOMER RESPONSIBILITIES

During the term of this Agreement, Customer will:

- 3.1. Provided ReNew’s authorized personnel with reasonable access to Customer’s locations and equipment during the days and times provided to Customer to enable ReNew to provide the Services. ReNew will cooperate with Customer to schedule servicing at times that are reasonable convenient to Customer.
- 3.2. Not utilize any equipment that is damaged, malfunctioning in any way or has been designated by ReNew or Customer as needing repair;
- 3.3. Assume the risk of loss or damage of any equipment while equipment is in transit to and from ReNew’s service facility.
- 3.4. Use all equipment in accordance with the published manufacturer’s operating instructions.

4. PAYMENT

- 4.1. All payments under this Agreement are due thirty (30) days from the date of ReNew’s invoice until the Agreement amount and all applicable taxes and interest are paid in full.
 - 4.1.1 Customer will pay interest on any amount not paid when due at the lesser of 3.0% interest per month or the maximum rate permitted by applicable law.
 - 4.1.2 Payment Methods. Payments may be made by check, ACH or wire. ReNew does not accept transaction fees for wire transfers.
- 4.2. Invoices for any additional locations added to this Agreement pursuant to Section 2.8 will initially be invoiced for the remaining portion of the year of the Agreement in which such locations are added, and will be added to the annual invoice for all subsequent years of the Agreement.
- 4.3. All invoices for repairs are subject to the terms set forth in Section 4.1.

5. FORCE MAJEURE

- 5.1. Each party shall be excused from performing its obligations (except for payment obligations) arising from any delay or default caused by events beyond its reasonable control including, but not limited to, acts of God, health pandemics, acts of any civil, military or government authority, fire, floods, war, embargoes, labor disputes, acts of sabotage, riots, accidents, delays of carriers, voluntary or mandatory compliance with any government act, regulation or mandatory direction, request. For clarity, Customer requests shall not be considered ‘government’ requests under this section.

6. TERM AND TERMINATION

- 6.1. The term of this Agreement shall be set forth in the quote(s) and/or Attachment A attached hereto and incorporated herein (“Term”).
- 6.2. This Agreement is non-cancelable by Customer and will remain in effect for the Term specified in this Agreement.
- 6.3. Upon sixty (60) days written notice to ReNew, Customer may cancel this Agreement specifically describing a material breach or default of the Agreement by ReNew, provided that ReNew may avoid such cancellation by curing the condition of breach or default within such sixty (60) day notice period. Termination under this clause shall not impact fees paid for services rendered up to the time of such material breach, which shall remain payable to ReNew.

7. DEFAULT

- 7.1 Customer’s failure to pay any undisputed amount due under this Agreement within thirty (30) days of when payment is due constitutes a default of this Agreement and all other agreements between Customer and ReNew. In such an event, ReNew may, at its option, (i) withhold performance under this Agreement and any or all of the other agreements until a reasonable time after all defaults have been cured, (ii) declare all sums due and to (iii) commence collection activities for all sums due or to become due hereunder, including, but not limited to costs and expenses of collection, and reasonable attorney’s fees, (iv) terminate this Agreement with ten (10) days’ notice to Customer, and (v) pursue any other remedies permitted by law.

7.2. If ReNew determines that its ability to provide the service coverage is hindered due to the unavailability of parts or trained personnel, or that a location or multiple locations can no longer be serviced in a safe or effective manner as determined by ReNew, then ReNew may terminate this Agreement with respect to such locations upon notice to the Customer and provide Customer with a refund of any Customer pre-payments for periods of service coverage not already completed.

8. WARRANTY DISCLAIMER

8.1 ReNew' full contractual service obligations to Customer are described in this Agreement. Moreover, all labor shall be performed in a good and workmanlike manner consistent with industry practices by personnel with training. In the event of a material breach of the foregoing, Customer shall provide ReNew written notice and an opportunity to cure per the termination section of this Agreement. Except as otherwise provide in this Agreement, ReNew provides no additional warranties express or implied under this Agreement. NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE APPLIES TO SERVICES OR SERVICE ITEMS PROVIDED BY RENEW' UNDER THIS AGREEMENT.

9. LIMITATIONS OF LIABILITY AND DISCLAIMER

9.1 THE TOTAL LIABILITY, IF ANY, OF RENEW' AND ITS AFFILIATES' FOR ALL DAMAGES AND BASED ON ALL CLAIMS, WHETHER ARISING FROM OR RELATING TO BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE, INDEMNITY, STRICT LIABILITY OR OTHER TORT, OR OTHERWISE, ARISING FROM THE SERVICES OR RENEW' PERFORMANCE OF THE SERVICES, IS LIMITED TO AN AMOUNT NOT TO EXCEED THE PRICE STATED IN THIS AGREEMENT FOR THE SERVICE GIVING RISE TO THE LIABILITY. THIS LIMITATION SHALL NOT APPLY TO:

9.1.1 CLAIMS OF TANGIBLE PROPERTY DAMAGE REPRESENTING THE ACTUAL COST TO REPAIR OR REPLACE PHYSICAL PROPERTY TO THE EXTENT CAUSED BY RENEW NEGLIGENCE OR PROVEN PRODUCT DEFECT;

9.1.2 OUT OF POCKET COSTS INCURRED BY CUSTOMER TO PROVIDE PATIENT NOTIFICATIONS, REQUIRED BY LAW, TO THE EXTENT SUCH NOTICES ARE CAUSED BY RENEW' UNAUTHORIZED DISCLOSURE OF PHI, AS DEFINED BY HIPAA; and,

9.1.3 FINES/PENALTIES LEVIED AGAINST CUSTOMER BY GOVERNMENT AGENCIES CITING RENEW' UNAUTHORIZED DISCLOSURE OF PHI AS THE BASIS OF THE FINE/PENALTY; ANY SUCH FINES OR PENALTIES CONSTITUTING DIRECT DAMAGES.

9.2 IN NO EVENT SHALL RENEW OR ITS AFFILIATES BE LIABLE FOR ANY INDIRECT, PUNITIVE, INCIDENTAL, CONSEQUENTIAL, OR SPECIAL DAMAGES, INCLUDING WITHOUT LIMITATION, LOST REVENUES OR PROFITS, BUSINESS INTERRUPTION, LOSS OF DATA, OR THE COST OF SUBSTITUTE PRODUCTS OR SERVICES WHETHER ARISING FROM BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE, INDEMNITY, STRICT LIABILITY OR OTHER TORT.

10. TAXES

The price stated in the quotation does not include applicable sales, excise, use, or other taxes in effect or later levied. Customer shall provide ReNew with an appropriate exemption certificate reasonably in advance of the effective date, otherwise, ReNew shall invoice Customer for those taxes, and Customer shall pay those taxes in accordance with the terms of the invoice.

11. INDEPENDENT CONTRACTOR

ReNew is Customer's independent contractor, not Customer's employee, agent, joint venture, or partner. ReNew' employees and ReNew subcontractors are under ReNew' exclusive direction and control. ReNew has no liability or responsibility for and does not warrant Customer's or Customer's employees' act or omissions related to any services that are performed by Customer's employees under this agreement.

12. COMPLIANCE

12.1 Each party shall comply with all laws, rules, and regulations applicable to the party in connection with the performance of its obligations in connection with the transactions contemplated by the quotation, including, but not limited to, those relating to federal and state anti-discrimination laws(including Title VII of the Civil Rights Act OF 1964 as amended, the Rehabilitation Act of 1973 as amended, and the Veterans Act of 1972 as amended) ,E-Verify, fair employment practices, FDA, Medicare fraud and abuse, and the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"). Health care providers are reminded that if this Agreement includes a discount, they must fully and accurately report such discount or loan on cost reports or other applicable claims for payment submitted under any federal or state health care program, including but not limited to Medicare and Medicaid, as required by federal law (see 42 CFR 1001.952[h]).

12.2 Business Associate Addendums/Agreements between ReNew and Customer.). Customers most current business associate agreement ("BAA") duly executed with ReNew and in effect at the time of ReNew performance of the services shall apply and is incorporated into this Agreement. In the event terms expressly set forth in the BAA conflict with terms set forth in this Agreement, the terms set forth in the BAA shall govern in such instance. Otherwise the terms expressly set forth herein shall apply.

13. CONFIDENTIALITY

Each party shall maintain as confidential any information furnished or disclosed to one party by the other party, whether disclosed in writing or disclosed orally, relating to the business of the disclosing party, its customers, employees, and/or its patients, the quotation and this Agreement and its terms, including its pricing terms. Each party shall use the same degree of care to protect the confidentiality of the disclosed information as that party uses to protect the confidentiality of its own information, but in no event less than a reasonable amount of care. Each party shall disclose such confidential information only to its employees having a need to know such information to perform the transactions contemplated by this Agreement. The disclosing party maintains exclusive ownership of the confidential information which it discloses to the receiving party, and a receiving party shall be responsible for the breach of these confidentiality terms by any of its representatives or other person to whom it may disclose the confidential information. The obligation to maintain the confidentiality of such information shall not extend to information that (a) is or becomes generally available to the public without violation of these Terms and Conditions of Service or any other obligation of confidentiality or (b) is lawfully obtained by the receiving party from a third party without any breach of confidentiality or violation of law. Notwithstanding the foregoing, in the event that the receiving party is required by law to disclose any confidential information to a court, government department/ agency or regulatory body, the receiving party may so disclose,

provided that it shall, to the extent permitted by applicable law, first inform the disclosing party of the request or requirement for disclosure to allow an opportunity for the disclosing party to apply for an order to prohibit or restrict such disclosure. Moreover, nothing set forth herein shall prohibit Customer from disclosing confidential information required; by state or federal open records laws, to the extent disclosed in compliance with the rules and procedures applicable thereto, including notifying ReNew and providing ReNew an opportunity to argue certain information may be exempt as a trade secret, if applicable thereunder.

14. SUBCONTRACTS AND ASSIGNMENTS

ReNew may subcontract to service contractors of ReNew' choice any of ReNew' service obligations to Customer or other activities performed by ReNew under this Agreement. No such subcontract will release ReNew from those obligations to Customer. Customer may not assign this Agreement or the responsibility for payments due under it without ReNew' prior express written consent, which will not be unreasonably withheld.

15. INSURANCE

Upon Customer request, ReNew will provide a Certificate of ReNew insurance coverage.

16. GENERAL TERMS

- 16.1 Survival.** Customer's obligation to pay any money due to ReNew under this Agreement survives expiration or termination of this Agreement. All of ReNew' rights, privileges, and remedies with respect to this Agreement will continue in full force and effect after the end of this Agreement.
- 16.2 Performance.** The failure of Customer or of ReNew at any time to require the performance of any obligation will not affect the right to require such performance at any time thereafter. Course of dealing, course of performance, course of conduct, prior dealings, usage of trade, community standards, industry standards, and customary standards and customary practice or interpretation in matters involving the Service and delivery of similar or dissimilar services shall not serve as references in interpreting the terms and conditions of this Agreement.
- 16.3 Severability.** If any provision of the Agreement is deemed to be illegal, unenforceable, or invalid, in whole or in part, the validity and enforceability of the remaining provisions shall not be affected or impaired and shall continue in full force and effect.
- 16.4 Counterparts.** This Agreement may be executed in one or more counterpart copies, each of equal validity, that together constitute one and the same instrument. Any photocopy or facsimile of this Agreement or any such counterpart is deemed the equivalent of an original and any such facsimiles constitute evidence of the existence of this Agreement.
- 16.5 Governing Law.** All transactions contemplated under this Agreement shall be governed by the laws of the state of Tennessee and venue shall lie in the State or Federal Courts located in Madison County, Tennessee. EACH PARTY, KNOWINGLY AND AFTER CONSULTATION WITH COUNSEL, FOR ITSELF, IT'S SUCCESSORS' AND ASSIGNS, WAIVES ALL RIGHT TO TRIAL BY JURY OF ANY CLAIM ARISING WITH RESPECT TO THIS AGREEMENT OR ANY MATTER RELATED IN ANY WAY THERETO.
- 16.6 Entire Agreement.** This Agreement constitutes the entire understanding and agreement by and between the parties with respect to the transactions contemplated by the quotation and/or Attachment A, and supersede any previous understandings or agreements between the parties, whether written or oral, regarding the transactions contemplated by the quotation and/or Attachment A. No additional terms, conditions, consents, waivers, alterations, or modifications will be binding unless in writing and signed by the parties. Customer's additional or different terms and conditions, whether stated in a purchase order or other document issued by Customer, are specifically rejected and will not apply to the transactions contemplated by this Agreement.
- 16.7 Additional Terms.** Service specific exhibits and any associated attachments are incorporated herein as they apply to the services listed on the quotation and/or Attachment A and their additional terms shall apply solely to Customer's purchase of the services specified therein. If any terms set forth in an exhibit conflict with terms set forth in these Terms and Conditions of Service, the terms set forth in the exhibit shall govern.
- 16.8** The parties acknowledge that they have read the terms and conditions of this Agreement, that they know and understand the same, and that they have the express authority to execute this Agreement.

Customer:

ReNew Biomedical Services, LLC

By: _____
Its: _____

Mary Kate Kelly

By: _____
Its: _____



Preventative Maintenance Contract Quote

Shipping Address:
2345 DR. F E Wright Drive
Jackson, TN 38305
Toll Free: 844.425.0987
Fax: 731.300.3535

Website: www.renewbiomedical.com
Email: Service@renewbiomedical.com

Date	Quote #
1/20/2025	4566

Name / Address	Ship To			
Indianola Fire Department 110 N. 1st St. Indianola, IA 50125	Indianola Fire Department 110 N. 1st St. Indianola, IA 50125			
Terms	Term Length	P.O. No.	Rep	
Net 30	1 YR		CS	
Description	Qty	Rate	U/M	Total
Operational Verification for LUCAS Chest Compression System Inspection Covers: -Visual Inspection to Perform Visual Integrity of Unit -Check all batteries and battery pins/terminals -Perform operational check of all system functions per OEM specifications	4	75.00	ea	300.00
Preventative Maintenance for cardiac monitors- LifePak 15 (3) Annual Preventative Maintenance (PM): -Visual Inspection to verify Visual Integrity of Unit -Perform Diagnostic checks of device's internal CPU -Test Power Supply, C02, Sp02, NIBP, ECG, Pacer Outputs & Rates, Defib Charge Times, and Output Energy -Test of MFC Functions -Test Real Time/Internal Clock of the system -Perform operational check of all system functions per OEM specifications	3	300.00	ea	900.00
Preventative Maintenance for AEDs : LifePak 1000 Preventative Maintenance (PM) Covers: -Visual Inspection to Perform Visual Integrity of Unit -Test Battery, Pad expiration, and Output Energy -Perform operational check of all system functions per OEM specifications	1	80.00	ea	80.00

This is an estimated cost for services or repairs. This is not a final bill. Once approved services are completed, the invoice will adjust to account for actual labor time and any and all parts used to complete service. This quote is good for 30 days, unless stated otherwise.

Total

Authorized Signature/Date



Preventative Maintenance Contract Quote

Shipping Address:
2345 DR. F E Wright Drive
Jackson, TN 38305
Toll Free: 844.425.0987
Fax: 731.300.3535

Website: www.renewbiomedical.com
Email: Service@renewbiomedical.com

Date	Quote #
1/20/2025	4566

Name / Address	Ship To			
Indianola Fire Department 110 N. 1st St. Indianola, IA 50125	Indianola Fire Department 110 N. 1st St. Indianola, IA 50125			
Terms	Term Length	P.O. No.	Rep	
Net 30	1 YR		CS	
Description	Qty	Rate	U/M	Total
Preventative Maintenance for Stair Chairs: Stryker Stair Chairs (4)	4	75.00	ea	300.00
Preventative Maintenance (PM) Covers: -Visual Inspection to Perform Visual Integrity of Unit -Test Power Supply/Batteries (where applicable) -Perform operational check of all system functions per OEM specifications				
Inspection for Power Loads	4	75.00	ea	300.00
Inspection Covers: -Visual Inspection to Perform Visual Integrity of Unit -Test Power Supply/Batteries (where applicable) -Perform operational check of all system functions per OEM specifications				
Travel to perform PM/Calibration service onsite at one location for equipment listed. Includes one annual on-site visit unless otherwise specified.	1	260.00	ea	260.00
110 N. 1st St. Indianola, IA 50125				
Access to our customer BioPortal/RAMS (Renew Asset Management System) which allows user(s) to: -Access to Asset History -View Biomed Reports -View and Approve Quotes -Automate PM Reminder Scheduling -Create Service Requests -Integrates with Operative IQ	1	0.00	ea	0.00
Contract Terms attached separately	1	0.00	ea	0.00

This is an estimated cost for services or repairs. This is not a final bill. Once approved services are completed, the invoice will adjust to account for actual labor time and any and all parts used to complete service. This quote is good for 30 days, unless stated otherwise.

Total	\$2,140.00
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Authorized Signature/Date _____



MEMORANDUM

To: Mayor and City Council
From: Akhilesh Pal, Public Works Director
Date: February 18, 2025
Subject: Resolution approving an agreement with Snyder & Associates for the West Clinton Avenue Pavement Reconstruction Project.

Introduction: The West Clinton Avenue Reconstruction Project will replace and upgrade aging infrastructure on West Clinton Avenue between North Buxton Street and North Howard Street. The project includes reconstructing the water main, pavement, sidewalk ramps, and expanding the storm sewer system to improve capacity. To move forward with this project, City Council approval is requested for an engineering services agreement with Snyder & Associates.

Background: This project was previously included as an alternate bid in the 2022 Infrastructure Improvements Project, which focused on West Boston Avenue and North F Street. Due to funding constraints at the time, the City proceeded only with the base bid, deferring the West Clinton Avenue portion. Since then, funding has been secured, allowing the project to move forward.

Snyder & Associates previously completed a significant portion of the design work as part of the original agreement for the 2022 Infrastructure Improvements Project. However, with the project now moving forward, additional services are required, including rebidding (which has already been completed) and construction administration and observation. Snyder & Associates has already revised the plans and provided bidding assistance, and this agreement formalizes that work.

At their September 16, 2024 meeting, the City Council awarded the construction contract to Sternquist Construction for \$372,997.55. The contractor's preliminary schedule indicates construction is expected to begin in mid-April and be completed within 60 working days.

Discussion: The scope of this agreement includes preparing new construction documents (completed), assisting with bid letting (completed), and providing construction administration and observation services (scheduled to begin in April 2025). Additionally, the agreement includes updates beyond the original plans, such as replacing the existing 4-foot-wide sidewalk with a 5-foot-wide sidewalk along Buxton Street, between Des Moines Metro Opera and the Masonic building, to meet ADA and SUDAS standards. It also accounts for relocating the driveway for the city parking lot to create additional parking spaces in this public lot.

Budget Impact: The engineering services agreement with Snyder & Associates is for \$82,588. This expense is included in the current fiscal year's Capital Improvement Plan and will be funded through the Street Capital Projects Fund (Fund 321). Additionally, IMU has confirmed that funds are budgeted for the water main work and will reimburse the City for these costs.

Recommendation: Staff recommends approval of the engineering services agreement with Snyder & Associates. This agreement will ensure proper oversight and administration of the project, helping to deliver necessary infrastructure improvements in a timely and efficient manner.

Attachments:

1. Resolution Clinton Reconstruction Agreement Snyder
2. SuppAgmt39_Amend1_2025-1-21_WClintonAve

City of Indianola
RESOLUTION NO. 2025-

**RESOLUTION APPROVING AN AGREEMENT WITH SNYDER & ASSOCIATES FOR THE
WEST CLINTON AVENUE PAVEMENT RECONSTRUCTION PROJECT**

WHEREAS, the City has planned for the reconstruction of West Clinton Avenue between North Buxton Street and North Howard Street to address deteriorating infrastructure, including the replacement of pavement, sidewalk ramps, water main, and storm sewer improvements; and

WHEREAS, this project was previously included as an alternate bid in the 2022 Infrastructure Improvements on West Boston Avenue and North F Street but was not completed due to funding limitations; and

WHEREAS, Snyder & Associates previously completed a major portion of the design work and has since provided rebidding assistance and revised construction plans for the project; and

WHEREAS, this agreement formalizes the work completed and includes additional services such as construction administration, observation, and updates to sidewalk and parking lot design; and

WHEREAS, the total cost of this engineering services agreement is \$82,588, with funding allocated in Fund 321 – Street Capital Projects Fund, and IMU has committed to reimbursing the City for the water main replacement expenses; and

WHEREAS, approval of this agreement is necessary to ensure proper oversight and administration of the West Clinton Avenue Reconstruction Project.

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

SECTION 1. The engineering services agreement with Snyder & Associates for the West Clinton Avenue Reconstruction Project is hereby approved in the amount of \$82,588.

SECTION 2. The Mayor Pro Tem or Interim City Manager are hereby authorized to execute the necessary documents to proceed with this agreement.

PASSED AND APPROVED this 18th day of February 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk

Project No.: 125.0113.01

Supplemental Agreement No. 39
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 Reconstruction Project

PROJECT DESCRIPTION:

The PROJECT consists of additional ADA sidewalk design added to the original bid plans of the "2022 Infrastructure Improvements West Boston Avenue, North "F" Street and West Clinton Avenue" project, production of new construction documents, bid letting assistance for the rebidding of W. Clinton Avenue from the project's original bid letting, and construction administration & observation of the construction of 350 LF of W. Clinton Avenue from N. Buxton Street to N. Howard Street.

SCOPE OF WORK:

Final Design Revisions
Construction Services
Refer to attached Exhibit "A".

SCHEDULE:

Snyder & Associates, Inc. is prepared to begin work on these services upon completion of an executed agreement.

COMPENSATION:

Snyder & Associates, Inc. will provide the above services at the standard hourly rate shown on Exhibit B of Supplemental 39, not to exceed \$82,588.

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: February 11, 2025

EXHIBIT ‘A’

WEST CLINTON AVENUE INFRASTRUCTURE IMPROVEMENTS FOR CITY OF INDIANOLA, IOWA

SCOPE OF WORK January 21, 2025

I. PROJECT DESCRIPTION

The project includes PROFESSIONAL engineering services for the design of additional ADA sidewalk ramps, production of new construction plans for the reconstruction of W. Clinton Avenue, bid letting assistance for the rebidding of W. Clinton Avenue, and construction administration & observation.

The design of the ADA ramps included 4 additional ramps not included in the original “2022 Infrastructure Improvements West Boston Avenue, North “F” Street and West Clinton Avenue” project. These ADA ramps were added following the rebidding of the W. Clinton Avenue reconstruction project. New construction drawings were produced for the rebidding of the W. Clinton Avenue reconstruction project.

PROFESSIONAL services will include additional ADA ramp design, production of new construction contract documents, reletting bid assistance, and construction services.

II. SCOPE OF SERVICES

A. BASIC SERVICES

At the direction of City staff, the PROFESSIONAL shall perform the following:

1. Final Design Revisions
 - a. The PROFESSIONAL shall complete the design of 4 ADA ramps at the intersections of N. Buxton Street & W. Clinton Avenue and N. Howard Street & W. Clinton Avenue.
 - b. The project reused the watermain design and connections from the original project. Additional utility information was provided during the production of the new construction drawings and accommodations were needed for the proposed utilities to avoid conflict with existing utilities.
2. Construction Document Production
 - a. The PROFESSIONAL shall prepare construction drawings and specifications for the portion of W. Clinton Avenue that was included as a bid alternative in the “2022 Infrastructure Improvements West Boston

Avenue, North “F” Street and West Clinton Avenue” project. These construction drawings and specifications will be utilized in the rebidding of this portion of W. Clinton Avenue.

3. Rebid Letting Assistance

- a. The PROFESSIONAL shall advertise the project for rebidding. In addition the PROFESSIONAL shall answer questions from potential contractors, subcontractors, and suppliers. The PROFESSIONAL shall also attend the meeting at which bids are received, tabulate the bids, and make recommendations to the City Council regarding the awarding of the construction contract to the lowest qualified bidder for the project.

B. CONSTRUCTION PHASE SERVICES

1. Construction Survey

The PROFESSIONAL shall be responsible for providing all construction stakes for the PROJECT. The PROFESSIONAL shall provide staking of proposed features per the construction plans. The PROFESSIONAL shall provide one set of stakes for each construction operation. Any staking that is destroyed due to construction that shall be replaced will be at the Contractor’s expense.

- a. Project site horizontal and vertical control point verification and setup (horizontal and vertical control points will be available for the grading and building contractor for machine control).
- b. Existing pavement removals and construction limits (50’ intervals and points of deflection).
- c. Storm sewer pipe, structures, box culvert and structure adjustments (SUDAS station location offsets with flow line and rim/form grade/inlet elevations).
- d. Water main pipe, tie-in, water critical crossings, structures, and adjustments (centerline pipe, top of pipe elevations and structure offsets).
- e. Street subgrade checks (Check stakes provided on centerline at 50’ intervals).
- f. Roadway and turn lane pavement pave-thru’s and intersection back of curb (paving hubs staked on 25’ intervals in tangents and horizontal curves to a pre-determined height).
- g. Roadway sidewalk pavement (paving hubs staked on 50’ intervals. Offsets to a single edge to a pre-determined height).
- h. ADA compliance sidewalk (ADA ramp curb drops, top of ramp and landing/turning space locations, single edge, and corner offsets with elevations).
- i. Re-staking or additional staking of items not addressed shall be considered extra services. Said extra services will be performed on an hourly basis in accordance with Snyder & Associates, Inc. current, Standard Fee Schedule.
- j. After first notice, a minimum 3-day notice is required for construction survey scheduling.

1. Construction Administration

Upon award of the construction contract, the PROFESSIONAL shall perform the following administrative services during construction of the proposed improvements:

- a. During the construction phases, the PROFESSIONAL shall specify the testing of materials and administrative procedures as per the CLIENT's requirements and as directed by the PROFESSIONAL.
- b. Preconstruction Conferences - The PROFESSIONAL shall arrange and conduct a preconstruction conference with the Contractor, IMU, communications, and energy utility companies, and CLIENT, to review the contract requirements, details of construction, utility conflicts, and work schedule prior to construction.
- c. Periodic Site Observation - The PROFESSIONAL shall make periodic visits to the construction site to (a) observe the progress and (b) determine if the results of the construction work substantially conform to the drawings and specifications in the construction contract.
- d. Contractor Payment Requests - The PROFESSIONAL shall review the requests of the contractor for progress payments and shall approve a request, based on site observations, which authorizes payments and is a declaration that the contractor's work has progressed to the point indicated. The PROFESSIONAL shall review one (1) request per month.
- e. Notification of Nonconformance - The PROFESSIONAL shall notify the CLIENT of any known work which does not conform to the construction contract, make recommendations to the CLIENT for the correction of nonconforming work and, at the request of the CLIENT, see that these recommendations are implemented by the contractor.
- f. Shop Drawings - The PROFESSIONAL shall review shop drawings and other submissions of the Contractor for general compliance with the construction contract.
- g. Change Orders - The PROFESSIONAL shall prepare change orders for approval of the CLIENT.
- h. Substantially Complete Final Site Observation - The PROFESSIONAL shall perform a site observation to determine if the project is substantially complete according to the plans and specifications and make a recommendation on final payment for each construction phase.
- i. During the Construction Services phase, the Project Manager shall confer with the CLIENT to report project status. A written progress report shall be submitted and written in such a way that it is suitable for use as a City Council information item.
- j. If the Contractor exceeds the estimated working days in completing construction of the project for any of the project lettings, or if change orders or project additions require additional working days, the PROFESSIONAL will be compensated for administration, inspecting, and staking services based on established hourly rates and fixed expenses outlined in the PROFESSIONAL's Standard Fee Schedule (Exhibit "B").

- k. Final Acceptance. It is understood that the CLIENT will accept any portion of the project only after recommendation by the PROFESSIONAL. Final acceptance of the project by the CLIENT shall not be deemed to release the Contractor from responsibility for ensuring that the work is completed in a good and workmanlike manner, free of defects in materials and workmanship, nor the PROFESSIONAL for liability of design.
2. Construction Observation.
- The PROFESSIONAL will provide one or more resident construction observer for the project as required during the construction phase. If the Contractor requests a waiver of any provisions of the plans and specifications, the PROFESSIONAL will make a recommendation on the request to the CLIENT for their determination. No waiver shall be granted if such waiver would serve to reduce the quality of the final product. The CLIENT shall never be deemed to have authorized the PROFESSIONAL to consent to the use of defective workmanship or materials. The construction observer will give guidance to the project during the construction periods, including the following:
- a. Verify materials provided by the contractor are in accordance with the contract documents. The PROFESSIONAL reserves the right to reject any inappropriate or damaged materials delivered to or observed on the site.
 - b. Verify inappropriate or damaged materials are not incorporated into project by observing destruction of materials on-site and/or the Contractor hauling material off-site. The PROFESSIONAL will notify the CLIENT of inappropriate or damaged materials found at the site.
 - c. Checking of lines and grades required during construction.
 - d. Spot check grading and subgrade preparation and review with the contractor any soft spots in the subgrade prior to paving.
 - e. Observation of the work for general compliance with plans and specifications.
 - f. Keep a record or log of Contractor's activities throughout construction, including notation on the nature and cost of any extra work or changes ordered during construction.
 - g. Construction Testing. The construction observer shall coordinate acceptance testing and monitoring according to CLIENT requirements. Concrete field air and slump tests and casting of concrete cylinders will be completed by the construction observer. Aggregate sampling and concrete plant monitoring will be conducted by the construction observer. Moisture and density control tests and breaking concrete cylinders will be required by the contractor.
 - h. Resident Services provide the CLIENT with representation at the job site during the construction phases of the project which results in increasing the probability that the project will be constructed in substantial compliance with the plans and specifications and contract documents. However, such resident services do not guarantee the Contractor's performance. Resident services do not include responsibility for construction means, controls, techniques, sequences, procedures, or safety.

3. Record Drawings

Record Documents. The PROFESSIONAL shall furnish reproducible record documents for each project phase according to CLIENT requirements. Such as-builts may contain a waiver of liability phrase in regard to unknown changes made by the Contractor without CLIENT/PROFESSIONAL approval.

III. CLIENT'S RESPONSIBILITIES:

1. Provide the PROFESSIONAL with written approvals that may be necessary to complete the Work and/or Project.
2. Coordinate the timing and sequence of PROFESSIONAL's services with the services of others to the Project.
3. Review and examine drawings, specifications, alternate solutions, proposed legal documents, and other documents submitted by PROFESSIONAL and render to PROFESSIONAL written interim and/or final decisions thereto.
4. Give written notice to PROFESSIONAL whenever Client observes or otherwise becomes aware of any Project Site concerns, any defect or nonconformance in the performance of any Contractor or other Consultant working on the Project, or of any other event or development that may affect the scope or time of performance of PROFESSIONAL's services; and, also, give written notice of any defect or nonconformance of PROFESSIONAL's services.

IV. SCHEDULE

The PROFESSIONAL will complete the above scope of services to accommodate a targeted Fall 2025 completed construction season.

V. FEES

The above scope of services will be billed at the standard hourly rates found in Exhibit B.

BASIC SERVICES

Final Design Revisions	\$8,484
Construction Document Production	\$9,500
Rebid Letting Assistance	<u>\$2,616</u>
SUBTOTAL	\$20,600

CONSTRUCTION PHASE SERVICES

Construction Staking	\$3,100
Construction Administration	\$12,000
Construction Observation	\$41,400
Record Drawings	<u>\$1,200</u>
SUBTOTAL	\$57,700

REIMBURSABLE EXPENSES

Mileage \$3,430

QuestCDN \$858

TOTAL\$82,588

VI. EXTRA SERVICES – By Amendment

EXHIBIT 'B'

SNYDER & ASSOCIATES | 2025 STANDARD FEE SCHEDULE

Professional | Engineer, Landscape Architect, Land Surveyor, GIS, Environmental Scientist, Project Manager, Planner, Archaeologist, Right-of-Way Agent, Graphic Designer

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Principal II	\$269.00/hour
Principal I	\$246.00/hour
Senior	\$225.00/hour
VIII	\$206.00/hour
VII	\$194.00/hour
VI	\$185.00/hour
V	\$173.00/hour
IV	\$159.00/hour
III	\$147.00/hour
II	\$133.00/hour
I	\$120.00/hour

Technical | CAD, Survey, Construction Observation

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Lead	\$156.00/hour
Senior	\$150.00/hour
VIII	\$139.00/hour
VII	\$129.00/hour
VI	\$116.00/hour
V	\$105.00/hour
IV	\$95.00/hour
III	\$85.00/hour
II	\$78.00/hour
I	\$69.00/hour

Administrative

BILLING CLASSIFICATION/LEVEL	BILLING RATE
II	\$80.00/hour
I	\$66.00/hour

Reimbursables

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Mileage	<i>Current IRS Standard Rate</i>
Outside Services	<i>As Invoiced</i>



MEMORANDUM

To: Mayor and City Council
From: Aaron Hurt, Fire Chief
Date: February 18, 2025
Subject: Resolution approving a controlled structure burn at 2103 East Second Avenue and a hold harmless agreement related to the controlled burn.

Introduction: The Fire Department respectfully requests authorization to conduct a controlled training burn at the donated structure located at **2103 E 2nd Ave, Indianola, Iowa 50125**. This controlled burn will provide invaluable live-fire training opportunities for firefighters, enhancing their skills in fire suppression, search and rescue, ventilation, and structural fire behavior observation.

Background: The Fire Department has received a donation of the listed structure from I-Town Investments, LLC., which originally intended to demolish it for land development. As required by law, all necessary inspections and mitigation measures have been completed in compliance with **Iowa Administrative Code 23.2(3)g&j**, and the property has been prepared for a controlled burn under the requirements of the **State of Iowa & Iowa Department of Natural Resources (DNR)**.

Discussion: Training Burn Details:

- The training burn is expected to last approximately **six (6) hours**, beginning at **12:00 noon** on the designated date.
- The **primary date** requested for the burn is **Sunday, March 2, 2025**.
- The **alternate date** is **Saturday, March 8, 2025** in the event of weather conditions or resource constraints that may necessitate postponement.
- The Fire Department will ensure that all required safety measures, personnel, and equipment are in place to maintain a controlled and secure environment.

Budget Impact:

Recommendation: I request City Council approval and authorization to proceed with the controlled training burn on the designated structure on either of the proposed dates. Roll call is in order.

Attachments:

1. Res 2025- Memorandum of agreement hold harmless - controlled burn
2. Hold Harmless Agreement_I Town Investment

City of Indianola
RESOLUTION NO. 2025-

RESOLUTION APPROVING A CONTROLLED STRUCTURE BURN AT 2103 EAST SECOND AVENUE AND A HOLD HARMLESS AGREEMENT RELATED TO THE CONTROLLED BURN

WHEREAS, the structure at 2103 East 2nd Avenue, Indianola, Iowa has been donated to the Indianola Fire Department for training purposes; and

WHEREAS, the State of Iowa Administrative Code 23.2(3)g&j sets requirements for controlled burns and those requirements have been met; and

WHEREAS, the controlled burn will provide invaluable live fire training opportunities for Firefighters; and

WHEREAS, Council approval is required for controlled structure burns within city limits; and

WHEREAS, the controlled burn will occur on Sunday March 2, 2025 with a rain date of Saturday March 8, 2025 beginning at 12:00 noon and last approximately six hours; and

WHEREAS, a hold harmless agreement is necessary to authorize use of the premises by the city for training purposes; and

WHEREAS, the attached agreement outlines the responsibilities of the City of Indianola and I Town Investment Group LLC.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, that the controlled burn at 2103 E 2nd Avenue on March 2, 2025 (rain date March 8, 2025) is hereby approved.

BE IT FURTHER RESOLVED that the hold harmless agreement is hereby approved and the Mayor Pro Tem is directed and authorized to execute the agreement on behalf of the City.

Adopted this 18th day of February 2025.

Steve Armstrong, Mayor Pro Tem

Attest:

Jackie Raffety, City Clerk

MEMORANDUM OF AGREEMENT-HOLD HARMLESS

This Memorandum of Agreement-Hold Harmless (the "Agreement") is entered into by and between the City of Indianola ("City") and I Town Investment Group LLC ("Owner") as of the date the last of these parties signs, as set forth below.

Section 1. Identity of the Parties.

1.1 City has authority to enter into this Agreement and to bind the City of Indianola Fire Department (the "IFD") to its terms and conditions. References to City in this Agreement include the IFD.

1.2 Owner owns the Premises located at 2103 E 2nd Avenue, Indianola, Iowa (the "Premises"), which will be used by City for training purposes.

Section 2. Purpose.

The purpose of this Agreement is to authorize the use of the Premises and building(s) located on the Premises for training purposes as determined by the IFD (collectively referred to as "Building"). The training under this Agreement permits the IFD to burn the Building on the Premises. City will be responsible for all acts and omissions of the IFD in connection with this Agreement. All training and other activities the IFD performs under this Agreement shall comply with applicable law, and the IFD will not use fire-fighting foams with per- and polyfluoroalkyl substances (PFAS) on the Premises or in the Building.

The training is scheduled to be held on March 2, 2025 or March 8, 2025. City will give Owner prior written notice of the specific day(s) when training will occur.

Section 3. Liability/Hold Harmless.

3.1 Owner understands that the training will involve damage/destruction to the Building, its components and contents as well as vegetation on the Premises. Owner further understands and agrees that City will not pay for or reimburse Owner for property damage/destruction to the Building and Premises that results from the training. Owner further waives all claims against City for any damage/destruction to the Building and Premises as a result of IFD's use of the Building for the training described in this Agreement. City agrees that the IFD is using the Premises and the Building "as is, where is", with no representations or warranties from Owner, and at City's sole risk. City releases Owner from any claims, liability or expense attributable to the condition of the Premises or the Building, or activities under this Agreement. City will vacate the Premises and the Building after the training is completed, but no later than the expiration date of this Agreement. City will leave the Premises and the Building in the condition the results from the training, but with no remaining fire. City is not required to remove debris and ash, but prior to vacating the Premises or the Building City will remove from the Premises and the Building any material relating to causing a fire, and will dispose of such materials, and

any hazardous substances City or the IFD brought onto the Premises or the Building, as required by applicable law.

3.2 Owner understands it is responsible for debris removal and disposal and cleanup, including foundation, septic and water system removal and grading following the controlled burn/training exercise. It shall be the Owner's obligation to secure demolition and debris removal and otherwise secure the site following the training. Owner shall arrange to complete debris removal and cleanup within 90 days after the controlled burn/training is completed, at Owner's sole cost and expense.

3.3 City hereby agrees, to the extent allowed under the law, to defend, indemnify and hold Owner harmless from all claims, liability, expense (including attorneys' and experts' fees and costs), damage, judgment, cause of action or suit for personal injury, death, or damage to tangible property which may accrue against Owner by third parties, to the extent arising from City's and the IFD's activities under this Agreement.

Section 4. Compensation.

Owner will not receive any compensation for City's use of its Building.

Section 5. Termination.

This Agreement will terminate on March 8, 2025. Either party may terminate this Agreement earlier at any time, by providing verbal or written notice to the other party.

Section 6. Other Terms.

6.1 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other part or provision of this Agreement.

6.2 Amendments. This Agreement may be amended in writing from time to time by mutual consent of the parties. All amendments to this Agreement shall be fully executed by both parties and filed accordingly.

Section 7. Execution.

IN WITNESS HEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the above Agreement and have caused their duly authorized representatives to execute this Agreement.

Each party specifically states that it has read and fully understands this document, and that this document is releasing and waiving certain potential rights. By signing this document, each party freely and voluntarily agrees to the terms and conditions as set forth herein.

City of Indianola

By: _____

Name: Steve Armstrong

Title: Mayor Pro Tem

Date: _____

I Town Investment Group LLC

By: _____

Name: _____

Title: _____

Date: _____



MEMORANDUM

To: Mayor and City Council
From: Aaron Hurt, Fire Chief
Date: February 18, 2025
Subject: Resolution amending the fee schedule for inspections and permitting fees for the Indianola Fire Department.

Introduction: The Fire Department respectfully requests the City Council's consideration and approval of an updated inspection and permitting fee schedule. The proposed adjustments aim to offset costs associated with conducting inspections, specialized training, purchasing essential equipment, and providing public education on fire safety regulations. This ensures that those benefiting from these services contribute to their upkeep. The proposed fees have been benchmarked against similar local agencies and adjusted to ensure fairness and equity.

Background: In July of 2024, the Fire Department added the position of Fire Marshal, significantly increasing our inspection activities within the community. These inspections enhance safety and compliance, ensuring that businesses and events adhere to fire codes and best practices. To sustainably support this expanded level of service, it is appropriate to recover costs through fees paid by those benefiting from these activities rather than burdening the general tax base.

Discussion: Proposed Fee Structure:

Annual Fire Inspections

- First commercial occupancy fire inspection - No charge
- First reinspection - No charge
- Second reinspection - \$100 fee
- Third reinspection - \$200 fee
- Fourth reinspection - \$300 fee
- Fifth reinspection - \$400 fee

Construction Permit Fee

- Flammable liquids tank (Temporary)
 - LP Tank 101-500 Gal (Temporary) - \$100
 - LP Tank 501-1000 Gal (Temporary) - \$150

Operational Permits

- Burn Permit - \$100
- Exhibits & Trade Shows - \$100

- Construction Permit for Fire Alarm - \$50
- Construction Permit for Sprinkler System - \$50
- Construction Permit for Fire Pump - \$50
- Carnivals & Fairs - \$100
- Cutting/Welding/Hot Work - \$100
- Temporary Membrane Structures and Tents - \$50
- Annual Permit for Storage of LP for Use and Resale - \$50

Budget Impact:

Recommendation: The implementation of this updated fee schedule will help sustain the Fire Department's ability to provide critical services while ensuring a fair and reasonable financial contribution from those utilizing these services. I request the City Council's approval of the proposed fee schedule, allowing for its implementation at the earliest convenience. Roll call is in order.

- Attachments:**
1. Res 2025- amending fee schedule for inspections and permitting fees for the Indianola fire dept.
 2. Fire Fee Schedule _Feb 18, 2025

CITY OF INDIANOLA, IOWA
RESOLUTION NO. 2025-

RESOLUTION APPROVING FEE SCHEDULE

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

WHEREAS, the Fee Schedule is being amended to include fees for inspections and permitting for the Fire Department; and

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

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

Adopted this 18th day of February 2025.

Steve Armstrong, Mayor Pro Tem

Attest:

Jackie Raffety, City Clerk

Fire/EMS Fees

Report Fees	Cost	Cost Description
Fire Report	\$15.00	Per Report
EMS Report	\$15.00	Per Report

Transport Fees	Cost	Cost Description
Basic Life Support Rate	\$620.00	
Advanced Life Support Rate (ALS 1) emergency	\$735.00	
Advanced Life Support 2 Rate (ALS 2) emergency	\$1,065.00	
Loaded Mileage Transport Fee	\$14.00	Per loaded mile

Treatment Fees	Cost
Treatment Only (Does not include Transport)	\$200.00
ALS Tier	\$350.00
Lift Assist	\$500.00

Permit Fees	Cost	Cost Description
Burn Permit	\$35.00 100.00	Each
Construction Permit for Fire Alarm	\$35.00 50.00	Each
Construction Permit for Fire Pump	\$35.00 50.00	Each
Above Ground Installation of Flammable Liquids/Flammable Gas Tanks	\$50.00	Each
Fire Works Display/Pyrotechnics Special Effects Permit	150/event	Each

Special Event Fees	Cost	Cost Description
Firefighter/Paramedic	\$32.71/hour	Each
Firefighter/EMT	\$28.26/hour	Each
Firefighter/Paramedic/Full Time	\$45.05-\$54.97/hour	Each
Special Event – Non-Contracted EMS Services	\$1,065.00	Each

Billings for other agencies	Cost	Cost Description
EMS Billing Fee	\$35.00	Per Report

False Fire Alarm Fees	Cost
1 st , 2 nd or 3 rd False Alarm	No Charge
4 th False Alarm	\$105.00
5 th False Alarm	\$210.00
Each additional false alarm	\$210.00 plus \$150 for each incident beyond 5 false alarms

Malicious Fire Alarm	Cost
Each Incident	\$750.00

<u>Annual Fire Inspections</u>	<u>Cost</u>
<u>First Commercial Occupancy Fire Inspection</u>	<u>No charge</u>
<u>First Reinspection</u>	<u>No Charge</u>
<u>Second Reinspection</u>	<u>\$100.00</u>
<u>Third Reinspection</u>	<u>\$200.00</u>
<u>Fourth Reinspection</u>	<u>\$300.00</u>
<u>Fifth Reinspection</u>	<u>\$400.00</u>

<u>Construction Permit Fee</u>	<u>Cost</u>
<u>Flammable Liquid Tank (Temporary) - LP Tank 101-500 Gallons</u>	<u>\$100.00</u>
<u>Flammable Liquid Tank (Temporary) - LP Tank 501-1000 Gallons</u>	<u>\$150.00</u>
<u>Sprinkler System</u>	<u>\$50.00</u>

<u>Operational Permits</u>	<u>Cost</u>
<u>Exhibits and Trade Shows</u>	<u>\$100.00</u>
<u>Carnivals and Fairs</u>	<u>\$100.00</u>
<u>Cutting/Welding/Hot Work</u>	<u>\$100.00</u>
<u>Temporary Membrane Structures and Tents</u>	<u>\$50.00</u>
<u>Annual Permit for Storage of LP for Use and Retail</u>	<u>\$50.00</u>



MEMORANDUM

To: Mayor and City Council

From:

Date: February 18, 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.

Address	Titleholder or Contract Buyer	Estimated or Actual Cost of Improvements	Property Use and Improvement Type
1103 S O St.	Hass, Kenneth A/Elizabeth G	\$612,350	Residential New Construction
1600 E Girard Ave.	Crall, Kenneth	\$298,000	Residential New Construction
1602 E Franklin Ave.	Sarcone, Nicole	\$275,000	Residential New Construction

Budget Impact:

Recommendation: All applications are in order for prior approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From:
Date: February 18, 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:

Cassandra Hofer, Full-time Deputy City Clerk/Finance Assistant, with \$250/year longevity to Grade 3D, \$61,002.03/year, effective January 26, 2025; and

Jan Sarlat-Aldrige, adding secondary position at IWC, Part-time Non-benefitted Group Exercise Instructor, \$12.50/hour, effective January 26, 2025; and

Makayla Cunningham, adding secondary position at IWC, Part-time Non-benefitted Non-Certified Swim Instructor \$11.00/hour effective February 9, 2025; and

Blake Henry, Full-time Apprentice to Grade 1 Operator, with \$250/year longevity to Grade R21+2 \$63,074.56/year, effective February 9, 2025; and

Hayden Werling, adding secondary position at IWC, Part-time Non-benefitted Non-Certified Swim Instructor, \$11.75/hour, effective February 9, 2025; and

Bradyn Prall, to Part-time Non-benefitted Lifeguard, \$11.00/hour, effective February 10, 2025; and

Gerrit Foreman, Full-time Firefighter/Paramedic to Fire Captain, to Grade 8A, \$93,225.14/year, effective February 23, 2025; and

Isaac Johnson, adding a secondary position at IWC, Part-time Non-benefitted Non-Certified swim instructor, \$11.50/hour, effective February 23, 2025; and

Brad Metcalf, Full-time Sergeant, with \$400/year longevity to Grade 7G, and additional temporary 5% interim Lieutenant \$107,292.83/year, effective February 23, 2025; and

Austin Van Wyk, Full-time Firefighter/Paramedic to Fire Captain, to Grade 8A, \$93,225.14/year, effective February 23, 2025; and

Thad White, Full-time Fire Captain to Training Captain, to Grade 8D, \$103,061.07/year, effective February 23, 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 18th day of February 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: February 18, 2025
Subject: Mayor Appointment

Introduction: At its meeting on January 21, 2025, the Indianola City Council approved a resolution to appoint a mayor.

Background: Applications for mayor were accepted through February 7, 2025 at 5 PM. Four applications were received and are included in the packet. The appointed mayor will serve until the end of the unexpired term, December 31, 2025.

Discussion: The Council is asked to interview each candidate separately, with each council member asking one question. After the interviews have concluded, the council members will write their votes on a piece of paper. The clerk will tally the votes. This process will continue until there is a majority consensus.

Four votes are required to approve the resolution appointing a mayor. The city clerk can administer the oath of office at the conclusion of the meeting, or within ten days of the appointment.

Budget Impact:

Recommendation:

Attachments:

1. Steve Richardson Mayor Application
2. Todd Kielkopf Mayor Application
3. Eric Martens Mayor Application
4. Chad Matchie Mayor Application



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:	Steve Richardson	TODAY'S DATE:	1/23/2025		
STREET ADDRESS:	611 N. 6th Street Place				
CITY:	Indianola	STATE:	Iowa	ZIP:	50125
EMAIL:	mustangsoa954@gmail.com				
HOME PHONE:	Cell	CELL PHONE:	515-322-9915	WORK PHONE:	Cell
OCCUPATION:	Retired	YEARS RESIDED IN INDIANOLA:	58		
HAVE YOU PREVIOUSLY SERVED AS AN ELECTED OFFICIAL, HERE OR ELSEWHERE?					☒ YES ☐ NO
OFFICE:	See Resume	YEARS SERVED:	15		

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

1/23/2025

DATE

STEVE RICHARDSON



MUSTANGSOA954@GMAIL.COM



515-322-9915

611 N. 6TH STREET PLACE
INDIANOLA, IOWA 50125

Objective: To foster collaborative leadership and historical understanding to our decision making so we may lead the city efficiently and effectively.

SKILLS

Proven educational, evaluation and management skills to a wide range of ages, talent, background, and educational levels

WORK EXPERIENCE

DYSART GENESEO CSD

1977-1980

Social Studies Teacher, Girls Track Coach, Assistant Football Coach

LINCOLN CSD, STANWOOD, IA

1980-1986

Social Studies and Physical Education Teacher, Girls Track Coach, Assistant and Head Football Coach

Iowa Association of Track Coaches District Coach of the Year 1981
MidEast Conference Football Coach of the Year-1983

WOODWARD GRANGER CSD

1986-2000

Social Studies Teacher, Assistant and Head Football Coach, Girls Track Coach, Boys and Girls Cross Country Coach, Middle School Athletic Director, Student Council Advisor

1989-1995 Organized, Drove and Guided HS Trip to DC on a big Yellow School Bus

Iowa Association of Track Coaches District Coach of the Year 1991

SKOLD COMPANIES

2000-2009

Sales and Marketing Manager

Develop, educate, and manage a comprehensive Multi State Sales Program

McKeon Rolling Steel Door Company

2009-2020

Business Development Manager

Responsible for recruiting, development, training, evaluation, and management of a national and International Distributor Network

EDUCATION

BA HISTORY

Simpson College

Graduate hours at University of Iowa, University of Northern Iowa, Iowa State University, Drake University, Arizona State University

POLITICAL EXPERIENCE

Indianola City Council Member 4th Ward

1990-1996

Member of the Iowa House of Representatives

1997-2002

Ways and Means Committee 6 years

Local Government Committee-6 years

Two years as Ranking Member

Natural Resources Committee-6 years

Justice Appropriations Subcommittee-6years

Indianola City Council Member At Large

2006-2010

Indianola City Council Member At Large

2022-Current

Mayor Application

Why do I desire to be Mayor and how do we move the city forward in a positive way?

We have a lot of challenges, but we have unlimited promise. We have a great staff that needs our support as much now as ever.

The next interim mayor needs to lead by keeping the council focused on our building/construction projects. In the absence of a city manager, the mayor should work to keep the council and staff focused on those priorities, of which public safety is the #1 priority identified over a year ago.

I believe we do need a meeting, or a goal calendar, that reminds us all when things need to be on agendas. This helps to keep focus on our priorities.

We continue to plan for the next phase of our building projects and the next phase after that. In fact, I think we need to fully outline something like a Program Carlisle instituted. They did a 5 in 5-year plan. Maybe we do a 7 in 10 program. We will have seven buildings we need to renovate, build or tear down in the next ten years. Public safety, library, streets, existing city hall/Regions building, Annex, Masonic Hall, future Park and Rec/IWC plans. All food for thought.

We need to hire a city manager. In my thinking the mayor is there to help but it is a council decision. Honestly this is a tough one for me to give up that vote.

We also need to be responsive to individual ward needs in all our discussions.

We are not going to all agree 100% of the time and **THAT IS OK**. Respect the fact that each is there to do what they think is the best for Indianola. What you have seen and will see from me if chosen, is limited comments from the chair, but focused on the council's opinions and objectives.

I have managed people in multiple settings. I have been highly involved in many hiring/HR processes, screenings, and evaluations for private companies. I have a wealth of experience in city and state issues. It is important to have someone that does have the history of the city and context of the past.

Steve Richardson Civic Involvement Past and Present and not a complete list

Indianola Morning Lions Club member 1994-2000

Indianola Chamber Member-1990-2010, 2022-present

Warren County Economic Development member 1997-2010, 2022-present

Carlisle and Norwalk Chambers of Commerce 1997-2002

Iowa Football Coaches Association 1977-2000

Iowa Association of Track Coaches-1977-2000

Sons of the American Legion Post 165

Indianola Methodist Church

Administrative Board Member different time periods

Served the Annual Christmas dinner which eventually led to their Tuesday dinners

Habitat for Humanity-board member for 2 years and have worked on some of the local homes

1994-2007-Board Member of a now defunct group called Prevention Concepts-worked with the community on a variety of addiction and prevention programs-merged into other similar programs

Former members of the Indianola Booster Club, Band Boosters and Swing Choir Parents

Member of the Iowa Association of Building Officials from 2009-2020

Member of the Iowa Chapter of the Construction Specifiers Institute from 2000-2020

Member of the Iowa Chapter of the International Code Council 2009-2020

Member of the National Conference for State Legislators 1997-2002



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:	Todd Kielkopf	TODAY'S DATE:	01/31/2025
STREET ADDRESS:	606 W Orchard Ave		
CITY:	Indianola	STATE:	IA
ZIP:	50125		
EMAIL:	todd_kielkopf@msn.com		
HOME PHONE:	N/A	CELL PHONE:	515-681-1297
WORK PHONE:	515-681-1297		
OCCUPATION:	Fractional Leader & Strategy Advisor	YEARS RESIDED IN INDIANOLA:	25
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

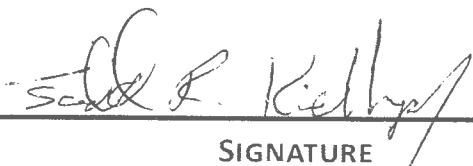
Or

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

01/31/2025
DATE

Todd Kielkopf Essay Attachment:

An effective Mayor supports the City Council and senior leadership staff by fostering a collaborative environment, articulating the pathways being pursued to stakeholders, and facilitating effective decisions. These high-level functions are especially important during times of challenges, financial constraints, and transitions.

I am applying to be Mayor of Indianola, only for the interim period between now and when the new Mayor that is chosen by the public assumes office. Given other opportunities and commitments, I do not have interest in being Mayor for the next term.

My interest in being Mayor is based on the potential to leverage my municipal leadership and consulting experiences for the community's benefit. My intent is to positively contribute to how our city government ensures that this important time of leadership transitions sets the stage for future community-wide successes.

I have provided a resume detailing pertinent professional and civic involvement experiences. To summarize, my experiences generally involve:

- Understanding and explaining complex municipal decision-making topics, developing performance metrics and assessing outcomes as an elected board and committee chair at various associations and nonprofit entities, Interim City and utility General Manager, and community representative. They include ensuring transparency and accountability within decision-making processes to encourage collaboration.
- Maintaining open lines of communication with city councils, utility boards, and senior management teams by facilitating meetings, leading public input sessions, and developing actionable strategies as a municipal broadband advisor. I take a similar approach to advising private business owners and would do so as Mayor.
- Being a liaison, fundraiser, and grant writer to help organizations such as the Rotary Club of Indianola and Indianola Community Foundation accomplish community betterment projects such as the All-Inclusive Playground at Pickard Park and the new RC18 Disc Golf course. I have worked with many area community organizations and have a general understanding of their ability to complement the city's community development activities.
- Researching, planning objectives, and educating community stakeholders, college students, and business owners on topics such as financial matters, economic forces, and government programs. Given the fiscal challenges the coming year will bring, providing a supportive, knowledgeable voice on decisions made by the Council and senior staff may help reduce community discourse.

To close, having a positive impact to help Indianola keep moving forward for the remainder of this year relies on its leaders having a broad understanding of the breadth and depth that their guidance and decisions may have on outcome. It takes time to acquire the municipal knowledge to do so, given its complexities. And then time to view that through a lens that promotes effective outcomes. I am applying for this position to be a resource, with both an outside and local perspective, to the City Council and management team in that process. Thank you for the opportunity and for your consideration.

Todd Kielkopf

515.681.1297

todd@kadvice.net

<https://www.linkedin.com/in/toddkielkopf/>

Profile

Provide fractional leadership, strategy development, and viability analysis to those pursuing tech-based market disruption and business growth. Clients are typically board of directors, C-level executives, local governments, company founders, and high net worth investors for agriculture/ag-tech and utility/broadband services. This followed a 20-year career in municipal and non-profit management.

Professional Experiences

KAdvise Solutions and related experiences (July 2015 — Present), President

- Fractional leadership and Private Office services for biotech startup NanoBio Designs, Inc., family's farm operations and land trusts, retirement plans, and nonprofits. Former contracted Interim City Manager (Carlisle) and Interim General Manager (Charles City Fiber).
- Collaborate with other professionals and community leaders to perform community, countywide, and regional broadband assessment studies. Then perform strategy and management advising for their community development programs and broadband utility launches.
- Co-founded the Community Broadband Action Network, an ongoing broadband advising partnership and membership agency. Administer a 3-year grant piloting digital navigation programming.
- Collaborated with college leaders and regional investors to create Simpson College's entrepreneurial development program. Administer as its Executive Director, served as its entrepreneur in residence, and provided Carver Connections program startup guidance at LaunchPad65.
- Adjunct Professor at Simpson College, currently designing curriculum and teaching equity selection and portfolio analysis for a class-managed \$1.2M+ subset of its endowment.

Indianola Municipal Utilities, Indianola, IA (July 2007 — July 2015), General Manager

Directed its annual operating budget with P&L responsibility, including recommending customer rates and managing staff and crews. Outcomes included initiating retail services in a public/private contract, implementing strategic and capital project plans that improved its credit rating, and enhanced both workplace safety and sustainability programs. Was an APPA Certified Public Power Manager.

City of Indianola, IA (Sept. 1999 — June 2007), Director of Administrative & Community Services

Finance Director, CTO, City Clerk, and economic development liaison. Certified by the Iowa Municipal Finance Officer's Association and a member of the Iowa City/County Management Association.

Daniel Boone Regional Library, Columbia, MO (Aug. 1997 — Aug. 1999) Head of Financial Services

CFO and facility planning roles; co-managed a successful \$22M expansion proposal.

Advent Enterprises, Inc., Columbia, MO (Mar. 1993 — Aug. 1997)

CFO, CTO and related accounting roles at a nonprofit rehabilitation, training, and placement agency.

City, Community, and Industry Involvement

- Indianola Rotary Club, President and Treasurer
- Indianola Community Foundation, Co-Treasurer and former President
- LaunchPad65, Board member
- Past Board Chair of the Indianola Alliance, the Chamber and IDC collaboration
- Elected to the board and chaired a community-based credit union

- Member of the Iowa Association of Municipal Utilities (IAMU) Broadband Committee
- Elected to the NMPP Board of Directors by member communities, then its President
- Selected and served as Board Chair of the Iowa Energy Center, representing IAMU members
- President-Elect and Board Member of the Iowa Municipal Finance Officer's Association
- Indianola Chamber of Commerce Employee of the Year

Pertinent Continuing Education

Harvard Business School Online, Certificate of Specialization in Strategy

Business Strategy Certificate
A.I. Business Essentials Certificate
Sustainable Business Strategy Certificate
Disruptive Strategy Certificate

Government Finance Officers Association, Advanced Government Finance Institute

Education

Iowa State University

Master of Science, Business Administrative Sciences
Phi Kappa Phi Honor Society

University of Northern Iowa

Bachelor of Arts, Finance and Economics
Omicron Delta Epsilon Honor Society in Economics

Indian Hills Community College

Associates of Arts

Publications

Power, Mark L., Ralston, August and Kielkopf, Todd R. "The Effect of Reagan Era Public Policy on Private Retirement Plan Growth." *Journal of Insurance Issues* 18.2 (1995): 66-79. Print.



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:	ERIC MARYENS		TODAY'S DATE:		
STREET ADDRESS:	706 N. 14 th Street				
CITY:	Indianola	STATE:	Iowa	ZIP:	50125
EMAIL:	Ericmartens66@gmail.com				
HOME PHONE:	515-249-0666	CELL PHONE:	SAME	WORK PHONE:	SAME
OCCUPATION:	Business Owner / Manager		YEARS RESIDED IN INDIANOLA:		20+ years
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

2-7-2025

DATE

ERIC MARTENS FOR MAYOR

Thank you for taking the time to consider my interest in the position of mayor. I am a lifelong Warren County resident; I moved to Indianola in 1999 and have resided here since. My wife, Abby, and I raised 6 wonderful children here. 5 of the 6 graduated from the Indianola school district and we're proud to say one now works for ICSD. I have a 140 lb Great Dane, Reggie, who is my constant companion, he goes almost everywhere I go. I would like to be the mayor of Indianola because I am excited about the direction our town is moving, especially with the recent Main Street designation. We have multiple developments going in that will bring in both more residents and businesses. This growth will add a significant amount to our tax base. Indianola needs a mayor who is fiscally responsible, transparent and not afraid to make hard decisions. I would give equal attention to all city departments and their needs. There will be a lot of tough decisions ahead with the current deficit in our budget. I am ready to take off at full speed, doing everything I can to make our community the BEST in Iowa. I look forward to having a hand in making Indianola a phenomenal place to live, work, and visit.

I built my career through successful business management. I've managed Trusted Journey/LovingRest Pet Funeral Home for nearly 20 years. Managing a delicate business provided me with the unique opportunity to learn to help people and operate a small business within the confines of a limited budget. Using the financial knowledge and social lessons I have learned along the way; I now own 2 of my own businesses. Managing a business with delicate needs as well as owning two businesses requires effective leadership, immaculate financial management and a relentless positive attitude. My management abilities have served me well as I have taken on various positions within the hot air ballooning community and the boards that keep us operating. I previously served as the Vice President and safety chair of Fuelink Inc. I've served a term as both Vice President and President of the Iowa Balloonist Association, and I remain an active board member. I am the current President of the National Balloon Museum. My ability to work under pressure and through difficult circumstances has been a huge asset in navigating the hoops the museum has had to jump through post-fire.

I'd bring to the City of Indianola the ability to provide the residents a representative who is open to their needs and will listen to their concerns, while providing realistic feedback. I believe the budget should be balanced in a frugal manner that is beneficial to all without frivolously spending funds that benefit only a few. We aren't spending someone else's money; we are spending our money. All citizens should feel they are part of their city's financial and decision-making process if they so desire.

I pride myself on my empathetic nature, I am genuinely interested in the needs of others and aspire to be a helping hand others feel comfortable turning to. I have a no-nonsense approach to the financial implications a strict budget provides, with an ingrained waste not want not mindset.

I'm providing this summary to let you know I am not a career politician; I am a blue-collar worker who chose to raise my family in Indianola and the county I grew up in. I am an everyday person looking to represent the everyday people in our community. I would enter this position with no political agenda, other than doing what is best for Indianola's residents.

Thank you for your time and consideration.

Respectfully, Eric Martens



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:	Chad Matchie			TODAY'S DATE:	02/05/2025
STREET ADDRESS:	809 North 12th Street				
CITY:	Indianola	STATE:	Iowa	ZIP:	50125
EMAIL:	CMatchie@gmail.com				
HOME PHONE:	NA	CELL PHONE:	(515) 460-1428	WORK PHONE:	(515) 725-4002
OCCUPATION:	Systems Engineer		YEARS RESIDED IN INDIANOLA:		23
HAVE YOU PREVIOUSLY SERVED AS AN ELECTED OFFICIAL, HERE OR ELSEWHERE?					☐ YES ☒ NO
OFFICE:	NA			YEARS SERVED:	NA

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.

Chad Matchie

SIGNATURE

02/05/2025

DATE



Outlook

Chad Matchie Mayor Application

From Chad Matchie <cmatchie@gmail.com>

Date Wed 2/5/2025 9:40 PM

To City Clerk <cityclerk@indianolaia.gov>

2 attachments (290 KB)

Chad Matchie State Resume.docx; Chad_Matchie_Mayor_Application_2025.pdf;

Some people who received this message don't often get email from cmatchie@gmail.com. [Learn why this is important](#)

To whom it may concern,

Please consider this my application for the role of Mayor of Indianola. Attached you will find my professional resume and Expression of Interest form. Below is my essay of intentions. I sincerely look forward to hearing from you. Thank you.

Chad Matchie

Why I Desire to be Mayor of Indianola

I have a deep love for Indianola and its community, and my desire to become mayor stems from my commitment to preserving the values and quality of life we hold dear. As an IT technician working in government, I've developed a strong sense of responsibility and an understanding of the importance of effective governance. I want to help ensure that Indianola remains a place where our residents can thrive without outside influence shaping the future of our town. As mayor, I will work to maintain the integrity of our community, fostering a sense of unity and pride.

Why I Believe I Am Qualified for This Position

I am uniquely qualified for this position due to my extensive experience as a high-level IT technician for the government. My career has taught me how to solve complex problems, manage resources efficiently, and think critically. I understand the importance of data-driven decisions and the need for transparency, efficiency, and accountability in all areas of leadership. My background also means I'm well-versed in using technology to improve systems, which is crucial in today's rapidly changing world. I am well-equipped to handle the challenges that come with local governance, ensuring that Indianola remains a thriving and well-managed town.

How I Will Contribute to Keep Indianola Moving Forward in a Positive Way

My approach as mayor will be centered on education, informed decision-making, and economic sustainability. I believe in making decisions based on careful analysis and input from our community, ensuring that all voices are heard. My goal is to create an environment where citizens are engaged and empowered to contribute to the town's development. I will work to protect our town from outside influences that do not align with our values and to promote local initiatives that strengthen our economy. By focusing on smart, responsible growth and ensuring our decisions remain free from corruption, I am committed to keeping Indianola a great place to live for generations to come.

CHAD MATCHIE

809 N. 12th Street, Indianola IA - 515-460-1428

Cmatchie@gmail.com - Chad.matchie@iwd.iowa.gov

IT Skills:

- Over 2 years experience Designing and Implementing AWS Connect call center environment
 - Monitor and resolve any bugs or issues related to the Symbee call center.
 - Add features and services as per requests from the business unit.
 - Provide and maintain service records for the Contact Center.
- Administer and implement services from Amazon Web Services. Services include
 - Ec2 instances, Lambda functions, Elastic load balancers, Virtual private cloud, Cloudwatch, IAM identity management, and other services.
- SSL and DNS administration
 - Create and deploy SSL certificates for over 40 websites.
 - Manage all DNS requests and work closely with OCIO for DNS services.
 - Manage and facilitate the use of SSH keys for all SFTP transfers.
- Administer the Cisco VoIP phone environment.
 - Deploy new phones to IWD staff and manage existing phones.
 - Work with IWD Business Management, Field Office managers, Iowa Communications Network, and CenturyLink, to facilitate phone system changes and maintenance in IWD offices.
 - Travel to IWD offices to administer the deployment of new phone systems in the offices.
- Over 4 years experience monitoring IT environment of 20 remote offices and 1 central headquarters
 - Monitor all network communication for intrusion attempts, malware and virus activity.
 - Monitor all remote office WAN links for overutilization, and to provide peak network performance.
 - Monitor all traffic to ensure adherence to Acceptable Usage Policy.
- Configured Nagios server to monitor over 200 nodes and 1800 services.
 - Configured monitoring and reporting for all of Iowa Workforce Developments domains, DNS records, and SSL certificates.
 - Classified all servers into 4 distinct categories to provide a better high level view for management and to ensure incidents are directed to the appropriate IT staff.

Network Protocols and Skills

- CCNA Certification 2016-2019
- Completed multiple network refreshes. Successfully updated over 4 remote offices from end-of-life equipment to new cisco meraki line. Work included cabling, racking, and configuring equipment.
- 2 years experience with Cisco Unified Communications Manager. Including device setup and initialization, troubleshooting and incident resolution through collaboration with Cisco Technical Assistance Center.
- Completed cyber security training through DHS Cyber Storm VI.
- Experienced in multiple layer 2 and layer 3 switching and routing protocols. Including but not limited to: Rip v.2, OSPF, EIGRP, BGP, Static Routing, MSTP, Vlans and Trunking, STP, IP Addressing Schemes, TCP/IP, Ethernet Technology, SMTP, DHCP, FTP, DNS, SNMP, Tacacs and Radius
- Trained in multiple Command Line Interfaces.
- Skilled in the creation and verification of network diagrams, rack front views, Signal flow diagrams, and wavelength allocation tables.

- Extremely proficient with telecommunications equipment, transport protocols and enterprise network architectures.

Hardware experience:

- Cisco switches and routers primarily: Meraki line, Catalyst series, UBR9k, ASR Series
- Cisco ASA and Firepower Management Center
- Cisco Wireless LAN Controller and Air-Cap1100 & Air-Cap2700 series wireless access points.
- Riverbed Steelhead, Cisco ASA, Nortel routing and switching equipment, Cisco Voip Phone
- Huawei Xseries, Casa, Telco, Transmode, Samsung, Ciena, AllOptic, Flexlight, WTI TSM series

Software Experience:

- Monitoring: Solarwinds Orion, Solarwinds NPM, Riverbed SteelCentral, Variphy, Forescout CounterACT, Nagios, Meraki Dashboard, Tibco LogLogic, LanSweeper,
- Networking: Visio, Solarwinds Orion, SecureCRT, Putty, Remedy, Wireshark,,
- General Office tools: Access DB systems, Microsoft Office all versions and tools, Chrome, Firefox, Virus/Spyware/Malware prevention and removal, KeePass, VMware,
- Platforms: Microsoft Windows (vista, XP, 7, 8, 10) Android all versions. Working knowledge of MacOS and LINUX

EXPERIENCE

State of Iowa – IWD, Des Moines, IA

April 2017 – Present

Network Administrator III

- Supports and manages LANs, WANs, Internet and Intranet systems.
- Perform traffic analysis for security purposes and acceptable use compliance.
- Set up and implemented SolarWinds IP management and network performance monitor servers.
- Maintained all SSL, DNS and TCI/IP settings and upgrades.
- Provide telecommunication support. Including audio/video, projection systems and whiteboard.
- Provide ground-level support for all networking needs. Including patching, cabling, troubleshooting, documenting, maintaining and upgrading.

Mediacom Communications, Des Moines, IA

November 2014 – April 2017

Network Engineer 1

- Provide implementation for all company managed IP networks and all applications of IP Technologies.
- Provide technical support and technical expertise concerning the operation of the IP Routers, Switches, SONET and Optical Transport networks.
- Develop, provide and maintain positive communication with vendors for diagnosing and rectifying problems.
- Implement new network builds or augmentations which include all aspects of Layer 1 thru Layer 4 IP services delivery
- .

Mediacom Communications, West Des Moines, IA

September 2010 – November 2014

Enterprise Level Support Representative

- Troubleshoot network issues and diagnosed problems on network equipment.
- Resolved customer inquiries and issues by using the tools provided to service the customer quickly, efficiently and thoroughly.
- Provided professional support to customers for internet, TLS and voice managed services.
- Interacted with customers to plan, schedule and accommodate outages, network upgrades and maintenances.

EDUCATION

Simpson College
Indianola, IA

Graduated 2007

- B.A. Computer Sciences.



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: February 18, 2025
Subject: Resolution appointing a Mayor to fill a vacant unexpired term.

Recommendation: Four votes are required to pass the resolution.
Roll call is in order.

Attachments: 1. Res 2025- Appointing a Mayor

City of Indianola
RESOLUTION NO 2025-

RESOLUTION APPOINTING A MAYOR TO FILL A VACANT UNEXPIRED TERM

WHEREAS, the Stephanie Erickson resigned from the office of Mayor in January 2025. The City Council has authority, as described in section 372.13(2)(a) of the Code of Iowa, to fill a vacancy in the office of mayor.

WHEREAS, on January 21, 2025 the City Council approved a resolution of intent to fill said vacancy by appointment, and at the direction of the City Council, the Clerk caused a notice to be published on January 28, 2025, in the Indianola Record Herald, a newspaper of general circulation in the English language within the City of Indianola, Iowa.

WHEREAS, the City Council finds that _____ is the person who is qualified, ready, willing, and able to serve in the office of mayor, and the City Council does hereby appoint _____ to the office of mayor for the City of Indianola, Iowa. Pursuant to section 372.13(2)(a) of the Code of Iowa, said appointment shall be for the period until the next pending election unless there is timely filed in the office of the City Clerk a petition calling for a special election and bearing the requisite number of signatures of eligible electors.

BE IT RESOLVED by the City Council of Indianola, Iowa, that _____ is hereby appointed as mayor for the City of Indianola, Iowa. The City Clerk shall administer the oath of office. The Mayor Pro Tem and City staff are authorized and directed to do all other things necessary and convenient to carry out the purposes of this resolution.

PASSED, ADOPTED AND APPROVED this 18th day of February 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From:
Date: February 18, 2025
Subject: Public Hearing regarding a rezoning application for Indianola Veterinary Clinic.

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

Attachments: None



MEMORANDUM

To: Mayor and City Council

From:

Date: February 18, 2025

Subject: First consideration of an ordinance amending the municipal code of the City of Indianola, Iowa, for change of zoning district boundaries from the A-1 Agricultural/Open space zoning district to the C-2 Highway Commercial zoning district.

Recommendation: Roll call is in order.

Attachments: 1. ORD_IVC_Rezoning

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, FOR CHANGE OF ZONING DISTRICT BOUNDARIES FROM THE A-1 AGRICULTURAL / OPEN SPACE ZONING DISTRICT TO THE C-2, HIGHWAY COMMERCIAL ZONING DISTRICT

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the zoning from the A-1 Agricultural / Open Space Zoning District to C-2, Highway Commercial Zoning District for real property legally described as

LOTS 2, 3 AND 4 IN BLOCK D, FAIRACRES ADDITION, WARREN COUNTY, IOWA;
AND

LOTS 3, 4, 29, AND 30 IN BLOCK E, FAIRACRES ADDITION, WARREN COUNTY, IOWA; AND

FORMER 1ST STREET BETWEEN LOTS 3 AND 4 IN BLOCK D AND LOTS 3 & 4 IN BLOCK E, FAIRACRES ADDITION, WARREN COUNTY, IOWA; AND

FORMER SOUTH BANK AVENUE BETWEEN LOTS 29 AND 30 IN BLOCK E AND LOTS 6 AND 7 IN BLOCK F, ALL IN FAIRACRES ADDITION, WARREN COUNTY, IOWA, CONTAINING 1.48 ACRES, MORE OR LESS.

to the City of Indianola, Warren County, Iowa.

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

Section 1: That the zoning is amended from the A-1 Agricultural / Open Space Zoning District to C-2, Highway Commercial Zoning District for real property legally described as

LOTS 2, 3 AND 4 IN BLOCK D, FAIRACRES ADDITION, WARREN COUNTY, IOWA;
AND

LOTS 3, 4, 29, AND 30 IN BLOCK E, FAIRACRES ADDITION, WARREN COUNTY, IOWA; AND

FORMER 1ST STREET BETWEEN LOTS 3 AND 4 IN BLOCK D AND LOTS 3 & 4 IN BLOCK E, FAIRACRES ADDITION, WARREN COUNTY, IOWA; AND

FORMER SOUTH BANK AVENUE BETWEEN LOTS 29 AND 30 IN BLOCK E AND LOTS 6 AND 7 IN BLOCK F, ALL IN FAIRACRES ADDITION, WARREN COUNTY, IOWA, CONTAINING 1.48 ACRES, MORE OR LESS.

to the City of Indianola, Warren County, Iowa.

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

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

PASSED AND APPROVED this _____ day of _____ 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk

First reading:

Second reading:

Third reading:

Publication Date:



MEMORANDUM

To: Mayor and City Council
From:
Date: February 18, 2025
Subject: Resolution approving plat of survey request for IVC Properties, LLC.

Recommendation: Roll call is in order.

Attachments:

1. PZC Packet_IVC Rezoning & Plat of Survey
2. 24-048 BRS
3. RES_IVC_Plat of Survey



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Indianola Veterinary Clinic – **PREPARED BY:** Bill Mettee – Senior Planner
Rezoning and Plat of Survey

REPORT DATE: February 7, 2025

MEETING DATE: February 11, 2025

GENERAL INFORMATION

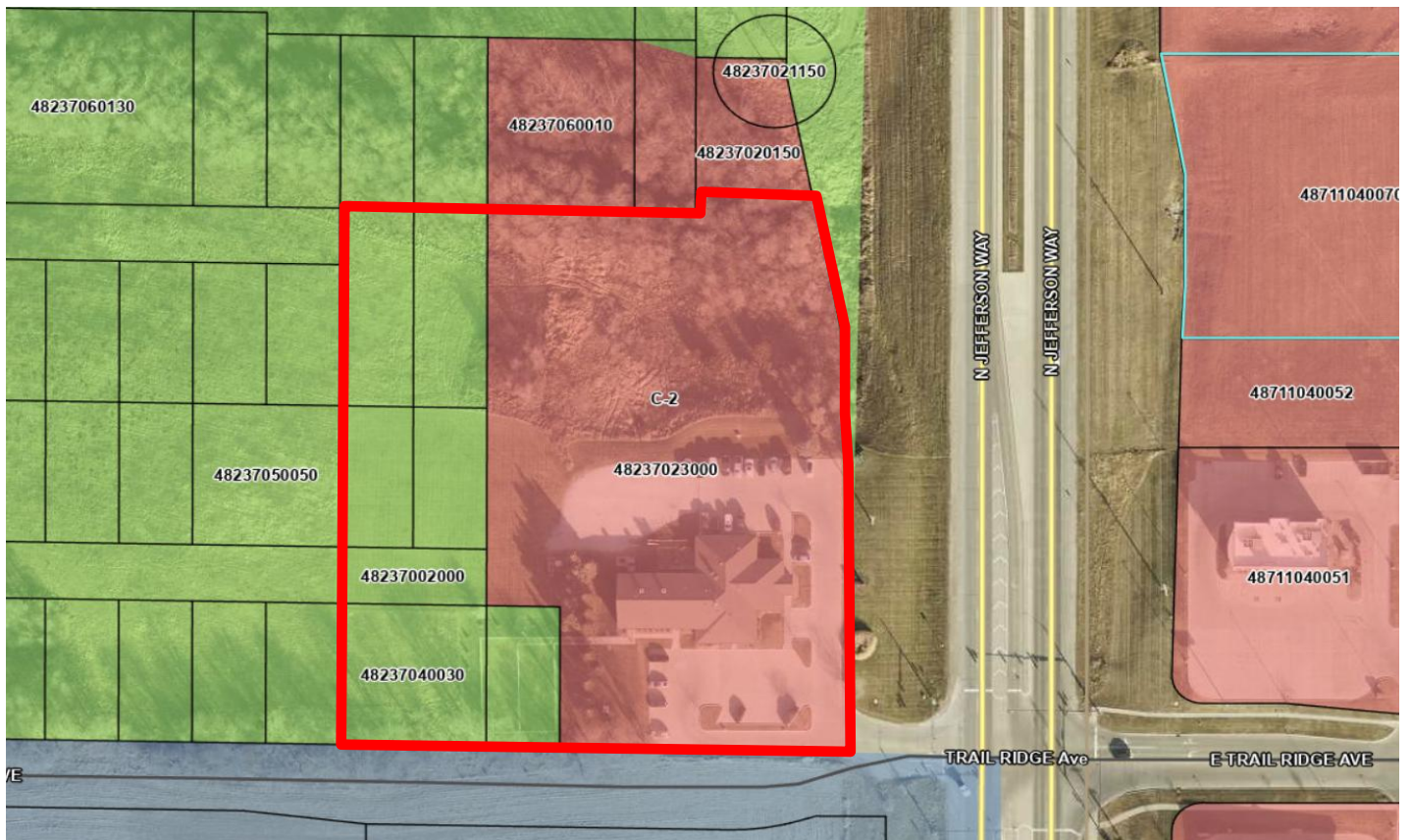
Applicant / Owner: IVC Properties, LLC

Owner's Representative: Wally Pelds, P.E., Pelds Design Services

Request: The applicant is requesting approval of a Rezoning and Plat of Survey of a commercial property.

Location and Size: Property is located west of North Jefferson Way and north of East Trail Ridge Avenue, containing approximately 4.51-acres.

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Indianola Veterinary Clinic	Community Mixed-Use	C-2 (Highway Commercial District) / A-1 (Agricultural and Open Space District)
North	Vacant / Undeveloped	Low-Density Residential	A-1 (Agricultural and Open Space District)
South	Vacant / Undeveloped	Planned Unit Development	PUD (Planned Unit Development)
East	General Commercial Uses	Community Mixed-Use	C-2 (Highway Commercial District)
West	Vacant / Undeveloped	Low-Density Residential	A-1 (Agricultural and Open Space District)

BACKGROUND

At their December 10, 2024 Planning & Zoning Commission meeting, the Commission recommended approval of a site plan for Indianola Veterinary Clinic. The project included an expansion of the parking lot, a second access from East Trail Ridge Avenue and storm water detention basin. A condition of approval was to combine all eight lots into one and rezone the parcel from A-1 to C-2, as veterinary clinics are not permitted in the A-1 district. The scope of the site plan crossed six lots and two zoning districts. The rezoning and plat of survey will help to clean up the area.

PROJECT DESCRIPTION

The subject property is located west of North Jefferson Way and north of East Trail Ridge Avenue. IVC Properties, LLC currently owns eight parcels affiliated with the vet clinic. Of these eight parcels, seven of them are zoned A-1 and one is zoned C-2. The lot that is zoned C-2 currently houses the vet clinic. The A-1 lots are open space affiliated with the clinic. The total acreage for all eight parcels is 4.51-acres. The applicant is requesting a plat of survey to combine all lots into one and rezone those seven lots from A-1 to C-2.

Notification to adjacent property owners was mailed on January 30, 2025. The rezoning sign was placed on the property by the February 1, 2025 deadline. Staff has not received any correspondence for or against the request.

STAFF RECOMMENDATION

The proposed zoning district is consistent with the land uses identified in the Comprehensive Plan and with the existing surrounding land uses. Staff recommends approval of the rezoning and plat of survey for Indianola Veterinary Clinic.

PREPARED BY: PELDS DESIGN SERVICES - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515)265-8196

BOUNDARY RETRACEMENT SURVEY

DATE OF SURVEY:

XX.YY.202Z

RECORD INDEX:

LOCATION:
FAIRACRES BLOCK B, C, D, & E
REQUESTOR:
JESSE ROGNES
PROPRIETOR(S):
IVC PROPERTIES LLC
PROPRIETOR/SITE ADDRESS:
22001 N JEFFERSON WAY
INDIANOLA, IA 50125

PROPRIETOR PHONE:
515-961-6201

SURVEYOR:
VOLDEMARS PELDS
COMPANY:
PELDS DESIGN SERVICES
RETURN TO:
2323 DIXON STREET
DES MOINES, IA 50316

NOTE:

This survey was performed without the benefit of a Title Opinion, therefore all existing easements may not be shown.

NOTE:

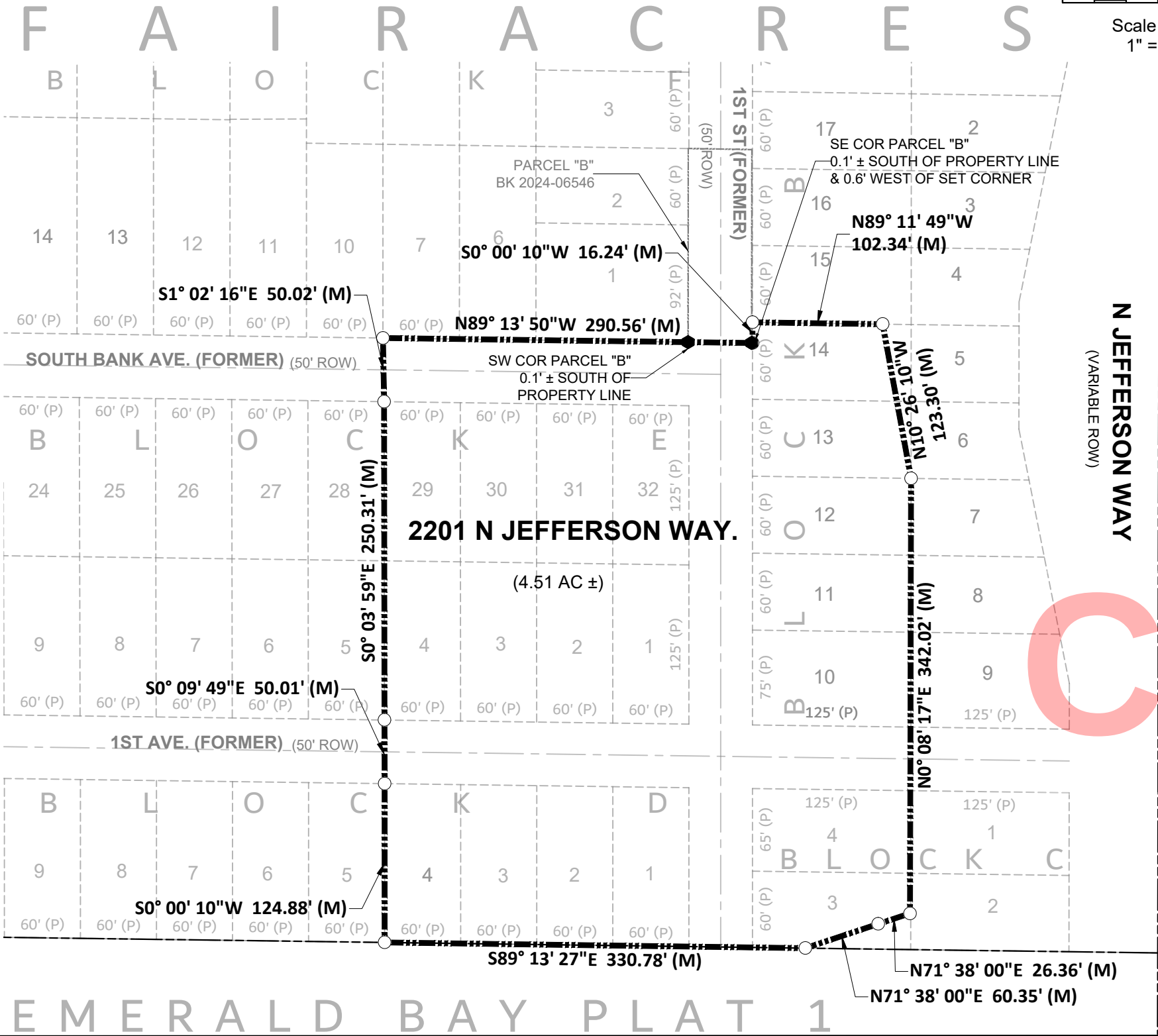
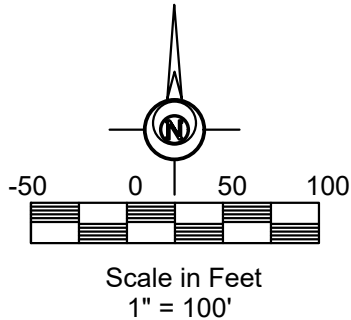
ORIENTATION OF THIS BEARING SYSTEM IS IOWA STATE PLANE SOUTH (NAD 83)
THIS SURVEY WAS PERFORMED USING THE IOWA RTN NETWORK.

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SYMBOLS LEGEND

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LEGAL DESCRIPTION:

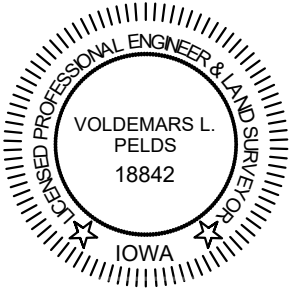
WD-BK 2017 PG 153

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I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

VOLDEMARS LEO PELDS, P.L.S. IA. LIC. NO. 18842 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):



Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 9196

BOUNDARY RETRACEMENT SURVEY
2201 N. JEFFERSON WAY
INDIANOLA IA, 50125

DATE	BY	SCALE	REVISION	DATE
2024	A. BRADFIELD	1" = 100'	2.5.2025	24-048

12024 Projects\24-048 Emerald Bay N. Addition\Engineering\Sheet Set BRS

LAND USE CHANGE APPLICATION

Community Development

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



PROPERTY OWNER

(Last Name) Brennan
(First Name) IVC Properties LLC, Brian
(Address) 2201 N Jefferson Way
(City) Indianola (State) IA (Zip) 50125
(Phone) _____ (Email) brianbrennanvet@gmail.com

APPLICANT (if not Property Owner)

(Last Name) Pelds
(First Name) Voldemars
(Address) 2323 Dixon St
(City) Des Moines (State) IA (Zip) 50327

☐ COMPREHENSIVE PLAN AMENDMENT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Property Address: _____
- ☐ Filing Fee: \$300
- ☐ Current Designation: _____ Proposed Designation: _____
- ☐ A plat showing the locations, dimensions and use of the property and all property within two hundred (200) feet thereof, including streets and other physical features
- ☐ Written justification for proposed amendment
- ☐ Other Information as required by Director

☒ REZONING

Submittal Requirements:

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

- ☒ Completed Application
- ☒ Property Address: 2201 N Jefferson Way
- ☒ Filing Fee: \$300
- ☒ Current Zoning: A-1 Proposed Zoning: C-2
- ☒ Legal description (electronic in word format)
- ☒ All items as required by Section 165.39 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

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

Signature Voldemars Pelds

Name (printed) Voldemars Pelds

Date 12/13/2024

FOR OFFICE USE ONLY: Code to 45989 (Rezoning)
45681 (Comp Plan)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

PREPARED BY: PELDS DESIGN SERVICES - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515)265-8196

BOUNDARY RETRACEMENT SURVEY

DATE OF SURVEY:

XX.YY.202Z

RECORD INDEX:

LOCATION:

FAIRACRES BLOCK B, C, D, & E

REQUESTOR:

JESSE ROGNES

PROPRIETOR(S):

IVC PROPERTIES LLC

PROPRIETOR/SITE ADDRESS:

22001 N JEFFERSON WAY

INDIANOLA, IA 50125

PROPRIETOR PHONE:

515-961-6201

SURVEYOR:

VOLDEMARS PELDS

COMPANY:

PELDS DESIGN SERVICES

RETURN TO:

2323 DIXON STREET

DES MOINES, IA 50316

NOTE:

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NOTE:

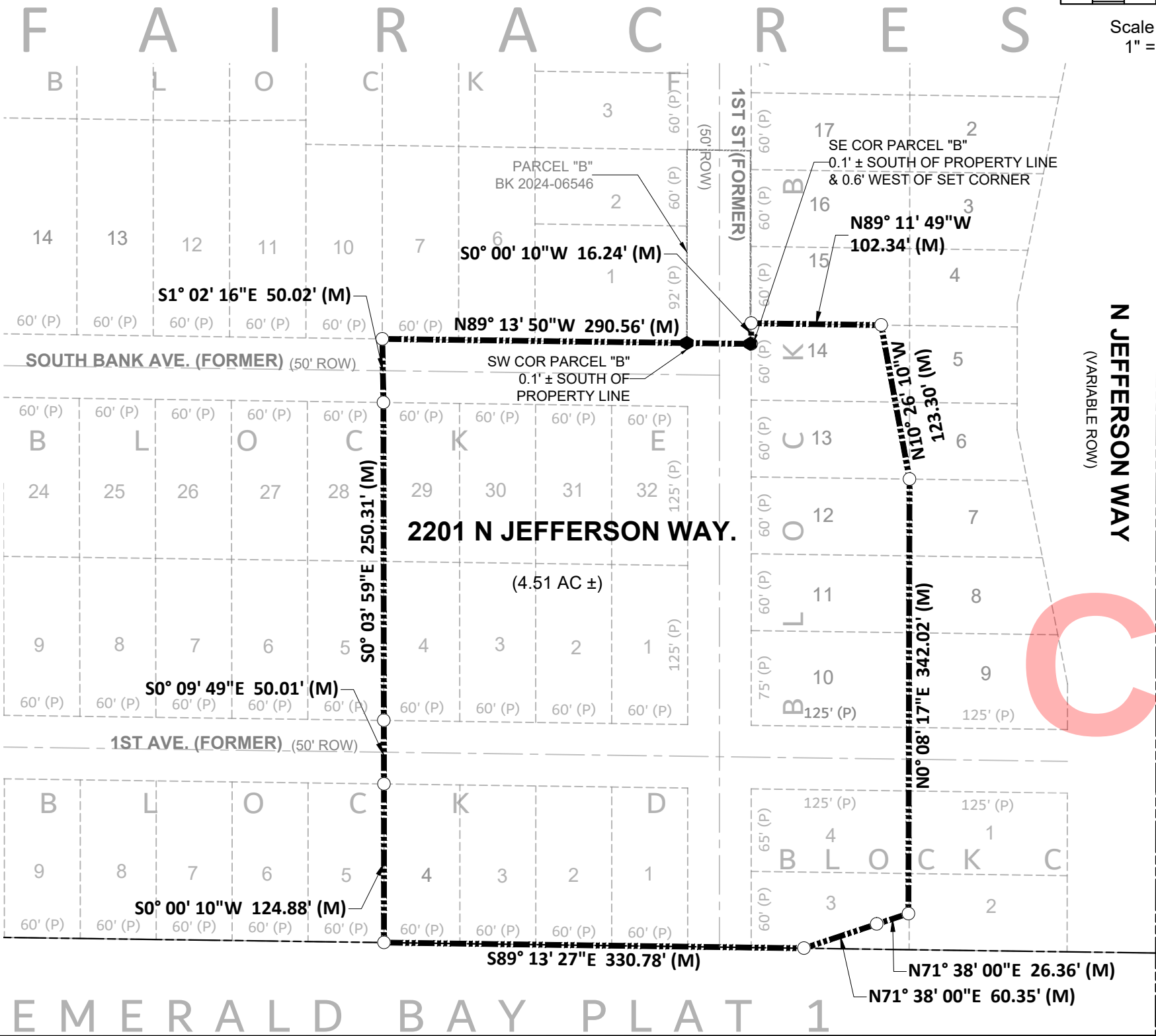
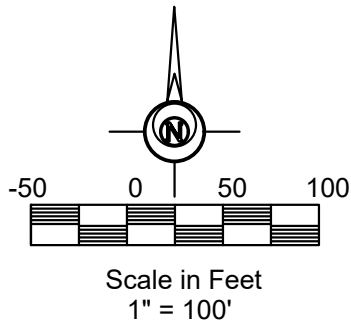
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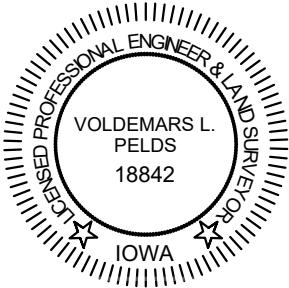
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BOUNDARY RETRACEMENT SURVEY
2201 N. JEFFERSON WAY
INDIANOLA IA, 50125

DATE	BY	SCALE	REVISION	DATE
2024	A. BRADFIELD	1" = 100'	2.5.2025	24-048

City of Indianola
RESOLUTION NO. 2025-

RESOLUTION APPROVING A PLAT OF SURVEY REQUEST FOR IVC PROPERTIES, LLC

WHEREAS, IVC Properties, LLC is requesting plat of survey approval for property legally described as:

LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK B; FAIRACRES ADDITION, WARREN COUNTY, IOWA; LESS ANY PORTION CONVEYED TO THE STATE OF IOWA; AND LOTS 1, 2, 3 AND 4 IN BLOCK C, FAIRACRES ADDITION, WARREN COUNTY, IOWA, LESS ANY PORTION CONVEYED TO THE STATE OF IOWA; AND LOTS 1, 2, 3 AND 4 IN BLOCK D, FAIRACRES ADDITION, WARREN COUNTY, IOWA; AND

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WHEREAS, the City of Indianola, Iowa has jurisdiction of such plat of survey pursuant to the Subdivision Regulations of Chapter 170, Indianola Code of Ordinances; and

WHEREAS, the 'Elevate Indianola' Comprehensive Plan shows the subject parcel's future land use as community mixed use and located within the city limits of the City of Indianola; and

WHEREAS, on February 11, 2025, the Planning and Zoning Commission met and has submitted a recommendation to the City Council to approve the plat of survey.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa hereby approves the plat of survey for IVC Properties, LLC.

Passed and approved this 18th day of February 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From:
Date: February 18, 2025
Subject: Public Hearing regarding a rezoning application for Summercrest Hills North.

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

Attachments: None



MEMORANDUM

To: Mayor and City Council

From:

Date: February 18, 2025

Subject: First consideration of an ordinance amending the municipal code of the City of Indianola, Iowa, for change of zoning district boundaries from the C-2 Highway Commercial zoning district to the PUD, Planned Unit Development Zoning District (Summercrest Hills North).

Recommendation: Roll call is in order.

Attachments:

1. ORD_Summercrest Hills North_Rezoning
2. PZC Packet_Summercrest Hills North_Rezoning

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, FOR CHANGE OF ZONING DISTRICT BOUNDARIES FROM THE C-2, HIGHWAY COMMERCIAL ZONING DISTRICT TO THE PUD, PLANNED UNIT DEVELOPMENT ZONING DISTRICT (SUMMERCREST HILLS NORTH)

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the zoning from the C-2, Highway Commercial Zoning District to the PUD, Planned Unit Development Zoning District for real property legally described as

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 THE NORTH 100 FEET THEREOF AND 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;

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AND EXCEPT

ALL THAT PART OF SUMERCREST HILLS PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA;

AND EXCEPT

ALL THAT PART OF SUMMERCREST HILLS PLAT 4, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA;

AND EXCEPT

ANY REAL PROPERTY LOCATED THEREON 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, CONTAINING 38.4 ACRES, MORE OR LESS

to the City of Indianola, Warren County, Iowa.

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

Section 1: That the zoning is amended from the C-2, Highway Commercial Zoning District to the PUD, Planned Unit Development Zoning District for real property legally described as

THE NW ¼ OF THE SE ¼ 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 THE NORTH 100 FEET THEREOF AND 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;

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to the City of Indianola, Warren County, Iowa.

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

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

PASSED AND APPROVED this _____ day of _____ 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk

First reading:

Second reading:

Third reading:

Publication Date:



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Summercrest Hills North – Rezoning

PREPARED BY: Bill Mettee – Senior Planner

REPORT DATE: February 7, 2025

MEETING DATE: February 11, 2025

GENERAL INFORMATION

Applicant / Owner:

IDG 3, LLC

Owner's Representative:

Monte Applegate, PLA, Snyder & Associates

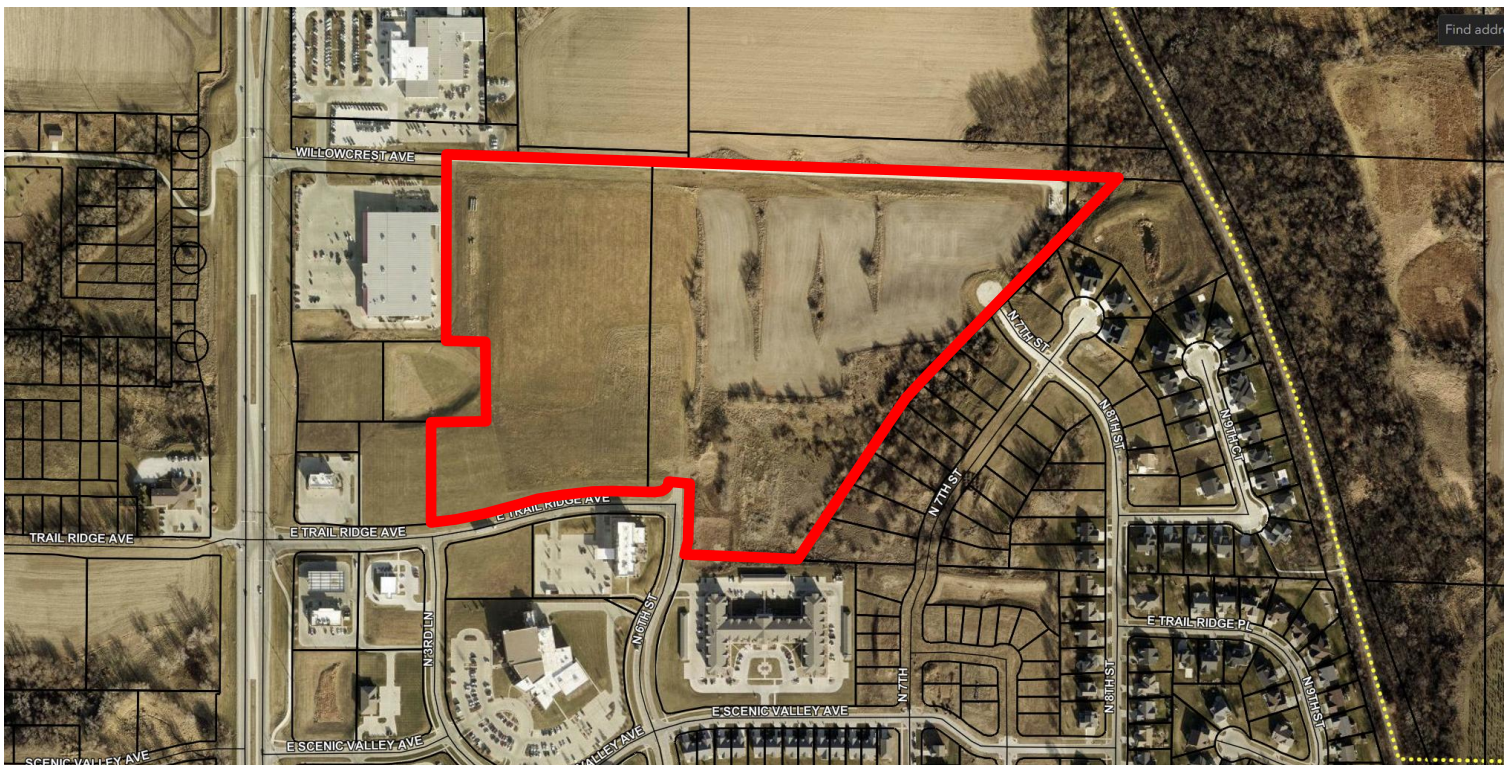
Request:

The applicant is requesting approval of a rezoning for a commercial and residential development.

Location and Size:

Property is located east of North Jefferson Way and north of East Trail Ridge Avenue, containing approximately 38.4-acres.

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Mixed-Use	C-2 (Highway Commercial District)
North	DeYarman Car Dealership / Vacant and Undeveloped	Community Mixed-Use	C-2 (Highway Commercial District) and A-1 (Agricultural and Open Space District)
South	Hotel / Multi-Family Residential / Single-Family Residential	Community Mixed-Use / Medium and High-Density Residential	C-2 (Highway Commercial District) / R-3 (Multi-Family Residential District) and R-2 (Single-Family Residential Attached District)
East	Quail Meadows Development	Low / Medium Density Residential	R-2 (Single-Family Residential Attached District)
West	Summercrest Hills Plat 1 Commercial Development	Community Mixed-Use	C-2 (Highway Commercial District)

BACKGROUND

The subject property is located east of North Jefferson Way and north of East Trail Ridge Avenue and contains approximately 38.40-acres. The applicant requests to rezone the property from C-2 (Highway Commercial District) to PUD (Planned Unit Development) with underlying C-2 zoning and a small portion of underlying M-I zoning.

Notification was mailed to adjacent property owners on January 30, 2025. The rezoning sign was placed on the property by the February 1, 2025 deadline. Staff has received one inquiry about the request.

PROJECT DESCRIPTION

The concept plan shows areas to be developed as athletic facilities, commercial, retail and multi-family residential. Extensions of Willowcrest Avenue, North 6th Street and North 7th Street will be included as part of the development. The Development Agreement dictates that the public roads are to be completed by 2028.

Internal parking will utilize a shared parking access agreement and easement. Parkland dedication requirements will apply to the future residential area. Those details will be finalized when the preliminary plat for that parcel is reviewed.

The Planned Unit Development identifies instances where the developer is seeking minor modifications from the zoning ordinance with regards to setbacks, signage, materials and landscaping for the betterment of the overall development. The PUD document has been attached for review from the Planning Commissioners.

COMPREHENSIVE PLAN

The Future Land Use Map identifies this area as Community Mixed Use and Low to Medium Density Residential.

Community Mixed Use is identified as:

- Low/medium density residential uses (all uses as listed herein)
- Includes retail, office, restaurants, bars, personal and business services, and similar commercial uses
- Overnight accommodations
- Automobile-oriented uses may be allowed if compatibility standards are met though a special exception

review

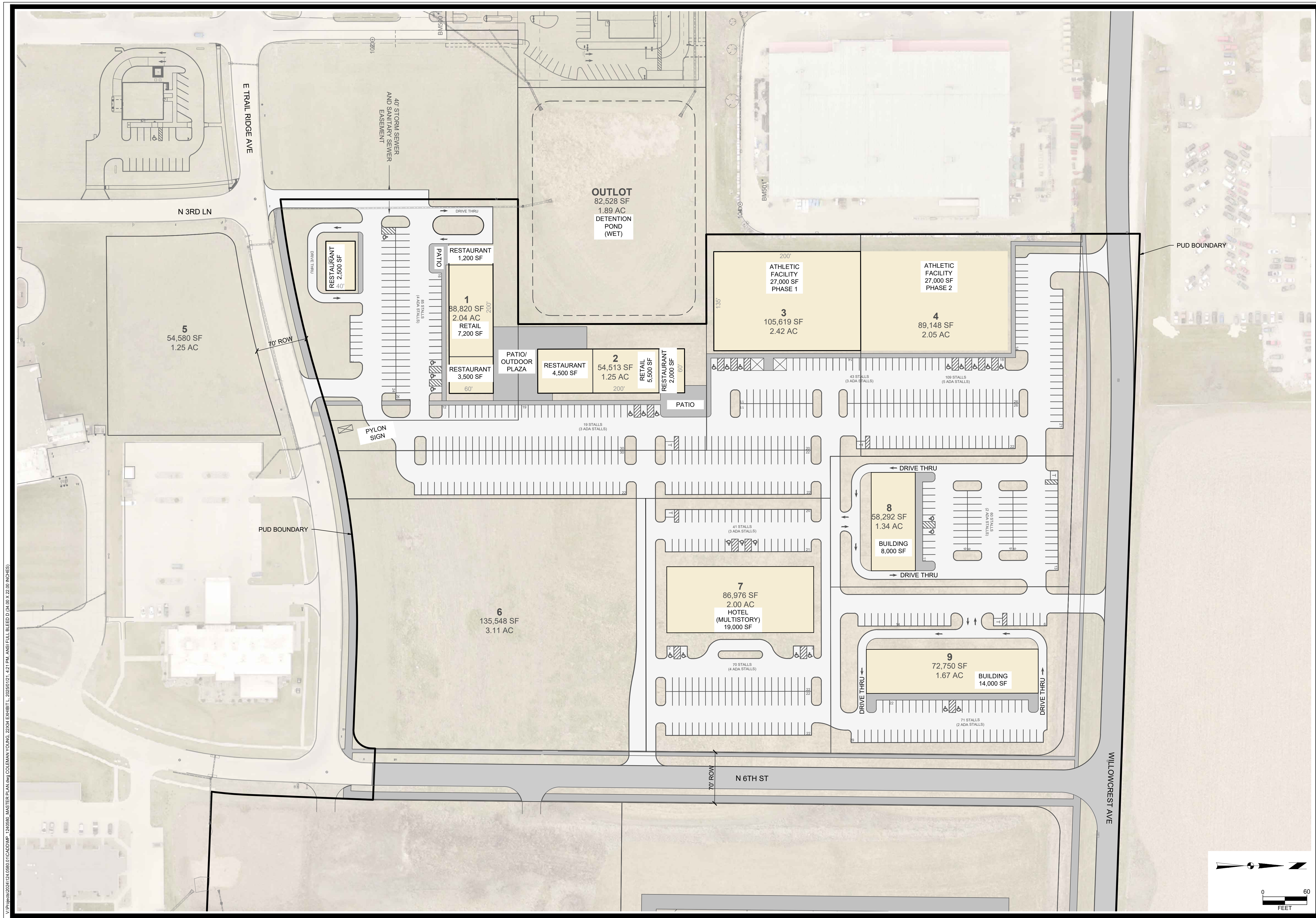
- Civic uses and places of worship may be allowed if compatibility standards are met through a special exception review
- Parks, open space, and trails

Medium to High Density Residential is identified as:

- Up to 25 dwelling units per gross acre
- May incorporate a mix of housing types including single-family detached (plus ADUs), single-family attached (townhomes and rowhouses), multi-family (condos and apartments) and student housing
- Businesses that primarily serve residents may be incorporated if compatibility standards are met through a conditional use review.
- Civic uses and places of worship may be allowed if compatibility standards are met through a special exception review
- Parks, open space, and trails

STAFF RECOMMENDATION

The proposed rezoning is generally consistent with the land uses identified in the Comprehensive Plan. Staff recommends approval of the rezoning for Summercrest Hills North.

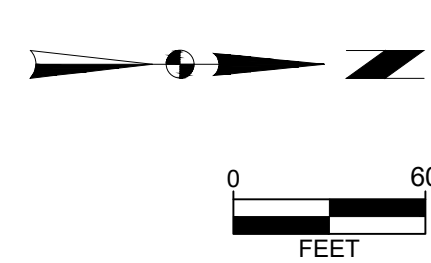
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SUMMERSET HILLS NORTH

PUD SITE PLAN WEST

INDIANOLA, IOWA





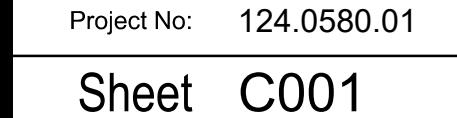
SUMMERSET HILLS NORTH

PUD SITE PLAN EAST

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC. |

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



Summercrest Hills North PUD Indianola

Iowa

February 6, 2025

Developer IDG 3, LLC

509 E Scenic Valley Avenue

Indianola IA, 50125

Introduction

The Summercrest Hills North PUD consists of 38.4 acres of undeveloped property located on the north side of Indianola and generally located in an area bounded by N Jefferson Way on the west, N 7th St. on the east, E Scenic Valley Avenue on the south and E Willowcrest Ave. on the north. The current underlying zoning for this property is C-2 Commercial Highway Oriented.

The developer's intent is to provide a variety of site uses in the development focusing around privately owned athletic facilities. These athletic facilities include both indoor sports courts and outdoor athletic fields. The surrounding uses may include hotels, retail uses, and restaurants with drive thru lanes.

The Developer and the City have a development agreement in place that outlines the timeline for construction of E Willowcrest Dr. and North 7th St. The agreement also define the financial responsibility of both parties to construct these roadways.

Legal Description

REZONING DESCRIPTION:

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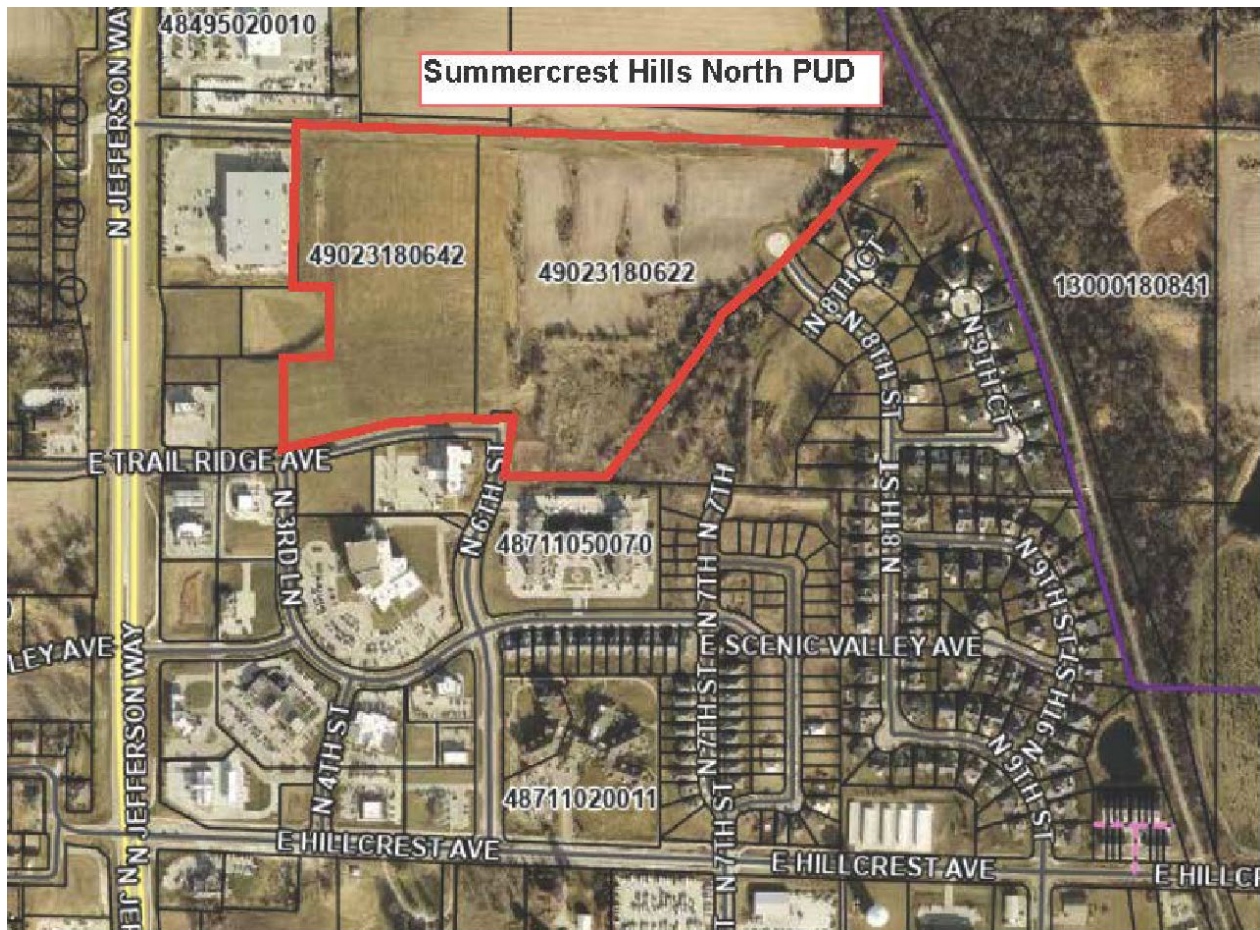
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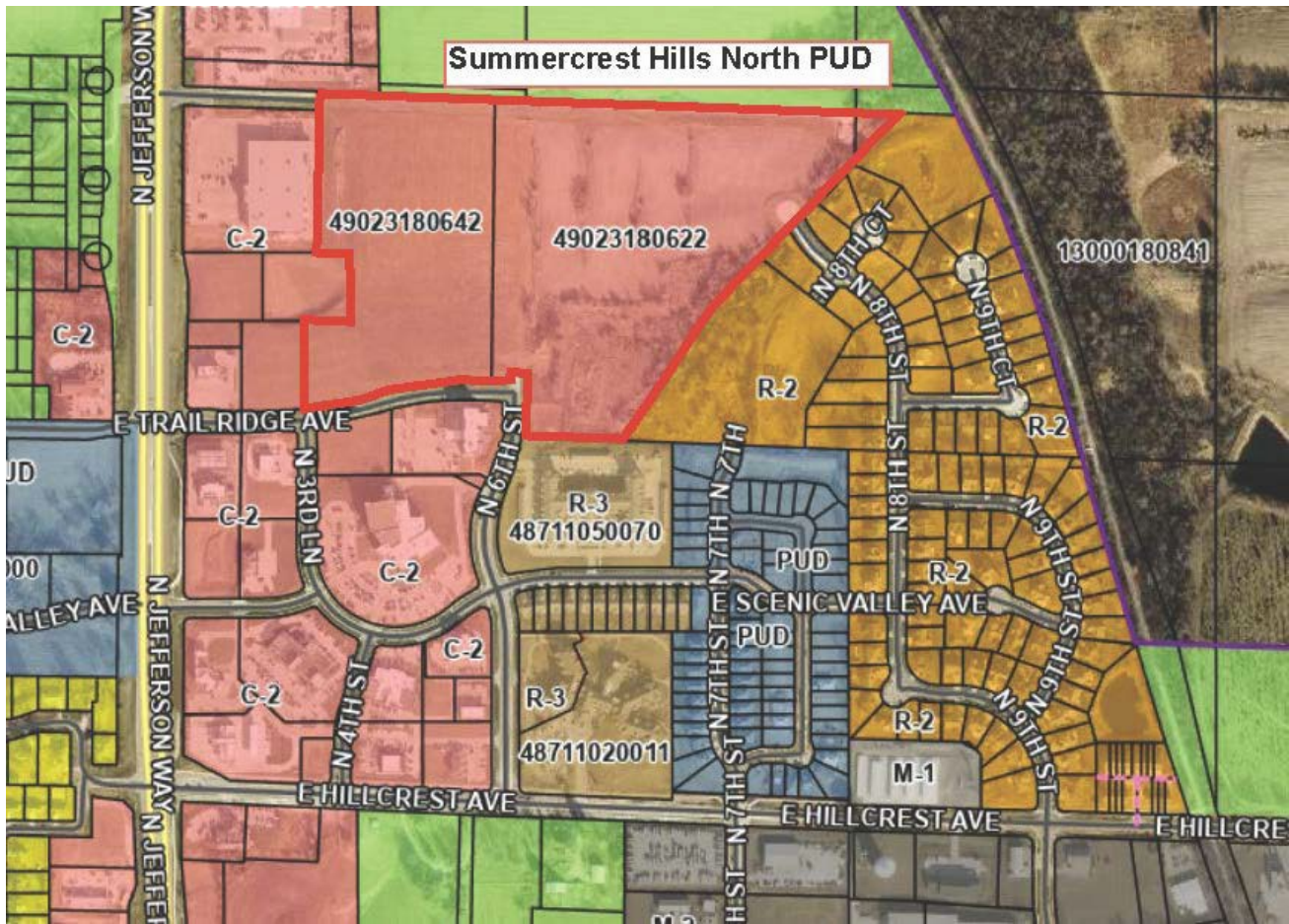
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Vicinity Map



Existing Zoning Map



Existing Underlying Zoning

C-2 Commercial

Proposed revisions to the Zoning with this PUD

1. 165.05 Zoning District Regulations
 - a. Bulk Density – Minimum Lot Street Frontage and Front Yard Setback
 - b. Current: 40 ft.
 - c. Proposed 25 ft.
 - d. Explanation: *There are interior lots proposed in this development that will be accessed by a shared access easement. This reduction will allow the width of the flag necessary to create access to match the minimum width of a drive aisle.*
2. 165.05 Zoning District Regulations
 - a. Bulk Density – Side Yard Setback
 - b. Current: 10 ft.
 - c. Proposed 0 ft.
 - d. Explanation: *This will allow for adjacent commercial buildings to share an adjacent property line. It is understood that when buildings are constructed with a zero setback that certain fire codes apply to the wall construction.*
3. 165.05 Zoning District Regulations
 - a. Max Dwelling Units per Acre
 - b. Current: 25 for Multiple-Family Dwelling
 - c. Proposed 35 for Multiple-Family Dwelling
 - d. Explanation: *Any multiple-family dwelling associated with this development will need to have higher density than currently allowed.*
4. 165.05 Zoning District Regulations
 - a. Minimum Open space.
 - b. Current: 20% @ C-2 and 25% at R-3
 - c. Proposed 15% @ C-2 and 20% at R-3
 - d. Explanation: *There is proposed to be a wet pond located in an outlot along the west side of the development that will provide storm water detention for the lots on the west side of 6th St. This pond will be commonly owned by the lot owners that drain into it. In typical developments, each lot would have a stand-alone detention basin on their lot and the area taken up by that basin would contribute to making the 20% open space requirement for that lot. The requested reduction is made to compensate for detention being made off site and to be able to maintain adequate density on the overall project.*

5. 165.05 Zoning District Regulations
 - a. Permitted and Special Uses Table
 - b. Current: Permitted uses include Multiple family dwelling (3+ apartment or condo units) and Townhouse dwelling (3+ units).
 - c. Proposed: Further clarification added to permit detached garages with either permitted use as part of the permitted use
 - d. Explanation: *The ability to offer garages as part of the multi-family/townhouse dwelling units, attached or detached is critically important.*
6. 165.05 Zoning District Regulations
 - a. Permitted and Special Uses Table
 - b. Current: Spectator Sports and Sports and Recreation participant for both outdoor and indoor usage are currently not permitted in C-2 zoning.
 - c. Proposed: While use is approved in C-2, the Building Design Standards as defined for Indoor and Outdoor Recreational Facilities will follow M-2 Zoning Districts, not C-2.
 - d. Explanation: *Indoor and Outdoor Recreation Facilities and associated buildings need to have building design standards more in line with M-2 zoning in lieu of C-2 to be feasible.*
7. 165.07 Off Street Parking Regulations
 - a. B. Off Street Parking Spaces (2) Table
 - b. Current: Eating and drinking establishments: 1 per 150 sq. ft. GFA plus 10 vehicle queuing spaces per drive-up lane.
 - c. Proposed: Eating and drinking establishments: 1 per 150 sq. ft. GFA plus 7 vehicle queuing spaces per drive-up lane. Queuing spaces are permitted to wrap around and thru parking lot as long as no more than 3 of the total queuing spaces extend into the parking areas.
 - d. Explanation: *The development has a few buildings with drive thru users on both ends of the building and in certain instances, the queuing may encroach on the parking lot. 10 stalls is too restrictive and will inhibit the ability to attract the businesses desired in the development.*
8. 165.07 Off Street Parking Regulations
 - a. B. Off Street Parking Spaces (2) Table
 - b. Current: Spectator Sports/Sports and Recreation, participant: 1 per 4 seats at max capacity
 - c. Proposed: Spectator Sports/Sports and Recreation, participant: 1 per 4 seats at max capacity, however due to cross use parking agreements per the Developer's Agreement, a parking reduction allowance of up to 25% to be allowed.

- d. Explanation: *The sport uses proposed will not require parking at the current prescribed rate on a daily basis. At times of tournaments (typically weekends), the Developer's Agreement provides usage of IWC parking lot for overflow parking that is generated during these higher/peak usage times.*

9. 165.08.- Open Space, Landscaping and Buffering

- a. 4.B.(3) a. Open Space and Landscaping Required
- b. Current: One (1) deciduous shade tree, two (2) deciduous ornamental trees, and two (2) shrubs shall be planted for every 2,000 square feet of required open space. However, the minimum required landscape for all sites shall be no less than one (1) deciduous shade tree, two (2) deciduous ornamental trees, and two shrubs.
- c. Proposed: One (1) deciduous shade tree, two (2) deciduous ornamental trees, and two (2) shrubs shall be planted for every 3,000 square feet of required open space. However, the minimum required landscape for all sites shall be no less than one (1) deciduous shade tree, two (2) deciduous ornamental trees, and two shrubs.
- d. Explanation: *The developer's past experience when applying this standard for landscape density, that much of the landscape plant material does not survive due to snow storage and snow removal operations. Having less plant material required allows for higher quality plants to be installed and also the ability to strategically place materials on the site to avoid damage from snow operations.*

10. 165.08.- Open Space, Landscaping and Buffering

- a. 4.B.(4) b.ii. Parking Lot Design Landscaping Required
- b. Current: Rock, chip brick, pavers, pavement and similar hard surfacing shall not be permitted within a parking lot island. Sidewalks may be constructed within a parking lot island as necessary to accommodate pedestrian circulation.
- c. Proposed: City of Indianola to allow and approve alternate materials including pavers and rock mulch. Sidewalks may be constructed within a parking lot island as necessary to accommodate pedestrian circulation.
- d. Explanation: *There are instances where rock mulch and/or other hard surface materials are ideal to be installed in parking islands. Rock mulch requires less lifetime maintenance costs when installed properly.*

11. 165.08.- Open Space, Landscaping and Buffering

- a. 4.B.(c) c.i. Parking Lot Screening
- b. Current: Whenever an off-street parking area fronts along a public street an average of one (1) deciduous shade tree and two (2) deciduous ornamental trees shall be planted every 50 feet within the parking lot setback area.
- c. Proposed: Whenever an off-street parking area fronts along a public street an average of one (1) deciduous shade tree and two (2) deciduous ornamental trees shall be planted every 75 feet within the parking lot setback area.

- d. Explanation: *The current standard requires 3 trees per 50 ft. which is 16'-8" spacing between trees. Essentially one tree for every 2 stalls. Stretching the requirement would provide spacing closer to 33' between trees or one tree for every 4 stalls.*

12. 165.08.- Open Space, Landscaping and Buffering

- a. 6.A.(5) a. Plant Materials Standards
- b. Current: Deciduous Shade Trees – minimum 2.0-inch caliper, measured six (6) inches above the immediate ground level.
- c. Proposed: Deciduous Shade Trees – minimum 1.5-inch caliper, measured six (6) inches above the immediate ground level.
- d. Explanation: *Allowing for smaller sized tree installation provides for greater species availability from landscape vendors.*

13. 165.10.5 Sign Code

- a. 5.1 Prohibited Signs
- b. Current: Off Premises Signs, except a permitted temporary sign as specified in this chapter, may be off-premise
- c. Proposed: City will allow no more than two off-premise monument signs no taller than 30-feet. Signs must be placed in a sign easement. All monument signs within the development for each individual use can be a maximum of 15-feet in height. All monument signs must have bases dominated with materials of permanency, such as brick or stone.
- d. Explanation: *There are lots proposed in the PUD master plan that do not have adequate frontage or visibility to support an on-premises sign. Off-premises signs would be allowed provided they meet all the required setbacks and intersection sight visibility requirements. An off-premises sign would be required to be a multi-tenant monument sign.*

14. 165.10.8 Sign Code

- a. Projecting Signs Permitted by Zoning District:
- b. Current: Not permitted in C2 zoning
- c. Proposed: Permitted in PUD as long as 8' above grade. Signs cannot extend over vehicular traffic and structural attachment specifications will be required.
- d. Explanation: *Allowing for projecting signs in the PUD will provide a unique and more intimate feeling at certain potential uses that could enhance the overall look and feel of the development.*

15. 165.10.8 Sign Code

- a. Maximum Sign Area
- b. Current: 1.5 sq. ft./lin. ft. of the wall of a principal building facing a public street. No more than 2 sides of a building facing a street shall be used to calculate the allowable signage.
- c. Proposed: 1.5 sq. ft./lin. ft. of the wall of a principal building defined as the front of the building. For retail buildings with inline uses, the front and back walls will be used to calculate the allowable SF. For endcap units in retail buildings or standalone buildings, the front and or the side or rear wall will be used to calculate the total allowable SF.

- d. Explanation: *The development will have multiple buildings with interior lots not directly on public streets. Amending the language to be more inclusive of the overall size of the building, independent of the side facing a public street is the correct approach in these instances.*

16. 165.9 Building Design Standards

- a. 5. General Provision, B. Application of Exterior Materials on Primary Facades
- b. Current: Painting of Brick and Stone. Brick and stone exterior finishes should not be painted, except as may be determined by the Zoning Administrator, at their full discretion, as appropriate based on the building design and architectural style.
- c. Proposed: Painting of Brick and Stone. Brick and stone exterior finishes should not be painted, except as provided as branded architecture associated with a specific building use and/or owner. Owner will be required to maintain the materials and will be responsible for repairs to materials.
- d. Explanation: *Certain retailers have painted brick as part of their overall branding and making this more clear up front will be beneficial if branded architecture is a request or requirement.*

17. 165.9 Building Design Standards

- a. 5. General Provision, F. Building Mounted Equipment Screening
- b. Current: Note – Nothing stating “ground mount” mechanical equipment.
- c. Proposed: For Athletic Buildings, ground mounted mechanical units are allowed with exterior duct work. These units need to be screened with landscaping. Developer agrees that any screening requirements will not count toward the minimum required landscape requirement.
- d. Explanation: *The athletic buildings/facilities will not have RTU mounted to the roof, but instead mounted at ground level and then ducted through the side of the building. The mechanical units should be screened with landscaping.*

18. 165.9 Building Design Standards

- a. 7. Standards by Building Use Type. B. Building Design Standards by Use Type, 6. Commercial/Retail Buildings
- b. Current: Each primary façade shall contain no less than (3) different class 1 or class 2 façade materials, together comprising of at least 75% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 25% of any primary façade area.
- c. Proposed: Each primary façade shall contain no less than (3) different class 1 or class 2 façade materials, together comprising of at least 65% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 35% of any primary façade area.
- d. Explanation: *Many of the retail/commercial buildings in the development will have multiple primary facades and be very close to 360 degree architecture. A reduction to the total requirement for class 1 and class 2 façade materials will allow for better design aesthetic for the entire building.*

19. 165.9 Building Design Standards

- a. 7. Standards by Building Use Type. B. Building Design Standards by Use Type, 7. Office and Civic Buildings
- b. Current: Each primary façade shall contain no less than (3) different class 1 or class 2 façade materials, together comprising of at least 75% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 25% of any primary façade area.
- c. Proposed: Each primary façade shall contain no less than (3) different class 1 or class 2 façade materials, together comprising of at least 65% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 35% of any primary façade area.
- d. Explanation: *Office and Civic buildings in the development would have multiple primary facades and be very close to 360 degree architecture. A reduction to the total requirement for class 1 and class 2 façade materials will allow for better design aesthetic for the entire building.*

20. 165.9 Building Design Standards

- a. 7. Standards by Building Use Type. B. Building Design Standards by Use Type, 7. Mixed-Use Buildings
- b. Current:
 - a. A. Each primary façade shall contain no less than (3) different class 1 or class 2 façade materials, together comprising of at least 75% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 25% of any primary façade area.
 - b. B. At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 30% clear glass fenestrations
- c. Proposed:
 - a. A. Each primary façade shall contain no less than (3) different class 1 or class 2 façade materials, together comprising of at least 60% of the primary façade area. Class 3 and class 4 façade materials in aggregate shall not exceed 40% of any primary façade area.
 - b. B. At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 20% clear glass fenestrations
- d. Explanation: *Many of the retail/commercial buildings in the development will have multiple primary facades and be very close to 360 degree architecture. A reduction to the total requirement for class 1 and class 2 façade materials will allow for better design aesthetic for the entire building.*

21. 165.10.9 Sign Design Standards

- a. Ground Sign Regulations 3.i
- b. Current: Signs within any non-residential zoning district may include an electronic messaging center sign that is double-sided (back to back) and no larger than 32 sq. ft. in size, per sign face, and subject to the design regulations herein this article.
- c. Proposed: Signs within any non-residential zoning district may include an electronic messaging center sign that is double-sided (back to back) and no larger than 48 sq. ft. in size, per sign face, and subject to the design regulations herein this article. An additional 5' of setback for monument sign will be required if using an EMC larger than 32 sq. ft.
- d. Explanation: *The development is contemplated to have a larger off premise ground mount sign that would utilize an electronic messaging center and 48 sq. ft. is more in line with the overall SF potential needed to achieve the desired impact.*

22. 165.10.9 Sign Design Standards

- a. Temporary Sign Regulations 4.b
- b. Current: Prohibited within Public Street Right of Way and Public Property. No temporary sign shall be placed within a public street right of way nor on public property. Temporary sidewalk signs, as provided in this Chapter, may be permitted on the public sidewalk within the downtown Mixed-Use Zoning District (C-3), subject to the following conditions:
- c. Proposed: Prohibited within Public Street Right of Way and Public Property. No temporary sign shall be placed within a public street right of way nor on public property. Temporary sidewalk signs, as provided in this Chapter, may be permitted on the public sidewalk within the downtown Mixed-Use Zoning District (C-3) and this PUD, subject to the following conditions:
 - a. Signs shall be placed on the grass adjacent to sidewalks as a 5' walking path needs to remain at all times. Signs for athletic events shall be removed immediately following the end of the event. If the event is a multiple day event, the signs should be removed at the end of each day and put back up the following day.
- d. Explanation: *The athletic complex component of the project likely will dictate temporary sidewalk signs for wayfinding throughout the development as well as other possible uses throughout the development.*



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: February 18, 2025
Subject: Vicious Dog

Introduction: A hearing in accordance with Chapter 56.05 of the City of Indianola Code has been scheduled by the Indianola Police Department after a dog bit two minors on separate occasions.

Background: Chapter 56.05 is included in the packet for your review.

Discussion: After the public hearing is open the Police Department will present their case to the Council. The Council shall receive and file the Indianola Police incident reports. The dog owner(s) will have the chance to present their case. The Police Department will have the opportunity for closing comments.

Budget Impact:

Recommendation: The Indianola Police Department recommends that the dog in question be declared as vicious.

Attachments:

1. 56.05 Code
2. Vicious Animal Police Report

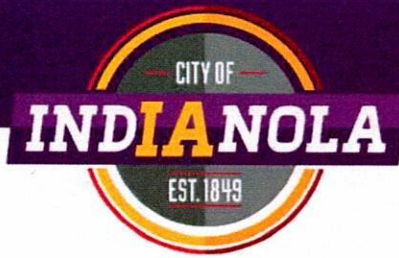
56.05 SEIZURE, IMPOUNDMENT AND DISPOSITION OF VICIOUS ANIMALS.

1. The Indianola Police Department, in its discretion or upon receipt of a complaint alleging that a particular animal is a vicious animal as defined herein, may initiate proceedings to declare such animal a vicious animal. A hearing on the matter shall be conducted by the Council. The person owning, keeping, sheltering, or harboring the animal in question shall be given not less than 72 hours' written notice of the time and place of the hearing. Such notice shall set forth the description of the animal in question and the basis for the allegation of viciousness. The notice shall also set forth that if the animal is determined to be vicious, the owner will be required to have the animal humanely destroyed. The notice shall be served upon any adult residing at the premises where the animal is located, or may be posted on those premises if no adult is present to accept service.

2. If, after hearing, the Council determines that an animal is vicious, the Council shall order the person owning, sheltering, harboring, or keeping the animal to cause it to be destroyed in a humane manner. The order shall immediately be served upon the individual or entity against whom issued in the same manner as the notice of hearing. If the order is not complied with within three days of its issuance, the Indianola Police Department is authorized to seize and impound the animal. An animal so seized shall be impounded for a period of seven days. If at the end of the impoundment period, the individual or entity against whom the order of the Council was issued has not petitioned the Warren County District Court for a review of the order, the Indianola Police Department shall cause the animal to be destroyed.

3. Any animal found at large which displays vicious tendencies may be processed as a vicious animal pursuant to the foregoing, unless the animal is so vicious that it cannot safely be apprehended, in which case the Indianola Police Department may immediately destroy it. If its ownership is not ascertainable, the Indianola Police Department may destroy it after three days of impoundment.

4. Any animal which is alleged to be vicious and which is under impoundment or quarantine, shall not be released to the owner, but shall continue to be held at the expense of the owner pending the outcome of the hearing. All costs of such impoundment or quarantine shall be paid by the owner if the animal is determined to be vicious. If the animal is not determined to be vicious, all costs of such impoundment or quarantine shall be paid by the City.



— Indianola Police Department —

February 11, 2025

To: Indianola City Council

From: Indianola Police Department

Re: Recommendation for action

The dog in question is a pit bull terrier that bit/injured 2 different minor children at 2009 W. 4th Ave. Apt 8 in Indianola. Per Indianola Police Department Case Number 2025-02264 and 2025-04418, the dog bit two minor children above the shoulders on 1/22/2025 and 2/10/2025 respectively. Both children required medical attention to include stitches to close wounds on their face areas. The 2 separate bites to the minor children occurred within a 12-month period, as well as both being bites above the shoulder area, thereby meeting the definition of a Vicious Animal as defined by Indianola City Ordinance 56.01(4)A(B).

The Indianola Police Department recommends that the dog in question be declared as vicious as defined in Indianola City Ordinance 56.01(4)A(B).

Brian Sher
Chief of Police





Integrity Professionalism Dedication

Araceli Gallardo
Michelle Gallardo
2009 W 4th Ave Apt 8
Indianola, IA 50125

February 11th, 2025

Re: Notification of City of Indianola City Council hearing to declare animal vicious

The Indianola City Council shall hold a regularly scheduled Council meeting on Tuesday, February 18th, 2025, at 6PM. The meeting will be held in City Council chambers located in the basement of the City Hall, 110 N 1st Street, Indianola, Iowa.

During the February 18th Council meeting, City Council members will conduct a hearing to determine if a dog owned by you should be declared a vicious animal pursuant to section 56.05 of the Code of Ordinances of the City of Indianola. The dog in question is a pit bull terrier that bit two different children on 01/22/2025, as well as 02/10/2025. The address of this incident is 2009 W 4th Ave Apt 8, in Indianola, at their residence. Per Indianola Police Department Case Number 2025-02264, on 01/22/2025, the dog in question attacked a child at the address listed above. Per Indianola Police Department Case Number 2025-04418, on 02/10/2025, the dog in question attacked a child at the address listed above. The dog, "Milo", bit 2 different children above the shoulder within a 12 month period, thereby meeting the definition of a Vicious Animal as defined by Indianola City Ordinance 56.01(4)A and 56.01(4)B.

Should the Council determine your dog to be vicious, City of Indianola Ordinance 56.05 requires the owner of the animal have the animal humanely destroyed.

 2-10-25

Brian Sher
Chief of Police



Integrity Professionalism Dedication

Notice of Service:

I, the undersigned, hereby certify that I was personally served a notice for hearing for a vicious animal on February 18th, 2025, at 6PM.

Michelle Gallardo

Araceli Gallardo OR Michelle Gallardo
2009 W 4th Ave Apt 8
Indianola, IA 50125

2/12/25
Date

Served by:

Kim M. 148
Officer

2/12/25
Date

CASE NO: 2025-02264

INCIDENT ANIMAL VS HUMAN <u>X</u> ANIMAL VS ANIMAL _____		ADDRESS OF OCCURRENCE <u>unit 8</u> <u>2009 W 4th Ave, Indianapolis</u>		OCCURRENCE TIME DATE DAY <u>01/22/25</u>	
PERSON REPORTING OFFENSE <u>Araceli Gallardo</u>		ADDRESS <u>11</u>		DOB <u>06/17/2002</u>	SEX <u>F</u>
VICTIM - FIRM NAME IF APPLICABLE <u>Logan Wessel</u>		ADDRESS <u>11</u>		DOB <u>09/13/2017</u>	SEX <u>M</u>
PARENT OR GUARDIAN IF VICTIM IS A JUVENILE <u>Michelle Gallardo</u>		ADDRESS <u>11</u>		DOB <u>01/14/1994</u>	SEX <u>F</u>
ANIMAL OWNER: <u>Araceli Gallardo</u>		ADDRESS <u>11</u>		DOB _____	SEX _____
				RACE <u>W/H</u>	PHONE <u>575-336-9314</u>

BITING ANIMAL REPORT

ANIMAL NAME: M/16 BREED OF ANIMAL: Pitbull mix WAS THE ANIMAL TIED UP OR CONFINED? NO

ANIMALS AGE: 1.5 ANIMALS SEX: M ANIMALS COLOR(S): Black & white

HAS ANIMAL BEEN VACCINATED FOR RABIES? Yes WHEN: 11/14/2024

IS ANIMAL LICENSED? No WHERE? _____ WHEN: _____

COPY OF VET RECORDS? _____ IS ANIMAL MICROCHIPPED? DAK Yes

HAS ANIMAL PREVIOUSLY BITTEN? YES X NO _____ HUMAN _____ ANIMAL _____

PLACE OF ANIMAL IMPOUNDMENT: 2009 W 4th Ave unit 8

DATE ENTERED: 01/23/25 DATE RELEASED: _____

WHERE WAS ANIMAL AND VICTIM AT TIME OF BITING: In the apt

ATTENDING PHYSICIAN OF VICTIM: _____

MEDICAL RELEASE? X EXTENT OF TREATMENT Stitch

SITE OF WOUND: Right side of face EXTENT OF INJURY Deep scratch

PHOTOS TAKEN OF INJURY & ANIMAL? YES X NO _____

WAS ENFORCEMENT ACTION TAKEN? _____ NAME OF PERSON(S) CHARGED IF ANY: _____

PREVIOUS @ LARGE - CFS/RPTS/CHARGES? No DATES: _____

PREVIOUS LOCATIONS ANIMAL HAS LIVED? _____

OFFICER'S NOTES:	
REPORTING OFFICER <u>CSD Michels 148</u>	STATUS (CHECK ONE) <u>X</u> ACTIVE _____ INACTIVE _____ CLEARED BY ARREST _____ WARRANT ARREST
SECOND OFFICER	SUPERVISOR APPROVING _____ OFFICER NO. _____

General

Date	Officer	Michels, Kevin	Release To Media	Print With Incident	Display Order	3
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Narrati... On 01/24/25 I, CSO Michels, made contact on the phone with a female (Michelle Gallardo) about a dog bite report. Araceli Gallardo was the female that initially called in about the dog bite. When I spoke with the Michelle she advised the dog had scratched the child with its paw and not actually bitten the child. I asked her about the injury and she said the child had to get stitches but everything is okay now. I also spoke with the management of the apartment complex at 2009 W 4th Ave, where the resident resides in unit #8. Management advised they are aware of a dog that lives there that is a pitbull type dog and requires to have a muzzle on at all times when it is on property.

On 01/27/2025 I, CSO Michels, spoke with a female that had called in regarding the dog bite. I spoke with Melissa Spurgeon and she advised the child is Logan Wessel and that he was bitten on the cheek that required stitches. Logan had told her the dog's name was "Milo" that had bitten him. Melissa also advised this is not the first time the children that live in the house have come to school with an injury from the dog. Due to victim advising he was bitten on the cheek, the dog "Milo" may be deemed a vicious dog. I spoke with Warren County Dispatch to retrieve a recording of the call and on it you can hear Araceli tell the dispatcher that the dog had bitten Logan.

CASE NO: 25-04418

515-936-4424

INCIDENT		ADDRESS OF OCCURRENCE		OCCURRENCE TIME DATE DAY			
ANIMAL VS HUMAN ☒		2009 W. 4th St 9		1630 2/10/25			
ANIMAL VS ANIMAL ☐							
PERSON REPORTING OFFENSE		ADDRESS		DOB	SEX	RACE	PHONE
See Tac-10							
VICTIM - FIRM NAME IF APPLICABLE		ADDRESS		DOB	SEX	RACE	PHONE
Nook Nelson				10/13/6	M	Wht	
PARENT OR GUARDIAN IF VICTIM IS A JUVENILE		ADDRESS		DOB	SEX	RACE	PHONE
ANIMAL OWNER:		ADDRESS		DOB	SEX	RACE	PHONE
See Tac-10							

BITING ANIMAL REPORT

ANIMAL NAME: Milo BREED OF ANIMAL: pit bull terrier WAS THE ANIMAL TIED UP OR CONFINED? inside

ANIMALS AGE: 2 ANIMALS SEX: M ANIMALS COLOR(S): black + white

HAS ANIMAL BEEN VACCINATED FOR RABIES? yes WHEN: 11/14/24 - 11/14/25

IS ANIMAL LICENSED? _____ WHERE? _____ WHEN: _____

COPY OF VET RECORDS? _____ IS ANIMAL MICROCHIPPED? yes

HAS ANIMAL PREVIOUSLY BITTEN? + YES _____ NO X HUMAN _____ ANIMAL _____

PLACE OF ANIMAL IMPOUNDMENT: Kinga Koda

DATE ENTERED: 2/10/25 DATE RELEASED: _____

WHERE WAS ANIMAL AND VICTIM AT TIME OF BITING: sitting in living room

ATTENDING PHYSICIAN OF VICTIM: Mercy Clinic

MEDICAL RELEASE? _____ EXTENT OF TREATMENT _____

SITE OF WOUND: Left chull EXTENT OF INJURY stitches required

PHOTOS TAKEN OF INJURY & ANIMAL? + YES _____ NO _____

WAS ENFORCEMENT ACTION TAKEN? NO NAME OF PERSON(S) CHARGED IF ANY: _____

PREVIOUS @ LARGE - CFS/RPTS/CHARGES? NO DATES: _____

PREVIOUS LOCATIONS ANIMAL HAS LIVED? _____

OFFICER'S NOTES:	
originally from Des Moines - Jada Morais	
Araceli Gallardo	
REPORTING OFFICER	STATUS (CHECK ONE) ☐ ACTIVE ☐ INACTIVE
SECOND OFFICER	☐ CLEARED BY ARREST ☐ WARRANT ARREST
	SUPERVISOR APPROVING OFFICER NO.
	NB 135

100

2025041205

General

Date	Officer	Sparks, Tye	Release To Media	Print With Incident	Display Order	3
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2						
0						
2						
5						

Narrati... On 2/10/25 at 1704 hours, I, Sgt Sparks, was dispatched to 2009 W. 4th #8 for a animal bite. This residence had a recent dog bite report where a dog named Milo bit Logan Wessel (DOB 9/13/2017) on the left side of his face, which required stiches. This dog bite occurred on January 22nd, 2025. The animal is owned by Michelle (DOB 1/14/1994) and Araceli (DOB 6/7/2002) Gallardo. Michelle is mother of Logan. Milo is a black and white Pitbull terrier. Milo was last vaccinated in November of 2024, is two years old, and is currently vaccinated. Upon arrival, I spoke with Michelle Gallardo. Michelle told me that her son, Noah Nelson (DOB 10/13/2015), was playing in the living room with their other dog Molly. When this was happening, Milo came up to Noah and bit him underneath his left eye. Michelle advised that Noah was currently at the Mercy Urgent Care with her ex husband, David Nelson (DOB 9/18/1993). Michelle showed me a photo of Noah's wound and it was apparent that Noah would need stitches from the bite.

Michelle made it clear that she wanted the animal gone from the residence. Michelle said that she was trying to arrange for her wife's ex (the previous dog owner) to take possession of Milo again. The name provided was Jada Moraie (UNK DOB) who is from Des Moines. Jada advised that she would not take possession of the animal. Araceli Gallardo was contacted as she is an owner of the dog. Araceli did not wish to aid in the placement of Milo and indicated that she wanted police to figure it out. I contacted Kiya Koda who came to get Milo. Nathan Rasko and Julie Skellenger came to assist from Kiya Koda. When they arrived, they made contact with Michelle and advised her of the costs associated with taking the animal for quarantine. Michelle placed a lead on Milo and at first, Milo was willing to go with Nathan. When leaving the apartment complex, Milo became aggressive towards Nathan. Michelle needed to be contacted again so that she could load Milo in the back of Kiya Koda's vehicle.

I was advised that while at Kiya Koda, Milo again became aggressive and they were not able to get Milo out of the truck. I was told that Araceli came to Kiya Koda to unload Milo. I went to Mercy Urgent Care and spoke briefly with David Nelson (DOB 9/18/1993). David expressed concern about the ongoing issues with the dog and he safety of children that may be present in Michelle's household. David indicated that he believed domestic violence was present in the home. David said that law enforcement has been called in reference to domestic violence to their residence and that Michelle has posted on her Tiktok that she received a broken arm due to domestic violence.

With a second bite above the shoulders to a child, Milo is eligible to be deemed as viscous animal as apart of city ordinances 56.02-56.03. The animal is now at Kiya Koda. DHS was contacted in reference to the dog bite issues.

Wellness and Preventative Care Summary

Thank you for visiting Vetco Total Care

Client: Michelle Larsen

2009 W Court Ave

Indianola, IA 50125

County: Warren County

Phone: 515-336-4474

Email:

michelle.nelson.4boys@gmail.com

Patient name: Milo

Species: Canine

Breed: Pit bull Terrier

Color: Black and White

Gender: Male

Age: 2 Years 2 Months

DOB: 11/9/2022

Weight: 55.00

Last Visit: 11/14/2024

Microchip: --

Rabies tag: 24238407

DATE GIVEN	DESCRIPTION	ADMINISTERING VETERINARIAN	DUE DATE
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11/14/2024	Rabies Vaccination	Dr. Laura Andersen-Koester	11/14/2025
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MEMORANDUM

To: Mayor and City Council

From:

Date: February 18, 2025

Subject: Hearing in accordance with Chapter 56, Section 56.05 of the City of Indianola Code concerning seizure, impoundment, and disposition of vicious animal.

Recommendation: Roll call to open and close the hearing is in order. As part of the hearing, Council shall receive and file the Indianola Police Department Incident Reports.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From:
Date: February 18, 2025
Subject: Consideration of the determination of vicious animal.

Recommendation: According to Chapter 56.05 (2), after the hearing, the Council shall determine if the animal is vicious. If the animal is determined to be vicious, the Council shall order the person owning, sheltering, harboring or keeping of the animal to cause it to be destroyed in a humane manner. The order shall immediately be served upon the individual or entity against whom it was issued to in the same manner as the notice of hearing.

A motion with roll call vote is in order.

Attachments: None