



CITY OF INDIANOLA COUNCIL MEETING

May 5, 2025

6:00 PM

City Council Chambers

110 N 1st Street, Indianola, IA

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Oath of Office**
- 4. Public Comment**
- 5. Consent Agenda**
 - A. Approval of Agenda
 - B. Approval of Claims
 - C. Approval of Minutes of the prior meetings
 - D. Setting dates for future public hearings
 1. Resolution setting a public hearing on the vacation of 20' Storm Sewer easement in Emerald Bay Plat 1 on May 19, 2025 at 6 PM.
 2. Resolution setting hearing for complaints filed on tobacco sales permit violations (Hy-Vee Fast and Fresh) for June 16, 2025 at 6:00 PM.
 3. Resolution setting hearing for complaints filed on tobacco sales permit violations (Indianola Country Club) for June 16, 2025 at 6:00 PM.
 4. Resolution setting hearing for complaints filed on tobacco sales permit violations (Jay Ambika dba ABC Smoke) for June 16, 2025 at 6:00 PM.
 - E. Approval of Applications
 1. Consideration of the approval of a liquor license renewal for Babars Entertainment, dba The Garage.
 2. Consideration of the approval of a liquor license renewal for Walmart Inc.
 3. Consideration of the approval of a liquor license renewal for Deer Run Partners L.L.C, dba Deer Run Golf Club.
 4. Consideration of the issuance of a special event permit for Back Alley Bikes for a social event to be held on May 11, 2025.
 - F. Sticks and Balls Bike Night Event
 1. Consideration of the issuance of a special event and noise permit to Sticks and Balls for Bike Nights 2025.

2. Resolution suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on city streets during Bike Nights as requested by Sticks and Balls.
- G. Chamber of Commerce Dads Rock Festival Event
 1. Consideration of the issuance of a special event and noise permit to the Indianola Chamber of Commerce for Dads Rock Festival event to be held on June 14, 2025.
 2. Resolution suspending enforcement of the Indianola Code 45.02(2) regarding the consumption of alcohol on the Downtown City Streets during the Indianola Chamber of Commerce event on June 14, 2025.
- H. Resolution approving an engineering services agreement with Snyder and Associates for traffic signal timing updates on Highway 92 and 65/69.
- I. Resolution approving Payment Application Number 2 in the amount of \$7,923.00 to TK Concrete and Change Order Number 2 in the amount of \$2,940.00 for the North N Street Storm Sewer Repairs project.
- J. Resolution approving a plat of survey request for parcel B of parcel A of lot 11 of Indianola Industrial Park.
- K. Resolution approving an option for platting Outlot Z of Emerald Bay.
- L. Approval of Urban Revitalization Designations
- M. Resolution approving salaries.

6. Council Reports

- A. Committee Reports
- B. Receive and file the March 2025 EMS Billing Activity Report.

7. Mayor Pro Tem's Report

- A. Community Update
- B. Employee Recognition Month Proclamation
- C. Consideration of the appointment of Mike Baethke to the Parks & Recreation Commission for a term beginning immediately, and ending July 1, 2027, filling a vacant, unexpired term.

8. Public Consideration

- A. Old Business
 1. First consideration of an ordinance amending Chapter 160, Section 307 of the Code of Ordinances, Indianola, Iowa.
- B. New Business
 1. First consideration of an ordinance repealing Chapter 32 of the Code of Ordinances, Indianola, Iowa.
 2. First consideration of an ordinance amending Chapter 55, Animal Protection and Control, of the Code of Ordinances, Indianola, Iowa, regarding chickens.

3. First consideration of an ordinance amending Chapter 136, Sidewalk Regulations, of the Code of Ordinances, Indianola, Iowa.
4. First consideration of an ordinance amending Chapter 165, Zoning Regulations, of the Code of Ordinances, Indianola, Iowa.
5. First consideration of an ordinance amending Chapter 170, Subdivision Regulations, of the Code of Ordinances, Indianola, Iowa.
6. Simpson Athletics
 - a. Resolution approving final plat for Simpson Athletics Plat 1.
 - b. Resolution approving site plan for Simpson Athletics Training/Competition Facility.

9. Other Business

- A. Interim City Manager's Report - Doug Bylund

10. Adjourn



MEMORANDUM

To: Mayor and City Council

From:

Date: May 5, 2025

Subject: Approval of Claims

Recommendation: Roll call is in order.

Attachments: 1. Vendor Report 5052025

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
ACE HARDWARE				
ACE HARDWARE	ALL PURPOSE PLANT FERTILIZER - GREEN	04/08/2025	36.98	PARK & RECREATI
ACE HARDWARE	PLUMBING SOLDER	04/09/2025	25.99	PARK & RECREATI
ACE HARDWARE	POOL PIPE REPAIR	04/15/2025	18.99	POOL (MEMORIAL)
ACE HARDWARE	POOL PIPE REPAIR	04/15/2025	21.98	POOL (MEMORIAL)
ACE HARDWARE	IRRIGATION REPAIR	04/17/2025	12.17	PARK & RECREATI
ACE HARDWARE	IRRIGATION REPAIR	04/17/2025	51.34	PARK & RECREATI
ACE HARDWARE	SHUT OFF VALVE - SHOP TOILET	04/17/2025	14.99	PARK & RECREATI
ACE HARDWARE	LIGHT SWITCH REC POOL RESTROOM	04/22/2025	3.99	WELLNESS CAMP
ACE HARDWARE	T8 LIGHT BULBS - CXT RESTROOMS	04/22/2025	99.99	PARK & RECREATI
ACE HARDWARE	BALLAST FOR T8 LIGHTS - MEMORIAL RR	04/22/2025	55.98	PARK & RECREATI
ACE HARDWARE	CLEANING SUPPLIES	04/23/2025	16.17	ROAD USE TAX FU
ACE HARDWARE	CLEANING SUPPLIES	04/23/2025	8.98	ROAD USE TAX FU
ACE HARDWARE	ALL PURPOSE PLANT FOOD - GREENHOUS	04/25/2025	21.99	PARK & RECREATI
Total ACE HARDWARE:			389.54	
ADVANCED DATA PROCESSING INC				
ADVANCED DATA PROCESSING	MARCH EMS BILLING CHARGES	04/18/2025	5,563.53	AMBULANCE FUN
Total ADVANCED DATA PROCESSING INC:			5,563.53	
AERZEN USA CORPORATION				
AERZEN USA CORPORATION	BLOWER SPARE PARTS	04/22/2025	3,618.61	SEWER FUND
Total AERZEN USA CORPORATION:			3,618.61	
AGSOURCE COOPERATIVE SERVICES				
AGSOURCE COOPERATIVE SE	POOL TESTING	04/15/2025	42.50	WELLNESS CAMP
Total AGSOURCE COOPERATIVE SERVICES:			42.50	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	URBAN RENEWAL GENERAL	04/17/2025	1,976.50	GENERAL FUND
AHLERS & COONEY P.C.	IDG 3 LLC DA	04/17/2025	689.00	GENERAL FUND
AHLERS & COONEY P.C.	SUNSTONE INVESTMENTS LLC DA	04/17/2025	2,392.00	GENERAL FUND
Total AHLERS & COONEY P.C.:			5,057.50	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	FLOWER FERTILIZER, INSECT CONTROL	04/01/2025	98.91	PARK & RECREATI
AMAZON CAPITAL SERVICES	SUPPLIES CLERKS OFFICE	04/17/2025	32.73	GENERAL FUND
AMAZON CAPITAL SERVICES	COUNCIL SUPPLIES	04/17/2025	48.99	GENERAL FUND
AMAZON CAPITAL SERVICES	EVENT SUPPLIES	04/28/2025	101.16	PARK & RECREATI
AMAZON CAPITAL SERVICES	PAPER	04/22/2025	44.99	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	SUPPLIES	04/22/2025	23.61	GENERAL FUND
AMAZON CAPITAL SERVICES	PHOTO FRAMES - COUNCIL	04/22/2025	29.68	GENERAL FUND
AMAZON CAPITAL SERVICES	BATTERIES	04/25/2025	72.90	POLICE FUND
AMAZON CAPITAL SERVICES	TABLETS WITH STYLUS PEN	04/27/2025	53.98	WELLNESS CAMP
AMAZON CAPITAL SERVICES	CLEANING VINEGAR, SHOP TOWELS	04/02/2025	49.81	WELLNESS CAMP
AMAZON CAPITAL SERVICES	RACKET GRIP TAPE	04/02/2025	5.99	WELLNESS CAMP
AMAZON CAPITAL SERVICES	GLOVES	04/21/2025	86.03	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	MAILBOX	04/18/2025	75.48	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	ACTIVITY CENTER SUPPLIES AND STOP WA	04/23/2025	106.13	PARK & RECREATI
AMAZON CAPITAL SERVICES	PICKARD CONCESSIONS	04/21/2025	54.16	PARK & RECREATI
AMAZON CAPITAL SERVICES	SERVER RAM AND SUPPLIES	04/23/2025	2,425.30	VEHICLE AND EQU
AMAZON CAPITAL SERVICES	DOOR CLOSER	04/14/2025	46.50	GENERAL FUND
AMAZON CAPITAL SERVICES	MICROFIBER CLEANING TOWELS	04/23/2025	13.28	WELLNESS CAMP

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AMAZON CAPITAL SERVICES	BLOODBORNE PATHOGENS KITS	04/23/2025	44.55	WELLNESS CAMP
AMAZON CAPITAL SERVICES	TWO POCKET FOLDERS	04/23/2025	18.80	WELLNESS CAMP
AMAZON CAPITAL SERVICES	SAFETY SIGNAGE	04/23/2025	26.92	WELLNESS CAMP
AMAZON CAPITAL SERVICES	WALL CLOCK, COPIER PAPER	04/17/2025	72.69	WELLNESS CAMP
Total AMAZON CAPITAL SERVICES:			3,532.59	
BERNIE LOWE & ASSOCIATES INC				
BERNIE LOWE & ASSOCIATES I	411 MED CLAIM	04/23/2025	184.56	POLICE FUND
Total BERNIE LOWE & ASSOCIATES INC:			184.56	
BLUEMARK ENERGY LLC				
BLUEMARK ENERGY LLC	NATURAL GAS	04/24/2025	2,734.90	WELLNESS CAMP
Total BLUEMARK ENERGY LLC:			2,734.90	
BOB'S CUSTOM TROPHIES				
BOB'S CUSTOM TROPHIES	NAME PLATES - BOB LANE	04/16/2025	19.50	GENERAL FUND
BOB'S CUSTOM TROPHIES	NAME PLATE MESHKE	04/28/2025	22.00	GENERAL FUND
BOB'S CUSTOM TROPHIES	BADGE MESHKE	04/28/2025	11.95	GENERAL FUND
BOB'S CUSTOM TROPHIES	MEMORIAL SIGN	04/16/2025	15.00	PARK & RECREATI
BOB'S CUSTOM TROPHIES	MEMORIAL SIGN	04/17/2025	25.00	PARK & RECREATI
Total BOB'S CUSTOM TROPHIES:			93.45	
BOLTON & MENK INC				
BOLTON & MENK INC	CITY SQUARE RECONSTRUCTION	04/28/2025	213.00	SQUARE STREETS
Total BOLTON & MENK INC:			213.00	
CENTRAL IOWA FASTENERS				
CENTRAL IOWA FASTENERS	JANITORIAL SUPPLIES - PARKS	04/24/2025	513.34	PARK & RECREATI
CENTRAL IOWA FASTENERS	JANITORIAL SUPPLIES - PICKARD	04/24/2025	410.20	PARK & RECREATI
Total CENTRAL IOWA FASTENERS:			923.54	
CENTRAL IOWA PEST CONTROL SRVCS				
CENTRAL IOWA PEST CONTRO	PEST CONTROL CH	04/29/2025	195.00	GENERAL FUND
Total CENTRAL IOWA PEST CONTROL SRVCS:			195.00	
CENTURYLINK				
CENTURYLINK	MONTHLY SERVICE	04/22/2025	70.50	GENERAL FUND
CENTURYLINK	MONTHLY SERVICE	04/22/2025	81.09	GENERAL FUND
Total CENTURYLINK:			151.59	
CITY SUPPLY CORPORATION				
CITY SUPPLY CORPORATION	2" SWT BALL VALVE, 2" COPPER COUPLING	04/16/2025	159.19	POOL (MEMORIAL)
Total CITY SUPPLY CORPORATION:			159.19	
CORE-MARK MIDCONTINENT INC				
CORE-MARK MIDCONTINENT I	PICKARD CONCESSIONS	04/15/2025	776.76	PARK & RECREATI
CORE-MARK MIDCONTINENT I	PICKARD CONCESSIONS	04/18/2025	580.30	PARK & RECREATI
CORE-MARK MIDCONTINENT I	PICKARD CONCESSIONS	04/22/2025	475.74	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CORE-MARK MIDCONTINENT INC:			1,832.80	
DALRYMPLE, RENEE				
DALRYMPLE, RENEE	PATIENT OVERPAID RESPONSIBILITY	01/23/2019	63.99	AMBULANCE FUN
Total DALRYMPLE, RENEE:			63.99	
DIAMOND BLADE SYSTEMS				
DIAMOND BLADE SYSTEMS	CONCRETE SAW BLADES	04/18/2025	811.20	ROAD USE TAX FU
Total DIAMOND BLADE SYSTEMS:			811.20	
DLH GRAFX				
DLH GRAFX	PICKARD SPONSORSHIP BANNERS	04/16/2025	258.00	PARK & RECREATI
DLH GRAFX	AQUATIC CENTER STAFF SHIRTS AND HATS	04/22/2025	1,099.73	POOL (MEMORIAL)
DLH GRAFX	YOUTH SB T-SHIRT	04/23/2025	5.15	PARK & RECREATI
Total DLH GRAFX:			1,362.88	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	TIRE REPAIR - JET TRUCK	04/28/2025	54.97	SEWER FUND
DOWNEY TIRE PROS	TIRE REPAIR UNIT 222	04/29/2025	26.98	POLICE FUND
DOWNEY TIRE PROS	NEW REAR TIRE - FERRIS 3300 MOWER	04/29/2025	154.48	PARK & RECREATI
Total DOWNEY TIRE PROS:			236.43	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	JANITORIAL SERVICE CH	04/30/2025	295.00	GENERAL FUND
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	04/30/2025	866.50	GENERAL FUND
Total DUST PROS JANITORIAL:			1,161.50	
ELIXIR RX SOLUTIONS				
ELIXIR RX SOLUTIONS	411 RX	04/15/2025	16.67	POLICE FUND
Total ELIXIR RX SOLUTIONS:			16.67	
FILTER SHOP, THE				
FILTER SHOP, THE	HVAC FILTERS	04/28/2025	779.00	WELLNESS CAMP
Total FILTER SHOP, THE:			779.00	
FIRE SERVICE TRAINING BUREAU				
FIRE SERVICE TRAINING BURE	JHELGENS FF2 TESTING	04/16/2025	50.00	FIRE FUND
Total FIRE SERVICE TRAINING BUREAU:			50.00	
GRAINGER INC				
GRAINGER INC	CREDIT FOR DUPLICATE PAYMENT	03/10/2025	480.87-	SEWER FUND
GRAINGER INC	IWC ROOFTOP HVAC BELTS	02/25/2025	16.42	GENERAL FUND
GRAINGER INC	HOSE CLAMP	03/11/2025	95.40	SEWER FUND
GRAINGER INC	SLINGS	03/11/2025	145.76	SEWER FUND
GRAINGER INC	HOSE CLAMP	03/14/2025	51.03	SEWER FUND
GRAINGER INC	REPLACEMENT Y STRAINERS	03/17/2025	10.93	SEWER FUND
GRAINGER INC	REPLACEMENT Y STRAINERS	03/17/2025	9.63	SEWER FUND
GRAINGER INC	THERMOSTAT	04/04/2025	50.22	SEWER FUND
GRAINGER INC	PICKARD BACKFLOW REPAIR	04/15/2025	153.08	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
GRAINGER INC	EYEWASH TAGS	04/23/2025	49.15	SEWER FUND
GRAINGER INC	CALIPERS	04/24/2025	166.27	SEWER FUND
GRAINGER INC	JET TRUCK TOOLS	04/28/2025	127.70	SEWER FUND
Total GRAINGER INC:			394.72	
GREATER DM CONVENTION & VISITORS BUREAU				
GREATER DM CONVENTION &	CVB APRIL 2025 CONTRIBUTION	04/24/2025	3,251.55	GENERAL FUND
Total GREATER DM CONVENTION & VISITORS BUREAU:			3,251.55	
HEIMAN INC				
HEIMAN INC	ENGINE 333 WHEEL CHOCK BRACKETS	04/16/2025	300.08	FIRE FUND
Total HEIMAN INC:			300.08	
HOFER, CASSANDRA				
HOFER, CASSANDRA	CLERK CLASS MILEAGE	04/11/2025	43.15	GENERAL FUND
Total HOFER, CASSANDRA:			43.15	
HR GREEN INC				
HR GREEN INC	SOUTH C ST	03/25/2025	8,336.00	SEWER CAPITAL P
HR GREEN INC	IOWA AVE	03/25/2025	14,568.00	SEWER CAPITAL P
HR GREEN INC	ON CALL SERVICES	04/21/2025	8,152.00	SEWER CAPITAL P
Total HR GREEN INC:			31,056.00	
IMMEL, EVAN				
IMMEL, EVAN	REIMBURSEMENT LIFEGUARD CERTIFICATI	04/21/2025	375.00	WELLNESS CAMP
Total IMMEL, EVAN:			375.00	
INDEPENDENT ADVOCATE				
INDEPENDENT ADVOCATE	ORD 1767	04/07/2025	86.46	GENERAL FUND
INDEPENDENT ADVOCATE	ORD 1766	04/07/2025	50.12	GENERAL FUND
INDEPENDENT ADVOCATE	20250325 CC MINUTES	04/07/2025	28.19	GENERAL FUND
INDEPENDENT ADVOCATE	20250326 CC MINUTES	04/07/2025	28.19	GENERAL FUND
INDEPENDENT ADVOCATE	20250324 CC MINUTES	04/07/2025	321.40	GENERAL FUND
INDEPENDENT ADVOCATE	PH NOTICE - TAX LEVY	04/07/2025	23.18	GENERAL FUND
INDEPENDENT ADVOCATE	PH NOTICE - SUNSTONE DA	04/07/2025	55.76	GENERAL FUND
INDEPENDENT ADVOCATE	PH NOTICE FY26 BUDGET	04/15/2025	180.43	GENERAL FUND
INDEPENDENT ADVOCATE	20250401 CC MINUTES	04/15/2025	9.40	GENERAL FUND
INDEPENDENT ADVOCATE	20250402 CC MINUTES	04/15/2025	28.82	GENERAL FUND
INDEPENDENT ADVOCATE	20250407 NUISANCE ABATEMENT	04/22/2025	56.67	GENERAL FUND
INDEPENDENT ADVOCATE	20250407 CC MINUTES	04/22/2025	270.02	GENERAL FUND
INDEPENDENT ADVOCATE	20250414 CC MINUTES	04/22/2025	67.04	GENERAL FUND
INDEPENDENT ADVOCATE	20250416 CC MINUTES	04/22/2025	27.57	GENERAL FUND
Total INDEPENDENT ADVOCATE:			1,233.25	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	PRINTER CONTRACT	04/14/2025	4,719.16	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			4,719.16	
IOWA-DES MOINES SUPPLY INC.				
IOWA-DES MOINES SUPPLY IN	SUPPLIES - MAINTENANCE	04/15/2025	788.26	WELLNESS CAMP

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IOWA-DES MOINES SUPPLY IN	SUPPLIES - MEMBERSHIP	04/15/2025	493.06	WELLNESS CAMP
Total IOWA-DES MOINES SUPPLY INC.:			1,281.32	
JETCO INC				
JETCO INC	VFD FAILURE	04/21/2025	292.50	SEWER FUND
Total JETCO INC:			292.50	
JOSH'S AUTO REPAIR LLC				
JOSH'S AUTO REPAIR LLC	VEHICLE REPAIR - 201 EGR & COOLANT LIN	04/15/2025	1,809.00	POLICE FUND
Total JOSH'S AUTO REPAIR LLC:			1,809.00	
KELLER'S GARAGE				
KELLER'S GARAGE	VEHICLE REPAIR - UNIT 211	04/16/2025	1,176.79	POLICE FUND
Total KELLER'S GARAGE:			1,176.79	
KELLY, JACOB				
KELLY, JACOB	COED & COED CHURCH SB OFFICIAL	04/18/2025	180.00	PARK & RECREATI
KELLY, JACOB	COED CHURCH SB OFFICIAL	04/25/2025	108.00	PARK & RECREATI
Total KELLY, JACOB:			288.00	
KIEFER AQUATICS				
KIEFER AQUATICS	RESCUE TUBE	04/15/2025	475.45	WELLNESS CAMP
Total KIEFER AQUATICS:			475.45	
KIGER, MCKENZIE				
KIGER, MCKENZIE	LIFEGUARD INSTRUCTOR CLASS	04/18/2025	3,500.00	WELLNESS CAMP
Total KIGER, MCKENZIE:			3,500.00	
KIYA KODA HUMANE SOCIETY				
KIYA KODA HUMANE SOCIETY	MONTHLY CONTRACTED SERVICES - MAY 2	04/30/2025	4,500.00	POLICE FUND
Total KIYA KODA HUMANE SOCIETY:			4,500.00	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	U- BOLT - DOG PARK DRINKING FOUNTAIN	04/14/2025	2.06	PARK & RECREATI
MCCOY HARDWARE INC	IRON TONE - GREENHOUSE	04/15/2025	11.69	PARK & RECREATI
MCCOY HARDWARE INC	ELECTRICAL CORD REPLMNT END	04/16/2025	16.64	FIRE FUND
MCCOY HARDWARE INC	PLUMBING SOLDER, FLUX	04/16/2025	49.93	PARK & RECREATI
MCCOY HARDWARE INC	DRAIN TAILPIECE WASHER	04/17/2025	2.06	PARK & RECREATI
MCCOY HARDWARE INC	AQUATIC CENTER TOOLS	04/22/2025	17.30	POOL (MEMORIAL)
MCCOY HARDWARE INC	AQUATIC CENTER TOOLS RETURN	04/23/2025	17.30	POOL (MEMORIAL)
Total MCCOY HARDWARE INC:			82.38	
MCINTYRE, CRAIG				
MCINTYRE, CRAIG	COED SB OFFICIAL	04/18/2025	72.00	PARK & RECREATI
MCINTYRE, CRAIG	COED SB OFFICAIL	04/25/2025	72.00	PARK & RECREATI
Total MCINTYRE, CRAIG:			144.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MENARDS				
MENARDS	BUXTON TRELLIS LUMBER	04/21/2025	373.68	PARK & REC SPEC
MENARDS	ARBOR DAY TREES FOR PLANTING	04/22/2025	205.84	PARK & REC SPEC
Total MENARDS:			579.52	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	WRRF ELECTRIC/GAS	04/14/2025	10,330.04	SEWER FUND
MID AMERICAN ENERGY CO.	ENTRANCE SIGN LIGHTING	04/14/2025	11.22	GENERAL FUND
MID AMERICAN ENERGY CO.	STREET LIGHTING	04/14/2025	161.24	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	65/69 ELECTRIC	04/17/2025	59.46	SEWER FUND
MID AMERICAN ENERGY CO.	WESLEY ELECTRIC	04/17/2025	39.25	SEWER FUND
MID AMERICAN ENERGY CO.	NATURAL GAS - CITY HALL	04/18/2025	1,049.32	GENERAL FUND
MID AMERICAN ENERGY CO.	UTILITIES 206 N 1ST STREET	04/21/2025	39.59	FIRE FUND
MID AMERICAN ENERGY CO.	ACTIVITY CENTER UTILITIES	04/21/2025	244.27	PARK & RECREATI
MID AMERICAN ENERGY CO.	NATURAL GAS	04/21/2025	258.06	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	MID AMERICAN GAS BILL	04/21/2025	54.21	POLICE FUND
MID AMERICAN ENERGY CO.	QUAIL ELECTRIC	04/21/2025	65.00	SEWER FUND
Total MID AMERICAN ENERGY CO.:			12,311.66	
MID-IOWA OCCUPATIONAL TESTING				
MID-IOWA OCCUPATIONAL TES	POST ACCIDENT UA/BAT - PELKEY	04/24/2025	680.00	POLICE FUND
Total MID-IOWA OCCUPATIONAL TESTING:			680.00	
MTI DISTRIBUTING INC				
MTI DISTRIBUTING INC	SOFTBALL INFIELD DRAG MAT	04/29/2025	325.95	PARK & RECREATI
Total MTI DISTRIBUTING INC:			325.95	
NAPA AUTO PARTS				
NAPA AUTO PARTS	BRAKE PARTS, OIL FILTER ETC	04/24/2025	161.44	SEWER FUND
NAPA AUTO PARTS	BATTERIES	04/28/2025	953.70	SEWER FUND
Total NAPA AUTO PARTS:			1,115.14	
NATIONAL ELEVATOR INSPECTION SRVCS				
NATIONAL ELEVATOR INSPECTI	ELEVATOR INSPECTION	04/14/2025	104.50	GENERAL FUND
Total NATIONAL ELEVATOR INSPECTION SRVCS:			104.50	
NATIONWIDE OFFICE CLEANERS LLC				
NATIONWIDE OFFICE CLEANER	OFFICE CLEANING APRIL 2025	04/15/2025	5,776.61	WELLNESS CAMP
Total NATIONWIDE OFFICE CLEANERS LLC:			5,776.61	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	PB BLASTER	04/15/2025	41.96	SEWER FUND
O'REILLY AUTO PARTS	OIL & FILTER	04/23/2025	77.10	SEWER FUND
O'REILLY AUTO PARTS	OIL, FILTER, WIPERS	04/23/2025	90.18	SEWER FUND
O'REILLY AUTO PARTS	OIL & FILTER	04/24/2025	44.27	SEWER FUND
O'REILLY AUTO PARTS	WIPER BLADES - UNMARKED TRUCK	04/25/2025	45.88	POLICE FUND
O'REILLY AUTO PARTS	HYD HOSE REPAIR BACKHOE	04/28/2025	190.13	ROAD USE TAX FU
Total O'REILLY AUTO PARTS:			489.52	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
PARK, KRIS				
PARK, KRIS	COED CHURCH SB OFFICIAL	04/18/2025	108.00	PARK & RECREATI
Total PARK, KRIS:			108.00	
PEPSI BEVERAGES COMPANY				
PEPSI BEVERAGES COMPANY	PICKARD CONCESSIONS	04/16/2025	432.84	PARK & RECREATI
PEPSI BEVERAGES COMPANY	PICKARD CONCESSIONS	04/16/2025	210.96	PARK & RECREATI
PEPSI BEVERAGES COMPANY	PICKARD CONCESSIONS	04/23/2025	428.70	PARK & RECREATI
Total PEPSI BEVERAGES COMPANY:			1,072.50	
PERFECTION PEST MANAGEMENT				
PERFECTION PEST MANAGEM	PEST CONTROL PICKARD CONCESSION	04/21/2025	70.00	PARK & RECREATI
PERFECTION PEST MANAGEM	PEST CONTROL	04/28/2025	53.50	ROAD USE TAX FU
Total PERFECTION PEST MANAGEMENT:			123.50	
POWERDMS INC				
POWERDMS INC	PEER SUPPORT SUBSCRIPTION	03/06/2025	2,850.00	POLICE FUND
Total POWERDMS INC:			2,850.00	
PROSCREENING LLC				
PROSCREENING LLC	PRE EMPLOYMENT SCREENING - POOL	04/15/2025	240.00	POOL (MEMORIAL)
PROSCREENING LLC	PRE EMPLOYMENT SCREENING - P&R	04/15/2025	8.00	PARK & RECREATI
Total PROSCREENING LLC:			248.00	
PURCHASE POWER				
PURCHASE POWER	POSTAGE	04/20/2025	45.50	GENERAL FUND
Total PURCHASE POWER:			45.50	
QUALITY LOGO PRODUCTS				
QUALITY LOGO PRODUCTS	BIKE FEST WATER BOTTLES	04/24/2025	365.50	PARK & RECREATI
Total QUALITY LOGO PRODUCTS:			365.50	
SCHNEIDER GEOSPATIAL LLC				
SCHNEIDER GEOSPATIAL LLC	FY26 GEOPERMITS	06/01/2025	6,528.00	GENERAL FUND
Total SCHNEIDER GEOSPATIAL LLC:			6,528.00	
SECURE SHRED SOLUTIONS LLC				
SECURE SHRED SOLUTIONS L	SHRED SERVICES	04/23/2025	63.00	GENERAL FUND
Total SECURE SHRED SOLUTIONS LLC:			63.00	
SHULL, DOUG				
SHULL, DOUG	MONTHLY CONTRACTED SERVICES - MAY 2	04/30/2025	83.33	GENERAL FUND
Total SHULL, DOUG:			83.33	
SIMMERING-CORY				
SIMMERING-CORY	ANNUAL WEB HOSTING	04/16/2025	475.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total SIMMERING-CORY:			475.00	
SUNDOWN EQUIPMENT				
SUNDOWN EQUIPMENT	PREMIUM TIRE SEALANT	04/14/2025	94.49	PARK & RECREATI
Total SUNDOWN EQUIPMENT:			94.49	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	N HOWARD TRASH SERVICE	04/24/2025	97.00	CH BUILDING PRO
T.R.M. DISPOSAL LLC	CITY HALL TRASH	04/24/2025	125.00	GENERAL FUND
T.R.M. DISPOSAL LLC	GARBAGE BILL	04/24/2025	23.00	POLICE FUND
T.R.M. DISPOSAL LLC	TRASH REMOVAL	04/24/2025	124.00	WELLNESS CAMP
T.R.M. DISPOSAL LLC	TRASH REMOVAL	04/24/2025	159.00	SEWER FUND
Total T.R.M. DISPOSAL LLC:			528.00	
TAYLOR, PERRIN				
TAYLOR, PERRIN	COED & COED CHURCH SB OFFICIAL	04/25/2025	180.00	PARK & RECREATI
Total TAYLOR, PERRIN:			180.00	
THEISEN'S				
THEISEN'S	5 GALLON BUCKET	03/10/2025	4.19	SEWER FUND
THEISEN'S	FLOOR BRUSH	03/28/2025	42.45	SEWER FUND
THEISEN'S	SUPPLIES	04/14/2025	6.99	SEWER FUND
THEISEN'S	CLEANER, SCREWDRIVER	04/16/2025	11.98	SEWER FUND
THEISEN'S	PUMP	04/17/2025	28.97	ROAD USE TAX FU
THEISEN'S	TIRE, INNER TUBE - POWER WASHER	04/23/2025	31.98	PARK & RECREATI
THEISEN'S	K9 DOG FOOD	04/23/2025	64.99	POLICE FUND
THEISEN'S	COLORANT - PICKARD POND	04/24/2025	79.98	PARK & RECREATI
THEISEN'S	BATTER CHARGER	04/28/2025	70.98	SEWER FUND
Total THEISEN'S:			342.51	
TK CONCRETE INC				
TK CONCRETE INC	NORTH N STORM SEWERS REPAIR	04/18/2025	7,923.00	STORMWATER UTI
Total TK CONCRETE INC:			7,923.00	
TRINITY CONSULTANTS INC				
TRINITY CONSULTANTS INC	ENV SUPPORT	03/31/2025	3,188.17	SEWER FUND
Total TRINITY CONSULTANTS INC:			3,188.17	
TRUENORTH COMPANIES LC				
TRUENORTH COMPANIES LC	SAFETY MTG APRIL 2025 - COMM DEV	04/21/2025	34.61	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY MTG APRIL 2025 - CITY ADMIN	04/21/2025	34.65	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY MTG APRIL 2025 - STREETS	04/21/2025	34.61	ROAD USE TAX FU
TRUENORTH COMPANIES LC	SAFETY MTG APRIL 2025 - SEWER	04/21/2025	34.61	SEWER FUND
TRUENORTH COMPANIES LC	SAFETY MTG APRIL 2025 - POLICE	04/21/2025	34.61	POLICE FUND
TRUENORTH COMPANIES LC	SAFETY MTG APRIL 2025 - FIRE	04/21/2025	34.61	FIRE FUND
TRUENORTH COMPANIES LC	SAFETY MTG APRIL 2025 - IWC	04/21/2025	34.61	WELLNESS CAMP
TRUENORTH COMPANIES LC	SAFETY MTG APRIL 2025 - LIBRARY	04/21/2025	34.61	LIBRARY FUND
TRUENORTH COMPANIES LC	SAFETY MTG APRIL 2025 - P&R ADMIN	04/21/2025	34.61	PARK & RECREATI
Total TRUENORTH COMPANIES LC:			311.53	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
TYLER TECHNOLOGIES INC				
TYLER TECHNOLOGIES INC	ERP	03/12/2025	326.25	GENERAL FUND
TYLER TECHNOLOGIES INC	ERP	04/16/2025	725.00	GENERAL FUND
Total TYLER TECHNOLOGIES INC:			1,051.25	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONE FIRE	04/10/2025	871.32	AMBULANCE FUN
U.S. CELLULAR	CELL PHONE STREET	04/10/2025	186.46	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONE COM DEV	04/10/2025	94.12	GENERAL FUND
U.S. CELLULAR	CELL PHONE WRR	04/10/2025	272.27	SEWER FUND
U.S. CELLULAR	CELL PHONE COMMUNICATIONS	04/10/2025	47.06	GENERAL FUND
U.S. CELLULAR	CELL PHONE FACILITIES	04/10/2025	47.06	GENERAL FUND
U.S. CELLULAR	CELL PHONE HR	04/10/2025	47.06	GENERAL FUND
Total U.S. CELLULAR:			1,565.35	
UNITYPOINT HEALTH AT WORK - LAKEVIEW				
UNITYPOINT HEALTH AT WORK	DOT DRUG SCREEN - ADAMS-BROWN	04/14/2025	116.00	ROAD USE TAX FU
Total UNITYPOINT HEALTH AT WORK - LAKEVIEW:			116.00	
VANDERPOOL CONSTRUCTION				
VANDERPOOL CONSTRUCTION	DIRT	04/17/2025	500.00	ROAD USE TAX FU
Total VANDERPOOL CONSTRUCTION:			500.00	
VERIZON WIRELESS				
VERIZON WIRELESS	VERIZON POLICE BILL	04/15/2025	1,631.91	POLICE FUND
Total VERIZON WIRELESS:			1,631.91	
WARREN COUNTY ENGINEER				
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - MAINTENANCE	04/02/2025	33.45	GENERAL FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - BLDG/ZONING	04/02/2025	37.56	GENERAL FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - FIRE	04/02/2025	1,026.05	FIRE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - AMBULANCE	04/02/2025	1,469.63	AMBULANCE FUN
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - POLICE	04/02/2025	2,325.95	POLICE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - PARKS	04/02/2025	404.30	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - REC - VANS	04/02/2025	13.23	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - REC - CANS	04/02/2025	50.81	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - STREETS	04/02/2025	3,436.79	ROAD USE TAX FU
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - SEWER	04/02/2025	845.29	SEWER FUND
Total WARREN COUNTY ENGINEER:			9,643.06	
WARREN WATER DISTRICT				
WARREN WATER DISTRICT	WRRF WATER	04/21/2025	222.39	SEWER FUND
Total WARREN WATER DISTRICT:			222.39	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOWA	YARD WASTE HAULING	04/16/2025	224.30	GENERAL FUND
Total WASTE MANAGEMENT OF IOWA:			224.30	
WELLS FARGO CCER				
WELLS FARGO CCER	NFPA Standards Access - Individual Membershi	03/31/2025	225.00	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	Justin Helgens Paramedic Education & Training	03/31/2025	130.46	AMBULANCE FUN
WELLS FARGO CCER	Justin Helgens Paramedic Education & Training	03/31/2025	5,116.00	AMBULANCE FUN
WELLS FARGO CCER	Epi-Pen Auto-Injector Trainers for AHA BLS/Firs	03/31/2025	9.28	AMBULANCE FUN
WELLS FARGO CCER	d50Mercyone Clive Pharmacy	03/31/2025	159.27	AMBULANCE FUN
WELLS FARGO CCER	CPR Certs - IPD and IWCSpencer Municipal Ho	03/31/2025	160.00	POLICE FUND
WELLS FARGO CCER	CPR Certs - IPD and IWCSpencer Municipal Ho	03/31/2025	20.00	WELLNESS CAMP
WELLS FARGO CCER	CPR Training on 3/13Spencer Municipal Hosp	03/31/2025	180.00	POLICE FUND
WELLS FARGO CCER	CPR Training on 3/13Spencer Municipal Hosp	03/31/2025	60.00	WELLNESS CAMP
WELLS FARGO CCER	air filter for cut off saw on 334P & P Small Engin	03/31/2025	52.52	FIRE FUND
WELLS FARGO CCER	shipping for gear repair/alteration- T.White and	03/31/2025	53.43	FIRE FUND
WELLS FARGO CCER	Friends of the Indianola Public Library expense	03/31/2025	21.40	LIBRARY SPECIAL
WELLS FARGO CCER	Marketing expenseSp Strong Brand Social	03/31/2025	72.00	LIBRARY FUND
WELLS FARGO CCER	Marketing expenseFlodesk.Com	03/31/2025	38.00	LIBRARY FUND
WELLS FARGO CCER	Cancelled IPRA Conference Lodging Creditlowr	03/31/2025	418.23-	PARK & RECREATI
WELLS FARGO CCER	Aquatic Center Pool and Slide Registration Ren	03/31/2025	140.00	POOL (MEMORIAL)
WELLS FARGO CCER	Pool Pump GreaseQuality Bearings Onlin	03/31/2025	77.60	POOL (MEMORIAL)
WELLS FARGO CCER	Pool Pump Grease Currency Conversion FeeC	03/31/2025	.78	POOL (MEMORIAL)
WELLS FARGO CCER	Pool Concession Food LicenseGovconnectiowa	03/31/2025	150.00	POOL (MEMORIAL)
WELLS FARGO CCER	Pool Concession Food License Processing Fee	03/31/2025	3.75	POOL (MEMORIAL)
WELLS FARGO CCER	Winter Bags League PrizesSportspage	03/31/2025	100.00	PARK & RECREATI
WELLS FARGO CCER	Softball Field SuppliesBeacon Athletics Llc	03/31/2025	796.50	PARK & RECREATI
WELLS FARGO CCER	Coach meal reimbursement - regionals competit	03/31/2025	32.98	WELLNESS CAMP
WELLS FARGO CCER	Coach meal reimbursement - regionals competit	03/31/2025	6.48	WELLNESS CAMP
WELLS FARGO CCER	Parking at U of M for regionals swim competitio	03/31/2025	10.00	WELLNESS CAMP
WELLS FARGO CCER	Coach meal reimbursement - regionals competit	03/31/2025	8.19	WELLNESS CAMP
WELLS FARGO CCER	Body Slam BallElivate	03/31/2025	26.95	WELLNESS CAMP
WELLS FARGO CCER	Parking at U of M for regionals swim competitio	03/31/2025	10.00	WELLNESS CAMP
WELLS FARGO CCER	Body Sport- Medicine BallElivate	03/31/2025	29.65	WELLNESS CAMP
WELLS FARGO CCER	Medicine Ball, Slam Ball, and Foam Ply- BoxEli	03/31/2025	580.24	WELLNESS CAMP
WELLS FARGO CCER	Recreation and Competition Pool License Rene	03/31/2025	70.00	WELLNESS CAMP
WELLS FARGO CCER	Annual Awards Banquet veggie trays and desse	03/31/2025	114.84	GENERAL FUND
WELLS FARGO CCER	Les Mills Subscription for Group Ex Classes suc	03/31/2025	647.00	WELLNESS CAMP
WELLS FARGO CCER	Annual Awards Banquet SuppliesWal-Mart #149	03/31/2025	66.48	GENERAL FUND
WELLS FARGO CCER	Rental for Employee BanquetIndianolacountrycl	03/31/2025	1,000.00	GENERAL FUND
WELLS FARGO CCER	Adult ProgramWalmart.Com	03/31/2025	130.21	LIBRARY FUND
WELLS FARGO CCER	Library of ThingsSp Boomwhackers	03/31/2025	111.94	LIBRARY FUND
WELLS FARGO CCER	Adult ProgramBrickhousetavern	03/31/2025	35.00	LIBRARY FUND
WELLS FARGO CCER	Library of ThingsMobile Beacon	03/31/2025	66.00	LIBRARY FUND
WELLS FARGO CCER	Kid/Family programUscf	03/31/2025	129.50	LIBRARY FUND
WELLS FARGO CCER	Circulation itemsLakeshore Learning Mater	03/31/2025	121.95	LIBRARY FUND
WELLS FARGO CCER	Kid/Family programFareway Stores #657	03/31/2025	21.98	LIBRARY FUND
WELLS FARGO CCER	Kid/Family programHy-Vee F&f Indianola 5271	03/31/2025	2.99	LIBRARY FUND
WELLS FARGO CCER	Kid/Family programWal-Mart #1491	03/31/2025	30.72	LIBRARY FUND
WELLS FARGO CCER	Kid/Family programHy-Vee Indianola 1271	03/31/2025	349.65	LIBRARY FUND
WELLS FARGO CCER	Friends E&Pln *costume Specialists I	03/31/2025	380.00	LIBRARY SPECIAL
WELLS FARGO CCER	Kid/Family programWalmart.Com	03/31/2025	5.28	LIBRARY FUND
WELLS FARGO CCER	Kid/Family programWalmart.Com 8009256278	03/31/2025	11.04	LIBRARY FUND
WELLS FARGO CCER	Cam lock for Morlock Central Service & Supply	03/31/2025	183.74	SEWER FUND
WELLS FARGO CCER	Network and Security Upgrades Www.Ui.Com	03/31/2025	2,581.80	POLICE FUND
WELLS FARGO CCER	Annual Security Sub Ubiquiti Inc	03/31/2025	99.00	GENERAL FUND
WELLS FARGO CCER	Access Control System Www.Ui.Com	03/31/2025	143.80	GENERAL FUND
WELLS FARGO CCER	Networking Www.Ui.Com	03/31/2025	413.80	VEHICLE AND EQU
WELLS FARGO CCER	Networking Www.Ui.Com	03/31/2025	412.80	VEHICLE AND EQU
WELLS FARGO CCER	New pressure relief valve for replacing failed val	03/31/2025	39.47	GENERAL FUND
WELLS FARGO CCER	LED replacement bulbs for 4 foot florescent bul	03/31/2025	371.34	GENERAL FUND
WELLS FARGO CCER	More LED bulbs for can light replacements as n	03/31/2025	283.18	GENERAL FUND
WELLS FARGO CCER	South Concession Stand backflow rebuild kit for	03/31/2025	106.51	GENERAL FUND
WELLS FARGO CCER	65020- Subscription to Ranger Ricks Dinosaurs	03/31/2025	37.40	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	64090-Cleaning suppliesWalmart.Com	03/31/2025	63.80	LIBRARY FUND
WELLS FARGO CCER	Teen HangoutWalmart.Com 8009256278	03/31/2025	57.17	LIBRARY FUND
WELLS FARGO CCER	Teen HangoutWalmart.Com 8009256278	03/31/2025	47.32	LIBRARY FUND
WELLS FARGO CCER	Horticulture BulbsAdr Bulbs Inc	03/31/2025	661.00	PARK & RECREATI
WELLS FARGO CCER	Notary classNna Services Llc	03/31/2025	35.00	LIBRARY FUND
WELLS FARGO CCER	Notary stamp and logDes Moines Stamp Mfg C	03/31/2025	53.00	LIBRARY FUND
WELLS FARGO CCER	PhoneUbiquiti Inc.	03/31/2025	34.98	GENERAL FUND
WELLS FARGO CCER	Annual renewalGrammarly Co	03/31/2025	144.00	GENERAL FUND
WELLS FARGO CCER	Annual subscriptionCloudflare	03/31/2025	10.00	GENERAL FUND
WELLS FARGO CCER	Annual subscriptionCloudflare	03/31/2025	240.00	GENERAL FUND
WELLS FARGO CCER	Monthly SIPsAngoma US Inc	03/31/2025	62.70	GENERAL FUND
WELLS FARGO CCER	Monthly bulk email subscriptionMailchimp	03/31/2025	135.00	GENERAL FUND
WELLS FARGO CCER	Return of unused post test for Officer applicatio	03/31/2025	14.91	POLICE FUND
Total WELLS FARGO CCER:			17,378.55	
WILSON, LISA				
WILSON, LISA	MILEAGE - JOHNSTON LIBRARY - TECH USE	04/25/2025	100.52	GENERAL FUND
Total WILSON, LISA:			100.52	
WOOSLEY LANDSCAPING & MOWING LLC				
WOOSLEY LANDSCAPING & M	MOWING - PARKS	04/25/2025	10,912.00	PARK & RECREATI
WOOSLEY LANDSCAPING & M	MOWING - POOL	04/25/2025	760.00	POOL (MEMORIAL)
WOOSLEY LANDSCAPING & M	MOWING - LIBRARY	04/25/2025	190.00	LIBRARY FUND
Total WOOSLEY LANDSCAPING & MOWING LLC:			11,862.00	
Grand Totals:			174,304.58	

City Council: _____



MEMORANDUM

To: Mayor and City Council
From:
Date: May 5, 2025
Subject: Approval of Minutes of the prior meetings

Recommendation: Simple motion is in order.

Attachments: 1. 20250421 CC Minutes



CITY OF INDIANOLA COUNCIL MEETING

April 21, 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 April 21, 2025, in the City Hall Council Chambers. Mayor Steve Richardson called the meeting to order and on roll call the following members were present: Josh Rabe, Ron Dalby, Steve Armstrong, Mellisa Sones, Bob Lane. Absent: Christina Beach.

Oath of Office

Mayor Richardson administered the Oath of Office to Micah Rice, Firefighter/Paramedic.

Public Comment

There were no public comments offered.

Consent Agenda

The ordinance amending sewer service charges and the resolution appointing MIPA representation were pulled from the consent agenda.

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

- Approval of Agenda
- Approval of Claims
- Approval of Minutes of the prior meetings
- Resolution 2025-059 setting a public hearing for May 19 at 6:00 PM regarding an amendment to the Fiscal Year 25 budget.
- Consideration of the approval of a liquor license renewal for Dollar General #22960.
- Consideration of the approval of an amendment to Sticks and Balls liquor license.
- Consideration of the approval of a new tobacco permit to D & M Liquor.
- Consideration of the approval of a device retailer permit for SKF Inc, doing business as I Towner Stop.
- Consideration of a refuse renewal application for Waste Connections.
- Consideration of the issuance of a special event permit for the Murph Community Workout event on May 26, 2025.
- Third consideration and adoption of an ordinance (No. 1768) amending the municipal code of the City of Indianola, Iowa for change of zoning district boundaries from the A- 1 Agricultural/Open Space district to the R-2 Single-Family Residential attached zoning

district (Pickard Estates).

- Resolution 2025-061 suspending enforcement of Indianola Code 47.01(11) regarding the sale and consumption of alcohol in city parks for the Discmania Challenge Disc Golf Tournament at Pickard Park on June 27-29, 2025 as requested by Hy-Vee Food Store.
- Resolution 2025-062 approving the tentative labor agreement between the City of Indianola and the Construction and Public Employees LiUNA Local 177.
- Resolution 2025-063 approving health insurance renewals for Fiscal Year 26.
- Resolution 2025-064 authorizing a program letter of agreement in surgery between Iowa Methodist Medical Center and Indianola Fire Department.
- Resolution 2025-065 authorizing an agreement between The Farm MX and the City of Indianola Fire Department.
- Resolution 2025-066 approving an amendment to the agreement with Dust Pros Janitorial.
- Resolution 2025-067 amending the fee schedule for rental fees for the Parks and Recreation Department.
- Resolution 2025-068 determining property at Regions Bank to be surplus and authorizing sale of said property.
- Approval of Urban Revitalization Designations.
- Resolution 2025-069 approving salaries.

Council Member Rabe moved to approve the third consideration and adoption of an ordinance (No. 1769) amending Chapter 99, Sewer Service Charges, of the Indianola Code of Ordinances, and to correct the scrivener's error in the high strength user fee and Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Sones, Lane. NAYS: Armstrong. Whereas the Mayor declared the motion passed.

Council Member Sones moved to approve Resolution 2025-060 appointing MIPA representation and Rabe seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Sones. NAYS: None. ABSTAIN: Lane, due to a conflict of interest. Whereas the Mayor declared the motion passed.

Council Reports

Council Member Lane reported on the MIPA meeting from April 21, 2025.

Council Member Rabe reported on his tour at Regions Bank with Council Member Beach and reported on the progress of the Library architectural plans.

Mayor Richardson gave an Iowa League of Cities legislative update

Council Member Armstrong moved to receive and file the January 2025 Treasurer's Report and Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to receive and file the February 2025 Treasurer's Report and Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Lane moved to receive and file the March 2025 Treasurer's Report and Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor's Report

Mayor Richardson read proclamations declaring April 25, 2025, as Jay Byers Day in the City of Indianola, April 25, 2025, as Arbor Day in the City of Indianola and May 1, 2025, as 50125 Day in the City of Indianola.

Old Business

Council Member Armstrong moved to open the public hearing regarding the adoption of the Fiscal Year 26 budget and Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

City Clerk/Finance Director Jackie Raffety presented the Fiscal Year 26 budget information. There were no other public comments offered.

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

Council Member Sones moved to approve Resolution 2025-070 adopting the Fiscal Year 26 budget and Rabe seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Rabe moved to approve Resolution 2025-071 suspending certain requirements of the City of Indianola Code Chapter 17.06 and Resolution 2023-199 for 2025 and Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

New Business

Fire Chief Hurt and Fire Marshall Captain Neller discussed a proposed amendment to Chapter 160, Section 307 of the Code of Ordinances, regarding burning in city limits. The Council directed staff to bring the ordinance forward for adoption.

Other Business

Interim City Manager Doug Bylund updated the Council on department news.

Council Member Rabe moved to enter into closed session at 6:50 PM in accordance with Iowa Code Section 21.5 (1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Armstrong moved to exit the closed session at 7:13 PM and Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to approve Resolution 2025-072 appointing Jacob Meshke as City Manager and authorizing the contract for employment and Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Adjourn

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

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From:

Date: May 5, 2025

Subject: Resolution setting a public hearing on the vacation of 20' Storm Sewer easement in Emerald Bay Plat 1 on May 19, 2025 at 6 PM.

Recommendation: Roll call is in order.

Attachments: 1. Res 2025- Setting PH Vacation of Storm Sewer in Emerald Bay

CITY OF INDIANOLA
RESOLUTION NO. 2025-073

**RESOLUTION SETTING A PUBLIC HEARING ON THE VACATION OF 20' STORM SEWER
EASEMENT IN EMERALD BAY PLAT 1 ON MAY 19, 2025 AT 6 PM**

WHEREAS, the City of Indianola, Warren County, State of Iowa, is a duly recognized Municipal Organization; and

WHEREAS, Sunstone Investments, LLC, requested final plat approval of Emerald Bay Plat 1 (the "Plat") at the December 2nd, 2024 City Council meeting; and

WHEREAS, Sunstone Investments, LLC requests the vacation of a 20' storm sewer easement in Emerald Bay Plat 1, legally described as:

A part of Lot 5 and Outlot Z in EMERALD BAY PLAT 1, an Official Plat, now included in and forming a part of the City of Indianola, Warren County Iowa, is more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 5; THENCE South 75°55'04" West, a distance of 10.31 feet along the south line of said Outlot Z; THENCE North 00°06'03" East, a distance of 197.43 feet; THENCE South 89°53'51" East, a distance of 20.00 feet; THENCE South 00°06'03" West, a distance of 192.38 feet to the South line of said Lot 5; THENCE South 75°55'04" West, a distance of 10.31 feet along the South line of said Lot 5 to the POINT OF BEGINNING.

Containing 3,898 sq.ft. more or less; and

WHEREAS, the Code of Iowa provides that the easement may be vacated only after notice and hearing as provided by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that a public hearing before this Council on the proposal set forth in the preamble to this Resolution is set for 6:00 p.m., on the 19th day of May 2025. The City Clerk is directed to publish the Notice of said hearing at the time and in the manner required by law.

DATED at Indianola, Iowa, this 5th day of May 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: May 5, 2025
Subject: Resolution setting hearing for complaints filed on tobacco sales permit violations (Hy-Vee Fast and Fresh) for June 16, 2025 at 6:00 PM.

Introduction: On February 5, 2025, the Indianola Police Department conducted a compliance check at Hy-Vee Gas, 912 N Jefferson Way.

Background: Iowa Code Section 453A.22(2)(a) provides that if a permit holder or an employee of a permit holder has violated Iowa Code Section 453A.2(1), the permit holder shall be assessed a civil penalty of three hundred dollars (\$300) for a first violation and fifteen hundred dollars (\$1500) for a second violation of Iowa Code Section 453A.2(1). Hy-Vee Fast and Fresh was assessed a civil penalty for a first violation in 2024.

Discussion: Once the public hearing date is set, a letter will be sent to each permit holder informing them of the public hearing. If they wish to settle this case in lieu of a public hearing, they must complete the acknowledgment/settlement agreement, along with a check in the amount of \$1500.00 no later than 10 business days prior to the hearing date.

Budget Impact:

Recommendation: Roll call is in order.

Attachments: 1. Res 2025- Set PH Tobacco Violation HyVee Fast and Fresh

City of Indianola
RESOLUTION NO. 2025-

**RESOLUTION SETTING HEARING FOR COMPLAINTS FILED
ON TOBACCO SALES PERMIT VIOLATIONS (HY-VEE FAST AND FRESH)**

WHEREAS, on February 5, 2025, Indianola tobacco permit holder, Hy-Vee Fast & Fresh, 912 N Jefferson, Indianola, IA 50125, sold cigarettes or tobacco products to a person under twenty-one years of age, as shown by the Compliance Check attached to the Complaint filed with the City Clerk; and

WHEREAS, Iowa Code Section 453A.2(1) provides that a person shall not “sell, give, or otherwise supply any tobacco, tobacco products, or cigarettes to any person under twenty-one years of age”; and

WHEREAS, Hy-Vee Fast and Fresh was assessed a civil penalty of \$300 for a first violation of Iowa Code Section 453A.2(1) in May 2024; and

WHEREAS, Iowa Code Section 453A.22(2)(a) provides that if a Permit Holder or an employee of a Permit Holder has violated Iowa Code Section 453A.2(1), the Permit Holder shall be assessed a civil penalty of Fifteen Hundred Dollars (\$1500.00) for a second violation of Iowa Code Section 453A.2(1); and

WHEREAS, a public hearing is proper prior to consideration of said penalty enforcement.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Indianola, Iowa, that a public hearing on the violations is hereby set for June 16, 2025, at Six o’Clock p.m. (6:00 p.m.) in the Council Chambers in Indianola, Iowa.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Indianola, Iowa, that the City Clerk is hereby directed to publish notice in compliance with Iowa Code section 372.2.

APPROVED this 5th day of May 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: May 5, 2025
Subject: Resolution setting hearing for complaints filed on tobacco sales permit violations (Indianola Country Club) for June 16, 2025 at 6:00 PM.

Introduction: On April 22, 2025, the Indianola Police Department conducted a compliance check at the Indianola Country Club, 1601 Country Club Rd

Background: Iowa Code Section 453A.22(2)(a) provides that if a permit holder or an employee of a permit holder has violated Iowa Code Section 453A.2(1), the permit holder shall be assessed a civil penalty of three hundred dollars (\$300) for a first violation of Iowa Code Section 453A.2(1).

Discussion: Once the public hearing date is set, a letter will be sent to each permit holder informing them of the public hearing. If they wish to settle this case in lieu of a public hearing, they must complete the acknowledgment/settlement agreement, along with a check in the amount of \$300.00 no later than 10 business days prior to the hearing date.

Budget Impact:

Recommendation: Roll call is in order.

Attachments: 1. Res 2025- Set PH Tobacco Violation Indianola Country Club

City of Indianola
RESOLUTION NO. 2025-

**RESOLUTION SETTING HEARING FOR COMPLAINTS FILED
ON TOBACCO SALES PERMIT VIOLATIONS (INDIANOLA COUNTRY CLUB)**

WHEREAS, on April 22, 2025, Indianola tobacco permit holder, Indianola Country Club, 1610 Country Club Rd, Indianola, IA 50125, sold cigarettes or tobacco products to a person under twenty-one years of age, as shown by the Compliance Check attached to the Complaint filed with the City Clerk; and

WHEREAS, Iowa Code Section 453A.2(1) provides that a person shall not “sell, give, or otherwise supply any tobacco, tobacco products, or cigarettes to any person under twenty-one years of age”; and

WHEREAS, Iowa Code Section 453A.22(2)(a) provides that if a Permit Holder or an employee of a Permit Holder has violated Iowa Code Section 453A.2(1), the Permit Holder shall be assessed a civil penalty of Three Hundred Dollars (\$300.00) for a first violation of Iowa Code Section 453A.2(1); and

WHEREAS, a public hearing is proper prior to consideration of said penalty enforcement.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Indianola, Iowa, that a public hearing on the violations is hereby set for June 16, 2025, at Six o’Clock p.m. (6:00 p.m.) in the Council Chambers in Indianola, Iowa.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Indianola, Iowa, that the City Clerk is hereby directed to publish notice in compliance with Iowa Code section 372.2.

APPROVED this 5th day of May 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: May 5, 2025
Subject: Resolution setting hearing for complaints filed on tobacco sales permit violations (Jay Ambika dba ABC Smoke) for June 16, 2025 at 6:00 PM.

Introduction: On February 5, 2025, the Indianola Police Department conducted a compliance check at ABC Smoke, 501 N Jefferson Way, Ste 300.

Background: Iowa Code Section 453A.22(2)(a) provides that if a permit holder or an employee of a permit holder has violated Iowa Code Section 453A.2(1), the permit holder shall be assessed a civil penalty of three hundred dollars (\$300) for a first violation of Iowa Code Section 453A.2(1).

Discussion: Once the public hearing date is set, a letter will be sent to each permit holder informing them of the public hearing. If they wish to settle this case in lieu of a public hearing, they must complete the acknowledgment/settlement agreement, along with a check in the amount of \$300.00 no later than 10 business days prior to the hearing date.

Budget Impact:

Recommendation:

Attachments: 1. Res 2025- Set PH Tobacco Violation Jay Ambika

City of Indianola
RESOLUTION NO. 2025-

**RESOLUTION SETTING HEARING FOR COMPLAINTS FILED
ON TOBACCO SALES PERMIT VIOLATIONS (JAY AMBIKA INC DBA ABC SMOKE)**

WHEREAS, on February 5, 2025, Indianola tobacco permit holder, Jay Ambika Inc dba ABC Smoke, 501 N Jefferson Way, Indianola, IA 50125, sold cigarettes or tobacco products to a person under twenty-one years of age, as shown by the Compliance Check attached to the Complaint filed with the City Clerk; and

WHEREAS, Iowa Code Section 453A.2(1) provides that a person shall not “sell, give, or otherwise supply any tobacco, tobacco products, or cigarettes to any person under twenty-one years of age”; and

WHEREAS, Iowa Code Section 453A.22(2)(a) provides that if a Permit Holder or an employee of a Permit Holder has violated Iowa Code Section 453A.2(1), the Permit Holder shall be assessed a civil penalty of Three Hundred Dollars (\$300.00) for a first violation of Iowa Code Section 453A.2(1); and

WHEREAS, a public hearing is proper prior to consideration of said penalty enforcement.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Indianola, Iowa, that a public hearing on the violations is hereby set for June 16, 2025, at six o'clock p.m. (6:00 p.m.) in the Council Chambers in Indianola, Iowa.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Indianola, Iowa, that the City Clerk is hereby directed to publish notice in compliance with Iowa Code section 372.2.

APPROVED this 5th day of May 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: May 5, 2025
Subject: Consideration of the approval of a liquor license renewal for Babars Entertainment, dba The Garage.

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

Background: Their current license expires on May 8, 2025.

Discussion: The Garage is located at 114 E Ashland Avenue, and is a corporation with owners listed on the application as follows. Daniel Brown, Clint Brightman and Debra Miller.

Budget Impact:

Recommendation: Approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: May 5, 2025
Subject: Consideration of the approval of a liquor license renewal for Walmart Inc.

Introduction: Walmart Inc. is located at 1500 N Jefferson Way, and renewing their Class E Retail Alcohol License.

Background: Their current license expires on May 14, 2025.

Discussion: Walmart is a corporation. The owners listed on the application are as follows Sarah Little, Matthew Allen, Emma Waddell, Carl Doug McMillon and Walmart Licensing.

Budget Impact:

Recommendation: Approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: May 5, 2025
Subject: Consideration of the approval of a liquor license renewal for Deer Run Partners L.L.C, dba Deer Run Golf Club.

Introduction: Deer Run Golf Club is located at 2305 West 2nd Avenue, and renewing their Class C Retail Alcohol License with outdoor privileges.

Background: Their current license expires May 5, 2025.

Discussion: Deer Run Golf Club is a limited liability company. The ownership listed on the application is as follows. Individual Owner Jesse Rognes. Companies Brothers Holdings LLC, Timber Rock Development, LLC, and Sunstone Investments LLC.

Budget Impact:

Recommendation: Approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: May 5, 2025
Subject: Consideration of the issuance of a special event permit for Back Alley Bikes for a social event to be held on May 11, 2025.

Introduction: Back Alley Bikes is located at 119 W Salem Ave. Ste B and have submitted an event application for a Back Alley Bikes Social to be held on May 11, 2025.

Background:

Discussion: Back Alley Bikes plans to hold an open house and social. The alleyway between N Howard Street and S Buxton Street would be partially closed. Residents who utilize parking behind the area or use the public parking lot will still have access.

Budget Impact:

Recommendation: Simple motion is in order.

Attachments: 1. Back Alley Bikes App 2025



City of Indianola Special Event Application

Event Name: Back Alley Bikes Social

Event Sponsor(s): Back Alley Bikes

Event Type: Check all that apply

Parade ☐ Bike Ride/Race ☐ Concert ☐ Fun Run ☐ Timed Race ☐

Other describe: ☒ open house

Will trails/sidewalks be utilized? ☐ Yes ☒ No

Date of Event: May 11, 2025

Location: 119 B West Salem Ave.

Anticipated Attendance: 150 Per Day 150 Total

Organization: Back Alley Bikes

Contact Name: Nicolle Whalen

Phone: 515-554-2932

Address: 3211 West 4th Ave.

Email Address: fixit@backalleybikesia.com

Please describe your request and event:
open house and social at Back Alley Bikes

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

Our tent will extend into the alley and we would like to close the west half of the alley south of Back Alley Bikes.



City of Indianola Special Event Application

	Date	Time	Day of Week
Set Up Begins	May 10	4:00 pm	Saturday
Event Starts	May 11	10 am	Sunday
Event Ends	May 11	1 pm	Sunday
Event Dismantle	May 12	10 am	Monday

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

Open house with poeple coming and going. We don't anticipate the need for a safety plan. No alcohol or formal entertainment.

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

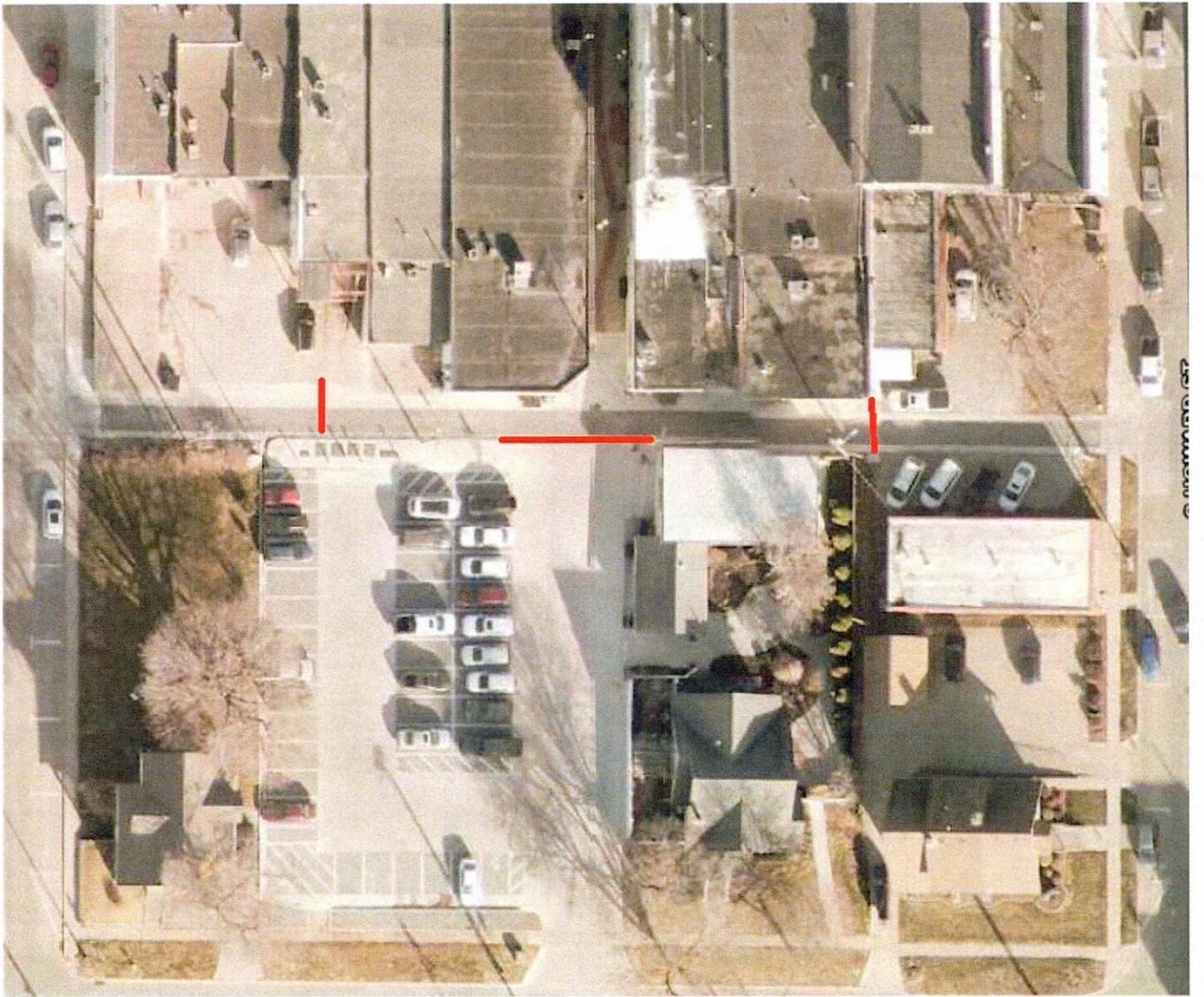
Open house with poeple coming and going. We don't anticipate the need for a safety plan. No alcohol or formal entertainment.

Suspension of Indianola Code 47.01(11) Sale and Consumption of Alcohol upon City Property

If the applicant is requesting suspension of enforcement of Indianola Code 47.01(11) regarding the sale and consumption of alcohol upon City Property, the City Council will need to approve this request by resolution each year.

☐ I am requesting suspension of Indianola Code 47.01(11) regarding the sale and consumption of alcohol upon City property. Please state the location.

☒ I am not requesting suspension of Indianola Code 47.01(11)





MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: May 5, 2025
Subject: Consideration of the issuance of a special event and noise permit to Sticks and Balls for Bike Nights 2025.

Introduction: Sticks and Balls, located at 116 E Ashland, has submitted an application to hold monthly bike nights. A noise permit application has also been submitted.

Background:

Discussion: Bike Nights will be held on May 30, June 27, July 25, August 22, and September 26. The event will begin at 5 PM and end at 10 PM.

Road Closures (2):

1. East Ashland has been requested to close from the parking lot west entrance on the south side of the road to North Howard Street, allowing parking in the public parking lot south of Sticks and Balls and west of City Hall.
2. North First Street from East Ashland to the alley (south of McCoy True Value).

Parking of Bikes:

Bikes will be asked to park along the closed streets, in the City parking lot or Sticks and Balls parking lot.

Sticks and Balls has also requested a noise permit for live music between the hours of 5 PM - 10 PM.

Budget Impact:

Recommendation: Simple motion is in order.

Attachments: 1. Sticks & Balls Event App Pkt 2025



City of Indianola Special Event Application

Event Name: Sticks & Bals Bike Night

Event Sponsor(s): Sticks & Balls

Event Type: Check all that apply

Parade ☐ Bike Ride/Race ☐ Concert ☐ Fun Run ☐ Timed Race

Other describe: Bike Night/Live Music

Will trails/sidewalks be utilized? ☐ Yes ☒ No

Date of Event: 5/30, 6/27, 7/25, 8/22, 9/26

Location: 116 E Ashland Ave.

Anticipated Attendance: 100+ Per Day Total

Organization: Sticks & Balls

Contact Name: Crystal Inman

Phone: 515-210-9539

Address: 116 E Ashland Ave.

Email Address: inmancrystal@gmail.com

Please describe your request and event:

Bike night, live music, food trucks

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

First Street from E Ashland to alley south of McCoys
E Ashland from E First Street to N Howard St.

Starting at 3 PM each Friday as listed above.

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

We have our own trash



City of Indianola Special Event Application

	Date	Time	Day of Week
Set Up Begins	Monthly	3 PM	Friday
Event Starts	Monthly	5 PM	Friday
Event Ends	Monthly	10 PM	Friday
Event Dismantle	Monthly	11 PM	Friday

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

We do plan to have bikes parked in S&Bs parking lot and along closed off street and will have people directing bikes to park. We will have food trucks and live music as well.

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

We are directly across from the police station should anything be needed.

Suspension of Indianola Code 47.01(11) Sale and Consumption of Alcohol upon City Property

If the applicant is requesting suspension of enforcement of Indianola Code 47.01(11) regarding the sale and consumption of alcohol upon City Property, the City Council will need to approve this request by resolution each year.

☒ I am requesting suspension of Indianola Code 47.01(11) regarding the sale and consumption of alcohol upon City property. Please state the location.

116 E Ashland Ave.

☐ I am not requesting suspension of Indianola Code 47.01(11)

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

Applicant Signature:

Date: 3/10/25



City of Indianola

Noise Permit Application

Today's Date: 4/28/25

Event Name: Sticks & Bals Bike Night

Date/Time/ Location of Event: 5/30, 6/27, 7/25, 8/22, 9/26

Event Sponsor(s): Sticks & Balls

Contact Information

Organization: Sticks & Balls

Contact Name: Crystal Inman

Address: 116 E Ashland Ave.

Telephone Number: _____ Cell Phone: 515-210-9539

Email Address: inmancrystal@gmail.com

Anticipated Attendance: 100+ Per Day 100+ Total

Event Information:

Event Starts: Date: 3/10/25

Time: 5 PM

Day of Week: Friday

Event Ends: Date: 4/25

Time: 10 PM

Day of Week: Friday

Previous Event Information:

Date of Event: 5/30, 6/27, 7/25, 8/22, 9/26

Time of Event: 5-10 PM

Please provide a map showing the event location and location of band/music, please specify:

X Band

_____ DJ

_____ Other (please specify)

Applicant Signature: _____

Office Use Only:

Received By: _____

Date Received in office: _____

Return completed noise application to:

City of Indianola
Attn: Noise Permit Application

110 N 1st Street

PO Box 299

Indianola, Iowa 50125

Email: cityclerk@indianolaiowa.gov



MEMORANDUM

To: Mayor and City Council

From:

Date: May 5, 2025

Subject: Resolution suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on city streets during Bike Nights as requested by Sticks and Balls.

Recommendation: Roll call is in order.

Attachments: 1. Res 2025-000 suspending enforcement- alcohol Sticks and Balls Bike Night

City of Indianola
RESOLUTION NO. 2025-000

**RESOLUTION SUSPENDING ENFORCEMENT OF INDIANOLA CODE § 45.02(2)
REGARDING THE CONSUMPTION OF ALCOHOL ON CITY STREETS
DURING BIKE NIGHTS AS REQUESTED BY STICKS AND BALLS**

WHEREAS, Sticks and Balls intends to hold monthly bike nights and live bands at 116 E Ashland Avenue, on Friday nights May 30, June 27, July 25, August 22 and September 26, 2025; and

WHEREAS, the event organizers plan to close streets to vehicular traffic including North First Street from Ashland Avenue to the alley south of McCoy True Value and Ashland Avenue from North Howard to the public parking lot on Ashland Avenue; and

WHEREAS, the organizer has requested that alcohol consumption be permitted on Ashland Ave and First Street for the duration of said events; and

WHEREAS, alcoholic beverages for the event will be served in accordance with the authorization by the State of Iowa; and

WHEREAS, Indianola Code Section 45.02(2) governing alcoholic beverages on City streets reads: "A person shall not use or consume alcoholic liquor, wine or beer upon the public streets or highways. A person shall not use or consume alcoholic liquor in any public place, except premises covered by a liquor control license;" and

WHEREAS, the sales and consumption of alcohol will be required to comply with all other requirements of the Municipal Code of the City for the event along with the terms of the liquor license held by the vendors.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the City of Indianola hereby confirms that enforcement of Indianola Code Section 45.02(2) will be temporarily suspended on North First Street and West Ashland Avenue from 5:00 p.m. – 10:00 p.m. for Bike Nights as listed above for 2025.

BE IT FURTHER RESOLVED that all participants and sponsors of said event shall be required to comply with all other requirements of the Municipal Code of the City, but that enforcement of the prohibition of the consumption of alcohol upon certain public streets is hereby waived.

Dated this 5th day of May 2025

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: May 5, 2025
Subject: Consideration of the issuance of a special event and noise permit to the Indianola Chamber of Commerce for Dads Rock Festival event to be held on June 14, 2025.

Introduction: The Chamber of Commerce has submitted an event and noise permit application for Dads Rock Festival. The event is scheduled for June 14, 2025.

Background: This event is part of the Chamber Concert Series - Summer Nights Live. This is an annual event that is pre-approved by City Council. However, there are significant changes (road closures) to the event requiring Council review and approval.

Discussion: Set up for the event will begin at 10:00 AM, with tear down beginning at 10 PM. The event is set to begin at 1 PM and end at 10 PM on June 14, 2025.

In the application, the following road closures have been submitted (see attached map).

1. North Buxton between West Boston Avenue and West Salem Avenue.
2. West Salem Avenue between South B Street and North Howard Street.
3. Ashland Avenue between North Buxton and First Street.
4. North Howard Street between West Salem Avenue and Ashland Avenue.

The application also included a noise permit request for the live band.

Budget Impact:

Recommendation: Simple motion is in order.

Attachments: 1. Chamber 2025 Application

Print**Annual City Event Application - Submission #3232****Date Submitted: 4/9/2025**

Event organizers are required to submit an annual event application no later than 60 days prior to the event, and a certificate of insurance for the event. City Staff must review your completed application before a permit is issued annually. Please use this form for approved annual events. If your event is not listed please submit an event application.

Please select your event*

Chamber Concert Series

**Contact Person ***

Amanda Zwanziger

Phone Number*

5153716718

Email *

amanda@indianolachamber.com

Event Sponsor*

Indianola Chamber of Commerce

Event Start Date*

6/14/2025

Event End Date

6/14/2025

Event Location *

We will be closing down the whole square for this event, per the map. The times below represent the closure for the full event, however we will need to close down from alley south of salem on buxton to the corner of salem and buxton at 9 a.m. for the stage delivery.

Set up begins at *

10:00 AM

Event Begins at*

01:00 PM

Teardown Begins at*

10:00 PM

Teardown Ends at*

11:30 PM

Safety Plan *

Please mark each section appropriately. If, in the opinion of the City Clerk, the event, route, street closures, or location (including expanding the site) have substantially changed, a new event application will need to be completed and approved by the City Council.

- ☐ There have been no changes to the safety plan, Map A showing the streets/trails/parks/lane closures, locations of barricades/barriers, stages, platforms, events/activities, vendors, parking, etc., Map B showing where vendors and volunteers are expected to park vehicles.
- ☒ I have made changes, please explain

Please describe event changes

We are closing the whole square and some fingers verses just half of the square. The time for the event has also changed

Noise Permit *

- ☒ I am submitting a noise permit application. The application is available on the City's website under "How Do I" apply for noise permit. Please attach below.
- ☐ I am not submitting a noise permit application

Noise Permit Application

Noise Application- Chamber Concert Series 2025.pdf

Suspension of Indianola Code 47.01(11)*

If the applicant is requesting suspension of enforcement of Indianola Codes 45.02(2) or 47.01(11) both regarding the sale and consumption of alcohol upon City property and in City Parks, the City Council will need to approve this request by resolution each year.

- ☐ I am not requesting suspension of Indianola Code 45.02(2) or 47.01(11)
- ☒ I am requesting suspension of Indianola Code 45.02(2) or 47.01(11). Add description below.

Please state location for suspension of Indianola Code 45.02(2) or 47.01(11).

Indianola Downtown Main Street

Is this a City Sponsored event? *

NO

Insurance Certificate

Insurance is coming.docx

Please include an insurance certificate showing the City as an additional insured in the amount of \$1,000,000 or more.

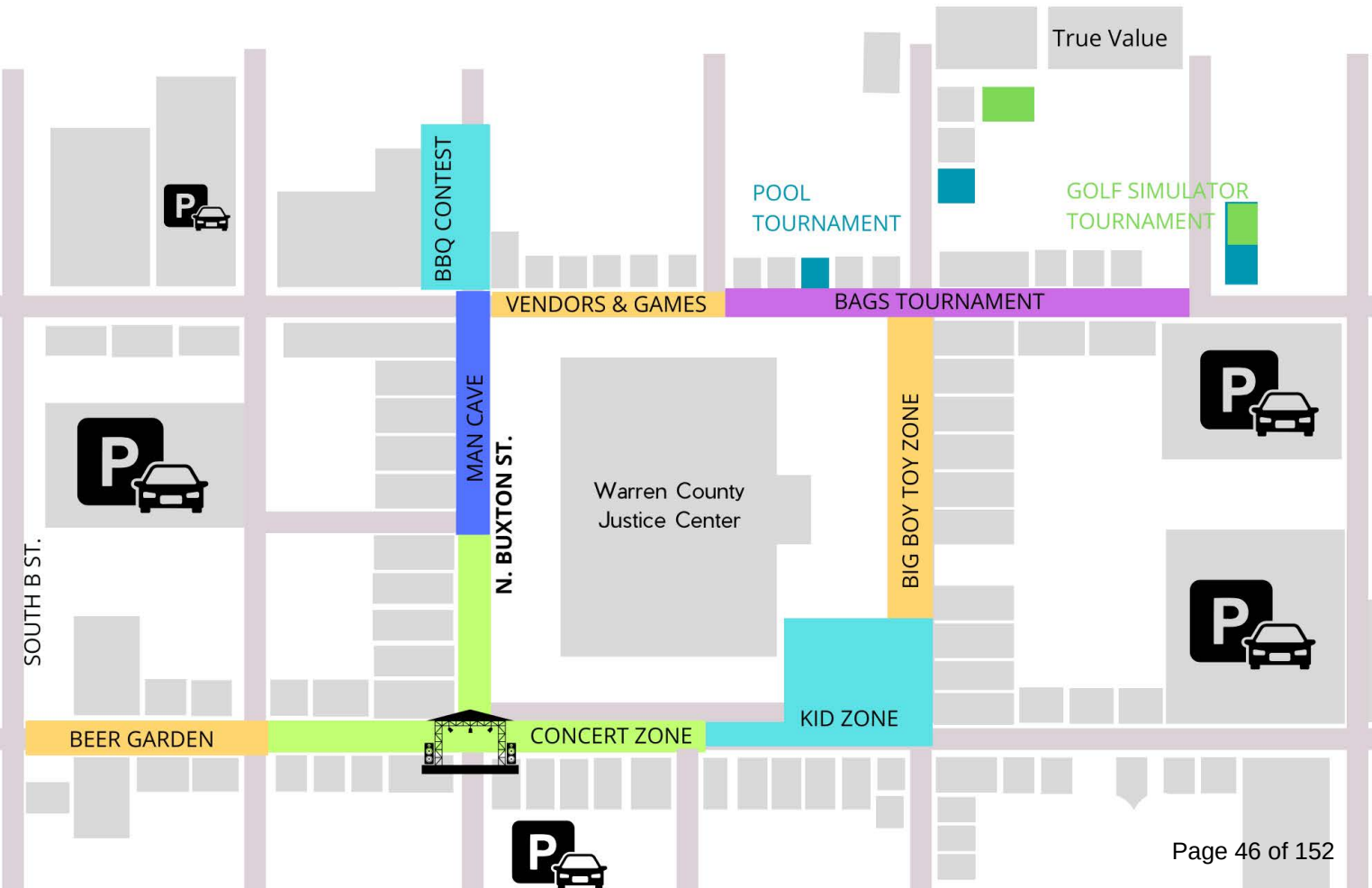
Electronic Signature

Amanda Zwanziger

Submission Date*

4/8/2025

Dad's Rock Festival





MEMORANDUM

To: Mayor and City Council

From:

Date: May 5, 2025

Subject: Resolution suspending enforcement of the Indianola Code 45.02(2) regarding the consumption of alcohol on the Downtown City Streets during the Indianola Chamber of Commerce event on June 14, 2025.

Recommendation: Roll call is in order.

Attachments: 1. Res 2025-000 suspending enforcement- alcohol on Square for Chamber Concert

City of Indianola
RESOLUTION NO. 2025-00

**RESOLUTION SUSPENDING ENFORCEMENT OF INDIANOLA CODE § 45.02(2)
REGARDING THE CONSUMPTION OF ALCOHOL ON DOWNTOWN CITY STREETS
DURING THE CHAMBER STREET CONCERT ON THE SQUARE ON JUNE 14, 2025**

WHEREAS, the Indianola Chamber of Commerce intends to hold a live band concert on the Square on Saturday, June 14, 2025 from 1:00 p.m. – 10:00 p.m.; and

WHEREAS, the event organizers plan to close the Downtown Square to vehicular traffic including Ashland Avenue from North Buxton to North First Street, North Buxton Avenue from West Boston to West Salem Avenue, North Howard from West Salem to Ashland Avenue, West Salem from South B Street to North Howard; and

WHEREAS, the organizer has requested that alcohol consumption be permitted on the Downtown Square for the duration of said event; and

WHEREAS, alcoholic beverages for the event will be served in accordance with the authorization by the State of Iowa; and

WHEREAS, Indianola Code Section 45.02(2) governing alcoholic beverages on City streets reads: “A person shall not use or consume alcoholic liquor, wine or beer upon the public streets or highways. A person shall not use or consume alcoholic liquor in any public place, except premises covered by a liquor control license”; and

WHEREAS, the sales and consumption of alcohol will be required to comply with all other requirements of the Municipal Code of the City for the event along with the terms of the liquor license held by the vendors.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the City of Indianola hereby confirms that enforcement of Indianola Code Section 45.02(2) will be temporarily suspended on the Square from 1:00 p.m. – 10:00 p.m. for the live band event on the Square on June 14, 2025.

BE IT FURTHER RESOLVED that all participants and sponsors of said event shall be required to comply with all other requirements of the Municipal Code of the City, but that enforcement of the prohibition of the consumption of alcohol upon certain public streets is hereby waived.

Dated 5th day of May 2025

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Akhilesh Pal, Public Works Director
Date: May 5, 2025
Subject: Resolution approving an engineering services agreement with Snyder and Associates for traffic signal timing updates on Highway 92 and 65/69.

Introduction: Staff seeks City Council approval of an agreement with Snyder & Associates for professional engineering services related to update traffic signal timings and synchronize signals along the Highways 92 and 65/69 corridors.

Background: The City last updated its traffic signal timings in 2019. With more than five years having passed, and in light of ongoing growth and changing traffic patterns across the community, a systemwide update is now needed. Traffic signals are essential for maintaining efficient and safe travel through key corridors, and their effectiveness relies on regularly updated timing plans.

Discussion: The proposed services with Snyder & Associates will review, update, and implement new timing plans at the signalized intersections along both the US 65/69 and IA 92 corridors. The scope of work includes analyzing existing traffic data and incorporating projections from recent traffic studies related to new or ongoing developments, ensuring that the updated timings reflect both current needs and future growth. This work is intended to improve coordination and synchronization of the signals based on observed and projected travel patterns.

To prepare for this update, the City completed a round of traffic data collection last winter. The data collection was strategically timed to capture peak traffic conditions when school was in session and Hillcrest Avenue was fully reopened. This data provides a reliable foundation for optimizing signal timings during the busiest hours of the day.

There are two intersections where additional data is still required. The intersection at Hwy 65 and Valley Place was missed during the previous data collection and will be covered in this agreement. The Hwy 92 and Buxton Street intersection, which recently received a new signal installation, has updated detection equipment capable of providing accurate data, and that information will also be incorporated into the study. The update will further take into account traffic projections from recent or ongoing developments to ensure future traffic demands are addressed.

By updating signal timings and improving synchronization, we can enhance traffic flow, reduce congestion, and create a safer and more efficient experience along both the US 65/69 and IA 92 corridors.

Budget Impact: The total cost for the engineering services agreement with Snyder & Associates is \$24,500. Funding for this project is allocated within the current fiscal year's capital improvement plan under account number 321-2100-67707.

Recommendation: Staff recommends that the City Council approve the engineering services agreement with Snyder & Associates for the traffic signal timing update and synchronization project. This project is an important and timely step toward improving transportation efficiency through our community's busiest corridors. Roll call is in order.

Attachments:

1. SuppAgmt41_2025TrafficSignalTimings
2. Res 2025-000 Snyder Agreement Traffic Signal Timing

Project No.:

**Supplemental Agreement No. 41
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:

2025 Traffic Signal Timings Update.

PROJECT DESCRIPTION:

The PROJECT consists of reviewing, updating, and implementing changes to weekday traffic signal timing plans and operational settings at the signalized intersection along the US 65/69 corridor and IA 92 corridor.

SCOPE OF WORK:

Snyder & Associates will provide traffic and transportation engineering services to develop updated weekday traffic signal timing plans as outlined on the detailed scope shown on Exhibit A attached.

SCHEDULE:

Snyder & Associates, Inc. is prepared to begin work on these services upon completion of an executed agreement. Updated timings implemented and adjusted by June 30, 2025.

COMPENSATION:

Snyder & Associates, Inc. will provide the services included above at hourly rates with a not-to-exceed contract amount of \$24,500.

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: _____
(Authorized signature)

By: _____
(Authorized signature)

(Title)

President
(Title)

Date:

Date:

EXHIBIT A
2025 TRAFFIC SIGNAL TIMINGS UPDATE, INDIANOLA, IOWA

Overview

The Service Provider (Professional) will review and update weekday traffic signal timing plans and operational settings along the US 65/69 corridor and IA 92 corridor traffic signals. Professional services will include traffic volume and demand analysis, modeling updates to optimize traffic signal timing plans, implementation of the new traffic signal timing plans, and adjustment of implemented traffic signal timing plans.

Tasks to be performed include the following:

1. Project Management

- a. Provide overall management of project work tasks, budget and schedule. Provide progress reports and invoices to the City.
- b. Coordinate with City staff as needed, throughout the project.
- c. Meet with City to review and understand specific intersection operational concern locations or general focus areas for timing improvement goals.

2. Data Collection to Document Existing Conditions

- a. Utilize existing 2024 traffic count data as performed for the City in prior traffic study efforts.
- b. Supplement additional 24 hour turning movement traffic counts during a typical weekday at Valley Place and US 65/69 intersection.
- c. Gather other historical and projected traffic flow information from Iowa DOT and city studies.

3. Traffic Signal Timing Modeling

- a. Review existing Synchro models for existing functional geometry, speed limits, and basic timing parameters.
- b. Update weekday Synchro timings plans (AM, Noon, PM) with existing traffic volumes and applicable traffic projections from recent traffic studies for developments to be built within the next year.
- c. Develop weekday timing plans (AM, Noon, PM) based on updated Synchro models. Each model will be optimized, reviewed, and adjusted as needed to determine recommended phasing splits, cycle lengths, and offsets for each signalized intersection.

4. Signal Timing Plan Implementation

- a. Field implement all traffic signal timing plans.
- b. Observe signal operations at each intersection during the three different weekday plans and time periods.
- c. Adjust timing plans as necessary and update the traffic signal timing models to reflect the changes.
- d. Document timing and operational setting changes with City.

Engineering Fees and Schedule: Snyder & Associates, Inc. will complete the above services for an hourly rate plus direct expenses “not to exceed” fee of \$24,500. Rates will be consistent with attached Exhibit B. Work will begin upon receipt of the Notice to Proceed from the City. Completion of services by June 30, 2025.

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>

City of Indianola
RESOLUTION NO 2025-000

RESOLUTION APPROVING AN ENGINEERING SERVICES AGREEMENT WITH SNYDER & ASSOCIATES FOR TRAFFIC SIGNAL TIMING UPDATES ON HIGHWAY 92 AND 65/69

WHEREAS, the City of Indianola recognizes the importance of maintaining efficient and synchronized signal operations along its primary corridors to ensure safety and minimize delays; and

WHEREAS, the existing traffic signal timings along the US 65/69 and IA 92 corridors were last updated in 2019, and changes in traffic volumes and community development since that time have created the need for a systemwide update; and

WHEREAS, the City has collected updated traffic volume data, which—along with targeted new data collection and recent traffic study projections—will support the development of new weekday timing plans and signal coordination adjustments along the US 65/69 and IA 92 corridors; and

WHEREAS, Snyder & Associates has proposed professional engineering services, in the amount of \$24,500, to review, update, and implement weekday traffic signal timing plans and operational settings for signalized intersections along these corridors, incorporating recent traffic data and projections; and

WHEREAS, Snyder & Associates has submitted a proposal in the amount of \$24,500 to perform these engineering services, and the funds for this project are budgeted within the City's Capital Improvement Plan under Fund 321.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the Engineering Services Agreement with Snyder & Associates for traffic signal timing updates on Highways 92 and 65/69 is hereby approved, and the Mayor or their designee is authorized to execute the agreement and any related documents necessary to proceed with the work.

PASSED AND APPROVED this 5th day of May, 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Akhilesh Pal, Public Works Director

Date: May 5, 2025

Subject: Resolution approving Payment Application Number 2 in the amount of \$7,923.00 to TK Concrete and Change Order Number 2 in the amount of \$2,940.00 for the North N Street Storm Sewer Repairs project.

Introduction: City staff requests City Council approval of Application for Partial Payment Number 2 in the amount of \$7,923.00 and Change Order Number 2 in the amount of \$2,940.00 for the North N Street Storm Sewer Repairs Project.

Background: The North N Street Storm Sewer Repairs Project began on October 14, 2024, with a total of 27 working days included in the contract. The project is intended to address storm sewer failures while also repairing voids beneath the pavement and restoring surrounding infrastructure, including storm intakes and surface areas. Work covered under this payment request includes activities completed in December 2024 and April 2025.

Discussion: Partial Payment Number 2, totaling \$7,923.00, represents work performed by the contractor, TK Concrete, during the current pay period. This work involved sodding, placement and removal of filter sock, and application of erosion control mulch. The contract time has now been fully utilized, with 27 of 27 working days completed, representing 100% of the contract's working period.

Change Order Number 2, in the amount of \$2,940.00, reflects final adjustments based on field-measured quantities. Specifically, the sod quantity was increased by \$4,140.00 to match the actual area stabilized, while the quantity of inlet protection devices was reduced by \$1,200.00 based on field verification. These adjustments are typical for construction projects and necessary to align contract quantities with actual site conditions to complete the project as intended.

Budget Impact: Although this stormwater utility repair project was unplanned and not included in the FY2025 budget, there are sufficient reserves within the stormwater utility fund to cover the associated costs.

The requested partial payment of \$7,923.00 and Change Order Number 2 of \$2,940.00 are within the allocated budget for the North N Street Storm Sewer Repairs Project. These expenses reflect the final reconciliation of work performed and ensure that the city meets its contractual obligations without exceeding planned financial resources.

Recommendation: Staff, along with the project engineer from Snyder & Associates, recommends approval of Partial Payment Number 2 and Change Order Number 2. This approval supports timely contractor payment, maintains progress toward final project closeout, and reflects completed work in the field. Roll call is in order.

- Attachments:**
1. Res 2025-000 North N Street Pay 2 CO 2
 2. PartialPaymentApp02_Letter_NorthNStreetStormSewerRepairs
 3. PartialPaymentApp02_NorthNStreetStormSewerRepairs_Signed
 4. ChangeOrder02_NorthNStreetStormSewerRepairs_Signed

City of Indianola
RESOLUTION NO 2025-000

**RESOLUTION APPROVING APPLICATION FOR PARTIAL PAYMENT NUMBER 2 AND
CHANGE ORDER NUMBER 2 FOR THE NORTH N STREET STORM SEWER REPAIR
PROJECT**

WHEREAS, the City of Indianola has undertaken the North N Street Storm Sewer Repairs Project to address storm sewer and pavement deficiencies; and

WHEREAS, TK Concrete has completed work during the December 2024 to April 2025 pay period, including sodding, filter sock placement and removal, and erosion control mulching, utilizing 100% of the contracted 27 working days; and

WHEREAS, Application for Partial Payment Number 2 in the amount of \$7,923.00 compensates TK Concrete for work performed by TK Concrete during the months of December 2024 and April 2025; and

WHEREAS, Change Order Number 2 in the amount of \$2,940.00 reconciles final field-measured quantities, including an increase of \$4,140.00 for sod and a decrease of \$1,200.00 for inlet protection devices; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that Application for Partial Payment Number 2 and Change Order Number 2 for the North N Street Storm Sewer Repairs Project are hereby approved, and the Mayor or designee is authorized to sign the documents necessary to process this payment.

PASSED AND APPROVED this 5th day of May, 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk

April 25, 2025

Akhilesh Pal, PE
Public Works Director
City of Indianola
110 North 1st Street
Indianola, IA 50125

RE: Application for Partial Payment No. 2
Change Order No. 2
North N Street Storm Sewer Repairs

Dear Mr. Pal:

Enclosed please find Application for Partial Payment No. 2 in the amount of \$7,923.00 and Change Order No. 2 in the amount of \$2,940.00 for work completed in December 2024 and April 2025. The project commenced on October 14, 2024.

Work for this pay period included sodding, filter sock placement and removal, and erosion control mulching. Approximately 100% of construction is complete when comparing the earned value, the dollar amount of work completed, to the total contract amount.

The contract included 27 working days to complete the project. At the end of the pay period, 27 working days, or 100% of the contract working days, had been used.

Change Order No. 2 in the amount of \$2,940.00 includes items that are reconciled to their field measured, final quantities. Change order items are described in detail below:

- *Sod, \$4,140.00*: Quantity was adjusted to field measurements. See bid item 9.1.
- *Inlet Protection device, Drop-In, (\$1,200.00)*: Quantity was adjusted to field measurements. See bid item 9.5.

Snyder recommends approval for Application for Partial Payment No. 2 and Change Order No. 2 for work completed by TK Concrete for the December 2024 through April 2025 pay period.

These values are summarized as follows:

Payment and Completion Summary for April 2025	
Item	Amount
Partial Payment Application No. 1	\$126,039.73
Partial Payment Application No. 2	\$7,923.00
Total of All Payments	\$133,962.73
Total Earned	\$141,013.40
5% Retainage	\$7,050.67
Total Contract Price	\$141,013.40
Percent Complete	100%

Please do not hesitate to call or email me should you have any questions.

Respectfully,

SNYDER & ASSOCIATES, INC.



Alexis Morales-Foote, E.I.
Project Engineer

Enclosure

APPLICATION FOR PARTIAL PAYMENT NO. 2

PROJECT: North N Street Storm Sewer Repairs

S&A PROJECT NO.: 124.0688.01

OWNER: City Of Indianola
CONTRACTOR: TK Concrete, Inc.
ADDRESS: 1608 Fifield Rd
Pella, IA 50219
DATE: 4/25/2025

PAYMENT PERIOD: 12/1/2024
to 4/18/2025

1. CONTRACT SUMMARY:

Original Contract Amount: \$ 109,595.00
Net Change by Change Order: \$ 31,418.40
Contract Amount to Date: \$ 141,013.40

CONTRACT PERIOD: TOTAL WORKING DAYS:

Notice to Proceed: October 14, 2024
Number of Contract Working Days: 27
Working Days Used: 27
Working Days Remaining: 0.0
Percentage of Working Days Remaining: 0.0%

2. WORK SUMMARY:

Total Work Performed to Date: \$ 141,013.40
Retainage: 5% \$7,050.67
Total Earned Less Retainage: \$133,962.73
Less Previous Applications for Payment: \$126,039.73
AMOUNT DUE THIS APPLICATION: \$7,923.00

Est 1 \$126,039.73
Total Previous Payments: \$126,039.73

3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:

(1) all previous progress payments received from OWNER on account of Work done under the contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with the Work covered by prior Applications for Payment; and

(2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by the application for Payment are free and clear of all liens, claims, security interests, and encumbrances

TK Concrete Inc.
CONTRACTOR

By [Signature] DATE: 4/25/25

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.
ENGINEER

By Alexis Morallen-Frost DATE: 4/25/25

5. OWNER'S APPROVAL

OWNER

By _____ DATE: _____

6. DETAILED ESTIMATE OF WORK COMPLETED:

ITEM NO.	DESCRIPTION	CONTRACT ITEMS				COMPLETED WORK		
		PLAN QTY.	UNIT	UNIT COST	TOTAL	QTY. TO DATE	CO #	COST TOTAL
	EARTHWORK							
2.1	TOPSOIL, ON-SITE	25.00	CY	\$ 50.00	\$ 1,250.00	25.00		\$ 1,250.00
2.2	BELOW GRADE EXCAVATION (CORE OUT)	12.00	CY	\$ 35.00	\$ 420.00	12.00		\$ 420.00
2.3	MODIFIED SUBBASE, 6"	342.00	SY	\$ 12.00	\$ 4,104.00	342.00	1	\$ 4,104.00
	TRENCH AND TRENCHLESS CONSTRUCTION							
3.1	TRENCH FOUNDATION	5.00	TON	\$ 50.00	\$ 250.00	5.00		\$ 250.00
3.2	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	30.00	CY	\$ 75.00	\$ 2,250.00	30.00		\$ 2,250.00
3.3	SUPPORT OF LINEAR CABLE UTILITY	80.00	CY	\$ 10.00	\$ 800.00	80.00		\$ 800.00
	SEWERS AND DRAINS							
4.1	STORM SEWER, TRENCHED, RCP, 12"	24.00	LF	\$ 200.00	\$ 4,800.00	24.00	1	\$ 4,800.00
4.2	REINFORCED CONCRETE COLLAR	13.00	EA	\$ 1,000.00	\$ 13,000.00	13.00	1	\$ 13,000.00
4.3	REMOVAL OF STORM SEWER, RCP, LESS THAN OR EQUAL TO 18"	24.00	LF	\$ 20.00	\$ 480.00	24.00	1	\$ 480.00
4.4	REMOVE PROTRUDING SERVICE CONNECTIONS	5.00	EA	\$ 700.00	\$ 3,500.00	5.00		\$ 3,500.00
4.5	STORM SEWER CLEANING AND TELEVISION	302.00	LF	\$ 5.00	\$ 1,510.00	302.00		\$ 1,510.00
	STRUCTURES FOR SANITARY AND STORM							
6.1	INTAKE, SW-501, RECONSTRUCT, TOP-ONLY	2.00	EA	\$ 1,000.00	\$ 2,000.00	2.00	1	\$ 2,000.00
	STREETS AND RELATED WORK							
7.1	PCC PAVEMENT SAMPLES AND TESTING	1.00	LS	\$ 1,000.00	\$ 1,000.00	1.00		\$ 1,000.00
7.2	REMOVAL OF DRIVEWAY	30.00	SY	\$ 15.00	\$ 450.00	30.00	1	\$ 450.00
7.3	SIDEWALK, PCC, 6"	1.00	LS	\$ 1,000.00	\$ 1,000.00	1.00		\$ 1,000.00
7.4	DRIVEWAY, PAVED, PCC 7"	30.00	SY	\$ 85.00	\$ 2,550.00	30.00	1	\$ 2,550.00
7.5	FULL DEPTH PATCHES, PCC, 8"	342.00	SY	\$ 90.00	\$ 30,780.00	342.00	1	\$ 30,780.00
7.6	PAVEMENT REMOVAL	342.00	SY	\$ 12.50	\$ 4,275.00	342.00	1	\$ 4,275.00
7.7	COLD WEATHER CONCRETING - BATCHING	372.00	SY	\$ 2.50	\$ 930.00	372.00	1	\$ 930.00
7.8	COLD WEATHER CONCRETING - PROTECTION	372.00	SY	\$ 5.50	\$ 2,046.00	372.00	1	\$ 2,046.00
	TRAFFIC CONTROL							
8.1	TEMPORARY TRAFFIC CONTROL	1.00	LS	\$ 4,800.00	\$ 4,800.00	1.00		\$ 4,800.00
8.2	PORTABLE DYNAMIC MESSAGE SIGN	10.00	C DAY	\$ 175.00	\$ 1,750.00	10.00		\$ 1,750.00
	SITE WORK AND LANDSCAPING							
9.1	SOD	12.00	SQ	\$ 150.00	\$ 1,800.00	12.00	2	\$ 1,800.00
9.2	FILTER SOCK, 12"	240.00	LF	\$ 3.00	\$ 720.00	240.00	2	\$ 720.00
9.3	FILTER SOCK, REMOVAL	240.00	LF	\$ 0.75	\$ 180.00	240.00	2	\$ 180.00
9.4	EROSION CONTROL MULCHING, HYDROMULCHING	1.00	LS	\$ 1,500.00	\$ 1,500.00	1.00		\$ 1,500.00
9.5	INLET PROTECTION DEVICE, DROP-IN	8.00	EA	\$ 150.00	\$ 1,200.00	8.00	2	\$ 1,200.00
	MISCELLANEOUS							
11.1	MOBILIZATION	1.00	LS	\$ 18,000.00	\$ 18,000.00	1.00		\$ 18,000.00
11.2	MAINTENANCE OF SOLID WASTE AND RECYCLING COLLECTION	1.00	LS	\$ 1,000.00	\$ 1,000.00	1.00		\$ 1,000.00
11.3	CONCRETE WASHOUT	1.00	LS	\$ 1,250.00	\$ 1,250.00	1.00		\$ 1,250.00
					TOTAL ORIGINAL CONTRACT = \$	109,595.00		\$ 109,595.00
CHANGE ORDER SUMMARY:								
	CHANGE ORDER 01							
2.3	MODIFIED SUBBASE, 6"	61.60	SY	\$ 12.00	\$ 739.20	61.60	1	\$ 739.20
4.1	STORM SEWER, TRENCHED, RCP, 12"	52.00	LF	\$ 200.00	\$ 10,400.00	52.00	1	\$ 10,400.00
4.2	REINFORCED CONCRETE COLLAR	5.00	EA	\$ 1,000.00	\$ 5,000.00	5.00	1	\$ 5,000.00
4.3	REMOVAL OF STORM SEWER, RCP, LESS THAN OR EQUAL TO 18"	60.00	LF	\$ 20.00	\$ 1,200.00	60.00	1	\$ 1,200.00
4.6	STORM SEWER, TRENCHED, RCP, 15"	8.00	LF	\$ 210.00	\$ 1,680.00	8.00	1	\$ 1,680.00
6.1	INTAKE, SW-501, RECONSTRUCT, TOP-ONLY	1.00	EA	\$ 1,000.00	\$ 1,000.00	1.00	1	\$ 1,000.00
7.2	REMOVAL OF DRIVEWAY	15.30	SY	\$ 15.00	\$ 229.50	15.30	1	\$ 229.50
7.4	DRIVEWAY, PAVED, PCC, 7"	15.30	SY	\$ 85.00	\$ 1,300.50	15.30	1	\$ 1,300.50
7.5	FULL DEPTH PATCHES, PCC, 8"	61.60	SY	\$ 90.00	\$ 5,544.00	61.60	1	\$ 5,544.00
7.6	PAVEMENT REMOVAL	61.60	SY	\$ 12.50	\$ 770.00	61.60	1	\$ 770.00
7.7	COLD WEATHER CONCRETING - BATCHING	76.90	SY	\$ 2.50	\$ 192.25	76.90	1	\$ 192.25
7.8	COLD WEATHER CONCRETING - PROTECTION	76.90	SY	\$ 5.50	\$ 422.95	76.90	1	\$ 422.95
					TOTAL:	\$ 28,478.40		\$ 28,478.40
	CHANGE ORDER 02							
9.1	SOD	27.60	SQ	\$ 150.00	\$ 4,140.00	27.60	2	\$ 4,140.00
9.5	INLET PROTECTION DEVICE, DROP-IN	-8	EA	\$ 150.00	\$ (1,200.00)	-8	2	\$ (1,200.00)
					TOTAL:	\$ 2,940.00		\$ 2,940.00
					TOTAL CHANGE ORDERS = \$	31,418.40		\$ 31,418.40
					TOTAL CONTRACT & CHANGE ORDERS \$	141,013.40		\$ 141,013.40

CHANGE ORDER NO. 2

OWNER: City of Indianola

PROJECT: North N Street Storm Sewer Repairs
S&A PROJECT #: 124.0688.01

To: TK Concrete, Inc.
Contractor
1608 Fifield Rd
Address
Pella, IA 50219
City, State, Zip

You are directed to make the following changes in this contract:

1. **Description of change to be made:**

9.1 SOD
9.5 INLET PROTECTION DEVICE, DROP-IN

2. **Reason for Change:**

9.1 Quantity adjustment to field measurements.
9.5 Quantity adjustment to field measurements.

3. **Settlement for the cost of making the change shall be as follows:**

Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
9.1	SEE ABOVE	27.60	SQ	\$150.00	\$4,140.00
9.5	SEE ABOVE	-8.00	EA	\$150.00	-\$1,200.00
TOTAL:					\$2,940.00

4. **This change order will result in a net change in the contract completion time of 0 days and a net change in the cost of the project of \$2940.00 divided as follows:**

	Contract Amount	Contract Working Days
Approved funds and contract completion date as per (Engineer's Estimate, Contract or last approved C.O.)	\$138,073.40	27.0
Change due to this C.O. (+ or -)	\$2,940.00	0
Totals including this C.O.:	\$141,013.40	27.0

The change described herein is understood, and the terms of settlement are hereby agreed to:

TK Concrete, Inc.
CONTRACTOR
By 

DATE: 4/25/25

Snyder & Associates, Inc.
ENGINEER
By 

DATE: 4/25/25

City of Indianola
OWNER
By _____

DATE: _____



MEMORANDUM

To: Mayor and City Council

From:

Date: May 5, 2025

Subject: Resolution approving a plat of survey request for parcel B of parcel A of lot 11 of Indianola Industrial Park.

Recommendation: Roll call is in order.

Attachments:

1. Staff Report_1400 East Iowa_PoS_042225
2. PARCEL B Plat of Survey
3. Res 2025-000 Approving Plat of Survey Industrial Park Lot 11



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: – Indianola Industrial Park - Plat of Survey

PREPARED BY: Bill Mettee – Senior Planner

REPORT DATE: April 18, 2025

MEETING DATE: April 22, 2025

GENERAL INFORMATION

Applicant / Owner:

Thac-Cam, Inc / Cam-Ric, LLC

Owner's Representative:

Matt Thomas, PLS, V&K Engineering

Request:

The applicant is requesting approval of a plat of survey to split the industrial lot into two lots.

Location and Size:

Property is located north of East Iowa Avenue and east of North Jefferson Way, containing 2.44 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	General Industrial	Industrial	M-2 (General Industrial District)
North	General Industrial	Industrial	M-2 (General Industrial District)
South	Multi-Family Residential	Low to Medium-Density Residential	R-3 (Multi-Family Residential District)
East	General Industrial	Industrial	M-2 (General Industrial District)
West	General Industrial	Industrial	M-2 (General Industrial District)

PROJECT HISTORY

The subject parcel was platted in 1972 as part of Indianola Industrial Park and is now Parcel A of Lot 11 after a 2006 plat of survey. The subject property is located on the north side of East Iowa Avenue east of North Jefferson Way. The property has two buildings used for light industrial commerce. There are two accesses into the site, both in front of the west building. One access is off of East Iowa Avenue and one access off of North 14th Street. The structures both currently meet the ordinances in terms of uses, setbacks and open space. There are 10-feet between the two buildings.

The applicant wishes to downsize and sell off the east building. Doing so takes the buildings out of conformance with the interior side yard setback requirement of 20-feet. With 10-feet total between the buildings, the applicant sought and was approved a variance for a side yard setback of 15-feet for both buildings. As proposed with the lot split, each building would have a 5-foot side yard setback. The Board of Adjustment heard this case at their January 31, 2025 meeting. The request was approved without condition. This plat of survey was contingent on the Board of Adjustment decision.

PROJECT DESCRIPTION

The plat of survey identifies the creation of one new lot in Indianola Industrial Park, labeled as Parcel B of Parcel A of Lot 11. With the split, Parcel A will be 1.31-acres in area and Parcel B will be 1.13-acres in area. All other bulk regulations, including other setbacks, open space and height restrictions will remain in compliance.

A 70' x 70' public ingress-egress easement is shown on Parcel A to allow access to Parcel B if an additional driveway cannot be installed per spacing requirements.

The use of Parcel B will remain industrial in nature.

Table I below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations.

Table I: Bulk Regulations for the M-2 District

Category	M-2 (minimum)
Front Yard Setback	35 feet
Rear Yard Setback	35 feet
Side Yard Setback	20 feet
Maximum Height Stories	50 feet
Lot Area	N/A
Lot Width	N/A

STAFF RECOMMENDATION

The plat of survey is in general conformance with the Subdivision Ordinance, and Comprehensive Plan. Staff recommends approval of the plat of survey for Parcel B of Parcel A of Lot II.

Index Legend	
CITY:	INDIANOLA
COUNTY:	WARREN
PARCEL ID:	48380000115
DESCRIPTION:	PART OF PARCEL "A" OF LOT 11 IN INDIANOLA INDUSTRIAL PARK
PROPRIETOR:	THAC-CAM, INC
SURVEYOR:	MATTHEW J. THOMAS
COMPANY:	VEENSTRA & KIMM, INC
RETURN TO:	6775 VISTA DRIVE WEST DES MOINES, IA 50266 OFFICE: (515) 225-8000

PLAT OF SURVEY - PARCEL "B"

A PART OF PARCEL "A" OF LOT 11
IN INDIANOLA INDUSTRIAL PARK

LEGAL DESCRIPTION: PARCEL "B"

A parcel of land located in and forming a part of PARCEL "A", as shown in Book 2006 Page 2048 of the Office of the Warren County Recorder of LOT 11 in INDIANOLA INDUSTRIAL PARK, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of said PARCEL "A" of LOT 11 in INDIANOLA INDUSTRIAL PARK; thence North 88°03'30" West along the South Line of said PARCEL "A", a distance of 215.38 feet; thence North 01°55'21" East, a distance of 229.33 feet to a point on the North Line of said PARCEL "A"; thence South 89°54'19" East along said North Line, a distance of 207.81 feet to the Northeast Corner of said PARCEL "A"; thence South 00°03'34" West along the East Line of said PARCEL "A", a distance of 236.16 feet to the Point of Beginning, containing 49,235 Square Feet (1.13 Acres), subject to all easements, restrictions and covenants of record.

PROPERTY OWNER:
THAC-CAM, INC
ATTN: REED THACKER
1400 E IOWA AVENUE
INDIANOLA, IOWA 50125
BOOK 2006 PAGE 11453



I hereby certify that this land surveying document was prepared and the related survey 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.

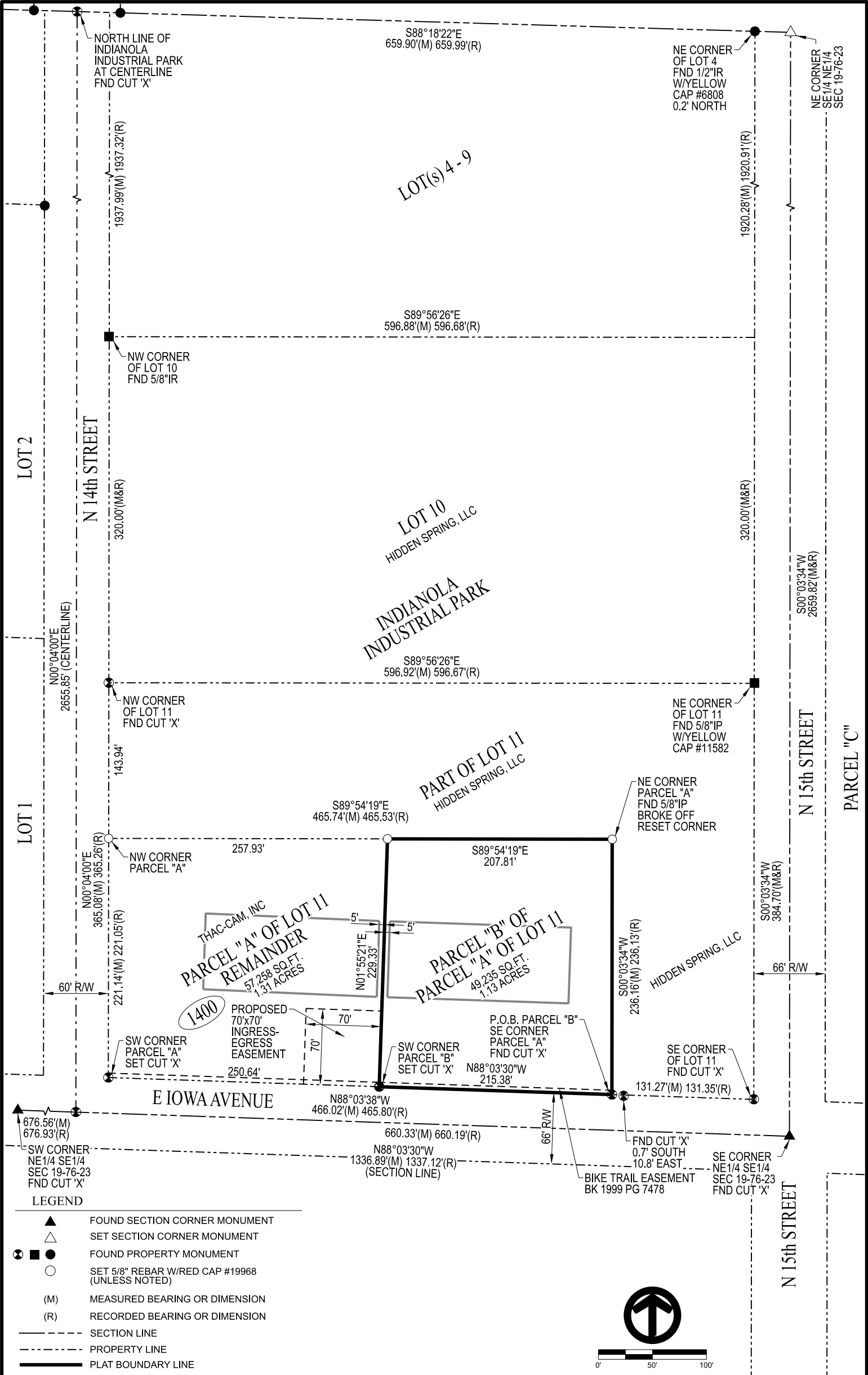
Signature: *Matthew J. Thomas* Date: 03/31/2025
Name: (Printed or typed) Matthew J. Thomas
License Number: 19968
My license renewal date is December 31, 2025.
Pages or sheets covered by this seal: 1 - 2

SCALE	1" = 100'
DRAWN	MJT
CHECKED	MJT
APPROVED	MJT
DATE	03/31/2025
ISSUED FOR	THAC-CAM, INC



PLAT OF SURVEY - PARCEL "B"
A PART OF PARCEL "A" OF LOT 11
IN INDIANOLA INDUSTRIAL PARK

SHEET NO.	
1 OF 2	
PROJECT	389275



SCALE	1" = 100'	 VEENSTRA & KIMM INC.	PLAT OF SURVEY - PARCEL "B" A PART OF PARCEL "A" OF LOT 11 IN INDIANOLA INDUSTRIAL PARK	SHEET NO.	
DRAWN	MJT			2 OF 2	
CHECKED	MJT				
APPROVED	MJT				
DATE	03/31/2025				
ISSUED FOR	THAC-CAM, INC			PROJECT	389275

RESOLUTION NO 2025-000

RESOLUTION APPROVING A PLAT OF SURVEY REQUEST FOR PARCEL B OF PARCEL A OF LOT 11 OF INDIANOLA INDUSTRIAL PARK

WHEREAS, Thac-Cam / Cam-Ric, LLC is requesting plat of survey approval for property legally described as:

A parcel of land located in and forming a part of PARCEL "A", as shown in Book 2006 Page 2048 of the Office of the Warren County Recorder of LOT 11 in INDIANOLA INDUSTRIAL PARK, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of said PARCEL "A" of LOT 11 in INDIANOLA INDUSTRIAL PARK; thence North 88°03'30" West along the South Line of said PARCEL "A", a distance of 215.38 feet; thence North 01°55'21" East, a distance of 229.33 feet to a point on the North Line of said PARCEL "A"; thence South 89°54'19" East along said North Line, a distance of 207.81 feet to the Northeast Corner of said PARCEL "A"; thence South 00°03'34" West along the East Line of said PARCEL "A", a distance of 236.16 feet to the Point of Beginning, containing 49,235 Square Feet (1.13 Acres), subject to all easements, restrictions and covenants of record.

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 industrial and located within the city limits of the City of Indianola; and

WHEREAS, on April 22, 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 Thac-Cam / Cam-Ric, LLC.

Passed and approved this 5th day of May 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From:
Date: May 5, 2025
Subject: Resolution approving an option for platting Outlot Z of Emerald Bay.

Introduction: With the filing of Plat 1 of Emerald Bay, Outlots Y and Z were conveyed to the City for parkland dedication and storm water detention.

Background:

Discussion: Plat 1, Lots 2-5 and Outlot Z now need to be replatted to Emerald Bay Plat 2. With this action, Outlot W will replace Outlot Z and be conveyed to the City. Because the boundaries of Outlot Z will have changed with the replatting and the City will have a title interest in new lots, the City needs to provide a consent to plat for Plat 2 land and the title will need to be squared up between the City and the developer.

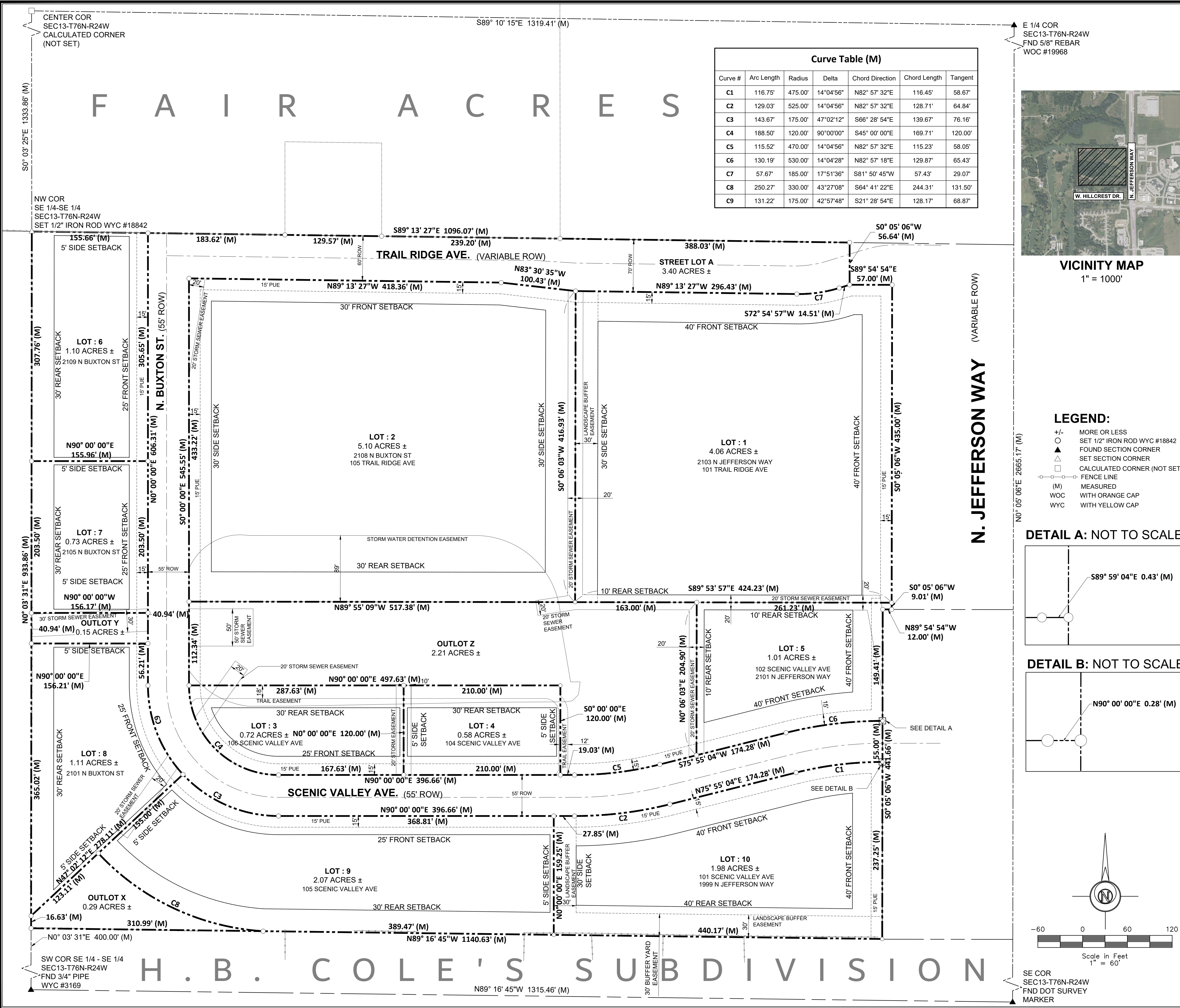
The City can either file a corrected deed to remove Outlot Z from our ownership, or we can have a public hearing and approve the filing of a resolution approving conveyance of property. Legal counsel has advised that the City file a corrected deed; the resolution in the packet is for the recommended action.

Budget Impact:

Recommendation: A motion choosing one of the options is in order.

Attachments:

1. Emerald Bay Plat 1 Final Plat Map - REVISED
2. Emerald Bay Plat 2 Final Plat Map
3. Res 2025- Emerald Bay Outlot Z



FINAL PLAT

EMERALD BAY PLAT 1

INDIANOLA IA 50125

DATE OF SURVEY:
11/2023

SITE ADDRESS
2103 N JEFFERSON WAY
INDIANOLA, IA 50125

SITE AREA
GROSS: 24.50 ACRES (1,067,220 SQ.FT.)
ROW: 3.40 ACRES
NET: 21.10 ACRES

ZONING
EXISTING: C-2, R-2, R-1, R-3
PROPOSED: PUD W/UNDERLYING R-3 & C-2 OR SIMILAR

ADJACENT ZONING:
NORTH: A-1, C-2 EAST: ROW, C-2
SOUTH: R-1 WEST: A-1

BULK REGULATIONS

MULTI-FAMILY (R-3):
i. MIN. OPEN SPACE: 25%
ii. MAX. BUILDING HEIGHT: 50FT.
iii. MIN. SEPARATION BETWEEN BUILDINGS NOT ATTACHED: 30FT.
iv. MAX. DENSITY PER ACRE: 25/ACRE
v. MIN. LOT STREET FRONTAGE: 20FT.
vi. MIN LOT WIDTH: 80FT.

ROW HOMES/TOWN HOMES (R-3):
i. MIN. OPEN SPACE: 25%
ii. MAX. BUILDING HEIGHT: 35FT.
iii. MIN. SEPARATION BETWEEN BUILDINGS NOT ATTACHED: 16FT. SIDE TO SIDE; 46FT. BACK TO BACK/SIDE
iv. MAX. DENSITY PER ACRE: 8
v. MIN. LOT STREET FRONTAGE: 20FT.
vi. MIN. LOT WIDTH: 24FT.

COMMERCIAL COMPLIANCE (C-2):
i. MIN. OPEN SPACE: 20%
ii. MAX. BUILDING HEIGHT: 50FT.
iii. MIN. SEPARATION BETWEEN BUILDINGS NOT ATTACHED: 20FT.
iv. MIN. LOT STREET FRONTAGE: 40FT.
v. MIN. LOT WIDTH: 150FT

OUTLOT USES

OUTLOT Z -
OPEN SPACE DEDICATED FOR
FUTURE PARKLAND AND
DETENTION BASIN

OUTLOT Y -
OPEN SPACE AND STORMWATER
OVERFLOW PATH

OUTLOT X -
OPEN SPACE

STREET LOT A -
TO BE DEDICATED TO THE CITY OF
INDIANOLA

SETBACKS - PUD

COMMERCIAL (C-2)
FRONT: 40'
SIDE: 10'
REAR: 10'

MULTI-FAMILY (R-3)
FRONT: 30'
SIDE: 30'
REAR: 30'

ROW HOMES (R-3)
FRONT: 25'
SIDE: 5'
REAR: 30'

TOWNHOMES (R-3)
FRONT: 25'
SIDE: 5'
REAR: 30'

DEVELOPER:
SUNSTONE INVESTMENTS, LLC
C/O JESSE ROGNES
SYNERGY CONTRACTING, L.L.C.
7481 US HWY 65/69
DES MOINES, IA 50320

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

ERROR OF CLOSURE:
1: 1,738,692

LEGAL DESCRIPTION:
WD INST#2024-00686
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. IOWA,
AND EXCEPT
THAT PART THEREOF TO THE STATE OF IOWA IN DEED RECORDED IN BOOK 152, PAGES 48-49, IN THE OFFICE OF THE RECORDER OF WARREN COUNTY, IOWA,
AND INCLUDING
THAT PART THEREOF GRANTED BACK TO HARRY A. BORTELL AND HELEN M. BORTELL BY THE STATE OF IOWA AS SHOWN IN THE PATENT RECORDED IN BOOK 160 PAGES 545-547 IN THE OFFICE OF THE WARREN COUNTY RECORDER, CONTAINING 24.50 ACRES, MORE OR LESS.

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 L. PELDS
18842

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):

PELDS DESIGN SERVICES

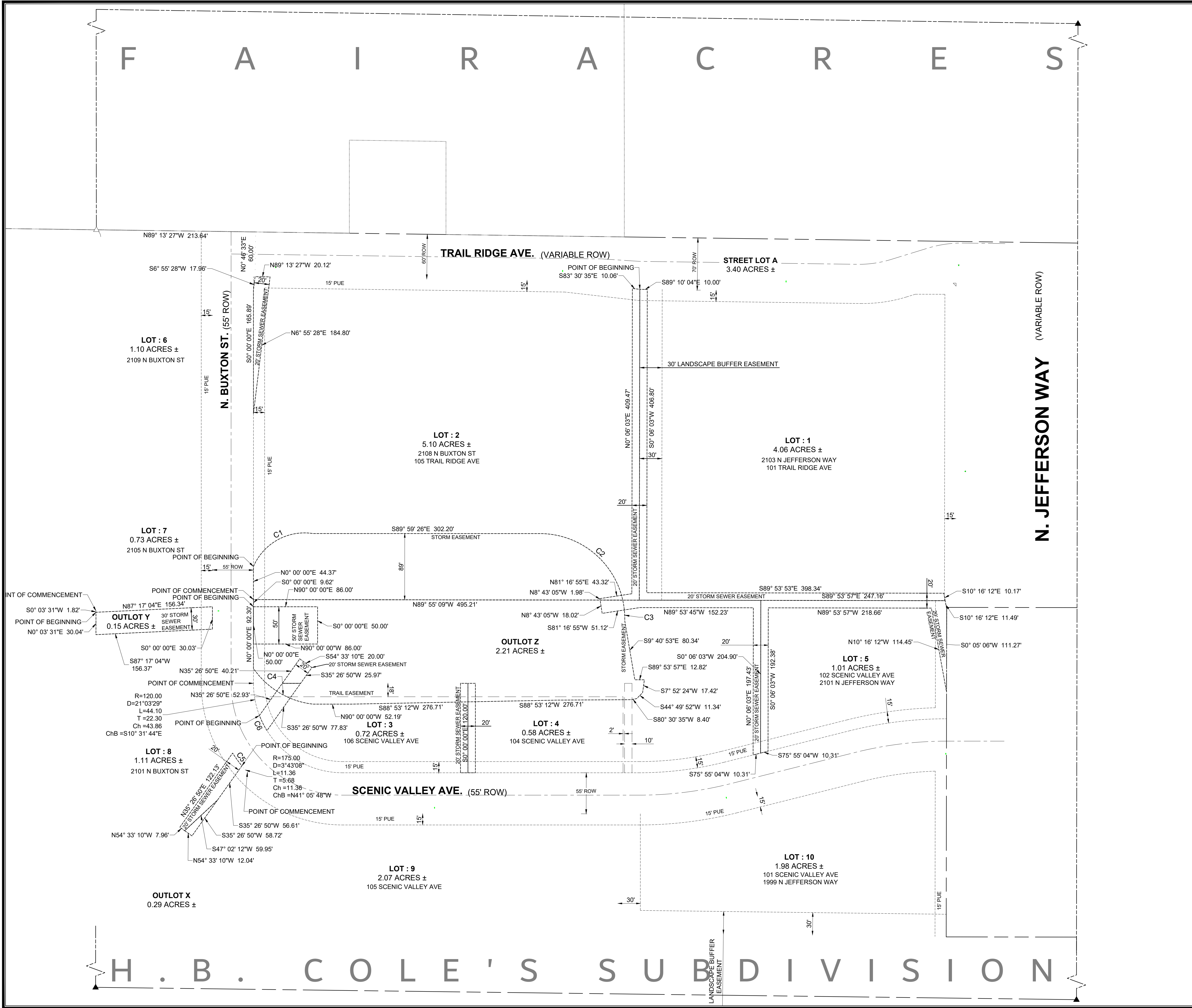
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

EMERALD BAY PLAT 1
INDIANOLA, IA 50125

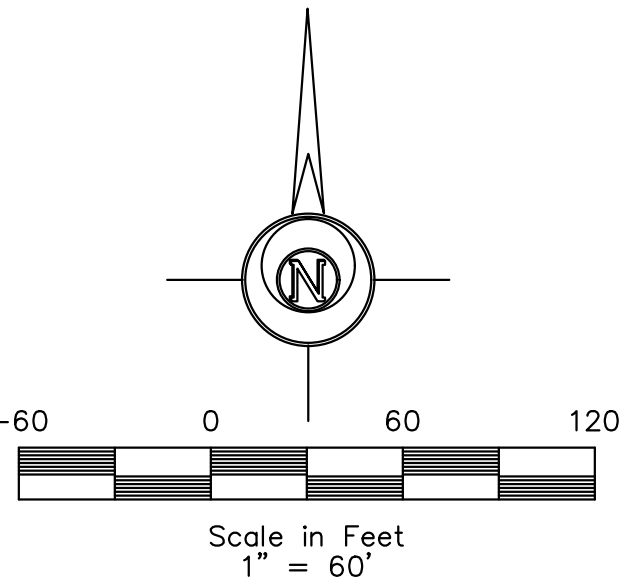
PRELIMINARY

12.2.2024 23-141

FINAL PLAT SHT 1



- LEGEND:**
- +/- MORE OR LESS
 - SET 1/2" IRON ROD WYC #18842
 - ▲ FOUND SECTION CORNER
 - △ SET SECTION CORNER
 - CALCULATED CORNER (NOT SET)
 - FENCE LINE
 - (M) MEASURED
 - WOC WITH ORANGE CAP
 - WYC WITH YELLOW CAP



Curve Table						
Curve #	Arc Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	98.12'	74.46'	75°30'10"	N60° 58' 15"E	91.18'	57.66'
C2	156.13'	114.05'	78°26'14"	S51° 45' 48"E	144.22'	93.08'
C3	27.86'	114.05'	13°59'49"	S5° 32' 47"E	27.79'	14.00'
C4	95.78'	112.24'	48°53'47"	N58° 56' 51"W	92.90'	51.03'
C5	21.14'	175.00'	6°55'13"	S35° 46' 38"E	21.12'	10.58'
C6	22.70'	120.00'	10°50'20"	N26° 28' 39"W	22.67'	11.38'

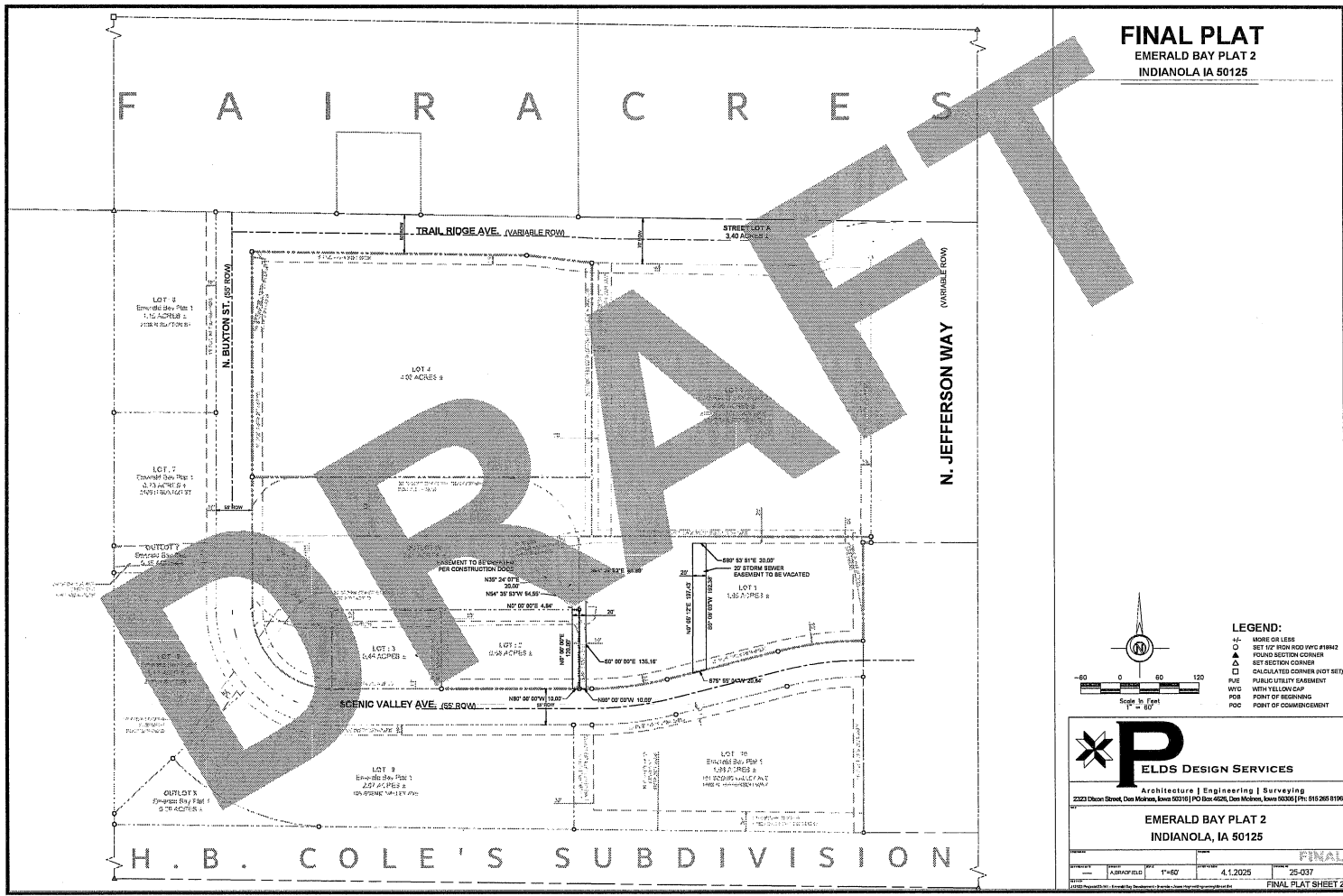
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

EMERALD BAY PLAT 1
INDIANOLA, IA 50211

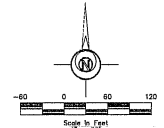
PRELIMINARY

23-141

FINAL PLAT SHT 2



FINAL PLAT
EMERALD BAY PLAT 2
INDIANOLA IA 50125



- LEGEND:**
- ± MORE OR LESS
 - SET 1/2" FROM END WPC #1842
 - △ FOUND SECTION CORNER
 - SET SECTION CORNER
 - CALCULATED CORNER (NOT SET)
 - PUE PUBLIC UTILITY EASEMENT
 - W/C WITH YELLOW CAP
 - POR POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT

ELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Olson Street, Des Moines, Iowa 50316 | PO Box 4628, Des Moines, Iowa 50306 | PH: 515.265.8196

EMERALD BAY PLAT 2
INDIANOLA, IA 50125

DATE	4.1.2025	25-037
PROJECT	ASPHALTPAVEMENT	1"=60'
DATE	4.1.2025	25-037

FINAL PLAT SHEET 2

City of Indianola
RESOLUTION NO 2025-

**RESOLUTUION AUTHORIZING THE EXECUTION OF A CORRECTED DEED
FOR OUTLOT Z OF EMERALD BAY**

WHEREAS, the City of Indianola owns Outlots Y and Z of Emerald Bay Plat 1 as parkland and storm water detention; and

WHEREAS, the developer of Emerald Bay finds it necessary to replat Lots 2-5 and Outlot Z to Emerald Bay Plat 2; and

WHEREAS, such action will replace Outlot Z, changing the boundaries of the land the City holds title interest in; and

WHEREAS, the City of Indianola desires to file a corrected deed to remove Outlot Z therefrom.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the Indianola Iowa that the corrected deed to remove Outlot Z is hereby approved and that the Mayor or his designee is hereby authorized to execute the correction and to take such further action as may be necessary to carry out the intent and purposes of this resolution. All resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 5th day of May 2025.

ATTEST:

Steve Armstrong, Mayor Pro Tem

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: May 5, 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 Urban Revitalization Designations for residential renovation:

Address	Title Holder	Estimated or Actual Cost of Improvements
805 E 1st Avenue	Thompson Property Investments LLC and Iowa Drone Inc	\$97,500

Budget Impact:

Recommendation: The application is in order for approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From:
Date: May 5, 2025
Subject: Resolution approving salaries.

Recommendation: Roll call is in order.

Attachments: 1. Res 2025-000 Approving salaries

City of Indianola
RESOLUTION NO. 2025-000

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:

Michael Wadle, Part-Time Library Assistant, to Grade 1-A.5, \$17.519/hour effective April 20, 2025; and

Wyatt Westcott, Seasonal Pool Lifeguard- Year 1, \$12.00/hour, effective April 26, 2025; and

Jensen Zwirlein, Seasonal Pool Lifeguard- Year 1, \$12.00/hour, effective April 26, 2025; and

Jonas Rabe, Seasonal Pool Lifeguard- Year 1, \$12.00/hour, effective May 2, 2025; and

Ryen Blosser, Seasonal Pool Manager- Year 1, to LGI Certified, \$15.50/hour effective May 4, 2025; and

Brinley Cleveland, Seasonal Pool Manager Year 1 to LGI Certified, \$15.50/hour, effective May 4, 2025; and

Chloey Hart, Seasonal Pool Lifeguard-WSI Certified, to LGI Certified, \$14.00/hour, effective May 4, 2025; and

Kaden Johnston, to Part-time Non-benefitted Lifeguard, \$11.00/hour, effective May 4, 2025; and

Kaisen Storm, Seasonal Pool Manager- Year 1, to LGI Certified, \$15.50/hour effective May 4, 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 5th day of May 2025.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Aaron Hurt, Fire Chief
Date: May 5, 2025
Subject: Receive and file the March 2025 EMS Billing Activity Report.

Introduction: The following information summarizes EMS billing activity and the fire department's monthly calls for service.

Background: Below are the EMS billing details reflecting March 2025 billing activity and collection summaries as reported by Digitech Company & the monthly activity of the Indianola Fire Department for the month ending March 31, 2025.

Discussion:

Billing Activity & Collection Summary for the Period: 03/01/2025 - 03/31/2025	
Billing Activity Summary	Collection Report Summary
New Total Billable: \$146,377.59	All Accounts Collected Old/New: \$69,608.11
Billable Transports: \$143,377.59	Refunds: (\$63.99)
Billable Non-Transports: \$3,000.00	Account Closed: (\$7.93)
Non-Billable: (\$6,607.27)	Account Closed Bankruptcy: (\$941.00)
	Account Closed Deceased: (\$620.00)
	Forward to Iowa Income Offset: (\$13,327.78)
	Account Closed - Other: (\$1,167.00)
	Unfreeze/Unclose: \$145.67
	Adjusted Other: \$2,395.16
	Adjusted Primary & Secondary Insurance: (\$39,831.98)
Total Accounts Created: \$139,770.32	Net Collected Total: 69,544.12

The March 31, 2025, statements reflect the following balances: TruBank balance at \$488,904.21 and the Bankers Trust Account Balance at \$307,399.42.

March Service Report		
Fire	30	11.72
Rescue/EMS	182	71.09%
Hazardous Condition	3	1.17%
Service Call	12	4.69%
Good Intent	10	3.91%
False Alarm & False Call	14	5.47%
Special Incident	1	0.39%
Responses Pending Report Completion	4	1.56%
Total Calls for Service - March 2025	256	100%

Budget Impact:

Recommendation: Receive and file.

Attachments: None



— Office of the Mayor Pro Tem —

PROCLAMATION

Employee Recognition Month

WHEREAS, the month of May includes Public Service Recognition Week, International Firefighter's Day, National Police Week and National EMS Week; and

WHEREAS, the residents of Indianola are served every day by public workers; and

WHEREAS, the public employees of the City of Indianola are committed to providing citizens with quality and ample services and strive to improve the livability of the community through personal dedication, integrity, accountability, innovation, sensitivity, public safety, education and leisure programs, and administrative services; and

WHEREAS, public servants are driven by a desire to give back to others, improve the quality of life of our residents, and help those in need; and

WHEREAS, public employees serve citizens without wanting of recognition or reward and serve in our times of need with courage, compassion and loyalty; and

WHEREAS, at a moment's notice, Firefighters, are quick to respond to uncertain situations, while risking their lives, in order to protect our community; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

Whereas, the members of the Indianola Police Department play an essential role in safeguarding the rights and freedoms of the residents and visitors of the City of Indianola; and

WHEREAS, the dedicated and hard-working public employees of the City of Indianola deserve to be recognized, acknowledged, and supported for their efforts, selfless service, and sacrifices.

THEREFORE, I, Mayor Pro Tem Steve Armstrong, do hereby proclaim May 4 as International Firefighter's Day; May 4-10 as Public Service Recognition Week; May 11-17 as National Police Week; and May 18-24 as National EMS Week in Indianola and I encourage all citizens to show support and appreciation to our public servants who work tirelessly to provide services required and expected by the public.

Steve Armstrong, Mayor Pro Tem



MEMORANDUM

To: Mayor and City Council

From:

Date: May 5, 2025

Subject: Consideration of the appointment of Mike Baethke to the Parks & Recreation Commission for a term beginning immediately, and ending July 1, 2027, filling a vacant, unexpired term.

Recommendation: Roll call is in order.

Attachments: 1. Baethke App_P&R Comm 2025



City Clerk's Office

110 N 1st Street, Indianola, IA 50125 • www.indianolaiowa.gov

515-961-9410 phone

Volunteer Application Form to Serve on a City Board or Commission

There are numerous Boards and Commissions to advise the City Council. Terms for the Boards and Commissions vary and are established by Municipal Code. These boards and commissions are vital to the success of the community and are comprised of interested citizens. This form assists the City Council in evaluating the qualifications of applicants for appointment to a board, commission or committee. When terms have expired or vacancies occur, appointments are made during regular City Council meetings that take place on the first and third Monday. The applicant's qualifications may be discussed during the public meeting.

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

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

Personal Information

Name: <u>Michael R. Baethke</u>		Today's Date: <u>04/28/2025</u>
Street Address: <u>704 West Scenic Valley Drive</u>		
City, State, Zip: <u>Indianola, IA 50125</u>		Years Resided in Indianola: <u>43</u>
Email: <u>mbaeth@qol.com</u>		
Home Phone: <u>N/A</u>	Cell Phone: <u>515-961-4493</u>	Work Phone: <u>N/A</u>
Occupation: <u>Retired</u>		
Gender (Optional): <u>Male</u>	Age (Optional): <u>75</u>	Race (Optional): <u>White</u>
Have you previously volunteered on a City Board, here or elsewhere?		
Board Name: <u>Wellness Campus</u>	Years Served: <u>2 Yrs.</u>	City: <u>Indianola</u>
Application for (Name of Board/Commission or Committee): <u>Parks & Recreation Commission</u>		
Why do you want to serve on this Board/Commission or Committee? <u>My family and I use the parks & trail system, and want them to continue to be a point of pride & a "draw" to our community.</u>		
What will you contribute to this Board/Commission or Committee? <u>What is needed at the time that is needed. See "Significant Accomplishments" on attached documents.</u>		

Please attach additional pages if necessary.

Boards, Commissions and Committees

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

MICHAEL A. BAETHKE

e-mail: mbaeth@aol.com

704 West Scenic Valley Drive
Indianola, IA 50125

Telephone (515) 961-4494

Ms. Jackie Raffety
Indianola City Clerk
110 N 1st Street
Indianola, IA 50125

Michael A. Baethke
704 Scenic Valley Drive
Indianola, IA 50125

Dear Ms. Raffety:

I have been a resident of the Indianola community for 43 years and have served the public in various capacities over most of those years. It has been a number of years, so if your records are more reflective than my memory, that is quite understandable. I was appointed to what I think was Parks and Recreation Board by Mayor Jerry Kelly many years ago. Our company, Morgan Anderson Consulting, worked with Glen Cowen to develop a Vision and Mission Statement for the Parks and Recreation Department, again many years ago. Most recently, I attended several Parks and Recreation Commission meetings as the representative of the Wellness Campus Board of Trustees.

On a more personal level, our family has used most every park in our community over the past 43 years. I have also used the trails system and taken kids and grandkids to Veterans Memorial Pool several times in recent years.

I look forward to serving the Indianola Parks and Recreation Commission should I be selected.

Sincerely,

Michael A. Baethke

Michael A. Baethke

MICHAEL A. BAETHKE

e-mail: mbaeth@aol.com

704 West Scenic Valley Drive
Indianola, IA 50125

Telephone (515) 961-4494

OBJECTIVE

Qualify for membership on the Indianola Parks and Recreation Commission.

SUMMARY OF QUALIFICATIONS

- Extensive experience in leadership positions
- Extensive experience in managing systemic change
- A collaborator comfortable with leading or collaborating
- Capable of rapidly learning recent technologies and methodologies and applying them to tasks and work-related procedures

SIGNIFICANT ACCOMPLISHMENTS

LEADERSHIP SKILLS

- Served as the Indianola Wellness Campus Board of Trustees Vice-Chair 2023-2024
- Served as the Indianola YMCA Board Chair in 2021-22
- Served as a with Consultant for the Iowa Department of Education 2007-2014
- Served as President of Redeemer Lutheran Church in 2012
- Facilitated Focus Groups for the development of the 2010 Fall BEDS application.
- Established Morgan Andersen Consulting, LLC.
- Conceptualized and founded the Indianola Learning Center, a school that served “at-risk” youth from all high schools in Warren County.
- Implemented a continuous learning calendar at the Indianola Learning Center (2000-2004).
- Facilitated leadership development activities for educational entities and municipal organizations.

MANAGEMENT SKILLS

- Managed all aspects of a “start-up business” from conception to implementation.
- Piloted a new staff evaluation process for the Indianola Community School District (2003-2004).
- Prioritized work-related tasks to ensure all that deadlines were met in preparation for the Department of Education’s visit in January, 2005.
- Served as the district’s liaison to the Department of Education for the implementation of a statewide student accountability application.

HUMAN RELATIONS SKILLS

- Accommodate all learning styles when presenting materials to clients.
- Demonstrate the ability to remain calm when working with difficult people in demanding situations.
- Adjust active listening skills as situation dictates.
- Build consensus when practicing shared decision-making.

TECHNOLOGY SKILLS

- Developed PowerPoint presentations to reinforce learning outcomes.
- Certified as a Level 1 Cisco Certified Network Associate instructor (2003-2004).
- Taught the Microsoft Office Suite (Word, Excel, Access and PowerPoint) and the Microsoft operating systems (98/2000/XP) to post-secondary and adult education students (2004-05).
- Identified and resolved problems related to software, hardware and network functionality.

EMPLOYMENT HISTORY

2007 – 2014	Iowa Department of Education	Consultant
2006 – 2007	DMACC – West Campus	Recruiter – Telecommunications Program
2005 – 2014	Morgan Andersen Consulting, LLC	Co-owner/Facilitator
2000 – 2005	Indianola Community Schools	Director of District Technology
1990 – 2005	Indianola Community Schools	Learning Center Director
1982 – 1990	Indianola Community Schools	High School Assistant Principal
1979 – 1982	Tri-County Community Schools	Junior/Senior High School Principal
1972 – 1979	Ottumwa Community Schools	Teacher/Coach

EDUCATIONAL HISTORY

Family Team Facilitation Training	Iowa Dept. of Human Services – 22 Hours
Des Moines Area Community College	Technology Classes
Administrative Evaluator Certification	Iowa Department of Education
Iowa State University	Certificate of Advanced Study 15/30 Hrs.
Northeast Missouri State University	Master of Arts Degree
Northeast Missouri State University	Bachelor of Science Degree
Indian Hills Community College	Associates Arts Degree

AWARDS

Nominee for Indianola Educator of the Year Award for 2004-05
Recipient of Indianola Educator of the Year Award for 1996-97
Nominee for Indianola Educator of the Year Award for 1993-94



MEMORANDUM

To: Mayor and City Council
From: Aaron Hurt, Fire Chief
Date: May 5, 2025
Subject: First consideration of an ordinance amending Chapter 160, Section 307 of the Code of Ordinances, Indianola, Iowa.

Introduction:

The purpose of this memorandum is to request the City Council's consideration of an amendment to the current City Code to allow for recreational burning within the City of Indianola. Currently, open burning is prohibited by ordinance; however, based on community interest, fire service best practices, and precedent set by neighboring municipalities, the Fire Department recommends updating the code to allow recreational fires under regulated conditions.

Background:

The Indianola Fire Department frequently responds to citizen complaints regarding illegal burning. These incidents are typically resolved by extinguishing the fire or requiring the responsible parties to do so. While these calls rarely involve immediate danger, they consume department resources and highlight a disconnect between community practices and current policy.

The International Fire Code (IFC) 2018, which the City has adopted, provides a framework under Section 307 to allow for recreational fires when properly controlled and supervised. Other cities, such as Ankeny and Ames, Iowa, have successfully integrated similar allowances for recreational fires into their municipal codes, demonstrating that such activities can be safely permitted with the right parameters in place.

Discussion:

Recognizing the social and lifestyle value of recreational fires, particularly as a source of outdoor enjoyment for families and neighbors, the Fire Department supports the responsible use of recreational fire pits and similar setups.

The Fire Marshal has conducted a review of the 2018 IFC as well as local ordinances from Ankeny and Ames to develop a draft framework that would permit recreational burning within city limits. Key elements of the proposed ordinance amendment include:

- Fires must be contained in an approved outdoor fireplace, fire pit, or chiminea.
- Fires must not exceed a specified size (e.g., 3 feet in diameter and 2 feet in height).

- Fires must be attended at all times by a responsible adult and have an extinguishing source available.
- Prohibitions on burning during high wind conditions or when a burn ban is in place.
- Minimum distance requirements from structures and property lines.

Public education will play a central role in the implementation of this change. The Fire Department is committed to providing residents with clear guidance on safe practices and code compliance. Enforcement will remain strict to ensure that the amendment does not compromise public safety.

Budget Impact: The proposed amendment will not result in any significant financial impact to the City. Existing personnel and communication resources within the Fire Department will support education, outreach, and enforcement efforts. In fact, this change may reduce the number of nuisance and enforcement calls over time as residents gain clarity on what is permitted and how to remain compliant.

Recommendation:

The Fire Department recommends that the City Council consider reviewing the recommended amendments to the City Code that would allow for recreational burning. The proposed amendments, drafted by the Fire Marshal, have been modeled after proven regulations in similar communities and should be reviewed by the City's legal counsel before the final presentation for amendment and reading for adoption.

By considering this and moving forward with this change, the City can better align with resident expectations, reduce enforcement burdens, and continue to ensure the safety and well-being of our community. Roll call is in order.

- Attachments:**
1. Ord _Fire Code Section 307
 2. Recreational Fire Safety Indianola Final

ORDINANCE NO.

**AN ORDINANCE AMENDING FIRE CODE CHAPTER 160, SECTION 307
OF THE CODE OF ORDINANCES OF INDIANOLA, IOWA**

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

Section 1. Chapter 160, Section 307 of the Code of Ordinances of the City of Indianola, Iowa be and hereby deleted in its entirety.

Section 2. Chapter 160, Section 307 of the Code of Ordinances of the City of Indianola, Iowa is hereby added by inserting the language as shown in Attachment A.

Section 3. Repealer. All ordinances or parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

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

Passed and approved by the Indianola City Council on the _____ day of
_____ 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

Section 307

Open Burning, Recreational Fires and Portable Outdoor Fireplaces

307.1 General. A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless conducted and approved in accordance with Sections 307.1.1 through 307.5.

Open burning is not allowed within the City of Indianola city limits without first obtaining a permit. Contact the Fire Department for assistance in determining the types of permits needed and procedures for obtaining such permits.

307.1.1 Prohibited open burning. Open burning shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous.

Exception: Prescribed burning for the purpose of reducing the impact of wildland fire when authorized by the fire code official.

Permitted burning in commercial and industrial areas shall be subject to the location of adjacent structures and at the discretion of the Fire Chief or his/her designated Fire Official.

307.2 Permit required. (Bonfires, Open Burns) A permit shall be obtained from the fire code official in accordance with Section 105.6 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land on which the fire is to be kindled.

307.3 Extinguishment authority. Where open burning creates or adds to a hazardous situation, or a required permit for open burning has not been obtained, the Fire Department is authorized to order the extinguishment of the open burning operation and take any additional, appropriate actions.

307.4 Location. The location for open burning shall be not less than 50 feet (15,240 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within 50 feet (15,240 mm) of any structure.

Exceptions:

1. Fires in approved containers that are not less than 15 feet (4572 mm) from a structure.

2. The minimum required distance from a structure shall be 25 feet (7620 mm) where the pile size is 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height

307.4.1 Bonfires. A bonfire shall not be conducted within 50 feet (15 240 mm) of a structure or combustible material unless the fire is contained in a barbecue pit. Conditions that could cause a fire to spread within 50 feet (15,240 mm) of a structure shall be eliminated prior to ignition.

307.4.2 Recreational fires. Recreational fires shall not be conducted within 25 feet (7620 mm) of a structure or combustible material. Conditions that could cause a fire to spread within 25 feet (7620 mm) of a structure shall be eliminated prior to ignition.

307.4.3 Portable outdoor fireplaces. Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.

Exception: Portable outdoor fireplaces shall not be used in multi-family units, on decks, or closer than 15 feet of a structure or combustible material.

307.5 Attendance. Open burning, bonfires, recreational fires and use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. Not fewer than one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other approved on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization.

Permits. Permits can be obtained online from the [Indianola Fire Department](#) or in person at City Hall. The City Council shall establish the amount of the fee by resolution.

Fuels Permitted: Untreated wood, seasoned logs and branches or firewood, coal.

Fuels Not Permitted include, but are not limited to: Rubbish/refuse such as - painted/stained/treated wood, wet wood, garbage, rubbish, vegetation, grass clippings, leaves, rubber, plastic, flammable/combustible liquids (paint, used oil, etc.)

VIOLATIONS. Any provision violation of section 307 shall be a municipal infraction punishable by a penalty of \$250 for a person's first violation thereof and a penalty of \$500 for each repeat violation (City of Indianola Municipal Code, Chapter 4, Section 4.03, Penalties).

Recreational Fire Safety

Recreational Fires

Defined in the Fire Code as "An outdoor fire burning materials other than rubbish where the fuel being burned is contained in an incinerator, outdoor fireplace, barbeque grill, or barbeque pit and has a total fuel area of 3 feet or less in diameter and 2 feet or less in height for pleasure with open air between the bottom of device and ground surface for religious ceremonies, cooking, warmth or similar purpose."

Open Burning

Defined in the Fire Code as "The burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does not include road flares, smudge pots, and similar devices associated with safety or occupational uses typically considered open flames or *recreational fires*." Or use of portable outdoor fireplaces.

For the above definitions, open burning is not allowed within the City of Indianola city limits without obtaining a permit. Contact the Fire Department for assistance in determining the types of permits needed and procedures for obtaining such permits.

Recreational Fire Guidelines

- The fire must be at least 25 feet from structures and other combustible materials.
- The fuel area may not exceed 3 feet in diameter, may not exceed 2 feet in height and must have open-air space between the bottom of the device and the ground surface.
- Only solid fuels are allowed (no rubbish).
- Dry grass, leaves, and other combustibles must be cleared for a minimum of 10 feet around the fire area.
- Any condition which could cause a fire to spread within 25 feet of a structure must be eliminated.
- The fire must be constantly attended to by a competent adult.
- A portable fire extinguisher or alternative means of extinguishing such as a garden hose must be in place for immediate use.
- The fire must be contained in a fire ring. Fire rings must be built from non-combustible fire rated materials such as metal, stone, brick, or concrete, and should be designed to fully contain the fire and prevent the spread of flames or embers, with recreational fire rings typically limited to a maximum of 3 feet in diameter and 2 feet in height unless otherwise approved by local code.

- Fires emitting smoke determined to be harmful to surrounding property owners, or when atmospheric conditions or local circumstances make sure fires hazardous, will be immediately extinguished.

Portable Outdoor Fireplaces Guidelines

- Must be at least 15 feet from structures and other combustible materials.
- Only solid fuels are allowed (no rubbish).
- It may be an open design or equipped with a small hearth opening and a short chimney or chimney opening in the top.
- Must be used in accordance with manufacturer's instructions.
- Must be constantly attended by a competent adult.
- A portable fire extinguisher or alternative means of extinguishing such as a garden hose must be in place for immediate use.
- Fires emitting smoke determined to be harmful to surrounding property owners, or when atmospheric conditions or local circumstances make sure fires hazardous, will be immediately extinguished.

VIOLATIONS

Any provision violation of section 307 shall be a municipal infraction punishable by a penalty of \$250 for a person's first violation thereof and a penalty of \$500 for each repeat violation (City of Indianola Municipal Code, Chapter 4, Section 4.03, Penalties)



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: May 5, 2025
Subject: First consideration of an ordinance repealing Chapter 32 of the Code of Ordinances, Indianola, Iowa.

Introduction: This ordinance will repeal Chapter 32, Indianola Wellness Campus Board of Trustees from the Code of Ordinances for the City. Staff recommends that the Park and Recreation Commission assume those duties.

Background: The Parks and Recreation Commission was created to advise the Council on the needed facilities to provide open space such as parks, playgrounds, and community facilities for other forms of recreation. It also plans and oversees City programs and encourages other programs for the leisure time of the City's residents of all ages. They have the administrative powers in the adoption of policies, rules and regulations, subject to Council review, pertaining to the use and control of all parks and recreation buildings and facilities.

Discussion: The IWC Board currently has no members. The Parks and Recreation Commission has the authority to oversee all recreation facilities.

Budget Impact:

Recommendation: Roll call is in order.

Attachments:

1. Parks and Recreation Comm Ordinance
2. Ord _Delete CHAPTER 32_IWC BOT

PARKS AND RECREATION COMMISSION

24.01 Parks and Recreation Commission Created
24.02 Commission Organization
24.03 Qualifications of Commissioners

24.04 Powers and Duties of the Commission
24.05 Reports
24.06 Tree Board

24.01 PARKS AND RECREATION COMMISSION CREATED.

A Parks and Recreation Commission is hereby created to advise the Council on the needed facilities to provide open space such as parks, playgrounds, and community facilities for other forms of recreation. It shall also plan and oversee City programs and encourage other programs for the leisure time of the City's residents of all ages.

24.02 COMMISSION ORGANIZATION.

The Commission shall consist of six members appointed by the Mayor with the approval of the Council for overlapping three-year terms. Terms shall commence on July 1 beginning with appointments made in 2020 and shall continue until a successor is appointed but in no event more than six months following the end of the term. They shall serve without compensation but may receive their actual expenses. Vacancies shall be filled in the same manner as the original appointment for the balance of the term. Any Commissioner may be reappointed for not more than one additional successive full term.

24.03 QUALIFICATIONS OF COMMISSIONERS.

Qualifications of the Parks and Recreation Commissioners are as follows:

1. Be a minimum age of 18 years.
2. Reside within the corporate limits of the City.
3. Possess a vital interest in parks and recreation, as demonstrated by application for the position and recommendation by a citizen of the City.

24.04 POWERS AND DUTIES OF THE COMMISSION.

In addition to its duty to make plans for parks and recreation and their facilities and to update and revise these plans as required, the Commission shall have all administrative powers in the adoption of policies, rules and regulations, subject to Council review, pertaining to the use and control of all parks and recreational buildings and facilities, including swimming pools where swimming programs are controlled by the Commission. They shall provide adequate notice of services to the using public. The Commission also has these additional powers and duties:

1. The Commission may cooperate with the school board of Indianola Community School District and Simpson College in connection with the use of their facilities which may be made available for use in the recreation program.
2. The Parks and Recreation Director, in consultation with the Commission, shall prepare an annual budget for its operation, based upon the municipal fiscal year, and submit the same to the City Manager for review, prior to being submitted to the Council. The Commission shall stay informed monthly of the budget balance.
3. The Commission shall have the power and authority to solicit, accept or reject any gifts made to the Commission. All major gifts such as land, building, etc. requiring a transfer of title shall be subject to Council approval.

24.05 REPORTS.

The Commission shall make an annual report to the Council which shall contain a statement of its activity during the preceding year and recommendations for proposed activities for the coming year.

24.06 TREE BOARD.

The Parks and Recreation Commission also serves as the City Tree Board and it is the Commission's responsibility to study, investigate, and develop a written plan for the care, preservation, trimming, planting, replanting, removal or disposition of trees and shrubs in public areas. Such a plan will be presented to the Council and upon its acceptance and approval shall constitute the official comprehensive tree plan for the City. The Commission shall review annually and update if needed the comprehensive City tree plan. The Commission, when requested by the Council, shall consider, investigate, make findings, report and recommend upon any special matter or question within the scope of its work.

ORDINANCE NO.

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF INDIANOLA,
IOWA BY DELETING CHAPTER 32, INDIANOLA WELLNESS CAMPUS
BOARD OF TRUSTEES**

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

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

**CHAPTER 32
INDIANOLA WELLNESS CAMPUS BOARD OF TRUSTEES**

-

32.01 Indianola Wellness Campus Board of Trustees	32.04 Compensation
32.02 Term of Office	32.05 Powers and Duties
32.03 Vacancies	-

-

~~32.01 INDIANOLA WELLNESS CAMPUS BOARD OF TRUSTEES.~~

~~The Indianola Wellness Campus Board of Trustees, hereinafter referred to as the "Board", consists of seven members appointed by the Mayor with the approval of the Council. No public officer or salaried employee of the City may serve as a voting member on the Board. Members must be residents of, or within two miles of, the corporate limits of the City of Indianola.~~

~~32.02 TERM OF OFFICE.~~

~~The term of office of the members of the Board shall commence on July 1 and shall be three years. Provided, however, that the initial Board members shall be appointed with three members appointed to three-year terms, two members appointed to two-year terms and two members appointed to a one-year term so the terms of members are staggered.~~

~~32.03 VACANCIES.~~

~~If any vacancy exists on the Board, caused by resignation or otherwise, a successor for the residue of the term shall be appointed in the same manner as the original appointee.~~

~~32.04 COMPENSATION.~~

~~All members of the Board shall serve without compensation, except their actual expenses shall be reimbursed upon approval of the Council.~~

~~32.05 POWERS AND DUTIES.~~

~~The Board shall have and exercise the following powers and duties:~~

~~—1. Selection of Officers. The Board shall choose annually at its first regular meeting one of its members to act as Chairperson and another as Vice Chairperson, who shall perform all the duties of the Chairperson during the Chairperson's absence or disability. The Board shall also select a liaison to the Friends of The Wellness Campus Foundation and a liaison to the Parks and Recreation Board.~~

~~—2. Adopt Rules and Regulations. The Board shall adopt such rules, policies, and regulations, subject to Council approval, governing its organization and use of the facilities as it may deem necessary. They shall provide adequate notice of services to the using public.~~

~~—3. The Board shall also cooperate with the Indianola Community School District, Simpson College, and other organizations, in the use of facilities which may be available in order to foster recreational and wellness activities for the community.~~

~~—4. Recommendations. The Board, upon its review and study, may make recommendations to the City Council.~~

~~—5. Limitation on Entering Contracts. The Board shall have no power to contract debts.~~

~~—6. Annual Report. The Board shall each year make a report to the Mayor and Council of its activity during the preceding year and recommendations for proposed activities for the coming year.~~

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

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

Passed and approved by the City Council on the _____ day of _____ 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2025, and was published on _____.

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From:

Date: May 5, 2025

Subject: First consideration of an ordinance amending Chapter 55, Animal Protection and Control, of the Code of Ordinances, Indianola, Iowa, regarding chickens.

Recommendation: Roll call is in order.

Attachments:

1. Code Amendment Memo - CC
2. Urban Chickens Amendment
3. Ord_Amending Chapter 55 Urban Chickens



COMMUNITY DEVELOPMENT

To: City Council
From: Bill Mettee, Senior Planner
Date: April 30, 2025
Re: Consider approval of various zoning code amendments

Council Members:

Community Development staff has been reviewing the zoning ordinance and subdivision ordinance since September and is offering the following recommendations:

Planning & Zoning Commission recommended approval on all amendments with a couple slight adjustments.

1. Section 55.20(5)(A) and (E). Staff recommends two updates to the Urban Chicken ordinance.
 - a. Update permit renewal date to the initial date of permit issuance instead of every January 1st.
 - b. The code requires bands to be placed on the legs of the chicken with the permit number. Staff recommends replacing the permit number with permittee address instead.
2. Section 136.05. Staff recommends adjusting the section to include “Code Enforcement Officer or other authorized municipal officer” in addition to City Council to serve notice on code enforcement issues, in this case, requiring sidewalk repairs.
3. Section 165.04(C)(2)(A). Staff would like to update verbiage removing “Act of God” and replacing with the neutral phrase of “natural disaster.”
4. Section 165.04(2)(E)(2). The paragraph is missing a couple of words to make it a complete sentence and thought. We are recommending adding “lot” and “be” to the sentence.
5. Section 165.06(B)(2). Stormwater management plans are generally prepared by licensed engineers and not architects or landscape architects. Those instances where an architect prepares a site plan, the SWMP is submitted independently from an engineer. Staff recommends removing architect and landscape architect from the section of who can provide SWMP calculations.

6. Section 165.08(4)(B)(4)(a)(i). Staff recommends implementing an ordinance that would prohibit parking lots aisles from having more than 15 continuous parking spaces without being broken up by a landscape island. This encourages additional landscaping and less pavement.
7. Section 165.09(7)(B)(8). Staff recommends adding design standards for gas station canopies to include requiring the columns to be wrapped in brick or stone. During the development agreement negotiations for Emerald Bay, in particular, Kwik-Star, they were asked to wrap the columns in brick or stone. The language comes from City of Norwalk and is not that restrictive. All other gas station canopies are steel in nature in Indianola, and it may be quite some time before we see another gas station.
8. Section 170.05(1)(B). The current ordinance allows the developer to dictate when the preliminary plat shall be heard at a Planning & Zoning Commission hearing, regardless if it's ready or not. Staff recommends striking this sentence and allowing the Community Development Department when items shall be added to an agenda.
9. Section 170.05(1)(C). The current ordinance requires mailing notices to property owners within 200' for all preliminary plats. Staff recommends striking this requirement for a couple of reasons listed below. Staff and PZC came to an agreement that the mailings not be required but rather the developer shall place signs on the property alerting to the preliminary plat in the same manner they have to do for all rezoning applications.
 - a. It is not a state requirement, and other communities do not notify for preliminary plats. In the full process of development, rezonings happen first which do require the 200' notification to adjacent property owners as well as placing a sign on the property. Once the rezoning is approved, preliminary plats happen next, and in Indianola, the same property owners are receiving back to back mailings for the same property. Concept plans and preliminary plats are generally very similar in nature and it's redundant.
 - b. In a very tight budgetary season, this is a way to curb costs for something that is not required by the State of Iowa. Community Development has spent about \$150 in mailings since September and will potentially be spending another \$97 if the preliminary plat for the development in the southwest corner of town moves forward.

Bill Mettee
Senior Planner

3. Code Section: 55.20(5)(A) and 55.20(5)(E) – Urban Chickens

Area of Concern:

Staff has discussed the renewal process for Urban Chicken permits and feel it is more conducive to renew the permit on the anniversary of the initial permit approval date instead of the first of every year. Additionally, we feel bands with addresses would be more helpful versus bands with permit numbers.

Proposed Language:

- A. Permits shall be renewed annually by the date of the initial permit approval. ~~at the beginning of every calendar year.~~
- B. The permittee shall place and keep leg bands on all chickens showing the address of the permit holder. ~~permit number.~~

ORDINANCE NO.

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING CHAPTER 55 REGARDING ANIMAL PROTECTION AND CONTROL

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

SECTION ONE: The Code of Ordinances of the City of Indianola, Chapter 55, Animal Protection and Control, shall be and is hereby amended by striking certain language and adopting the underlined language as follows:

55.20(5)(A) URBAN CHICKENS

Permits shall be renewed annually by the date of the initial permit approval. ~~at the beginning of every calendar year.~~

55.20(5)(E) URBAN CHICKENS

The permittee shall place and keep leg bands on all chickens showing the ~~permit number~~ address of the permit holder.

SECTION TWO: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed.

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

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

Passed by the City Council on the _____ day of _____, 2025, and approved this _____ day of _____, 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2025, and was published on _____, 2025.



MEMORANDUM

To: Mayor and City Council

From:

Date: May 5, 2025

Subject: First consideration of an ordinance amending Chapter 136, Sidewalk Regulations, of the Code of Ordinances, Indianola, Iowa.

Recommendation: Roll call is in order.

Attachments:

1. Code Amendment Memo - CC
2. Sidewalk Regulations Amendment
3. Ordinance Amending Chapter 136



COMMUNITY DEVELOPMENT

To: City Council
From: Bill Mettee, Senior Planner
Date: April 30, 2025
Re: Consider approval of various zoning code amendments

Council Members:

Community Development staff has been reviewing the zoning ordinance and subdivision ordinance since September and is offering the following recommendations:

Planning & Zoning Commission recommended approval on all amendments with a couple slight adjustments.

1. Section 55.20(5)(A) and (E). Staff recommends two updates to the Urban Chicken ordinance.
 - a. Update permit renewal date to the initial date of permit issuance instead of every January 1st.
 - b. The code requires bands to be placed on the legs of the chicken with the permit number. Staff recommends replacing the permit number with permittee address instead.
2. Section 136.05. Staff recommends adjusting the section to include "Code Enforcement Officer or other authorized municipal officer" in addition to City Council to serve notice on code enforcement issues, in this case, requiring sidewalk repairs.
3. Section 165.04(C)(2)(A). Staff would like to update verbiage removing "Act of God" and replacing with the neutral phrase of "natural disaster."
4. Section 165.04(2)(E)(2). The paragraph is missing a couple of words to make it a complete sentence and thought. We are recommending adding "lot" and "be" to the sentence.
5. Section 165.06(B)(2). Stormwater management plans are generally prepared by licensed engineers and not architects or landscape architects. Those instances where an architect prepares a site plan, the SWMP is submitted independently from an engineer. Staff recommends removing architect and landscape architect from the section of who can provide SWMP calculations.

6. Section 165.08(4)(B)(4)(a)(i). Staff recommends implementing an ordinance that would prohibit parking lots aisles from having more than 15 continuous parking spaces without being broken up by a landscape island. This encourages additional landscaping and less pavement.
7. Section 165.09(7)(B)(8). Staff recommends adding design standards for gas station canopies to include requiring the columns to be wrapped in brick or stone. During the development agreement negotiations for Emerald Bay, in particular, Kwik-Star, they were asked to wrap the columns in brick or stone. The language comes from City of Norwalk and is not that restrictive. All other gas station canopies are steel in nature in Indianola, and it may be quite some time before we see another gas station.
8. Section 170.05(1)(B). The current ordinance allows the developer to dictate when the preliminary plat shall be heard at a Planning & Zoning Commission hearing, regardless if it's ready or not. Staff recommends striking this sentence and allowing the Community Development Department when items shall be added to an agenda.
9. Section 170.05(1)(C). The current ordinance requires mailing notices to property owners within 200' for all preliminary plats. Staff recommends striking this requirement for a couple of reasons listed below. Staff and PZC came to an agreement that the mailings not be required but rather the developer shall place signs on the property alerting to the preliminary plat in the same manner they have to do for all rezoning applications.
 - a. It is not a state requirement, and other communities do not notify for preliminary plats. In the full process of development, rezonings happen first which do require the 200' notification to adjacent property owners as well as placing a sign on the property. Once the rezoning is approved, preliminary plats happen next, and in Indianola, the same property owners are receiving back to back mailings for the same property. Concept plans and preliminary plats are generally very similar in nature and it's redundant.
 - b. In a very tight budgetary season, this is a way to curb costs for something that is not required by the State of Iowa. Community Development has spent about \$150 in mailings since September and will potentially be spending another \$97 if the preliminary plat for the development in the southwest corner of town moves forward.

Bill Mettee
Senior Planner

8. Code Section: 136.05 – City May Order Repairs

Area of Concern:

This section mentions City Council twice to serve notice and require work to be done. Staff recommends revising to include Code Enforcement Officer as authorized to serve notice. Section 50.05 regarding nuisance abatement identifies “any authorized municipal officer...”

Proposed Language:

If the abutting property owner does not maintain sidewalks as required, the Council, [Code Enforcement Officer or other authorized municipal officer](#) may serve notice on such owner, by certified mail, requiring the owner to repair, replace or reconstruct sidewalks within a reasonable time and if such action is not completed within the time stated in the notice, the Council, [or their designee](#), may require the work to be done and assess the costs against the abutting property for collection in the same manner as a property tax.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING CHAPTER 136 REGARDING SIDEWALK USE REGULATIONS

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

SECTION ONE: The Code of Ordinances of the City of Indianola, Chapter 136, Sidewalk Regulations, shall be and is hereby amended by adopting the underlined language as follows:

136.05 CITY MAY ORDER REPAIRS

If the abutting property owner does not maintain sidewalks as required, the Council, Code Enforcement Officer or other authorized municipal officer may serve notice on such owner, by certified mail, requiring the owner to repair, replace or reconstruct sidewalks within a reasonable time and if such action is not completed within the time stated in the notice, the Council, or their designee, may require the work to be done and assess the costs against the abutting property for collection in the same manner as a property tax.

SECTION TWO: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed.

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

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

Passed by the City Council on the _____ day of _____, 2025, and approved this _____ day of _____, 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2025, and was published on _____, 2025.



MEMORANDUM

To: Mayor and City Council

From:

Date: May 5, 2025

Subject: First consideration of an ordinance amending Chapter 165, Zoning Regulations, of the Code of Ordinances, Indianola, Iowa.

Recommendation: Roll call is in order.

Attachments:

1. Code Amendment Memo - CC
2. Zoning Regulations Amendments
3. Ord_Amending Chapter 165.04(2e2) Accessory Structures
4. Ord_Amending Chapter 165.04(4b4ai) Parking Landscaping
5. Ord_Amending Chapter 165.04(c2a) Nonconforming
6. Ord_Amending Chapter 165.06(4b2) SWMP
7. Ord_Amending Chapter 165.09 Building Design Standards



COMMUNITY DEVELOPMENT

To: City Council
From: Bill Mettee, Senior Planner
Date: April 30, 2025
Re: Consider approval of various zoning code amendments

Council Members:

Community Development staff has been reviewing the zoning ordinance and subdivision ordinance since September and is offering the following recommendations:

Planning & Zoning Commission recommended approval on all amendments with a couple slight adjustments.

1. Section 55.20(5)(A) and (E). Staff recommends two updates to the Urban Chicken ordinance.
 - a. Update permit renewal date to the initial date of permit issuance instead of every January 1st.
 - b. The code requires bands to be placed on the legs of the chicken with the permit number. Staff recommends replacing the permit number with permittee address instead.
2. Section 136.05. Staff recommends adjusting the section to include "Code Enforcement Officer or other authorized municipal officer" in addition to City Council to serve notice on code enforcement issues, in this case, requiring sidewalk repairs.
3. Section 165.04(C)(2)(A). Staff would like to update verbiage removing "Act of God" and replacing with the neutral phrase of "natural disaster."
4. Section 165.04(2)(E)(2). The paragraph is missing a couple of words to make it a complete sentence and thought. We are recommending adding "lot" and "be" to the sentence.
5. Section 165.06(B)(2). Stormwater management plans are generally prepared by licensed engineers and not architects or landscape architects. Those instances where an architect prepares a site plan, the SWMP is submitted independently from an engineer. Staff recommends removing architect and landscape architect from the section of who can provide SWMP calculations.

6. Section 165.08(4)(B)(4)(a)(i). Staff recommends implementing an ordinance that would prohibit parking lots aisles from having more than 15 continuous parking spaces without being broken up by a landscape island. This encourages additional landscaping and less pavement.
7. Section 165.09(7)(B)(8). Staff recommends adding design standards for gas station canopies to include requiring the columns to be wrapped in brick or stone. During the development agreement negotiations for Emerald Bay, in particular, Kwik-Star, they were asked to wrap the columns in brick or stone. The language comes from City of Norwalk and is not that restrictive. All other gas station canopies are steel in nature in Indianola, and it may be quite some time before we see another gas station.
8. Section 170.05(1)(B). The current ordinance allows the developer to dictate when the preliminary plat shall be heard at a Planning & Zoning Commission hearing, regardless if it's ready or not. Staff recommends striking this sentence and allowing the Community Development Department when items shall be added to an agenda.
9. Section 170.05(1)(C). The current ordinance requires mailing notices to property owners within 200' for all preliminary plats. Staff recommends striking this requirement for a couple of reasons listed below. Staff and PZC came to an agreement that the mailings not be required but rather the developer shall place signs on the property alerting to the preliminary plat in the same manner they have to do for all rezoning applications.
 - a. It is not a state requirement, and other communities do not notify for preliminary plats. In the full process of development, rezonings happen first which do require the 200' notification to adjacent property owners as well as placing a sign on the property. Once the rezoning is approved, preliminary plats happen next, and in Indianola, the same property owners are receiving back to back mailings for the same property. Concept plans and preliminary plats are generally very similar in nature and it's redundant.
 - b. In a very tight budgetary season, this is a way to curb costs for something that is not required by the State of Iowa. Community Development has spent about \$150 in mailings since September and will potentially be spending another \$97 if the preliminary plat for the development in the southwest corner of town moves forward.

Bill Mettee
Senior Planner

1. Code Section: 165.04(C)(2)(A) – Nonconforming Structures

Area of Concern: Utilization of “Act of God” in a municipal ordinance as a phrase to describe a catastrophe. Staff would prefer to keep the phrase neutral with natural disaster or catastrophe.

Proposed Language:

Except for the provisions in Section 161.22, an exception will be given to single-family detached residential uses in nonresidential districts, where the residential building or detached accessory structure is damaged by catastrophe or natural disaster. ~~act of God~~. Reconstruction of the structure or building shall be permitted provided that there is no increase in the number of dwelling units. The reconstruction of the building or structure shall not increase in the degree of nonconformity and shall be within the same building line as the original structure, as determined by the Zoning Administrator. The reconstruction of the building or structure shall meet all other pertinent codes and regulations existing at the time of reconstruction. Reconstruction must begin within one hundred eighty (180) days from the date of damage, or the use will be deemed discontinued, abandoned, or vacated. At the discretion of the Zoning Administrator, an extension may be granted to the one hundred eighty (180) days if there is evidence that efforts are being made to reconstruct the structure, but unavoidable delays beyond the owners' control are occurring. This exception will not be granted when nonaccidental causes, intentional acts by the owner, lessee, or other person such as arson, or by circumstances of neglect where the building runs down or becomes dilapidated are in evidence.

2. Code Section: 165.04(2)(E)(2) – Accessory Buildings and Structures

Area of Concern:

It's an unfinished section that is missing a couple of words to complete the paragraph.

Proposed Language:

2) Detached accessory buildings and structures shall not be taller nor encompass more floor area than the principal structure that is located on the same [lot](#) and shall in no case [be](#) more than one and one-half (1.5) stories in height and shall not exceed a height of 24-feet.

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7. Code Section: 165.06(B)(2) – Storm Water Management, Grading and Paving Design Standards

Area of Concern:

Generally, architects and landscape architects are not putting their seals on SWMPs. These are always stamped by licensed engineers. We recommend leaving SWMPs to be stamped by only Iowa licensed engineers.

Proposed Language:

Storm Water Management Plans. Unless otherwise not required as determined by the Zoning Administrator, a storm water management plan in compliance with this section shall be included as part of the site plan application. This storm water management plan shall include storm water calculations certified by an engineer, ~~architect or landscape architect~~ registered in the State of Iowa and familiar with such calculations. This plan shall further follow recognized best practices for storm water management including those outlined in the Iowa Stormwater Management Manual as prepared by the Iowa Department of Natural Resources.

4. Code Section: 165.08(4)(B)(4)(a)(i) – Open Space and Landscaping Required

Area of Concern:

The City code does not identify or specify a maximum amount of continuous parking spaces without a landscape island. In order to incorporate additional greenspace and less pavement, staff encourages implementing 15 continuous parking spaces before a landscape island is used to break it up.

Proposed Language:

All rows of parking shall be terminated with a curbed landscaped island that is a minimum nine (9) feet wide and no less than 16 feet in length (32 feet in length for head-to-head parking stalls) [located so as to prevent more than 15 vehicles from being parked side by side in an abutting configuration.](#)

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9. Code Section: 165.09(7)(B)(8) – Building Design Standards

Area of Concern:

The City ordinance does not address fuel pump island canopies within the design standards. At this time, all canopy columns are steel beams for all existing gas stations. During the review of the new Kwik-Star station, it was added to the Development Agreement that their canopies must be wrapped in brick or stone. Staff recommends adding this requirement for new gas stations in Indianola.

Proposed Language:

Fuel Pump Island Canopies. The following standards shall apply to all fuel pump island canopies. Canopies may be attached to the principal structure or stand-alone. Attached canopies shall meet the building setback requirements of the primary structure. Detached canopies shall have a minimum front yard setback of fifteen (15) feet. The maximum canopy heights shall be twenty (20) feet and must provide no less than fourteen (14) feet of clearance under the canopy. All under canopy lights shall be flush mounted. All columns shall be wrapped in brick or stone.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING CHAPTER 165 REGARDING ZONING REGULATIONS

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

SECTION ONE: The Code of Ordinances of the City of Indianola, Chapter 165, Zoning Regulations, shall be and is hereby amended by adopting the underlined language as follows:

165.04(2)(E)(2) GENERAL PROVISIONS

Detached accessory buildings and structures shall not be taller nor encompass more floor area than the principal structure that is located on the same lot and shall in no case be more than one and one-half (1.5) stories in height and shall not exceed a height of 24-feet.

SECTION TWO: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed.

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

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

Passed by the City Council on the _____ day of _____, 2025, and approved this _____ day of _____, 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2025, and was published on _____, 2025.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING CHAPTER 165 REGARDING ZONING REGULATIONS

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

SECTION ONE: The Code of Ordinances of the City of Indianola, Chapter 165, Zoning Regulations, shall be and is hereby amended by adopting the underlined language as follows:

165.08(4)(B)(4)(a)(i) OPEN SPACE, LANDSCAPING AND BUFFERING

All rows of parking shall be terminated with a curbed landscaped island that is a minimum nine (9) feet wide and no less than 16 feet in length (32 feet in length for head-to-head parking stalls) located so as to prevent more than 15 vehicles from being parked side by side in an abutting configuration.

SECTION TWO: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed.

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

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

Passed by the City Council on the _____ day of _____, 2025, and approved this _____ day of _____, 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2025, and was published on _____, 2025.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING CHAPTER 165 REGARDING ZONING REGULATIONS

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

SECTION ONE: The Code of Ordinances of the City of Indianola, Chapter 165, Zoning Regulations, shall be and is hereby amended by striking certain language and adopting the underlined language as follows:

165.04(C)(2)(A) GENERAL PROVISIONS, NONCONFORMING STRUCTURES

Except for the provisions in Section 161.22, an exception will be given to single-family detached residential uses in nonresidential districts, where the residential building or detached accessory structure is damaged by catastrophe or ~~act of God~~ natural disaster. Reconstruction of the structure or building shall be permitted provided that there is no increase in the number of dwelling units. The reconstruction of the building or structure shall not increase in the degree of nonconformity and shall be within the same building line as the original structure, as determined by the Zoning Administrator. The reconstruction of the building or structure shall meet all other pertinent codes and regulations existing at the time of reconstruction. Reconstruction must begin within one hundred eighty (180) days from the date of damage, or the use will be deemed discontinued, abandoned, or vacated. At the discretion of the Zoning Administrator, an extension may be granted to the one hundred eighty (180) days if there is evidence that efforts are being made to reconstruct the structure, but unavoidable delays beyond the owners' control are occurring. This exception will not be granted when nonaccidental causes, intentional acts by the owner, lessee, or other person such as arson, or by circumstances of neglect where the building runs down or becomes dilapidated are in evidence.

SECTION TWO: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed.

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

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

Passed by the City Council on the _____ day of _____, 2025, and approved this _____ day of _____, 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2025, and was published on _____, 2025.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING CHAPTER 165 REGARDING ZONING REGULATIONS

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

SECTION ONE: The Code of Ordinances of the City of Indianola, Chapter 165, Zoning Regulations, shall be and is hereby amended by striking the language as follows:

165.06(4)(B)(2) SITE PLAN REGULATIONS AND PROCEDURES, DESIGN STANDARDS Storm Water Management Plans. Unless otherwise not required as determined by the Zoning Administrator, a storm water management plan in compliance with this section shall be included as part of the site plan application. This storm water management plan shall include storm water calculations certified by an engineer, ~~architect or landscape architect~~ registered in the State of Iowa and familiar with such calculations. This plan shall further follow recognized best practices for storm water management including those outlined in the Iowa Stormwater Management Manual as prepared by the Iowa Department of Natural Resources.

SECTION TWO: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed.

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

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

Passed by the City Council on the _____ day of _____, 2025, and approved this _____ day of _____, 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2025, and was published on _____, 2025.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING CHAPTER 165 REGARDING ZONING REGULATIONS

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

SECTION ONE: The Code of Ordinances of the City of Indianola, Chapter 165, Zoning Regulations, shall be and is hereby amended by adopting the underlined the language as follows:

165.09(7)(B)(6)(e) BUILDING DESIGN STANDARDS

Fuel Pump Island Canopies. The following standards shall apply to all fuel pump island canopies. Canopies may be attached to the principal structure or stand-alone. Attached canopies shall meet the building setback requirements of the primary structure. Detached canopies shall have a minimum front yard setback of fifteen (15) feet. The maximum canopy heights shall be twenty (20) feet and must provide no less than fourteen (14) feet of clearance under the canopy. All under canopy lights shall be flush mounted. All columns shall be wrapped in brick or stone.

SECTION TWO: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed.

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

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

Passed by the City Council on the _____ day of _____, 2025, and approved this _____ day of _____, 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2025, and was published on _____, 2025.



MEMORANDUM

To: Mayor and City Council

From:

Date: May 5, 2025

Subject: First consideration of an ordinance amending Chapter 170, Subdivision Regulations, of the Code of Ordinances, Indianola, Iowa.

Recommendation: Roll call is in order.

Attachments:

1. Code Amendment Memo - CC
2. Subdivision Ordinance Amendments
3. Ord_ Amending Chapter 170 Prelim Plat Procedures
4. Ord_ Amending Chapter 170 Prelim Plat Procedures 2



COMMUNITY DEVELOPMENT

To: City Council
From: Bill Mettee, Senior Planner
Date: April 30, 2025
Re: Consider approval of various zoning code amendments

Council Members:

Community Development staff has been reviewing the zoning ordinance and subdivision ordinance since September and is offering the following recommendations:

Planning & Zoning Commission recommended approval on all amendments with a couple slight adjustments.

1. Section 55.20(5)(A) and (E). Staff recommends two updates to the Urban Chicken ordinance.
 - a. Update permit renewal date to the initial date of permit issuance instead of every January 1st.
 - b. The code requires bands to be placed on the legs of the chicken with the permit number. Staff recommends replacing the permit number with permittee address instead.
2. Section 136.05. Staff recommends adjusting the section to include “Code Enforcement Officer or other authorized municipal officer” in addition to City Council to serve notice on code enforcement issues, in this case, requiring sidewalk repairs.
3. Section 165.04(C)(2)(A). Staff would like to update verbiage removing “Act of God” and replacing with the neutral phrase of “natural disaster.”
4. Section 165.04(2)(E)(2). The paragraph is missing a couple of words to make it a complete sentence and thought. We are recommending adding “lot” and “be” to the sentence.
5. Section 165.06(B)(2). Stormwater management plans are generally prepared by licensed engineers and not architects or landscape architects. Those instances where an architect prepares a site plan, the SWMP is submitted independently from an engineer. Staff recommends removing architect and landscape architect from the section of who can provide SWMP calculations.

6. Section 165.08(4)(B)(4)(a)(i). Staff recommends implementing an ordinance that would prohibit parking lots aisles from having more than 15 continuous parking spaces without being broken up by a landscape island. This encourages additional landscaping and less pavement.
7. Section 165.09(7)(B)(8). Staff recommends adding design standards for gas station canopies to include requiring the columns to be wrapped in brick or stone. During the development agreement negotiations for Emerald Bay, in particular, Kwik-Star, they were asked to wrap the columns in brick or stone. The language comes from City of Norwalk and is not that restrictive. All other gas station canopies are steel in nature in Indianola, and it may be quite some time before we see another gas station.
8. Section 170.05(1)(B). The current ordinance allows the developer to dictate when the preliminary plat shall be heard at a Planning & Zoning Commission hearing, regardless if it's ready or not. Staff recommends striking this sentence and allowing the Community Development Department when items shall be added to an agenda.
9. Section 170.05(1)(C). The current ordinance requires mailing notices to property owners within 200' for all preliminary plats. Staff recommends striking this requirement for a couple of reasons listed below. Staff and PZC came to an agreement that the mailings not be required but rather the developer shall place signs on the property alerting to the preliminary plat in the same manner they have to do for all rezoning applications.
 - a. It is not a state requirement, and other communities do not notify for preliminary plats. In the full process of development, rezonings happen first which do require the 200' notification to adjacent property owners as well as placing a sign on the property. Once the rezoning is approved, preliminary plats happen next, and in Indianola, the same property owners are receiving back to back mailings for the same property. Concept plans and preliminary plats are generally very similar in nature and it's redundant.
 - b. In a very tight budgetary season, this is a way to curb costs for something that is not required by the State of Iowa. Community Development has spent about \$150 in mailings since September and will potentially be spending another \$97 if the preliminary plat for the development in the southwest corner of town moves forward.

Bill Mettee
Senior Planner

5. Code Section: 170.05(1)(B) – Preliminary Plat Procedures

Area of Concern:

The goal of the Community Development Department is to perform administrative reviews on preliminary plats for compliance with the city ordinance. Once staff feels that the major comments have been addressed by the developer and engineer, it gets scheduled for a Planning Commission hearing. Staff should determine when it's ready to be heard to not risk PZC tabling to a second meeting. Community Development wants PZC to see a project that is Council ready – not one that needs a second PZC meeting.

Proposed Language:

B. Application and Review. Whenever the owner or their designee of any tract or parcel of land within the jurisdiction of this chapter wishes to subdivide or plat the same into two (2) or more lots, said owner shall cause to be prepared a preliminary plat of said subdivision, and shall submit to the Zoning Administrator a completed preliminary plat application form, required number of copies of the preliminary plat, preliminary plat application fee, and any other information and details as specified and required by the Zoning Administrator as necessary to determine compliance with all applicable codes and requirements. The preliminary plat shall contain such information and data as is outlined in herein this chapter.

The Zoning Administrator or their designee shall examine said preliminary plat application as to its completeness. If determined incomplete, the application shall be returned to the owner or their designee with a list of missing information and items. If determined complete by the Zoning Administrator or their designee, the application shall be distributed to applicable City departments and utility companies for review and comment to its completeness. The Zoning Ordinance Administrator or their designee shall compile all City and

utility comments and complete a review of the plat as to its compliance with these Subdivision Regulations, the Zoning Ordinance, the Comprehensive Plan and Future Transportation Network map, and other local, state, and federal requirements and shall provide the findings to the subdivider. If determined incomplete, the application shall be returned to the owner or their designee with a list of missing information and items.

~~At the request of the owner or designee, the preliminary plat shall be forwarded to the Commission for its review, regardless of the Zoning Administrators determination that the preliminary plat is complete.~~

6. Code Section: 170.05(1)(C) – Preliminary Plat Procedures

Area of Concern:

This is a two-fold request to update this section of ordinance. Mailings are not a state requirement for preliminary plats. These mailings are a state requirement for rezoning applications. Preliminary plats will always be submitted after a property is zoned. The neighbor radius of 200' is the same for both applications. The same property owners receive the same general notification, most of the time duplicating work.

Secondly, since I've started in September, I've mailed approximately 215 mailings for preliminary plats costing the department about \$150.00 in postage. If the development in the southwest corner of town moves ahead, there will be another 140 mailings, costing approximately \$97.00. Of these six projects, four of them were or will be duplicate spending because they went through the rezoning process in the last couple of years. These include Wesley Life, Kentucky Ridge, Pickard Commerce Park, Summercrest Hills North and Deer Run.

The City is experiencing budget deficits this upcoming fiscal year and departments were asked to make budget cuts on line items that weren't necessary. This is one of those items that can be eliminated, especially as the State of Iowa does not require mailings for preliminary plats.

Proposed Language:

C. Review by Planning Commission. Once the preliminary plat has been deemed complete by the Zoning Administrator or their designee, ~~or if the owner or their designee has requested the preliminary plat be forwarded to the Commission~~, the Zoning Administrator or their designee shall provide a written report to the Commission within thirty (30) days. After receiving the

Zoning Administrator's report, the Commission shall review the preliminary plat and other material for conformity to regulations. The Commission may confer with the subdivider on changes deemed advisable and the kind and extent of such improvements to be made.

Before reviewing a preliminary plat, notice of the Commission's meeting shall be placed on a sign prepared and posted by the applicant. The sign shall be of such design that is approved by the zoning administrator and be in a location that is visible from all rights-of-way. The sign shall be posted at least 10 days prior to the Commission meeting and shall remain in place until the City Council has taken final action.

~~Before reviewing a preliminary plat, notice of the Commission's meeting shall be given to property owners within 200 feet of the plat by sending notices to affected property owners by first class mail or by posting notices on the tract.~~

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING CHAPTER 170 REGARDING SUBDIVISION REGULATIONS

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

SECTION ONE: The Code of Ordinances of the City of Indianola, Chapter 170, Subdivision Regulations, shall be and is hereby amended by striking certain language as follows:

170.05(1)(B) PRELIMINARY PLAT PROCEDURES

B. Application and Review. Whenever the owner or their designee of any tract or parcel of land within the jurisdiction of this chapter wishes to subdivide or plat the same into two (2) or more lots, said owner shall cause to be prepared a preliminary plat of said subdivision, and shall submit to the Zoning Administrator a completed preliminary plat application form, required number of copies of the preliminary plat, preliminary plat application fee, and any other information and details as specified and required by the Zoning Administrator as necessary to determine compliance with all applicable codes and requirements. The preliminary plat shall contain such information and data as is outlined in herein this chapter.

The Zoning Administrator or their designee shall examine said preliminary plat application as to its completeness. If determined incomplete, the application shall be returned to the owner or their designee with a list of missing information and items. If determined complete by the Zoning Administrator or their designee, the application shall be distributed to applicable City departments and utility companies for review and comment to its completeness. The Zoning Ordinance Administrator or their designee shall compile all City and utility comments and complete a review of the plat as to its compliance with these Subdivision Regulations, the Zoning Ordinance, the Comprehensive Plan and Future Transportation Network map, and other local, state, and federal requirements and shall provide the findings to the subdivider. If determined incomplete, the application shall be returned to the owner or their designee with a list of missing information and items.

~~At the request of the owner or designee, the preliminary plat shall be forwarded to the Commission for its review, regardless of the Zoning Administrators determination that the preliminary plat is complete.~~

SECTION TWO: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed.

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

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

Passed by the City Council on the _____ day of _____, 2025, and approved this _____ day of _____, 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2025, and was published on _____, 2025.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING CHAPTER 170 REGARDING SUBDIVISION REGULATIONS

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

SECTION ONE: The Code of Ordinances of the City of Indianola, Chapter 170, Subdivision Regulations, shall be and is hereby amended by striking certain language and adopting the underlined language as follows:

170.05(1)(B) PRELIMINARY PLAT PROCEDURES

C. Review by Planning Commission. Once the preliminary plat has been deemed complete by the Zoning Administrator or their designee, ~~or if the owner or their designee has requested the preliminary plat be forwarded to the Commission,~~ the Zoning Administrator or their designee shall provide a written report to the Commission within thirty (30) days. After receiving the Zoning Administrator's report, the Commission shall review the preliminary plat and other material for conformity to regulations. The Commission may confer with the subdivider on changes deemed advisable and the kind and extent of such improvements to be made.

~~Before reviewing a preliminary plat, notice of the Commission's meeting shall be given to property owners within 200 feet of the plat by sending notices to affected property owners by first class mail or by posting notices on the tract.~~

Before reviewing a preliminary plat, notice of the Commission's meeting shall be placed on a sign prepared and posted by the applicant. The sign shall be of such design that is approved by the zoning administrator and be in a location that is visible from all rights-of-way. The sign shall be posted at least 10 days prior to the Commission meeting and shall remain in place until the City Council has taken final action.

SECTION TWO: Repealer. All ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed.

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

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

Passed by the City Council on the _____ day of _____, 2025, and approved this _____ day of _____, 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2025, and was published on _____, 2025.



MEMORANDUM

To: Mayor and City Council
From:
Date: May 5, 2025
Subject: Resolution approving final plat for Simpson Athletics Plat 1.

Recommendation: Roll call is in order.

Attachments:

1. SimpsonAthletics_FP_2025-04-10
2. RES_Simpson Athletics Plat 1_Final Plat

\\Projects\2025\125.0\30.01\CADD\PLT_1250130.dwg AUSTIN DAVENPORT, 22X34 EXHIBIT L, 2025.04.10, 9:22 AM, ANSI FULL BLEED B (34.00 X 22.00 INCHES)

Sheet 1 of 2

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INDIANOLA, IA

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

SNYDER & ASSOCIATES, INC.

SIMPSON ATHLETICS PLAT 1

FINAL PLAT

[illegible]

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SIMPSON ATHLETICS PLAT 1



SNYDER
& ASSOCIATES

Sheet 2 of 2



City of Indianola
RESOLUTION NO. 2025-000

RESOLUTION APPROVING THE FINAL PLAT FOR SIMPSON ATHLETICS PLAT 1

WHEREAS, the City of Indianola, Warren County, State of Iowa, is a duly recognized Municipal Organization; AND,

WHEREAS, Simpson College, has requested final plat approval of Simpson Athletics Plat 1 (the “Plat”); AND,

WHEREAS, the City of Indianola Planning and Zoning Commission recommended approval of the Plat on April 22, 2025, subject to remaining staff comments and review of the legal documents; AND,

WHEREAS, the Final Plat for Simpson Athletics Plat 1 and the documents relating thereto will comply with section §170 – *Subdivision Regulations* of the Code of Ordinances

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa on this 5th day of May, 2025, that the Final Plat for Simpson Athletics Plat 1 be and the same is hereby accepted and approved by the City Council of the City of Indianola.

BE IT FURTHER RESOLVED that the City of Indianola does hereby accept the following easements and documents to be filed with the Plat:

1. Warranty Deed (Street Lots A & B)

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From:
Date: May 5, 2025
Subject: Resolution approving site plan for Simpson Athletics Training/Competition Facility.

Recommendation: Roll call is in order.

Attachments:

1. Staff Report_Simpson Athletics Plat 1_FP_SP_042225
2. SP_1250130_Simpson Athletics
3. 2025.04.07-Simpson Gymnastics-Latest Exterior Elevations
4. Res 2025-000 Approving Site Plan Simpson Athletics Training - Competition Facility

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Simpson Athletics Practice Fields	Parks & Recreation	R-2 (Single-Family Residential Attached District)
North	Single-Family Residential	Low-Density Residential	R-1 (Single-Family Residential Detached District)
South	City of Indianola Park	Parks & Recreation	R-2 (Single-Family Residential Attached District)
East	Single-Family Residential	Low-Density Residential	R-1 (Single-Family Residential Detached District)
West	Vacant / Undeveloped / Trail	Neighborhood Mixed-Use	R-1 (Single-Family Residential Detached District)

PROJECT DESCRIPTION

The applicant is proposing a final plat and site plan for a commercial development for an indoor athletic complex. The proposed site plan for consideration is for an indoor athletic facility that is approximately 80' x 126' and 10,130 square feet in area. The athletic facility will be approximately 29-feet in height.

The final plat identifies one lot for development and two street lots to be deeded to the City of Indianola for ROW purposes. Lot 1 is approximately 17.87 acres in area. Several lots affiliated with Simpson College extend into West Iowa Avenue and North E Street essentially allowing them ownership of City streets and ROWs. These lots will be combined into the overall Lot 1 and those areas occupying the ROW will be deeded to the City.

Table 1 below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations.

Table 1: Bulk Regulations for the Non-Residential Uses in R-2 Zoning District

Category	R-2 (Non-Res) (minimum)
Front Yard Setback	35 feet
Rear Yard Setback	35 feet
Side Yard Setback	30 feet
Maximum Height Stories	40'

ACCESS AND PARKING

Access into the site will be from West Iowa Avenue

A total of 58 parking spaces are required (1 space per 4 seats at maximum capacity) for the athletic facility. The applicant is providing 58 spaces, including three accessible spaces. The proposed site plan meets the parking requirements.

SIDEWALKS / TRAILS / TRAFFIC

A 5' sidewalk exists on the south side of West Iowa Avenue adjacent to the subject property. A short segment will be removed and replaced when the driveway is installed. A 5' pedestrian walkway will be installed into the site from the public sidewalk.

UTILITIES

The site will be serviced with public utilities, which exist in the immediate vicinity. Utilities will be extended as needed to service the new building. Stormwater detention will be provided in a basin to the west of the proposed parking area with an ultimate discharge location to the existing creek to the west.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 69.34%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

ELEVATIONS

Colored building elevations are included for review. The buildings are proposed to be constructed predominantly of Class 2 architectural metal wall panel systems with concealed fasteners in gray and cool granite colors and Class 1 aluminum-framed storefront system with glazing. The elevations are in compliance with the Site Plan Ordinance.

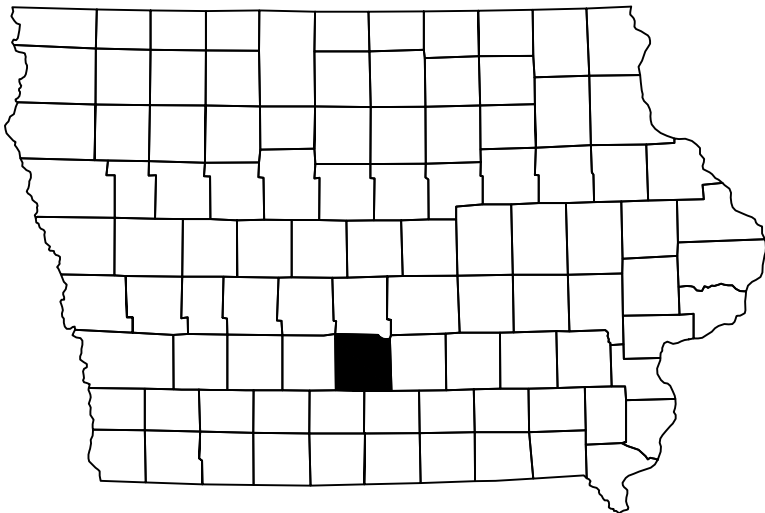
STAFF RECOMMENDATION

The proposed final plat and site plan are in general conformance with the Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan. Staff recommends approval of the final plat and site plan for Simpson Athletics Plat I subject to remaining staff comments and review of the legal documents.

SITE PLAN
FOR
SIMPSON ATHLETICS
TRAINING/COMPETITION FACILITY
IOWA AVENUE
CITY OF INDIANOLA, WARREN COUNTY, IOWA

OWNER
SIMPSON COLLEGE
701 N C STREET
INDIANOLA, IA 50125
CONTACT: MEGAN MARQUARDT
PHONE: 515-961-1579
EMAIL: MEGAN.MARQUARDT@SIMPSON.EDU

APPLICANT
DOWNING CONSTRUCTION INC
509 E SCENIC VALLEY AVENUE
INDIANOLA, IA 50125
CONTACT: SCOTT SCHURMAN
PHONE: 515-961-5386
EMAIL: SCOTT.S@DOWNINGCONSTRUCT.COM



VICINITY MAP

Sheet List Table

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C300	GRADING AND EROSION CONTROL PLAN
C301	GRADING DETAILED PLAN
C400	UTILITY PLAN
C500	PLANTING PLAN
C600	SITE DETAILS

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

Jason A. Ledden, P.E. _____ Date _____

License Number P24117

My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:
C100-C400, C600

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Monte A. Appelgate, PLA _____ Date _____

License Number 342

Pages or sheets covered by this seal:
C500

License Expires: June 30, 2026

SIMPSON ATHLETICS TRAINING/COMPETITION FACILITY

INDIANOLA, IOWA

TITLE SHEET

SNYDER & ASSOCIATES, INC. |

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

2	PER CITY COMMENTS	04/11/25	TLS
1	DOWNING DD SET	04/10/25	TLS
MARK	REVISION	DATE	BY
Engineer: JAL	Checked By: MAA	Scale: 1" = 500'	
Technician: TLS	Date: 03/21/2025	T-R-S: TTN-RRW-SS	

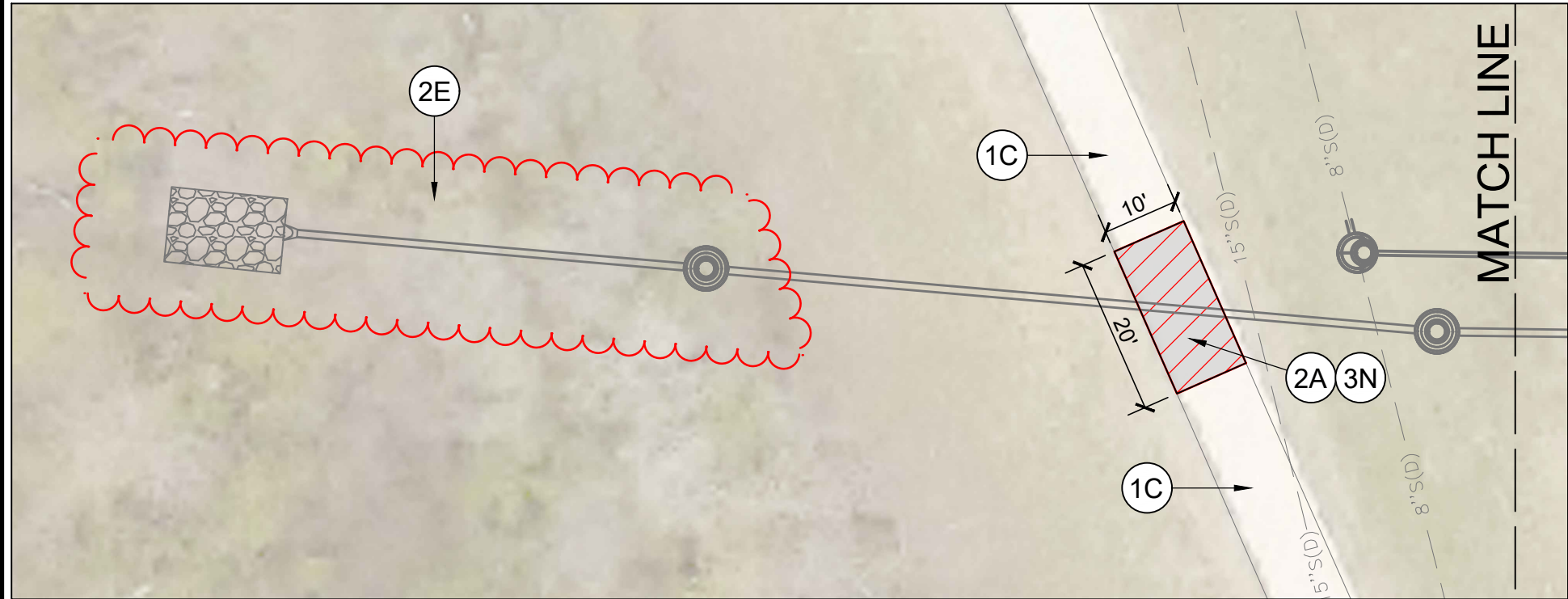
Project No: 125.0130.01

Sheet C100

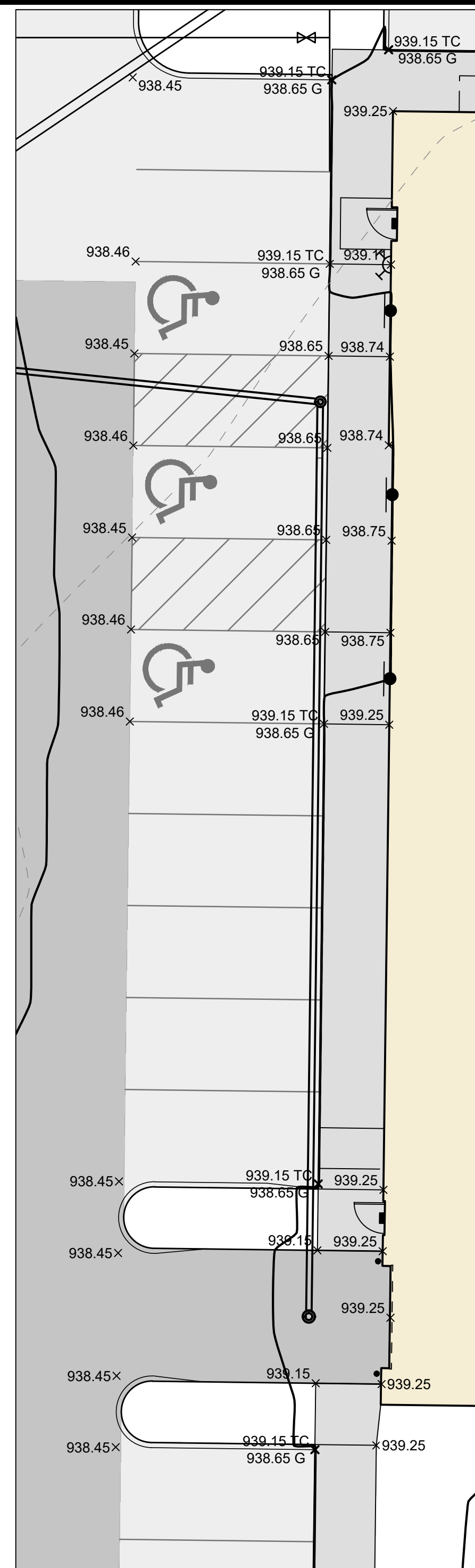
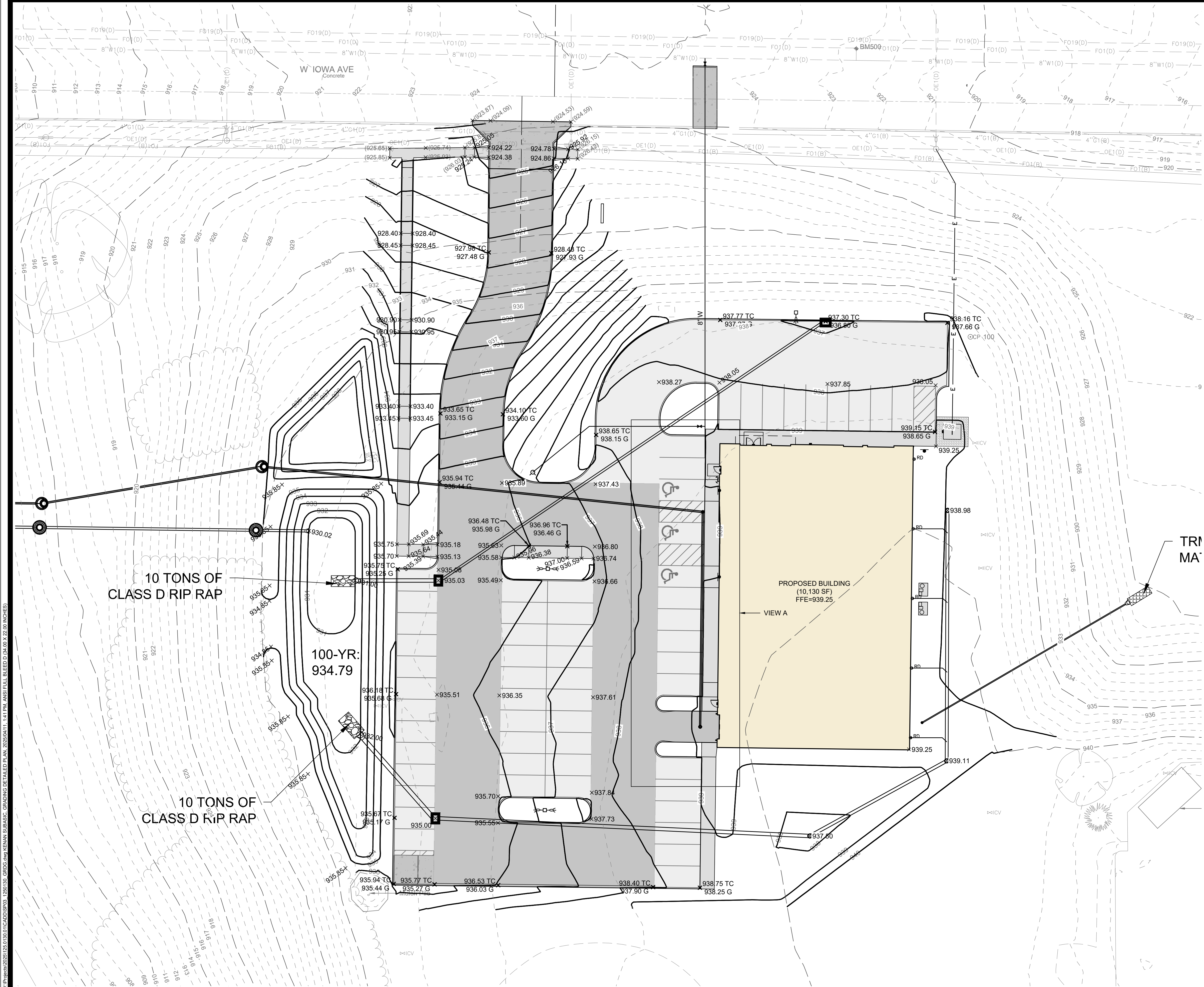
SNYDER & ASSOCIATES

Project No: 125.0130.01

Sheet C100



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VIEW A
SCALE: 1" = 10'

SIMPSON ATHLETICS TRAINING/COMPETITION FACILITY

GRADING DETAILED PLAN

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC.

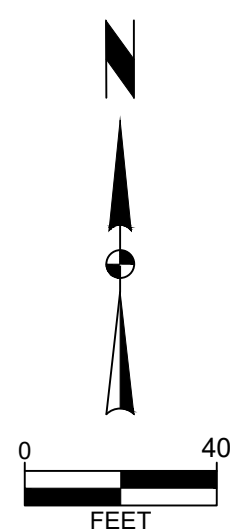
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Project No: 125.0130.01
Sheet C301

PER CITY COMMENTS	DATE	TLS
2	04/11/25	TLS
MARK	REVISION	BY
1	DOWNING DD SET	TLS
Engineer: JAL	Checked By: MAA	Scale: 1" = 20'
Technician: TLS	Date: 03/21/2025	T-R-S: TTN-RRW-SS

Project No: 125.0130.01
Sheet C301



1. WATER SERVICES, PROVIDE THE FOLLOWING:

 - A. TAP EXISTING 8" WATER MAIN WITH TAPPING SLEEVE AND VALVE AND SLEEVE. COORDINATE CONNECTION WITH THE CITY OF INDIANOLA WATER DEPARTMENT.
 - B. 8" WATER SERVICE WITH TRACER WIRE. INSTALL WITH MINIMUM 5' COVER TO TOP OF PIPE.
 - C. FIRE HYDRANT ASSEMBLY. COORDINATE LOCATION WITH ELECTRIC IMPROVEMENTS.
 - D. 8" TEE.
 - E. CONFIRM FINAL SERVICE LOCATION AND DEPTH OF FIRE AND DOMESTIC SERVICES WITH ARCHITECTURAL AND PLUMBING PLANS.
 - F. WALL MOUNTED FIRE DEPARTMENT CONNECTION. CONFIRM FINAL LOCATION WITH ARCHITECTURAL PLANS.
 - G. PROVIDE TRAFFIC CONTROL AS PER CITY OF INDIANOLA AND MUTCO REQUIREMENTS.
2. SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING:

 - A. CONNECT TO EXISTING 8" SANITARY MAIN. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - B. 6" SANITARY SEWER SERVICE LINE AT 1.0% MINIMUM SLOPE ($\frac{1}{8}$ " PER FOOT).
 - C. SANITARY CLEANOUT (SUDAS SW-203).
 - D. CONNECT TO PROPOSED BUILDING SERVICE. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
3. SITE LIGHTING, PROVIDE THE FOLLOWING:

 - A. SITE LIGHTING SHOWN FOR COORDINATION PURPOSES.. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 - B. BUILDING LIGHTING SHOWN FOR COORDINATION PURPOSES.. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
4. PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN:

 - A. ROOF DRAINS. PROVIDE 8" PVC ROOF DRAIN LEADER. EXTEND 12" ABOVE GRADE. CONFIRM DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS.
 - B. 45 DEGREE BEND.
 - C. PVC CLEANOUT WITH SUDAS SW-203 CASTING.
 - D. PIT DRAIN CONNECTION. COORDINATE WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
5. CRITICAL CROSSING. CONTRACTOR TO MAINTAIN MINIMUM 18" SEPARATION.
6. SITE FRANCHISE UTILITIES, PROVIDE THE FOLLOWING:

 - A. TRANSFORMER PAD. COORDINATE FINAL SIZE AND LOCATION WITH IMO ELECTRICAL AND ELECTRICAL SITE PLAN.
 - B. ELECTRICAL SERVICE ROUTE TO BE FINALIZED BY UTILITY PROVIDER. SEE SITE ELECTRICAL PLANS.
 - C. ELECTRICAL METER.
 - D. AC UNIT PAD. COORDINATE FINAL SIZE AND LOCATION WITH IMO ELECTRICAL AND ELECTRICAL SITE PLAN.

SIMPSON ATHLETICS TRAINING/COMPETITION FACILITY

UTILITY PLAN

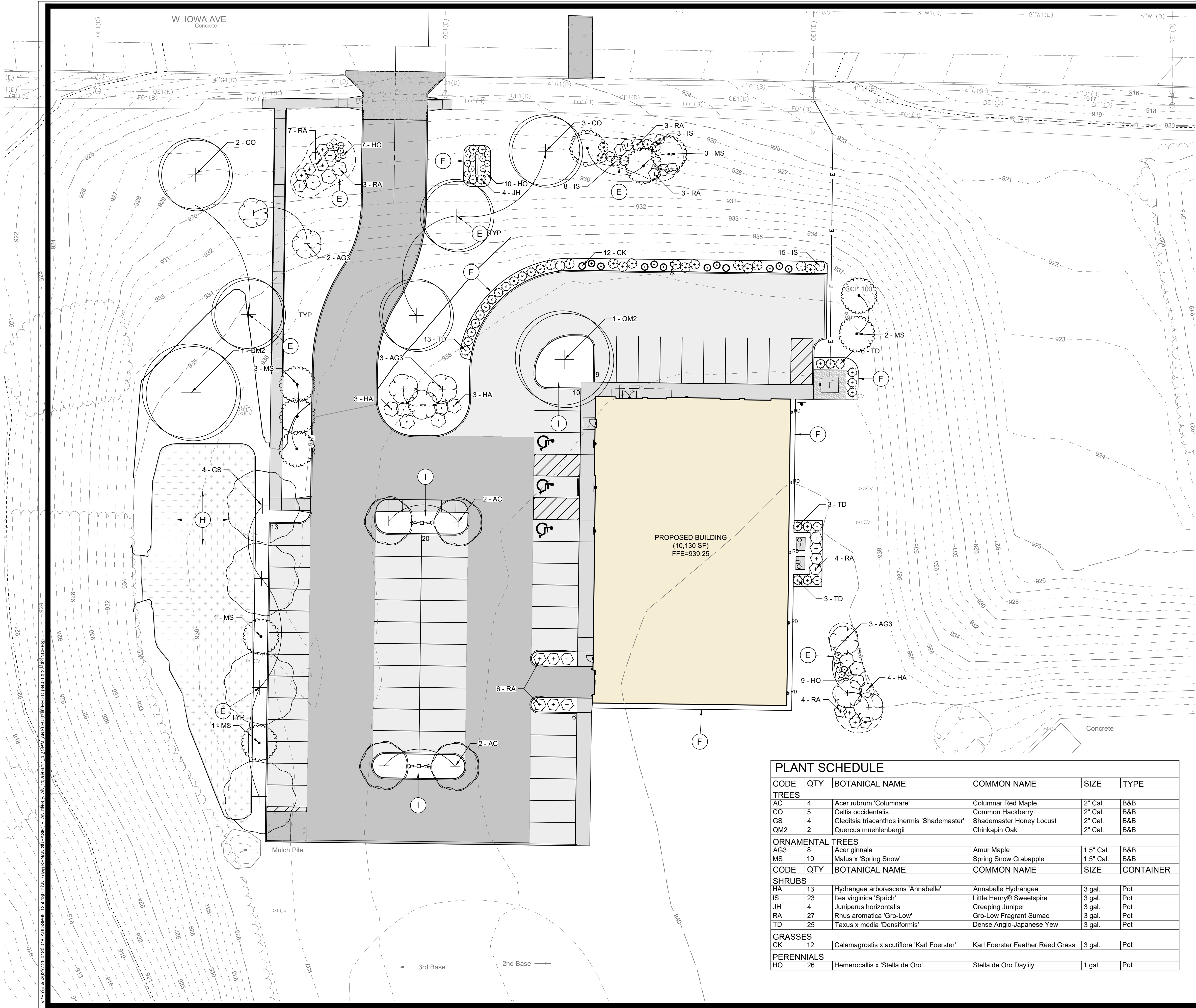
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Project No:	125.0130.01
Sheet	C400



PLANTING PLAN CONSTRUCTION NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- E. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- F. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT IN AREAS SHOWN ON PLAN. PROVIDE 6-INCH POWDER COATED BLACK STEEL EDGING WHEN NOT ADJACENT TO SIDEWALK.
- G. CONTRACTOR TO SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH 90/10 GREENYARD OR AN APPROVED EQUAL AT 450LBS / AC SEED RATE UNLESS NOTED OTHERWISE.

PRODUCT: GREENYARD 90 / 10 OR EQUAL.
AGRILAND FS, INC
INDIANOLA, IA 50125
WWW.AGRILANDFS.COM
CONTACT: CURT MYERS
T:(515) 961-8408

- H. PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.
- PROVIDE REGREEN, TRICITUM AESTIVUM, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL. APPLY AT 30 LBS/ACRE
- I. CONTRACTOR TO PROVIDE SOD AT AREAS SHOWN.
- J. PROVIDE MECHANICALLY BONDED FIBER MATRIX(MBFM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL SLOPE AREAS STEEPER THAN 5:1. ACCEPTABLE PRODUCTS AND MANUFACTURERS:
PROFILE PRODUCTS LLC., 750 LAKE COOK ROAD - SUITE 400
BUFFALO GROVE, IL 60089
TEL:1-800-366-1180
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.
- K. ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL OF TREES PRIOR TO PLANTING.

PLANTING LEGEND

- TURF SOD
- DETENTION SEED
- ROCK/MULCH

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF INDIANOLA SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

OPEN SPACE REQUIREMENTS:
129,600 SF (2.97 AC) OVERALL PROPERTY x 20% MINIMUM OPEN SPACE = 25,920 SF
OPEN SPACE REQUIRED
TOTAL HARD SURFACE (DRIVES, PARKING AND BUILDING) = 39,731 SF
(39,731 SF) = 69.34% TOTAL OPEN SPACE PROVIDED

OPEN SPACE LANDSCAPE REQUIREMENTS:
25,920 SF / 2000 SF =12.96 PLANT UNITS REQUIRED
12.96 PU x 1 SHADE TREE =13 TREES REQUIRED (2 EXISTING + 11 PROVIDED)
12.96 PU x 2 ORN. TREES =26 ORNAMENTAL TREES REQUIRED (16 PROVIDED)
SUBSTITUTION: 1 ORNAMENTAL TREE FOR 5 SHRUBS.
10 PU x 5 SHRUBS =50 SHRUBS REQUIRED (52 PROVIDED)

OFF-STREET PARKING REQUIREMENTS:
377 LF OF PARKING / 50 = 7.54 PLANT UNITS REQUIRED
7.54 PU x 1 SHADE TREE = 8 TREES REQUIRED (8 PROVIDED)
7.54 PU x 2 ORNAMENTAL TREE = 15 ORNAMENTAL TREES (8 PROVIDED)
SUBSTITUTION: 1 ORNAMENTAL TREE FOR 5 SHRUBS.
7 PU x 5 SHRUBS = 35 SHRUBS (36 PROVIDED)

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
AC	4	Acer rubrum 'Columnare'	Columnar Red Maple	2" Cal.	B&B
CO	5	Celtis occidentalis	Common Hackberry	2" Cal.	B&B
GS	4	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	2" Cal.	B&B
QM2	2	Quercus muehlenbergii	Chinkapin Oak	2" Cal.	B&B
ORNAMENTAL TREES					
AG3	8	Acer ginnala	Amur Maple	1.5" Cal.	B&B
MS	10	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" Cal.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
HA	13	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 gal.	Pot
IS	23	Itea virginica 'Sprich'	Little Henry® Sweetspire	3 gal.	Pot
JH	4	Juniperus horizontalis	Creeping Juniper	3 gal.	Pot
RA	27	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	Pot
TD	25	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	3 gal.	Pot
GRASSES					
CK	12	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.	Pot
PERENNIALS					
HO	26	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Pot

SIMPSON ATHLETICS TRAINING/COMPETITION FACILITY

PLANTING PLAN

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC. |



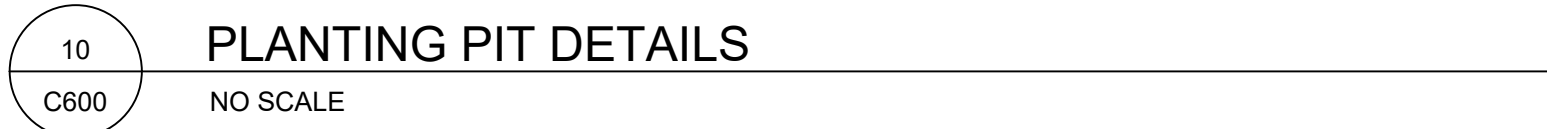
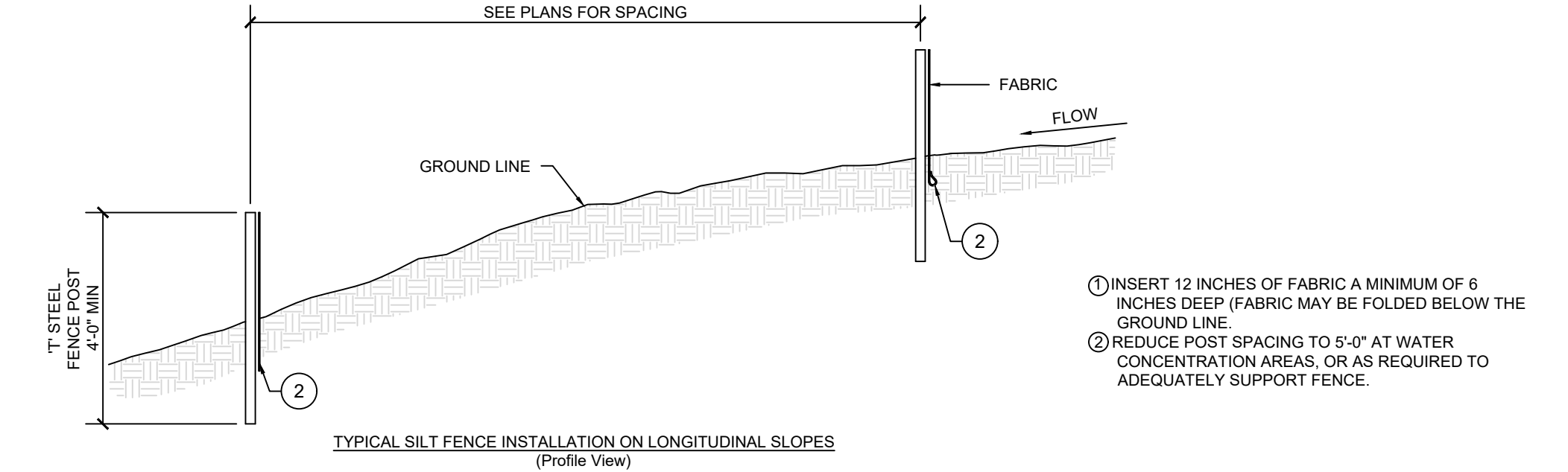
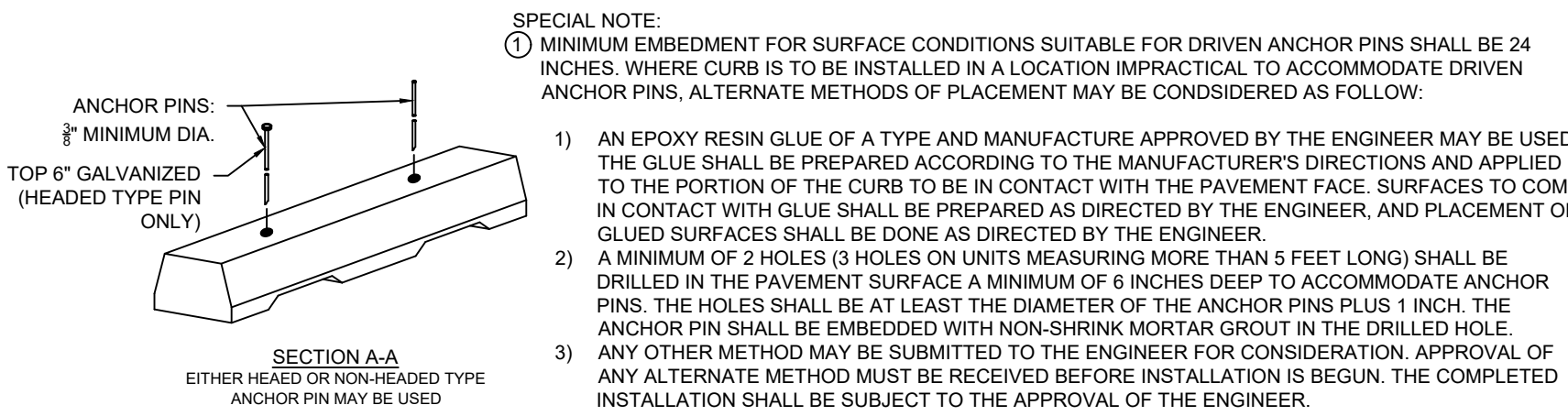
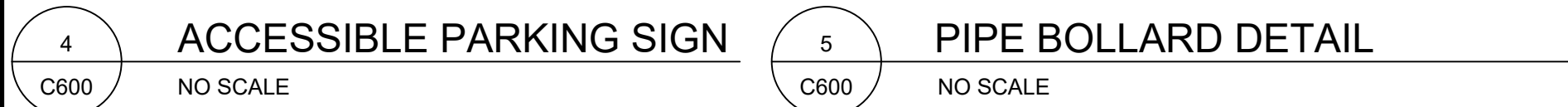
Project No: 125.0130.01

Sheet C500

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ANKENY, IOWA 50023
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Sheet C500

Project No: 125.0130.01



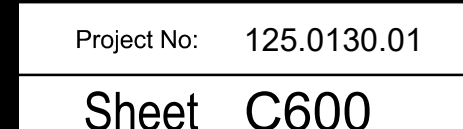
SIMPSON ATHLETICS TRAINING/COMPETITION FACILITY

SITE DETAILS

INDIANOLA, IOWA

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ELEVATION KEYNOTES	
E01	PRE-ENGINEERED ALUMINUM CANOPY (STRUT-SUPPORTED) w/ INTEGRATED WEEPS SYSTEM - SEE STRUCTURAL DRAWINGS FOR ATTACHMENT TO PEMB STRUCTURE
E02	PREFINISHED BRAKE-METAL COVE TO CONCEAL VERTICAL ACCENT LIGHT; ACCENT LIGHT TO ILLUMINATE WEST FACE OF BUILDING; REFER TO ELECTRICAL; BRAKE-METAL PROFILE TO BE CONFIRMED DURING CONSTRUCTION
E03	INDIVIDUALLY INTERNALLY-LIT LETTER SIGNAGE (BY OWNER) - COORDINATE CONNECTIONS WITH ELECTRICIAN
E04	INTERNALLY-LIT LOGO SIGNAGE (BY OWNER) - COORDINATE CONNECTIONS WITH ELECTRICIAN
E04	PEMB PREFINISHED VERTICAL TRANSITION FLASHING (MATCH C2 COLOR)

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SIMPSON GYMNASTICS

701 N C Street
Indianola, Iowa 50125

BID SET - NOT FOR CONSTRUCTION

DISCOVER/ ANALYZE

DEVELOP

COMMIT

DELIVER

PROJECT
DESIGNER-INTERIOR
BRP-AKP

ISSUED DATE:
04/17/2025

REVISIONS

REV #	DESCP.	DATE

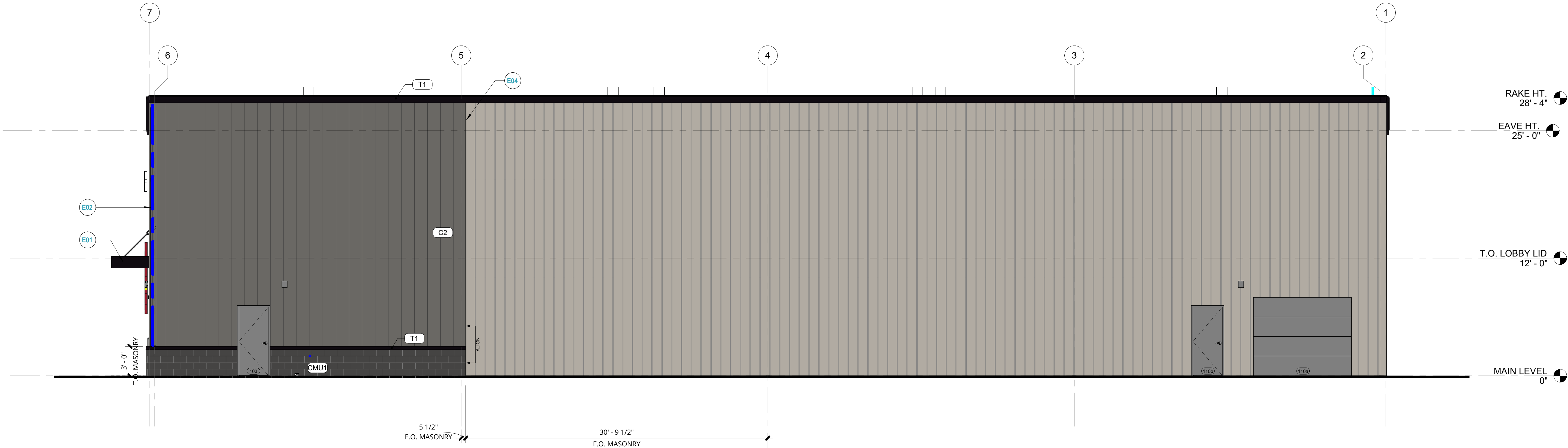
PLAN NO. = 90-215

DWG. LIST

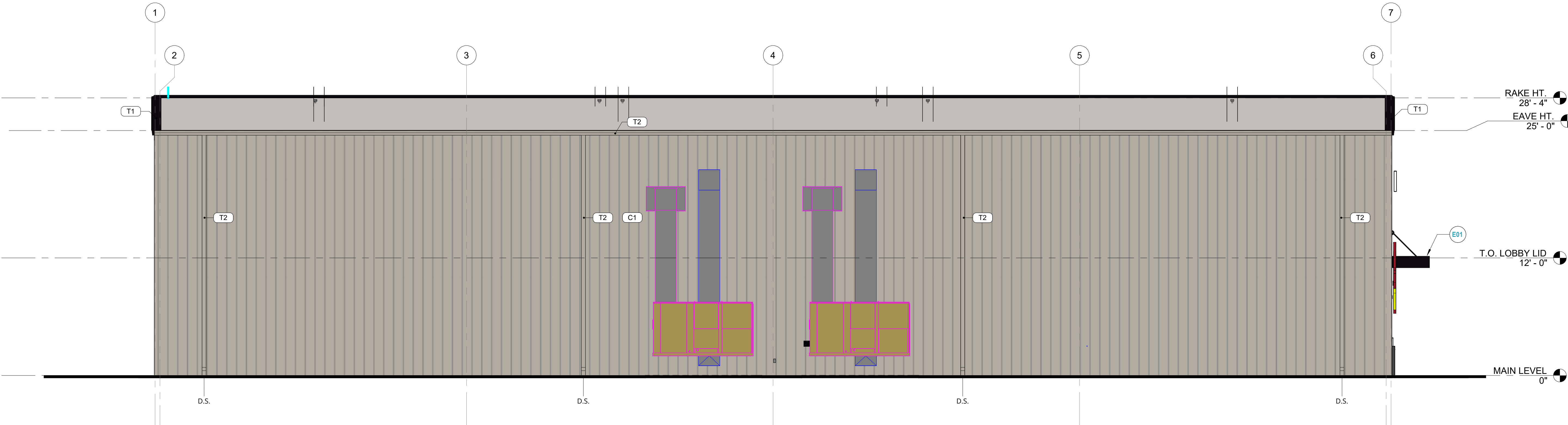
EXTERIOR
ELEVATIONS

SHEET NO.

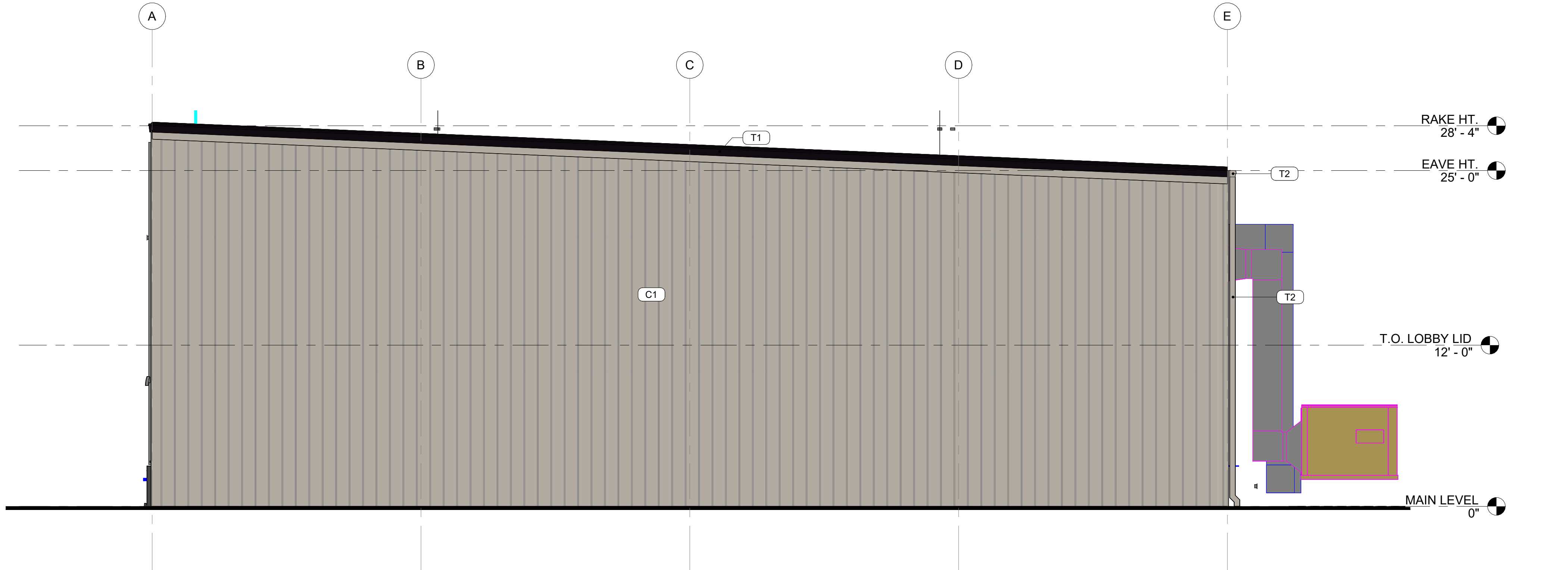
A-200



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

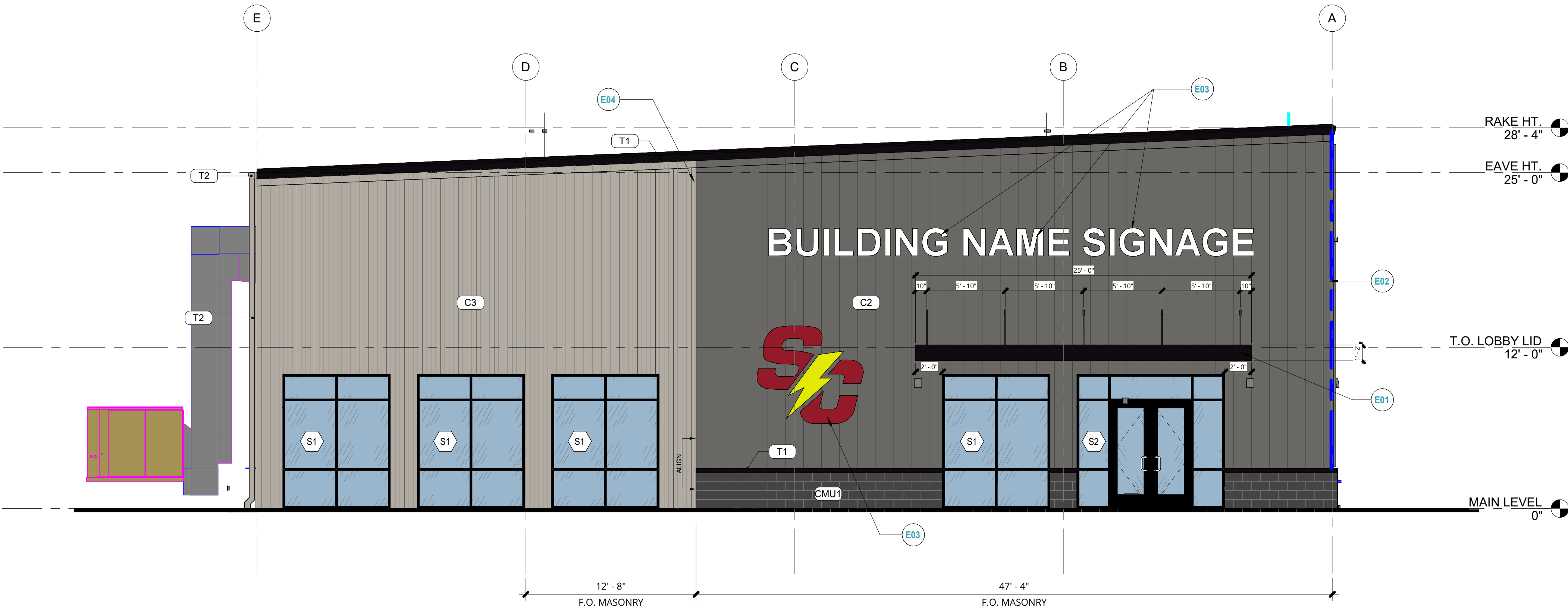


2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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EXTERIOR MATERIAL SELECTIONS

NOTE:
SELECTIONS PROVIDED ARE TO SHOW COLOR
INTENT ONLY.

FINAL SELECTIONS TO BE CONFIRMED BY OWNER
PRIOR TO ORDERING.

(T1) ROOFING: RAKE TRIM & PREFINISHED METAL BRICK
CAP
MATCH STOREFRONT COLOR TYPE

(T2) ROOFING: DOWNSPOUTS & GUTTERS
MATCH C1 COLOR TYPE

(C1) PEMB ARCHITECTURAL METAL PANEL
PEMB SUPPLIER: V.P.
- VEE RIB
- COOL GRANITE GRAY
<https://vercorpuden.com/products/vee-rib-wall-panels/>

(C2) PEMB ARCHITECTURAL METAL PANEL
PEMB SUPPLIER: V.P.
- TEXTURECLAD
- GRAY
<https://vercorpuden.com/products/textfour-wall-system/>

(C3) PEMB ARCHITECTURAL METAL PANEL
PEMB SUPPLIER: V.P.
- TECH FOUR
- COOL GRANITE GRAY
<https://vercorpuden.com/products/techfour-wall-system/>

PREFINISHED EXTERIOR ALUM. STOREFRONT
MFR: CMI ARCHITECTURAL
- FINISH: ANODIZED ALUMINIUM
- INCLUDES: VISIBLE FLASHINGS

(CMU1) SPLIT FACE CMU
HEBRON BRICK
- SPLIT-FACED BLOCK
- DARKENED, CHARCOAL
- SPLIT-FACE CMU SEALER
- BASIS-OF-DESIGN: EUCLID BARCADE WB 244
- SPLIT-FACE CMU CAVITY WEEPS
- BASIS-OF-DESIGN: MTI CORE CAVITY WEEPS
- NOTES: TRIM FRONT AND/OR BACK OF WEEPS AS
NEEDED TO FIT WITHIN CAVITY

CODE - ELEVATION MATERIAL PERCENTAGES

ELEVATION	WALL AREA	% OF TOTAL
NORTH		
Exterior Calcs - Primary (Class I or Class II)	1,630 SF	76%
Exterior Calcs - Masonry	86 SF	4%
Exterior Calcs - Glazing	430 SF	20%
	2,146 SF	100%

→ 75% = OK

→ EXTERIOR CLEAR GLAZING ON
PRIMARY FACADE = 20% = OK

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EXTERIOR
ELEVATIONS

SHEET NO.

A-201

City of Indianola
RESOLUTION NO. 2025-000

**RESOLUTION APPROVING THE SITE PLAN FOR SIMPSON ATHLETICS TRAINING /
COMPETITION FACILITY (805 WEST IOWA AVENUE)**

WHEREAS, the City of Indianola, Warren County, State of Iowa, is a duly organized Municipal Organization; and

WHEREAS, the City of Indianola Planning and Zoning Commission reviewed and recommended approval of a Site Plan for Simpson Athletics Training / Competition Facility on April 22, 2025; and

WHEREAS, the Site Plan for Simpson Athletics Training / Competition Facility is in general conformance with section §165 – *Zoning Regulations* of the Indianola Municipal Code; and

WHEREAS, the Site Plan for Simpson Athletics Training / Competition Facility is in general conformance with section §165.08 – *Open Space, Landscaping and Buffering* of the Indianola Municipal Code; and

WHEREAS, the Site Plan for Simpson Athletics Training / Competition Facility is in general conformance with section §165.09 – *Building Design Standards* of the Indianola Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, on this 5th day of May, 2025, that the Site Plan for Simpson Athletics Training / Competition Facility be approved subject to remaining staff comments.

Steve Armstrong, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk