CITY OF INDIANOLA COUNCIL MEETING
August 4, 2025
6:00 PM
City Council Chambers
110 N 1st Street, Indianola, IA
Agenda

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Public Comment**
5. **Consent Agenda**
   A. Approval of Agenda
   B. Approval of Claims
   C. Approval of Minutes of the prior meetings
   D. Approval of Applications
      1. Consideration of the approval of a liquor license renewal for Groggy Dog, pending staff approval.
      2. Consideration of the approval of an ownership change for Sodexo Management Inc. doing business as Simpson College liquor license.
      3. Consideration of the approval of a new liquor license for Kwik Trip Inc., doing business as Kwik Star #1742, pending staff approval.
      4. Consideration of the approval of a device retailer permit for SKF Inc., doing business as I Towner Stop.
   E. Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatements against properties.
   F. Resolution appointing the City of Indianola representation to the Des Moines Area Metropolitan Planning Organization.
   G. Resolution suspending the requirements of Chapter 400 as it pertains to the Civil Service Commission certifying a list of names eligible for appointment to a civil service position.
   H. Resolution authorizing purchase of in-car camera systems for the Indianola Police Department using funds from the Prairie Meadows Community Betterment grant.

I. Resolution approving Final Payment Number 9, Change Order Number 6, Final Acceptance, and Retainage Release for Indianola Industrial Park Plat 3 Improvements.

J. Resolution approving an amendment to an agreement with Snyder & Associates for the East Hillcrest Avenue Reconstruction Project.

K. Resolution approving salaries.

6. Council Reports

A. Committee Reports

7. Mayor's Report

A. Approval of the appointment of Paul Cravens to the Indianola Board of Trustees for a term beginning immediately and ending July 1, 2031.

B. Oath of Office - Paul Cravens

C. Commuity Update

8. Public Consideration

A. Old Business

1. Discussion and direction regarding the Hillcrest Pedestrian Median.

2. Discussion and direction regarding animal control in the City of Indianola.

a. Resolution approving direction for the contract with Kiya Koda regarding animal control in the City of Indianola.

B. New Business

1. Resolution approving the site plan for Pickard Commerce Park Plat 1, Lots 4 and 5 (404 South 21st Street).

9. Other Business

A. City Manager's Report - Jacob Meshke

B. Discussion and action regarding future agenda items.

C. Enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government.

10. Adjourn

MEMORANDUM

To: Mayor and City Council

From:

Date: August 4, 2025

Subject: Approval of Claims

Recommendation: Roll call is in order.

Attachments: 1. Vendor Expense Approval 8042025

City of Indianola, IA

Expense Approval Report

By Vendor Name

Post Dates 8/4/2025 - 8/4/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: 104778 - 911 RESTORATION					
911 RESTORATION	07-300-4356 42	08/04/2025	MOLD SWAB	680-8700-63100	75.00
			Vendor 104778 - 911 RESTORATION Total:		**75.00**
Vendor: 002810 - ACCO UNLIMITED CORP.					
ACCO UNLIMITED CORP.	0254983	08/04/2025	CHEMICALS	045-4500-65010	583.10
ACCO UNLIMITED CORP.	0254983	08/04/2025	CHLORINE	045-4500-65011	617.60
ACCO UNLIMITED CORP.	0255164	08/04/2025	POOL CHEMICALS	680-8700-65073	1,902.00
			Vendor 002810 - ACCO UNLIMITED CORP. Total:		**3,102.70**
Vendor: 103749 - ACE HARDWARE					
ACE HARDWARE	8725	08/04/2025	PLUG GROUND PVC 15A	015-1500-65076	13.77
ACE HARDWARE	8908	08/04/2025	PAINT & SUPPLIES-BUXTON G…	042-4300-63100	49.99
ACE HARDWARE	8908	08/04/2025	ROLLER & BRUSH	042-4300-65070	14.58
ACE HARDWARE	8909	08/04/2025	WRR Network	890-9300-67102	7.18
ACE HARDWARE	8913	08/04/2025	PAINT - BUXTON GAZEBO	042-4300-63100	49.99
ACE HARDWARE	8915	08/04/2025	BLOCK LETTERS & NUMBERS	610-8350-65070	7.98
ACE HARDWARE	8923	08/04/2025	PROFESSIONAL RESPIRATOR	680-8700-65070	54.99
ACE HARDWARE	8926	08/04/2025	PAINT SUPPLIES	042-4300-65070	8.99
ACE HARDWARE	8931	08/04/2025	IWC Condensate Repair	001-6220-63100	20.77
ACE HARDWARE	8944	08/04/2025	VMAC BUSHING FOR CHEMT…	045-4500-65072	7.38
ACE HARDWARE	8976	08/04/2025	OVAL RUN CAPACTR	680-8700-63100	9.99
ACE HARDWARE	9014	08/04/2025	MCVAY TRAIL RAILING	042-4300-63100	74.46
ACE HARDWARE	9025	08/04/2025	BLOCK LETTERS	610-8350-65070	7.98
			Vendor 103749 - ACE HARDWARE Total:		**328.05**
Vendor: 003220 - ADAMS DOOR COMPANY INC.					
ADAMS DOOR COMPANY INC.	SVC/271-121767	08/04/2025	DOOR REPAIR	110-2100-63100	206.50
			Vendor 003220 - ADAMS DOOR COMPANY INC. Total:		**206.50**
Vendor: 048228 - AGRILAND FS INC					
AGRILAND FS INC	91058829	08/04/2025	TURFACE MVP	042-4200-65072	599.42
AGRILAND FS INC	91058830	08/04/2025	TURFACE MVP	042-4200-65072	584.80
AGRILAND FS INC	91058833	08/04/2025	TURFACE MVP	042-4200-65072	584.80
AGRILAND FS INC	91058834	08/04/2025	TRIPLET	042-4300-65070	69.95
AGRILAND FS INC	91058969	08/04/2025	TURFACE MVP	042-4200-65072	1,169.60
			Vendor 048228 - AGRILAND FS INC Total:		**3,008.57**
Vendor: 031150 - AGSOURCE COOPERATIVE SERVICES					
AGSOURCE COOPERATIVE SE…	418522	08/04/2025	POOL WATER TESTING	045-4500-64200	29.00
AGSOURCE COOPERATIVE SE…	PS-INV418608	08/04/2025	POOL TESTING	680-8700-63411	42.50
			Vendor 031150 - AGSOURCE COOPERATIVE SERVICES Total:		**71.50**
Vendor: 003400 - AHLERS & COONEY P.C.					
AHLERS & COONEY P.C.	897029	08/04/2025	DEER RUN URP - COMMERCIAL	001-5200-64110	70.00
AHLERS & COONEY P.C.	897030	08/04/2025	DEER RUN URP - RESIDENTIAL	001-5200-64110	105.00
AHLERS & COONEY P.C.	897031	08/04/2025	IDG 3, LLC DA	001-5200-64110	70.00
			Vendor 003400 - AHLERS & COONEY P.C. Total:		**245.00**
Vendor: 102893 - ALLIED SYSTEMS INC					
ALLIED SYSTEMS INC	66323	08/04/2025	PUMP REPAIR	610-8325-63410	11,151.13
			Vendor 102893 - ALLIED SYSTEMS INC Total:		**11,151.13**
Vendor: 003630 - ALLSUP, PAT					
ALLSUP, PAT	JULY 2025	08/04/2025	JULY 2025 CELLPHONE	011-1100-63730	50.00
ALLSUP, PAT	JUNE 2025	08/04/2025	JUNE 2025 CELLPHONE	011-1100-63730	50.00
			Vendor 003630 - ALLSUP, PAT Total:		**100.00**
Vendor: 103081 - AMAZON CAPITAL SERVICES					
AMAZON CAPITAL SERVICES	14FK-69PF-PKNH	08/04/2025	Multi	001-6210-65070	116.98

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
AMAZON CAPITAL SERVICES	14FK-69PF-PKNH	08/04/2025	Multi	001-6210-67240	1,242.50
AMAZON CAPITAL SERVICES	14FK-69PF-PKNH	08/04/2025	Multi	001-6220-63100	128.50
AMAZON CAPITAL SERVICES	14LD-W4R9-KN6Y	08/04/2025	SPIN ART SUPPLIES	001-5100-64410	173.20
AMAZON CAPITAL SERVICES	194X-DKRK-C6KX	08/04/2025	BATH TOWEL SETS	015-1500-65070	189.95
AMAZON CAPITAL SERVICES	1CHN-LVGR-P9NY	08/04/2025	EQUIPMENT MAINTENANCE	680-8700-63410	20.99
AMAZON CAPITAL SERVICES	1CHN-LVGR-P9NY	08/04/2025	OFFICE SUPPLIES	680-8700-65060	15.98
AMAZON CAPITAL SERVICES	1CHN-LVGR-P9NY	08/04/2025	SUPPLIES	680-8700-65070	37.95
AMAZON CAPITAL SERVICES	1CWH-D9KP-LXLW	08/04/2025	Computer supplies	001-6210-65070	125.13
AMAZON CAPITAL SERVICES	1DKV-DP7W-97HY	08/04/2025	MICR Toner Returned	001-6210-65070	-265.00
AMAZON CAPITAL SERVICES	1G3Y-7DF7-YMP9	08/04/2025	Fiber supplies	001-6210-67240	61.97
AMAZON CAPITAL SERVICES	1GN3-NKG9-6J3R	08/04/2025	SWIM LESSON SUPPLIES/WAL…	042-4200-65070	121.93
AMAZON CAPITAL SERVICES	1H6V-XJYN-C3H9	08/04/2025	SPIN ART REFILL CARDS	001-5100-64410	47.96
AMAZON CAPITAL SERVICES	1KNQ-Y1NT-41QV	08/04/2025	HELIUM BALLOONS & HOME …	042-4200-65070	293.04
AMAZON CAPITAL SERVICES	1KNQ-Y1NT-41QV	08/04/2025	HELIUM BALLOONS & HOME …	042-4200-65070	20.44
AMAZON CAPITAL SERVICES	1ML6-WL3G-CKRV	08/04/2025	LANYARD ID CARDS HOLDER	015-1500-65060	43.65
AMAZON CAPITAL SERVICES	1MMX-WDCC-3D31	08/04/2025	Humidity Meter	001-6220-63100	35.98
AMAZON CAPITAL SERVICES	1Q6R-XK4J-6YJ7	08/04/2025	Ceiling Lights	001-6210-67250	297.88
AMAZON CAPITAL SERVICES	1VKY-PGRW-D1QY	08/04/2025	MAGNETIC CASE FOR IPHONE…	015-1500-65060	27.11
AMAZON CAPITAL SERVICES	1XD7-KV96-7477	08/04/2025	Dehumidifier	001-6210-67250	119.99
AMAZON CAPITAL SERVICES	1XQP-WW79-KGFP	08/04/2025	REFLECTIVE SAFETY VEST	110-2100-65500	237.86
AMAZON CAPITAL SERVICES	1Y4X-K61W-4NGG	08/04/2025	TENNIS BALLS	042-4200-65070	316.20
AMAZON CAPITAL SERVICES	1YGN-33QP-CHFV	08/04/2025	TAMPER SEALS FOR DRUG BO…	016-1600-65050	68.98
AMAZON CAPITAL SERVICES	1YTQ-WNMT-DR4T	08/04/2025	MICR Toner	001-6210-65070	265.00
			Vendor 103081 - AMAZON CAPITAL SERVICES Total:		**3,744.17**
Vendor: 100489 - AMERICAN SOCIETY OF COMPOSERS					
AMERICAN SOCIETY OF COM…	2025 License	08/04/2025	2025 License Agreement	001-6500-65990	15.63
			Vendor 100489 - AMERICAN SOCIETY OF COMPOSERS Total:		**15.63**
Vendor: 102855 - ARDENT LIGHTING GROUP LLC					
ARDENT LIGHTING GROUP LLC	1016	08/04/2025	RESET BREAKER AT MORLOCK	610-8325-63410	175.00
			Vendor 102855 - ARDENT LIGHTING GROUP LLC Total:		**175.00**
Vendor: 090592 - ASCENDANCE TRUCK CENTERS					
ASCENDANCE TRUCK CENTERS	RA301005563	08/04/2025	OIL LEAK 2014 INTERNATIONAL	110-2100-63320	817.75
			Vendor 090592 - ASCENDANCE TRUCK CENTERS Total:		**817.75**
Vendor: 005257 - BANKERS TRUST COMPANY					
BANKERS TRUST COMPANY	250713-817130	08/04/2025	Investment Acct Fee FY25 Q4	001-6500-64500	5,523.31
			Vendor 005257 - BANKERS TRUST COMPANY Total:		**5,523.31**
Vendor: 104320 - BASEPOINT BUILDING AUTOMATIONS					
BASEPOINT BUILDING AUTO…	167408	08/04/2025	REPAIRS TO DOOR	680-8700-63100	338.00
			Vendor 104320 - BASEPOINT BUILDING AUTOMATIONS Total:		**338.00**
Vendor: 005651 - BERRY, ROGER					
BERRY, ROGER	71625	08/04/2025	DRY ICE - HAZMAT TRAINING	015-1500-62300	12.83
			Vendor 005651 - BERRY, ROGER Total:		**12.83**
Vendor: 104680 - BIG STATE INDUSTRIAL SUPPLY INC					
BIG STATE INDUSTRIAL SUPPLY…	1604493	08/04/2025	FOAM DISPOSABLE EAR PLUGS	110-2100-65500	234.00
			Vendor 104680 - BIG STATE INDUSTRIAL SUPPLY INC Total:		**234.00**
Vendor: 006400 - BOB'S CUSTOM TROPHIES					
BOB'S CUSTOM TROPHIES	39140	08/04/2025	MEMORIAL SIGN	042-4300-65090	25.00
BOB'S CUSTOM TROPHIES	39384	08/04/2025	MEMORIAL PLATE	042-4300-65090	25.00
			Vendor 006400 - BOB'S CUSTOM TROPHIES Total:		**50.00**
Vendor: 100097 - BOUND TREE MEDICAL LLC					
BOUND TREE MEDICAL LLC	85849716	08/04/2025	AMBULANCE MEDICAL SUPPLI…	016-1600-65070	4,148.59
			Vendor 100097 - BOUND TREE MEDICAL LLC Total:		**4,148.59**
Vendor: 101330 - BRICK GENTRY P.C.					
BRICK GENTRY P.C.	450425	08/04/2025	NUISANCE ABATEMENT ISSUE…	001-1700-64110	2,716.25
BRICK GENTRY P.C.	450426	08/04/2025	LEGAL SERVICE FEES	015-1500-64110	1,500.00
BRICK GENTRY P.C.	450427	08/04/2025	LEGAL SERVICE FEES	001-6500-64110	6,785.00
BRICK GENTRY P.C.	450428	08/04/2025	LEGAL SERVICES FEES - HR	001-6250-64110	120.00

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
BRICK GENTRY P.C.	450429	08/04/2025	LEGAL SERVICES FEES - PD	011-1100-64110	840.00
BRICK GENTRY P.C.	450430	08/04/2025	LEGAL SERVICES FEES - PROSE...	011-1100-64110	135.00
BRICK GENTRY P.C.	450431	08/04/2025	LEGAL SERVICES FEES	011-1100-64110	507.00
BRICK GENTRY P.C.	450431	08/04/2025	LEGAL SERVICES FEES	015-1500-64110	522.00
BRICK GENTRY P.C.	450431	08/04/2025	LEGAL SERVICES FEES	041-4100-64990	420.00
BRICK GENTRY P.C.	450431	08/04/2025	LEGAL SERVICES FEES	042-4200-64110	227.00
BRICK GENTRY P.C.	450431	08/04/2025	LEGAL SERVICES FEES	110-2100-64110	227.00
BRICK GENTRY P.C.	450431	08/04/2025	LEGAL SERVICES FEES	610-8300-64110	227.00
				Vendor 101330 - BRICK GENTRY P.C. Total:	**14,226.25**
Vendor: 007880 - CDW GOVERNMENT INC					
CDW GOVERNMENT INC	AE9ZY7L	08/04/2025	MICR TONER	001-6200-65060	259.22
				Vendor 007880 - CDW GOVERNMENT INC Total:	**259.22**
Vendor: 103780 - CENTRAL IOWA FASTENERS					
CENTRAL IOWA FASTENERS	10376	08/04/2025	CAN LINERS	042-4300-65070	92.50
CENTRAL IOWA FASTENERS	10376	08/04/2025	CAN LINERS	042-4300-65071	147.40
				Vendor 103780 - CENTRAL IOWA FASTENERS Total:	**239.90**
Vendor: 101070 - CENTRAL IOWA PEST CONTROL SRVCS					
CENTRAL IOWA PEST CONTRO...	19290	08/04/2025	PEST CONTROL CH	001-6500-63100	195.00
				Vendor 101070 - CENTRAL IOWA PEST CONTROL SRVCS Total:	**195.00**
Vendor: 055927 - CENTURYLINK					
CENTURYLINK	AUGUST 4971	08/04/2025	MONTHLY SERVICE	001-6210-63730	75.77
CENTURYLINK	AUGUST 9409	08/04/2025	MONTHLY SERVICE	001-6210-63730	74.37
				Vendor 055927 - CENTURYLINK Total:	**150.14**
Vendor: 101724 - CINTAS CORPORATION					
CINTAS CORPORATION	5282545202	08/04/2025	MEDICAL CABINET	042-4300-65500	7.42
				Vendor 101724 - CINTAS CORPORATION Total:	**7.42**
Vendor: 008615 - CIRCLE B CASHWAY					
CIRCLE B CASHWAY	983589	08/04/2025	MCVAY TRAIL RAILING	042-4300-63100	108.32
				Vendor 008615 - CIRCLE B CASHWAY Total:	**108.32**
Vendor: 008670 - CIVIC SYSTEMS LLC					
CIVIC SYSTEMS LLC	INV-07766	08/04/2025	Semi-Annual Fees	001-6210-67244	10,203.00
				Vendor 008670 - CIVIC SYSTEMS LLC Total:	**10,203.00**
Vendor: 101958 - CIVICPLUS LLC					
CIVICPLUS LLC	115339	08/04/2025	LIVE MEETING MANAGER AN...	001-6210-67244	-2,520.00
CIVICPLUS LLC	339060	08/04/2025	ANNUAL LICENSING/SUPPORT	001-6210-67244	8,797.94
				Vendor 101958 - CIVICPLUS LLC Total:	**6,277.94**
Vendor: 103280 - CONFLUENCE INC.					
CONFLUENCE INC.	32410	08/04/2025	CITY OF INDIANOLA GATEWA...	001-1700-64900	2,000.00
				Vendor 103280 - CONFLUENCE INC. Total:	**2,000.00**
Vendor: 104264 - CORE-MARK MIDCONTINENT INC					
CORE-MARK MIDCONTINENT ...	164481	08/04/2025	VMAC CONCESSIONS	045-4500-65070	682.90
				Vendor 104264 - CORE-MARK MIDCONTINENT INC Total:	**682.90**
Vendor: 010825 - DES MOINES AREA COMM COLLEGE					
DES MOINES AREA COMM CO...	G-57979	08/04/2025	CONTINUING EDUCATION HO...	016-1600-62300	255.00
				Vendor 010825 - DES MOINES AREA COMM COLLEGE Total:	**255.00**
Vendor: 102543 - DEYARMAN FORD OF INDIANOLA					
DEYARMAN FORD OF INDIAN...	229397	08/04/2025	SERVICE 22 FORD EXPLORER	001-1700-63320	119.73
				Vendor 102543 - DEYARMAN FORD OF INDIANOLA Total:	**119.73**
Vendor: 011879 - DOWNEY TIRE PROS					
DOWNEY TIRE PROS	27605	08/04/2025	TIRES	110-2100-63320	1,150.54
DOWNEY TIRE PROS	28495	08/04/2025	TIRE REPAIR - 2022 TAHOE	011-1100-63320	27.98
				Vendor 011879 - DOWNEY TIRE PROS Total:	**1,178.52**
Vendor: 014110 - ELECTRICAL ENG & EQUIP					
ELECTRICAL ENG & EQUIP	319178-00	08/04/2025	SURGE TEST A MOTOR	610-8350-63410	351.00
				Vendor 014110 - ELECTRICAL ENG & EQUIP Total:	**351.00**

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: 103706 - ELIXIR RX OPTIONS					
ELIXIR RX OPTIONS	594841	08/04/2025	411 Rx	011-1100-64120	16.56
			Vendor 103706 - ELIXIR RX OPTIONS Total:		**16.56**
Vendor: 104781 - EROSION WORX INC					
EROSION WORX INC	25-1308	08/04/2025	7 GEO-CURVE INTAKES	110-2100-65070	1,400.00
			Vendor 104781 - EROSION WORX INC Total:		**1,400.00**
Vendor: 019885 - GRAINGER INC					
GRAINGER INC	9572227693	08/04/2025	DRY WIPE	610-8350-65070	129.49
GRAINGER INC	9581460251	08/04/2025	MARKING SIGN, SAFETY & FL...	610-8300-65500	347.69
GRAINGER INC	9581460269	08/04/2025	RAIN JACKET & RUBBER BOOTS	610-8300-65500	297.51
GRAINGER INC	9581460277	08/04/2025	LED EMG LGHT THRMPL	610-8350-65070	842.84
GRAINGER INC	9581674737	08/04/2025	SPILL PLATFORM W/DRAIN	610-8350-63100	270.34
GRAINGER INC	9587165995	08/04/2025	CELL PHONE WALLET	610-8300-65070	74.43
			Vendor 019885 - GRAINGER INC Total:		**1,962.30**
Vendor: 104780 - GREEN FRAME PROPERTIES LLC					
GREEN FRAME PROPERTIES LLC	AIRBNB	08/04/2025	RENTAL REGISTRATION REFU...	001-1700-66990	75.00
			Vendor 104780 - GREEN FRAME PROPERTIES LLC Total:		**75.00**
Vendor: 103779 - GREGG YOUNG BUICK GMC					
GREGG YOUNG BUICK GMC	51385	08/04/2025	BRAKES - 2023 TAHOE K150	011-1100-63320	1,807.45
			Vendor 103779 - GREGG YOUNG BUICK GMC Total:		**1,807.45**
Vendor: 104674 - HAMM INC					
HAMM INC	657103	08/04/2025	ROCK	110-2100-65070	868.58
			Vendor 104674 - HAMM INC Total:		**868.58**
Vendor: 103782 - HAUS ROOFING & CONST SRVS					
HAUS ROOFING & CONST SRVS	2465	08/04/2025	INSTALL COPULA GAZEBO AT ...	142-4635-65070	1,200.00
			Vendor 103782 - HAUS ROOFING & CONST SRVS Total:		**1,200.00**
Vendor: 102033 - HAWKINS INC					
HAWKINS INC	7141278	08/04/2025	POLYMER	610-8350-65010	7,697.95
			Vendor 102033 - HAWKINS INC Total:		**7,697.95**
Vendor: 103151 - INDEPENDENT ADVOCATE					
INDEPENDENT ADVOCATE	6792	08/04/2025	PH Notice - Facade	001-6500-64020	36.54
INDEPENDENT ADVOCATE	6792	08/04/2025	20250626 CC Minutes	001-6500-64020	24.57
			Vendor 103151 - INDEPENDENT ADVOCATE Total:		**61.11**
Vendor: 024829 - IOWA DEPT OF NATURAL RESOURCES					
IOWA DEPT OF NATURAL RES...	91-01-015	08/04/2025	TITLE V ANNUAL EMISSIONS F...	610-8300-64900	119.00
IOWA DEPT OF NATURAL RES...	91-01-038	08/04/2025	TITLE V ANNUAL EMMISSIONS...	610-8300-64900	13.30
			Vendor 024829 - IOWA DEPT OF NATURAL RESOURCES Total:		**132.30**
Vendor: 099687 - IOWA MEDICAID ENTERPRISE					
IOWA MEDICAID ENTERPRISE	07 2025	08/04/2025	IOWA GEMT MCO JULY & AU...	016-1600-64130	13,036.44
			Vendor 099687 - IOWA MEDICAID ENTERPRISE Total:		**13,036.44**
Vendor: 024851 - IOWA ONE CALL					
IOWA ONE CALL	273975	08/04/2025	WRRD LOCATES	610-8300-64990	489.60
			Vendor 024851 - IOWA ONE CALL Total:		**489.60**
Vendor: 024890 - IOWA PRISON INDUSTRIES					
IOWA PRISON INDUSTRIES	302612	08/04/2025	TRAIL CLOSED SIGN	110-2100-65072	655.60
			Vendor 024890 - IOWA PRISON INDUSTRIES Total:		**655.60**
Vendor: 024891 - IOWA SIGNAL INC.					
IOWA SIGNAL INC.	6569	08/04/2025	FIBER REPAIR - TESTING & REP...	110-2100-63451	4,600.00
			Vendor 024891 - IOWA SIGNAL INC. Total:		**4,600.00**
Vendor: 026350 - JESS' LOCK AND KEY					
JESS' LOCK AND KEY	7620028	08/04/2025	KEYS	042-4200-63100	32.00
			Vendor 026350 - JESS' LOCK AND KEY Total:		**32.00**
Vendor: 026351 - JETCO INC					
JETCO INC	18764	08/04/2025	TRANSDUCER ISSUES	610-8350-63410	488.25
			Vendor 026351 - JETCO INC Total:		**488.25**

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: 104766 - JOHN DEERE FINANCIAL					
JOHN DEERE FINANCIAL	4094371	08/04/2025	POOL TREATMENT-LIQUID CL…	610-8350-65012	33.98
JOHN DEERE FINANCIAL	4095067	08/04/2025	GRINDER & GRINDING WHEELS	042-4300-65070	263.83
JOHN DEERE FINANCIAL	4095067	08/04/2025	GLOVES	042-4300-65500	78.00
JOHN DEERE FINANCIAL	4095214	08/04/2025	SEED, TURFBUILDER CONTRA…	110-2100-65070	79.98
JOHN DEERE FINANCIAL	4095372	08/04/2025	PAINT	610-8350-65070	17.98
JOHN DEERE FINANCIAL	4095686	08/04/2025	ADAPTER/BUSHING REDUCER	610-8350-63410	6.28
JOHN DEERE FINANCIAL	4095963	08/04/2025	TAPE, T-REX DUCT	110-2500-65070	11.99
JOHN DEERE FINANCIAL	4096263	08/04/2025	CONDUIT	610-8350-63410	4.99
JOHN DEERE FINANCIAL	4098511	08/04/2025	FUEL	610-8325-65049	49.98
JOHN DEERE FINANCIAL	4099283	08/04/2025	MCVAY TRAIL RAILING	042-4300-63100	53.97
JOHN DEERE FINANCIAL	4101931	08/04/2025	HOSE CLAMP, BUSHING, DRAI…	610-8350-65072	73.85
JOHN DEERE FINANCIAL	4101955	08/04/2025	FITTINGS, TILE, TAPE	610-8350-63100	74.94
JOHN DEERE FINANCIAL	4102455	08/04/2025	CHAIN, SNAP, DISC	610-8350-65072	55.72
JOHN DEERE FINANCIAL	6631857	08/04/2025	REPAIRS TRACTOR	042-4300-63320	376.10
			Vendor 104766 - JOHN DEERE FINANCIAL Total:		**1,181.59**
Vendor: 102429 - JV TRUCKING LLC					
JV TRUCKING LLC	7530	08/04/2025	BASEBALL DIAMOND LIME	042-4200-65072	661.30
			Vendor 102429 - JV TRUCKING LLC Total:		**661.30**
Vendor: 022832 - KIYA KODA HUMANE SOCIETY					
KIYA KODA HUMANE SOCIETY	AUGUST 2025	08/04/2025	MONTHLY CONTRACTED SERV…	011-1100-64137	4,500.00
			Vendor 022832 - KIYA KODA HUMANE SOCIETY Total:		**4,500.00**
Vendor: 104226 - LOCUTION SYSTEMS INC					
LOCUTION SYSTEMS INC	125191	08/04/2025	PAGING SOFTWARE AGREEM…	015-1500-67240	1,313.00
			Vendor 104226 - LOCUTION SYSTEMS INC Total:		**1,313.00**
Vendor: 032620 - LOGAN CONTRACTORS SUPPLY INC.					
LOGAN CONTRACTORS SUPPLY…	G12981	08/04/2025	40GR EC BENT, 12CD ST TECTYL	110-2100-65070	2,021.82
			Vendor 032620 - LOGAN CONTRACTORS SUPPLY INC. Total:		**2,021.82**
Vendor: 034020 - MCCOY HARDWARE INC					
MCCOY HARDWARE INC	A680525	08/04/2025	PD Security Update	890-9300-67102	10.60
MCCOY HARDWARE INC	A681759	08/04/2025	BUILDING HARDWARE	042-4300-65070	5.63
MCCOY HARDWARE INC	A681919	08/04/2025	MCVAY TRAIL RAILING	042-4300-63100	1.61
			Vendor 034020 - MCCOY HARDWARE INC Total:		**17.84**
Vendor: 034173 - MENARDS					
MENARDS	13553	08/04/2025	CONCRETE & PAINT	042-4300-63100	131.37
MENARDS	13987	08/04/2025	SUPPLIES	042-4200-63100	23.98
MENARDS	13987	08/04/2025	SUPPLIES	045-4500-63100	17.56
MENARDS	14081	08/04/2025	MULCH	042-4300-65070	107.40
			Vendor 034173 - MENARDS Total:		**280.31**
Vendor: 104746 - MESHKE, JACOB					
MESHKE, JACOB	HOUSING #3	08/04/2025	HOUSING ALLOWANCE PER C…	001-6500-64990	1,500.00
			Vendor 104746 - MESHKE, JACOB Total:		**1,500.00**
Vendor: 034282 - METRO WASTE AUTHORITY					
METRO WASTE AUTHORITY	40083845	08/04/2025	HAZARDOUS WASTE DISPOSAL	610-8350-65010	1,427.52
			Vendor 034282 - METRO WASTE AUTHORITY Total:		**1,427.52**
Vendor: 034600 - MID AMERICAN ENERGY CO.					
MID AMERICAN ENERGY CO.	569070447 GRIMES	08/04/2025	WRRF ELECTRIC/GAS	610-8350-63710	14,591.79
MID AMERICAN ENERGY CO.	569076153 HWY SIGN	08/04/2025	ENTRANCE SIGN LIGHTING	001-6500-63710	12.43
MID AMERICAN ENERGY CO.	569092717 STREET LIGHTING	08/04/2025	STREET LIGHTING	110-2300-63780	262.23
MID AMERICAN ENERGY CO.	569229112 SEWER	08/04/2025	65/69 ELECTRIC	610-8325-63710	65.72
MID AMERICAN ENERGY CO.	569231623 WESLEY	08/04/2025	WESLEY ELECTRIC	610-8325-63710	46.87
MID AMERICAN ENERGY CO.	569332794 ACT CTR	08/04/2025	ACTIVITY CENTER UTILITIES	042-4200-63710	39.27
MID AMERICAN ENERGY CO.	569334113 STREETS	08/04/2025	NATURAL GAS	110-2100-63710	56.91
MID AMERICAN ENERGY CO.	569335185 POLICE	08/04/2025	MID AMERICAN GAS BILL	011-1100-63710	17.81
MID AMERICAN ENERGY CO.	569342872 WILLOW	08/04/2025	QUAIL ELECTRIC	610-8325-63710	88.25
MID AMERICAN ENERGY CO.	569345151 CITY	08/04/2025	CITY HALL UTILITIES	001-6500-63710	64.22

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
MID AMERICAN ENERGY CO.	569351443 POOL	08/04/2025	VMAC UTILITIES	045-4500-63710	1,364.92
			Vendor 034600 - MID AMERICAN ENERGY CO. Total:		**16,610.42**
Vendor: 035949 - NAPA AUTO PARTS					
NAPA AUTO PARTS	114996	08/04/2025	OIL FILTER, BATTERY - 2018 R…	015-1500-65051	165.09
NAPA AUTO PARTS	115040	08/04/2025	REFUND CORE DEPOSIT	015-1500-65051	-18.00
NAPA AUTO PARTS	116115	08/04/2025	HOSE W GAUGE 18OZ	015-1500-65076	54.59
NAPA AUTO PARTS	116560	08/04/2025	BATTERY #339	015-1500-65051	153.02
NAPA AUTO PARTS	117397	08/04/2025	FUEL FILTER, WATER SENSOR -…	015-1500-65051	90.75
NAPA AUTO PARTS	120070	08/04/2025	CONNECTOR	110-2100-63320	13.55
NAPA AUTO PARTS	120282	08/04/2025	CABIN AIR FILTER	110-2100-63320	17.80
			Vendor 035949 - NAPA AUTO PARTS Total:		**476.80**
Vendor: 036457 - NATIONAL FIRE CODES					
NATIONAL FIRE CODES	34696S	08/04/2025	NATL FIRE CODES ONLINE SUB…	015-1500-67240	1,725.00
			Vendor 036457 - NATIONAL FIRE CODES Total:		**1,725.00**
Vendor: 104378 - NATIONWIDE OFFICE CLEANERS LLC					
NATIONWIDE OFFICE CLEANE…	59810	08/04/2025	JULY CLEANING	680-8700-64090	5,776.61
			Vendor 104378 - NATIONWIDE OFFICE CLEANERS LLC Total:		**5,776.61**
Vendor: 024738 - NORWALK READY-MIXED CONCRETE INC					
NORWALK READY-MIXED CO…	370542	08/04/2025	REPAIR STORM SEWER N J ST …	650-9000-63452	955.00
NORWALK READY-MIXED CO…	370668	08/04/2025	REPAIR J ST & BOSTON	110-2100-63450	2,805.00
NORWALK READY-MIXED CO…	370774	08/04/2025	REPAIR J ST & BOSTON	110-2100-63450	2,805.00
			Vendor 024738 - NORWALK READY-MIXED CONCRETE INC Total:		**6,565.00**
Vendor: 040157 - O'REILLY AUTO PARTS					
O'REILLY AUTO PARTS	0337-148145	08/04/2025	BEARING	042-4300-63410	31.44
O'REILLY AUTO PARTS	0337-148800	08/04/2025	PWR RTD BELT/HI-PWR BELT	042-4300-63320	64.08
O'REILLY AUTO PARTS	0337-150338	08/04/2025	TORO SAND PRO DRAG	042-4300-63320	56.68
O'REILLY AUTO PARTS	0337-150579	08/04/2025	MOTOROIL	610-8300-63320	39.05
O'REILLY AUTO PARTS	0337-151114	08/04/2025	O'REILLY DEF	610-8300-65050	19.98
O'REILLY AUTO PARTS	0337-151355	08/04/2025	BATTERY	610-8300-63320	128.66
			Vendor 040157 - O'REILLY AUTO PARTS Total:		**339.89**
Vendor: 103697 - PERFECTION PEST MANAGEMENT					
PERFECTION PEST MANAGEM…	75227	08/04/2025	PEST CONTROL PICKARD CON…	042-4200-64090	74.90
			Vendor 103697 - PERFECTION PEST MANAGEMENT Total:		**74.90**
Vendor: 103935 - POP UP GAMES					
POP UP GAMES	134	08/04/2025	COSTUME PARTY ENTERTAIN…	042-4200-64990	500.00
			Vendor 103935 - POP UP GAMES Total:		**500.00**
Vendor: 101452 - PROIMAGE SIGN & LIGHTING					
PROIMAGE SIGN & LIGHTING	6161	08/04/2025	VMAC RULES SIGN	045-4500-65070	50.00
			Vendor 101452 - PROIMAGE SIGN & LIGHTING Total:		**50.00**
Vendor: 044440 - PURCHASE POWER					
PURCHASE POWER	7/28 REFILL	08/04/2025	POSTAGE	001-6500-65080	500.00
PURCHASE POWER	JULY STMT	08/04/2025	POSTAGE	001-6500-65080	2.25
			Vendor 044440 - PURCHASE POWER Total:		**502.25**
Vendor: 104269 - RELIANT FIRE APPARATUS					
RELIANT FIRE APPARATUS	INV-IA-2920	08/04/2025	INSPECT & REPAIR ENGINE 333	015-1500-65051	1,937.55
			Vendor 104269 - RELIANT FIRE APPARATUS Total:		**1,937.55**
Vendor: 103982 - RT'S LAWN & LANDSCAPE LLC					
RT'S LAWN & LANDSCAPE LLC	17-2025	08/04/2025	MOWING 1001 N L ST - ABAT…	001-1700-64111	137.50
RT'S LAWN & LANDSCAPE LLC	18-2025	08/04/2025	MOWING 207 S H ST - ABATE…	001-1700-64111	137.50
RT'S LAWN & LANDSCAPE LLC	19-2025	08/04/2025	MOWING 403 W CLINTON - A…	001-1700-64111	110.00
RT'S LAWN & LANDSCAPE LLC	20-2025	08/04/2025	MOWING 201 N JEFFERSON …	001-1700-64111	165.00
RT'S LAWN & LANDSCAPE LLC	21-2025	08/04/2025	MOWING 1115 N 6TH ST - AB…	001-1700-64111	110.00
			Vendor 103982 - RT'S LAWN & LANDSCAPE LLC Total:		**660.00**
Vendor: 103111 - SANDSTONE MANAGEMENT LTD					
SANDSTONE MANAGEMENT L…	PAY APP #9 DIV 1 INDUST PARK	08/04/2025	PAY APP #9 DIV 1-INDUST PA…	354-7500-67900	23,733.34
SANDSTONE MANAGEMENT L…	RETAINAGE INDUST PARK DIV 1	08/04/2025	RETAINAGE INDUST PARK DIV 1	354-7500-67900	34,811.21

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
SANDSTONE MANAGEMENT L…	RETAINAGE INDUST PARK DIV 2	08/04/2025	RETAINAGE DIV 2 INDUSTRIAL…	354-7500-67900	2,230.15
			Vendor 103111 - SANDSTONE MANAGEMENT LTD Total:		**60,774.70**
Vendor: 102853 - SECURE SHRED SOLUTIONS LLC					
SECURE SHRED SOLUTIONS LLC	95064	08/04/2025	SHRED SERVICES	001-6500-64990	148.00
			Vendor 102853 - SECURE SHRED SOLUTIONS LLC Total:		**148.00**
Vendor: 050199 - SHULL, DOUG					
SHULL, DOUG	AUGUST 2025	08/04/2025	MONTHLY CONTRACTED SERV…	001-6500-64990	83.33
			Vendor 050199 - SHULL, DOUG Total:		**83.33**
Vendor: 050213 - SIMMERING-CORY					
SIMMERING-CORY	2025-IC-0238	08/04/2025	June 2025 Supplement	001-6500-64990	897.00
			Vendor 050213 - SIMMERING-CORY Total:		**897.00**
Vendor: 094045 - SIMPSON COLLEGE					
SIMPSON COLLEGE	7368	08/04/2025	TENNIS LESSONS - JULY	042-4200-64990	518.40
			Vendor 094045 - SIMPSON COLLEGE Total:		**518.40**
Vendor: 101016 - T.R.M. DISPOSAL LLC					
T.R.M. DISPOSAL LLC	36692	08/04/2025	CITY HALL TRASH	001-6500-64090	125.00
T.R.M. DISPOSAL LLC	36697	08/04/2025	GARBAGE BILL	011-1100-63710	23.00
T.R.M. DISPOSAL LLC	36780	08/04/2025	TRASH REMOVAL	610-8350-64990	194.00
			Vendor 101016 - T.R.M. DISPOSAL LLC Total:		**342.00**
Vendor: 102965 - TRUENORTH COMPANIES LC					
TRUENORTH COMPANIES LC	175144	08/04/2025	SAFETY MTG JULY 2025	001-1700-64990	34.61
TRUENORTH COMPANIES LC	175144	08/04/2025	SAFETY MTG JULY 2025	001-6500-64990	34.65
TRUENORTH COMPANIES LC	175144	08/04/2025	SAFETY MTG JULY 2025	011-1100-64990	34.61
TRUENORTH COMPANIES LC	175144	08/04/2025	SAFETY MTG JULY 2025	015-1500-64990	34.61
TRUENORTH COMPANIES LC	175144	08/04/2025	SAFETY MTG JULY 2025	041-4100-64990	34.61
TRUENORTH COMPANIES LC	175144	08/04/2025	SAFETY MTG JULY 2025	042-4200-64990	34.61
TRUENORTH COMPANIES LC	175144	08/04/2025	SAFETY MTG JULY 2025	110-2100-64990	34.61
TRUENORTH COMPANIES LC	175144	08/04/2025	SAFETY MTG JULY 2025	610-8300-64990	34.61
TRUENORTH COMPANIES LC	175144	08/04/2025	SAFETY MTG JULY 2025	680-8700-64990	34.61
			Vendor 102965 - TRUENORTH COMPANIES LC Total:		**311.53**
Vendor: 104644 - TYLER TECHNOLOGIES INC					
TYLER TECHNOLOGIES INC	025-521437	08/04/2025	ERP	001-6210-67244	3,407.50
			Vendor 104644 - TYLER TECHNOLOGIES INC Total:		**3,407.50**
Vendor: 055908 - U.S. CELLULAR					
U.S. CELLULAR	0741953488 CM	08/04/2025	TELEPHONE/CELLPHONE	001-6150-63730	47.06
U.S. CELLULAR	0742953488 COM DEV	08/04/2025	TELEPHONE/CELLPHONE	001-1700-63730	94.12
U.S. CELLULAR	0742953488 FIRE	08/04/2025	TELEPHONE/CELLPHONE	016-1600-63730	888.42
U.S. CELLULAR	0742953488 HR	08/04/2025	TELEPHONE/CELLPHONE	001-6250-63730	47.06
U.S. CELLULAR	0742953488 IT	08/04/2025	TELEPHONE/CELLPHONE	001-6210-63730	47.06
U.S. CELLULAR	0742953488 IT	08/04/2025	TELEPHONE/CELLPHONE	001-6220-63730	47.06
U.S. CELLULAR	0742953488 ST	08/04/2025	TELELPHONE/CELLPHONE	110-2100-63730	186.49
U.S. CELLULAR	0742953488 WRR	08/04/2025	TELEPHONE/CELLPHONE	610-8300-63730	828.70
			Vendor 055908 - U.S. CELLULAR Total:		**2,185.97**
Vendor: 006920 - WALDINGER CORPORATION, THE					
WALDINGER CORPORATION, …	7549077-1	08/04/2025	AC Repair	610-8350-63410	403.50
WALDINGER CORPORATION, …	9177591-1	08/04/2025	AC REPAIR	015-1500-65076	3,472.00
			Vendor 006920 - WALDINGER CORPORATION, THE Total:		**3,875.50**
Vendor: 100153 - WARREN COUNTY ECONOMIC DEV CORP					
WARREN COUNTY ECONOMIC…	4171-4176	08/04/2025	GIFT CERTIFICATES FOR YARD…	142-4615-65079	175.00
			Vendor 100153 - WARREN COUNTY ECONOMIC DEV CORP Total:		**175.00**
Vendor: 103412 - WARREN WATER DISTRICT					
WARREN WATER DISTRICT	JULY 2025	08/04/2025	WRRF WATER	610-8350-63710	95.45
			Vendor 103412 - WARREN WATER DISTRICT Total:		**95.45**
Vendor: 102801 - WD DOOR					
WD DOOR	2513301.0001	08/04/2025	DUMPSTER DOOR	610-8350-63100	276.50
			Vendor 102801 - WD DOOR Total:		**276.50**

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: 060437 - WIEGERT DISPOSAL CO.					
WIEGERT DISPOSAL CO.	JULY 2025	08/04/2025	JANITORIAL SERVICES - RECRE…	042-4200-64090	50.00
WIEGERT DISPOSAL CO.	JULY 2025	08/04/2025	JANITORIAL SERVICES - PARKS	042-4300-64090	1,020.00
WIEGERT DISPOSAL CO.	JULY 2025	08/04/2025	JANITORIAL SERVICES - MEM…	045-4500-64090	95.00
			Vendor 060437 - WIEGERT DISPOSAL CO. Total:		**1,165.00**
Vendor: 103673 - WILLIAMS BROTHERS CONSTRUCTION INC					
WILLIAMS BROTHERS CONST…	4TH RETAINAGE RELEASE	08/04/2025	4TH RETAINAGE RELEASE - W…	781-8300-67990	665,223.63
			Vendor 103673 - WILLIAMS BROTHERS CONSTRUCTION INC Total:		**665,223.63**
Vendor: 061992 - WOOSLEY LANDSCAPING & MOWING LLC					
WOOSLEY LANDSCAPING & …	12528	08/04/2025	MOWING LIBRARY	041-4100-63100	190.00
WOOSLEY LANDSCAPING & …	12528	08/04/2025	MOWING PARKS	042-4300-64990	10,912.00
WOOSLEY LANDSCAPING & …	12528	08/04/2025	MOWING MAC	045-4500-64990	760.00
WOOSLEY LANDSCAPING & …	12528	08/04/2025	MOWING IWC	680-8700-64091	800.00
			Vendor 061992 - WOOSLEY LANDSCAPING & MOWING LLC Total:		**12,662.00**
Vendor: 104779 - XYLEM WATER SOLUTIONS INC					
XYLEM WATER SOLUTIONS INC	3556D79982	08/04/2025	REPAIR/MAINT EQUIPMENT	610-8350-63410	3,813.49
			Vendor 104779 - XYLEM WATER SOLUTIONS INC Total:		**3,813.49**
			Grand Total:		**908,202.01**

Report Summary

Fund Summary

Fund	Expense Amount
001 - General	44,868.54
011 - Police	8,009.41
015 - Fire	11,236.92
016 - Ambulance	18,397.43
041 - Library	644.61
042 - Park and Rec Admin	19,627.40
045 - Pool	4,207.46
110 - Road Use Tax Fund	18,693.21
142 - Park & Rec Special Rev Fund	1,375.00
354 - Industrial Park Infrastructure	60,774.70
610 - Sewer Fund	45,062.30
650 - Stormwater Utility Fund	955.00
680 - Wellness Campus Fund	9,108.62
781 - WWTP Facility Construction	665,223.63
890 - Vehicle and Equipment	17.78
Grand Total:	**908,202.01**

Account Summary

Account Number	Account Name	Expense Amount
001-1700-63320	Repair/Maint--Vehicle	119.73
001-1700-63730	Telephone/Cellphone	94.12
001-1700-64110	Legal Service Fees	2,716.25
001-1700-64111	Property Maintenance E…	660.00
001-1700-64900	Misc Consulting Services	2,000.00
001-1700-64990	Misc Contractual	34.61
001-1700-66990	Refund/Reimbursement	75.00
001-5100-64410	Public Arts Commission	221.16
001-5200-64110	Legal Service Fees	245.00
001-6150-63730	Telephone/Cellphone	47.06
001-6200-65060	Office Supplies	259.22
001-6210-63730	Telephone/Cellphone	197.20
001-6210-65070	Materials/Supplies	242.11
001-6210-67240	Computer Hardware/Sof…	1,304.47
001-6210-67244	Annual Licensing/Support	19,888.44
001-6210-67250	Office Equipment	417.87
001-6220-63100	Repair/Maint	185.25
001-6220-63730	Telephone/Cellphone	47.06
001-6250-63730	Telephone/Cellphone	47.06
001-6250-64110	Legal Service Fees	120.00
001-6500-63100	Repair/Maint	195.00
001-6500-63710	Utilities	76.65
001-6500-64020	Advertising & Legal Noti…	61.11
001-6500-64090	Janitorial Services	125.00
001-6500-64110	Legal Service Fees	6,785.00
001-6500-64500	Financial Management S…	5,523.31
001-6500-64990	Misc Contractual	2,662.98
001-6500-65080	Postage	502.25
001-6500-65990	Miscellaneous	15.63
011-1100-63320	Repair/Maint--Vehicle	1,835.43
011-1100-63710	Utilities	40.81
011-1100-63730	Telephone/Cellphone	100.00
011-1100-64110	Legal Service Fees	1,482.00
011-1100-64120	Medical/Physicals/Immu…	16.56
011-1100-64137	Animal Control/Humane…	4,500.00
011-1100-64990	Misc Contractual	34.61
015-1500-62300	Education/Training	12.83
015-1500-64110	Legal Service Fees	2,022.00

Account Summary

Account Number	Account Name	Expense Amount
015-1500-64990	Misc Contractual	34.61
015-1500-65051	Equipment/Vehicle Parts	2,328.41
015-1500-65060	Office Supplies	70.76
015-1500-65070	Materials/Supplies	189.95
015-1500-65076	Materials/Supplies--Shop	3,540.36
015-1500-67240	Computer Hardware/Sof…	3,038.00
016-1600-62300	Education/Training	255.00
016-1600-63730	Telephone/Cellphone	888.42
016-1600-64130	Payments to Other Agen…	13,036.44
016-1600-65050	Vehicle Operating Suppli…	68.98
016-1600-65070	Materials/Supplies	4,148.59
041-4100-63100	Repair/Maint	190.00
041-4100-64990	Misc Contractual	454.61
042-4200-63100	Repair/Maint	55.98
042-4200-63710	Utilities	39.27
042-4200-64090	Janitorial Services	124.90
042-4200-64110	Legal Service Fees	227.00
042-4200-64990	Misc Contractual	1,053.01
042-4200-65070	Materials/Supplies	751.61
042-4200-65072	Materials/Supplies-Main…	3,599.92
042-4300-63100	Repair/Maint	469.71
042-4300-63320	Repair/Maint--Vehicle	496.86
042-4300-63410	Repair/Maint--Equipment	31.44
042-4300-64090	Janitorial Services	1,020.00
042-4300-64990	Misc Contractual	10,912.00
042-4300-65070	Materials/Supplies	562.88
042-4300-65071	Materials/Supplies--Jani…	147.40
042-4300-65090	Signs	50.00
042-4300-65500	Personal Protective Equi…	85.42
045-4500-63100	Repair/Maint	17.56
045-4500-63710	Utilities	1,364.92
045-4500-64090	Janitorial Services	95.00
045-4500-64200	Inspections/Testing	29.00
045-4500-64990	Misc Contractual	760.00
045-4500-65010	Chemicals	583.10
045-4500-65011	Chlorine	617.60
045-4500-65070	Materials/Supplies	732.90
045-4500-65072	Materials/Supplies-Main…	7.38
110-2100-63100	Repair/Maint	206.50
110-2100-63320	Repair/Maint--Vehicle	1,999.64
110-2100-63450	Repair/Maint--Streets	5,610.00
110-2100-63451	Repair/Maint--Traffic Sig…	4,600.00
110-2100-63710	Utilities	56.91
110-2100-63730	Telephone/Cellphone	186.49
110-2100-64110	Legal Service Fees	227.00
110-2100-64990	Misc Contractual	34.61
110-2100-65070	Materials/Supplies	4,370.38
110-2100-65072	Materials/Supplies-Main…	655.60
110-2100-65500	Personal Protective Equi…	471.86
110-2300-63780	Street Lighting	262.23
110-2500-65070	Materials/Supplies	11.99
142-4615-65079	Materials/Supplies--Prog…	175.00
142-4635-65070	Materials/Supplies	1,200.00
354-7500-67900	Capital Project Expense	60,774.70
610-8300-63320	Repair/Maint--Vehicle	167.71
610-8300-63730	Telephone/Cellphone	828.70
610-8300-64110	Legal Service Fees	227.00
610-8300-64900	Misc Consulting Services	132.30

Account Summary

Account Number	Account Name	Expense Amount
610-8300-64990	Misc Contractual	524.21
610-8300-65050	Vehicle Operating Suppli…	19.98
610-8300-65070	Materials/Supplies	74.43
610-8300-65500	Personal Protective Equi…	645.20
610-8325-63410	Repair/Maint--Equipment	11,326.13
610-8325-63710	Utilities	200.84
610-8325-65049	Fuel	49.98
610-8350-63100	Repair/Maint	621.78
610-8350-63410	Repair/Maint--Equipment	5,067.51
610-8350-63710	Utilities	14,687.24
610-8350-64990	Misc Contractual	194.00
610-8350-65010	Chemicals	9,125.47
610-8350-65012	Lab Supplies/Reagents	33.98
610-8350-65070	Materials/Supplies	1,006.27
610-8350-65072	Materials/Supplies-Main…	129.57
650-9000-63452	Repair/Maint Storm Sew…	955.00
680-8700-63100	Repair/Maint	422.99
680-8700-63410	Repair/Maint--Equipment	20.99
680-8700-63411	Repair/Maint--Pool	42.50
680-8700-64090	Janitorial Services	5,776.61
680-8700-64091	Grounds Maintenance	800.00
680-8700-64990	Misc Contractual	34.61
680-8700-65060	Office Supplies	15.98
680-8700-65070	Materials/Supplies	92.94
680-8700-65073	Materials/Supplies--Pool	1,902.00
781-8300-67990	WWTP Construction	665,223.63
890-9300-67102	V&E-GENERAL	17.78
	Grand Total:	**908,202.01**

Project Account Summary

Project Account Key		Expense Amount
None		908,202.01
	Grand Total:	**908,202.01**

5.C.

MEMORANDUM

To: Mayor and City Council

From:

Date: August 4, 2025

Subject: Approval of Minutes of the prior meetings

Recommendation: Simple motion is in order.

Attachments: 1. 20250721 CC Minutes

CITY OF INDIANOLA COUNCIL MEETING
July 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 July 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: Ron Dalby, Steve Armstrong, Christina Beach, Mellisa Sones, Bob Lane. Absent: Josh Rabe.

Public Comment

Geri Huser, Attorney for the Warren County Fair and the Warren County Ag Association, spoke about the Warren County Fairgrounds. Glenda Remick, 2103 N 7th St., submitted a public comment in favor of placing a stoplight at Kentucky and North Jefferson.

Consent Agenda

Items pulled from the consent agenda were a resolution approving an agreement with Snyder & Associates; resolution setting date and time for annual Trick-or-Treat night; and a resolution approving salaries.

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

- Approval of Agenda
- Approval of Claims
- Approval of Minutes of the prior meetings
- Approval of Payment Application Number 2 in the amount of $95,868.57 to Sternquist Construction for the West Clinton Avenue Reconstruction Project.
- Approval of a Payment Application in the amount of $17,845 to Vanderpool Construction for the South K Street project.
- Approval of Payment Application Number 15 in the amount of $41,504.85 to Vanderpool Construction for the Hillcrest Avenue Pavement Improvements Project.
- Consideration of the approval of a liquor license renewal for Danlee Corp, dba Jiffy #921.
- Resolution 2025-121 approving Professional Services Agreement with HR Green for Development of a Pavement Management Plan.
- Resolution 2025-123 amending and correcting Resolution Number 2025-103 to correct an error on the calculation of Fiscal Year 26 salaries.
- Resolution 2025-124 approving a letter of support for an Energy Efficiency and

Conservation Block Grant for electric vehicle charging stations.
- Approval of the appointment of Jacob Meshke as an alternate representative to the South Central Iowa Landfill Board.
- Approval of Urban Revitalization Designations

Council Member Sones motioned to table the resolution approving an amendment to an agreement with Snyder & Associates for the East Hillcrest Avenue Reconstruction Project and Dalby seconded it. On roll call, the vote was AYES: Lane, Dalby, Armstrong, Beach, Sones. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Armstrong moved to approve Resolution 2025-125 setting date and time for annual Trick-or-Treat night in the City of Indianola. Beach seconded it. On roll call, the vote was AYES: Beach, Sones, Lane, Dalby, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Lane moved to approve Resolution 2025-126 approving salaries and Sones seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Reports
Police Chief Brian Sher presented to Council the 2024 Annual Police Report.

Council Member Sones updated Council on the Hometown Pride event coming up and reported on the South Central Iowa Landfill Board meeting and the June CIRTPA meeting.

Council Member Lane gave a report on the MIPA meeting held on July 21, 2025.

Mayor's Report
Mayor Richardson stated there have been two applicants for the IMU Board of Trustee position and announced upcoming community events.

Old Business
Council Member Armstrong moved to approve Resolution 2025-127 approving final plat for Pickard Commerce Park Plat 1 upon receipt of the completion certificate, subject to inspections. Motion seconded by Beach. On roll call, the vote was AYES: Beach, Sones, Lane, Dalby, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Lane moved to bring forward the discussion and direction regarding animal control in the City of Indianola. The motion was seconded by Sones. AYES: Dalby, Armstrong, Beach, Sones, Lane. NAYS: None. City Manager Meshke updated Council on the status of partnering with the Animal Rescue League of Iowa and Kiya Koda.

Council Member Beach moved to terminate the contract with Kiya Koda and have City Manager Meshke pursue a contract with the ARL. Motion seconded by Dalby. AYES: Lane, Dalby, and Beach. NAYS: Sones and Armstrong. Whereas the Mayor declared the motion failed.

New Business
Council Member Dalby moved to approve Resolution 2025-128 approving site plan for New Era Homes (304 South 21st Street). Lane seconded it. Jason Ledden, Snyder & Associates,

and Bill Mettee, Senior Planner discussed the project. On roll call, the vote was AYES: Lane, Sones, Beach, Armstrong, Dalby. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Armstrong moved to approve Resolution 2025-129 approving site plan for Pickard Lot 12 (300 South 20th Street). Beach seconded it. Jason Ledden, Snyder & Associates and Bill Mettee, Senior Planner discussed the project. On roll call, the vote was AYES: Beach, Sones, Lane, Dalby, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Lane moved to open the public hearing regarding the plans, specifications, form of contract and estimate of cost regarding the Indianola Downtown Façade Revitalization Program. Sones seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Jacob Gockel, Curtis Architecture, spoke about the project.

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

Council Member Armstrong moved to approve Resolution 2025-130 approving the plans, specifications, form of contract and estimate of cost regarding the Indianola Downtown Façade Revitalization Program. Sones seconded it. On roll call, the vote was AYES: Beach, Sones, Lane, Dalby, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones moved to approve Resolution 2025-131 awarding a contract to the lowest, most responsible bidder for the Indianola Downtown Façade Revitalization Program. Lane seconded it. On roll call, the vote was AYES: Lane, Dalby, Armstrong, Beach, Sones. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Armstrong moved to approve Resolution 2025-132 accepting and approving an informal resolution. Beach seconded it. City Attorney Doug Fulton read the terms for the informal resolution. They are as follows:

1. The Informal Resolution will be formally approved at a meeting of the Indianola City Council, and the following terms shall be read into the record. The City will include a copy of the Informal Resolution in its meeting minutes and will provide IPIB staff with a copy of the minutes demonstrating approval.
2. By adopting the Informal Resolution, the City acknowledges that the process used at the April 7, 2025, meeting and described in the Background section of the Informal Resolution to fill the vacant council member position violated Chapter 21. Specifically, the City acknowledges that the individual votes of council members should have been made available to the public at the time they were cast, and members should not have used meeting recess to conduct deliberation on the appointment outside the public's view.
3. The City will develop an official policy for the conduct of future appointments, which shall include a requirement that each participating council member's vote be made public during the open session in which the election is held. The City will provide IPIB staff with a copy of this policy after it is approved.
4. All city council members, along with the City's mayor, will complete training related to public meetings and records. This training will be arranged by the Board and conducted

with IPIB during an open meeting.

The terms of the Informal Resolution will be completed within 60 days of the date of approval of this Informal Resolution by all parties. Upon showing of proof of compliance, the IPIB will dismiss this complaint as successfully resolved.

On roll call, the vote was AYES: Beach, Sones, Lane, Dalby, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dalby moved to approve Resolution 2025-133 approving an amendment to the City Council Policy Folder to add a policy to fill a mayor or council vacancy. Sones seconded it. On roll call, the vote was AYES: Armstrong, Beach, Sones, Lane, Dalby. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Other Business
City Manager Jacob Meshke thanked Prairie Meadows for the grants they gave to the Police and Fire Departments. Meshke reported that the City received 26 applicants for the Community & Economic Development Director position. Interviews for this position will begin soon. Meshke also reported on upcoming community events.

The agenda items for the August 4, 2025, meeting were discussed

Council Member Armstrong moved to enter into closed session at 8:02 PM in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government. Sones seconded it. On roll call, the vote was Beach, Sones, Lane, Dalby, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Armstrong moved to exit the closed session at 8:43 PM and Beach seconded it. On roll call, the vote was AYES: Beach, Sones, Lane, Dalby, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

There was no action taken on items discussed in closed session.

Adjourn
The meeting was adjourned at 8:46 PM on a motion by Sones and seconded by Beach. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

____
Steve Richardson, Mayor

ATTEST:

____
Cassandra Hofer, Deputy City Clerk

MEMORANDUM

To: Mayor and City Council

From: Cassandra Hofer, Deputy City Clerk

Date: August 4, 2025

Subject: Consideration of the approval of a liquor license renewal for Groggy Dog, pending staff approval.

Introduction: The Groggy Dog, LLC is located at 116 West Ashland Avenue, and is applying for a Class C Retail Alcohol License with outdoor privileges.

Background: The application has an effective date of July 26, 2025, and an expiration of July 25, 2026.

Discussion: The Groggy Dog is a limited liability company. The owner listed on the application is Robert Fox.

Budget Impact:

Recommendation: Approval.

Attachments: None

MEMORANDUM

To: Mayor and City Council

From: Cassandra Hofer, Deputy City Clerk

Date: August 4, 2025

Subject: Consideration of the approval of an ownership change for Sodexo Management Inc. doing business as Simpson College liquor license.

Introduction: This is an ownership change for Sodexo Management, Inc dba Simpson College Class C Retail Alcohol License with catering privileges.

Background: Their current license expires June 19, 2026.

Discussion: Sodexo Management Inc., is a corporation. The owners listed on the application are Joan Rector McGlockton and Sarosh Mistry.

Budget Impact:

Recommendation: Approval.

Attachments: None

MEMORANDUM

To: Mayor and City Council

From: Cassandra Hofer, Deputy City Clerk

Date: August 4, 2025

Subject: Consideration of the approval of a new liquor license for Kwik Trip Inc., doing business as Kwik Star #1742, pending staff approval.

Introduction: Kwik Trip Inc., dba Kwik Star #1742 is applying for a Class E Retail Alcohol License.

Background: Kwik Star #1742 is located at 101 E Trail Ridge Avenue. The application has an effective date of August 7, 2025, and an expiration of August 6, 2026.

Discussion: Kwik Trip Inc., is a corporation. The owners listed on the application are Scott Zietlow, David Wagner, and Thomas Reinhart.

Budget Impact:

Recommendation: Approval.

Attachments: None

MEMORANDUM

To: Mayor and City Council

From:

Date: August 4, 2025

Subject: Consideration of the approval of a device retailer permit for SKF Inc., doing business as I Towner Stop.

Introduction: I Towner Stop has applied for a device retailer permit under Chapter 453E of the State of Iowa.

Background:

Discussion: A device retailer permit is required for businesses wishing to sell devices made in whole or in part of glass or metal that are designed for use in inhaling through combustion tobacco, hemp, other plant materials, or controlled substances. The retailer must have a permit issued prior to selling the devices. Purchases of the devices can only be made by individuals at least 21 years of age and the seller must document the purchase.

A permit is valid until June 30 and must be renewed annually. City councils shall approve or deny each permit application.

Budget Impact:

Recommendation: Simple motion is in order.

Attachments: None

MEMORANDUM

To: Mayor and City Council

From:

Date: August 4, 2025

Subject: Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatements against properties.

Introduction: In the event a property owner fails to pay nuisance abatement costs within the required notice period, Iowa law allows for a lien to be placed upon that property.

Background: The attached list shows property owners who have not paid nuisance abatement costs within the required notice period.

Discussion: The City can assess a lien against the property for the cost of nuisance abatement after the list has been published as required by law.

Budget Impact: A total of $4,740.00 is being sent to the county for collections for unpaid nuisance abatements.

Recommendation: Staff recommends the authorization of the certificate of liens to the Warren County Treasurer and the publication of the list. Roll call is in order.

Attachments:
1. Res 2025-00 resolution authorizing nuisance abatements to county
2. Nuisance Abatement Spreadsheet - 08.04.25

City of Indianola

RESOLUTION NO. 2025-00

RESOLUTION AUTHORIZING THE CERTIFICATION OF LIENS TO THE WARREN COUNTY TREASURER FOR PURPOSES OF ASSESSING THE COST OF NUISANCE ABATEMENTS AGAINST PROPERTIES

WHEREAS, the properties listed on the attached exhibit have unpaid nuisance abatement costs with the City of Indianola; and

WHEREAS, in the event that a property owner fails to make payment within the required notice period the Iowa law allows for a lien to be placed upon that property; and

WHEREAS, the City now wishes to authorize assessment of a lien against the properties for the cost of nuisance abatements.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City of Indianola hereby authorizes the assessment of a lien against the properties listed on the attached exhibit.

BE IT FURTHER RESOLVED that the City Clerk is authorized to certify said list to the Warren County Treasurer and to publish.

BE IT FURTHER RESOLVED that all assessments exceeding $500.00 may be paid up to ten (10) annual installments, to be paid in the same manner and with the same interest rate provided for assessments against benefited property under state law.

Adopted this 4th day of August 2025.

____
Steve Richardson, Mayor

ATTEST:

____
Cassandra Hofer, City Clerk

Notice of Filing of Assessments for Nuisance Abatement									
To the person(s) owning land located with the City of Indianola, Warren County, Iowa, particulary described as follows:									
Parcel #	**Legal Description**	**Property Address**	**Deed Holder**	**Reason**	**Fee**	**Admin Fee**	**Amount Paid**	**Amount Due**	**Invoice #**
48105011000	23-76-24 IND CAVITT CREEK ESTATES PLAT 1 OL X	N/A	Cavitt Creek I LLC, 9500 University Ave, Ste 1200, West Des Moines, IA 50266	Mowing	$ 800.00	$ 125.00	$ -	$ 925.00	3502
48775011000	23-76-24 AMENDED PLAT OF WESTERN HILLS PLAT 1 OUT LOT A	1001 N L ST	TF 32, PO Box 12131, Des Moines, IA 50312	Mowing	$ 110.00	$ 125.00	$ -	$ 235.00	3503
48775011000	23-76-24 AMENDED PLAT OF WESTERN HILLS PLAT 1 OUT LOT A	1001 N L ST	TF 32, PO Box 12131, Des Moines, IA 50312	Mowing	$ 110.00	$ 125.00	$ -	$ 235.00	3474
48240030040	25-76-24 FAIRVIEW LOT 4 BLK 3	207 S H ST	Linda D. Hernandez, 313 S. Adams, PO Box 6, Osceola, IA 50213	Mowing	$ 110.00	$ 125.00	$ -	$ 235.00	3504
48240030040	25-76-24 FAIRVIEW LOT 4 BLK 3	207 S H ST	Linda D. Hernandez, 313 S. Adams, PO Box 6, Osceola, IA 50213	Mowing	$ 110.00	$ 125.00	$ -	$ 235.00	3475
48390110020	25-76-24 JONES & WINDLES ADD N 90' LOT 2 BLK 11	403 W CLINTON AVE	Linda D. Hernandez, 313 S. Adams, PO Box 6, Osceola, IA 50213	Mowing	$ 110.00	$ 125.00	$ -	$ 235.00	3477
48860000330	30-76-23 AUDITORS OUT LOTS LOT 33 EX N & W 1.36A & EX SE 148'X300' EX HWY MOBILE HOME PARK	1602 E 2nd Ave	Schoolyard Development LLC, 505 Market St, Ste 100, West Des Moines, IA 50266	Mowing	$ 275.00	$ 125.00	$ -	$ 400.00	3498
48820000100	24-76-24 WILLIAMS SUB DIV PT OL 120 LOT 10 EX LOT A-B-C & EX 300' ON S LOT 10	N/A	Branden L/Lindsey M Brady Brady, 1206 W Euclid Ave, Indianola, IA 50125	Mowing	$ 275.00	$ 125.00	$ -	$ 400.00	3501
48720060020	24-76-24 GEORGE SWAN SUB DIV LOT 2 BLK 6	1504 COUNTRY CLUB RD	Dusheck, Jewell R Tst/Et Al, 307 E Clinton Ave, Indianola, IA 50125	Brush Removal/Landfill Fees	$ 975.00	$ 125.00	$ -	$ 1,100.00	3493
48720060020	24-76-24 GEORGE SWAN SUB DIV LOT 2 BLK 6	1504 COUNTRY CLUB RD	Dusheck, Jewell R Tst/Et Al, 307 E Clinton Ave, Indianola, IA 50125	Mowing/Brush Removal/Landfill F	$ 380.00	$ 125.00	$ -	$ 505.00	3481
48120110011	25-76-24 CHESHIRES ADD E 100' LOT 1 BLK 11	601 W CLINTON AVE	CWF 2022 LLC, 4407 SW 9th St, Des Moines, IA 50315	Mowing	$ 110.00	$ 125.00	$ -	$ 235.00	3476

MEMORANDUM

To: Mayor and City Council

From:

Date: August 4, 2025

Subject: Resolution appointing the City of Indianola representation to the Des Moines Area Metropolitan Planning Organization.

Recommendation: This resolution changes the Policy Committee Primary Representative from Mayor Steve Richardson to Council Member Bob Lane.

Roll call is in order.

Attachments: 1. Res 2025- DMMPO Representation 2025 - Aug Update

City of Indianola

RESOLUTION 2025-

RESOLUTION APPOINTING THE CITY OF INDIANOLA REPRESENTATION TO THE DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION

WHEREAS, the City of Indianola is a member of the Des Moines Metropolitan Planning Organization (DMMPO); and

WHEREAS, the Des Moines Area MPO has requested its member governments to appoint primary and alternate representatives to serve on its Policy Committee and Technical Committee for terms that will run from January 1, 2025, through December 31, 2025; and

WHEREAS, Council Member Bob Lane will serve as the Policy Committee Primary Representative for the remainder of 2025.

NOW, THEREFORE, be it resolved by the City Council of the City of Indianola to appoint the following representatives to the Des Moines Area MPO:

DMMPO

Policy Committee Primary Representative	Bob Lane
Policy Committee Alternate Representative	Mellisa Sones
Technical Committee Primary Representative	Jacob Meshke, City Manager
Technical Committee Alternate Representative	Akhilesh Pal, Public Works Director

PASSED AND APPROVED this 4th day of August 2025.

____
Steve Richardson, Mayor

ATTEST:

____
Cassandra Hofer, Deputy City Clerk

MEMORANDUM

To: Mayor and City Council

From:

Date: August 4, 2025

Subject: Resolution suspending the requirements of Chapter 400 as it pertains to the Civil Service Commission certifying a list of names eligible for appointment to a civil service position.

Recommendation: Chapter 400 requires that the Civil Service meet to create a list of those eligible for the open positions. A new law in 2024 allows city councils to waive this requirement for a one-year period. This will greatly shorten the hiring timeline and allow staff to offer a job before the applicant takes a position with another city.

Roll call is in order.

Attachments: 1. Res 2025- Waive CSC List Requirements

City of Indianola

RESOLUTION NO 2025-

RESOLUTION SUSPENDING THE REQUIREMENTS OF CHAPTER 400 AS IT PERTAINS TO THE CIVIL SERVICE COMMISSION CERTIFYING A LIST OF NAMES ELIGIBLE FOR APPOINTMENT TO A CIVIL SERVICE POSITION

WHEREAS, the City of Indianola is subject to Chapter 400, Civil Service, Code of the State of Iowa and has established a three-member Civil Service Commission; and

WHEREAS, Chapter 400 requires the Civil Service Commission to certify to the City Council a list of names, in order of their standing, of applicants eligible to be appointed to a civil service position; and

WHEREAS, the requirements in Chapter 400 increase the number of days it takes to hire an employee from 35 days to up to 135 days; and

WHEREAS, an amendment to Chapter 400, adding new section 400.12A and effective July 1, 2024, provides that a city council, by majority vote, may suspend the practices specified in Iowa Code 400.11(a), for the hiring of an employee of a department governed by civil service; and

WHEREAS, a suspension shall not be in effect for more than one year, but a city council may immediately vote to implement a new suspension of the required practices upon the expiration of the prior suspension.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Indianola, Iowa that in accordance with new Iowa Code section 400.12A, Iowa Code Chapter 400.11(a) is suspended as it pertains to the Civil Service Commission's certification of entry and promotional lists of those eligible for appointment to a civil service position within the City of Indianola, effective July 1, 2025 through June 30, 2026.

BE IT FURTHER RESOLVED that the City of Indianola shall continue to test applicants and those applying for promotion as required by law.

Approved this 4th day of August 2025.

____
Steve Richardson, Mayor

ATTEST:

____
Cassandra Hofer, Deputy City Clerk

MEMORANDUM

To: Mayor and City Council

From:

Date: August 4, 2025

Subject: Resolution authorizing purchase of in-car camera systems for the Indianola Police Department using funds from the Prairie Meadows Community Betterment grant.

Recommendation: Roll call is in order.

Attachments:
1. Pd memo - Grant
2. Res 2025-00 Police in-car camera system purchase utilizing grant funding
3. Axon Quote

Indianola Police Department

7/29/2025

City Council Members
Cc: Jacob Meshke – City Manger

On July 9th, 2025 the Indianola Police Department was awarded a Prairie Meadows Community Betterment grant in the amount of $30,000. The grant was awarded to go toward the purchase of two (2) Axon Fleet 3, in-car video camera systems with ALPR (Automated License Plate Readers) in order to replace outdated and non-functioning in-car camera systems.

The Axon Fleet 3 in-car camera system is an advanced system that is designed to boost safety, transparency, and efficiency with a mobile ALPR, and it has real-time awareness features. This system has a dual-view camera recorder with a clear panoramic view covering three traffic lanes to the front of vehicle. The interior camera captures a knee-to-head occupant view with IR (infrared) for night view and is used to monitor the activity of an individual when being transported in the rear seat.

The Axon Fleet 3 camera system integrates seamlessly with Flock Safety's fixed ALPR, which are already installed in twelve (12) fixed locations within the city limits of Indianola. Having a mobile ALPR within the in-car camera system of each patrol vehicle will alert an officer on patrol of a nearby vehicle that has been reported stolen, has a wanted person or missing person/child associated to it, along with persons who are suspected terrorist or associated to gangs, and those who have protection orders. When an officer receives one of these types of alerts while on patrol, they can identify and intercept this vehicle to address whatever alert was presented.

We are requesting authorization to purchase two (2) Axon Fleet 3, in-car video camera systems for a total price of $29,999.96. With the Prairie Meadows Community Betterment grant there will be no cost to the Indianola Police Department. The Axon quote and grant award notification are part of this submission.

Any questions may be directed to the undersigned.

Respectfully,

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Interim Lieutenant Brad Metcalf
Indianola Police Department

Outlook

Prairie Meadows 2025 Community Betterment Grant Request

From Julie Stewart <mail@grantapplication.com>
Date Wed 7/9/2025 11:32 AM
To Brad Metcalf <bmetcalf@indianolaiowa.gov>

Dear Brad,

We are pleased to inform you that the Prairie Meadows Board of Directors has approved a Community Betterment Grant to City of Indianola Police Department in the amount of $30,000.00 for the proposed In-car camera systems.

Under the terms of the Community Betterment Grant program, your organization is required to enroll in our ACH Program, complete and submit a Grant Award Agreement, Receipt of Award, and Final Grant Evaluation Report. All four (4) requirements will be housed in your Prairie Meadows Online Applications Account. Please note that the accounts are specific to the user and not the organization.

The Grant Award Agreement & ACH Program Form must be completed and submitted by August 11, 2025 before Prairie Meadows will issue your organization their $30,000.00 Community Betterment Grant. Once the Grant Award Agreement & ACH Program Forms have been received and reviewed, Prairie Meadows will provide your organization payment. Your organization will have until September 1, 2026 to utilize these funds.

When your funded project has been completed, please submit the Grant Evaluation Report. Although the reporting deadline is October 1, 2026, your organization may complete the requirement as soon as you have successfully finished the project.

The following is a link to our media kit that will have our logo and other marketing resources that you can use for our partnership: https://www.prairiemeadows.com/community/prairie-meadows-resources-welcome

We look forward to working with you to see that your project is successfully implemented and completed. If you have any questions about the Prairie Meadows Community Betterment Grant program, please contact me at (515) 967-1241 or julie.stewart@prairiemeadows.com.

Sincerely,

Julie Stewart
Prairie Meadows, Senior Vice President of Business Development
515.967.1241 | 515.554.3167 [cell]
julie.stewart@prairiemeadows.com

City of Indianola

RESOLUTION NO. 2025-000

RESOLUTION AUTHORIZING PURCHASE OF IN-CAR CAMERA SYSTEMS FOR THE INDIANOLA POLICE DEPARTMENT USING FUNDS FROM THE PRAIRIE MEADOWS COMMUNITY BETTERMENT GRANT

WHEREAS, the Indianola Police Department responds to emergencies daily which require utilization of in-car camera systems; and

WHEREAS, the current in-car camera systems are outdated and non-functioning; and

WHEREAS, on July 9, 2025, the Indianola Police Department was awarded a Prairie Meadows Community Betterment Grant in the amount of $30,000.00; and

WHEREAS, the purchase of two Axon Fleet 3, in-car camera systems would boost safety, transparency and efficiency to the Police Department; and

WHEREAS, the updated equipment will have real-time features and is compatible with the Flock Safety Systems already installed throughout the city. The updates will assist officers for multiple types of emergencies helping to increase safety in our community; and

WHEREAS, the attached quote from Axon Enterprise Inc., will be covered by the Prairie Meadows Community Betterment grant received.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the Indianola Police Department is authorized to purchase two Axon Fleet 3, in-car camera systems using funds from the Prairie Meadows Community Betterment Grant Program.

APPROVED this 4th day of August 2025.

____
Steve Richardson, Mayor

ATTEST:

____
Cassandra Hofer, Deputy City Clerk

Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-645675-45867KT

Issued: 07/29/2025
Quote Expiration: 08/01/2025
Estimated Contract Start Date: 10/01/2025
Account Number: 115879
Payment Terms: N30
Delivery Method:
Credit/Debit Amount: $0.00

SHIP TO	BILL TO	SALES REPRESENTATIVE	PRIMARY CONTACT
Indianola Police Dept. - IA 110 N 1st St Indianola, IA 50125-2527 USA	Indianola Police Dept. - IA 110 N 1st St Indianola IA 50125-2527 USA Email:	Kenny Thomas Phone: (517) 673-1331 Email: kethomas@axon.com Fax:	Brad Metcalf Phone: (515) 961-9400 Email: bmetcalf@indianolaiowa.gov Fax:

Quote Summary

Program Length	51 Months
TOTAL COST	$29,999.96
ESTIMATED TOTAL W/ TAX	$29,999.96

Discount Summary

Average Savings Per Year	$2,125.06
TOTAL SAVINGS	$9,031.52

Payment Summary

Date	Subtotal	Tax	Total
Sep 2025	$29,999.96	$0.00	$29,999.96
Total	**$29,999.96**	**$0.00**	**$29,999.96**

Quote List Price: $39,031.48
Quote Subtotal: $29,999.96

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Term	Qty	List Price	Net Price	Subtotal	Tax	Total
Basic License Bundle								
73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	51m	6	$0.00	$0.00	$0.00	$0.00	$0.00
73840	AXON EVIDENCE - ECOM LICENSE - BASIC	51m	6	$817.02	$10.50	$63.00	$0.00	$63.00
Fleet 3 Advanced								
70112	AXON SIGNAL - VEHICLE		2	$279.00	$240.78	$481.56	$0.00	$481.56
80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	51m	2	$849.66	$733.25	$1,466.50	$0.00	$1,466.50
80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	51m	2	$1,132.71	$977.52	$1,955.04	$0.00	$1,955.04
73391	AXON FLEET 3 - DEPLOYMENT PER VEHICLE - NOT OVERSIZED		2	$1,700.00	$1,467.09	$2,934.18	$0.00	$2,934.18
80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	51m	4	$963.90	$831.84	$3,327.36	$0.00	$3,327.36
72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT		2	$2,695.00	$2,325.77	$4,651.54	$0.00	$4,651.54
72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT		2	$3,058.00	$2,639.04	$5,278.08	$0.00	$5,278.08
80401	AXON FLEET 3 - ALPR LICENSE - 1 CAMERA	51m	2	$3,213.51	$2,773.24	$5,546.48	$0.00	$5,546.48
80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	40m	2	$52.40	$45.22	$90.44	$0.00	$90.44
80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	40m	2	$392.00	$338.29	$676.58	$0.00	$676.58
Individual Items								
80384	AXON FLEET 3 - EXT WARRANTY - WIRELESS MIC KIT	40m	2	$90.00	$90.00	$180.00	$0.00	$180.00
72035	AXON FLEET 3 - WIRELESS MIC KIT		2	$702.60	$702.60	$1,405.20	$0.00	$1,405.20
80462	TRUE UP - FLEET 3 ADVANCED WITH TAP	9m	2	$972.00	$972.00	$1,944.00	$0.00	$1,944.00
Total						**$29,999.96**	**$0.00**	**$29,999.96**

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
Fleet 3 Advanced	70112	AXON SIGNAL - VEHICLE	2	1	09/01/2025
Fleet 3 Advanced	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	2	1	09/01/2025
A la Carte	72035	AXON FLEET 3 - WIRELESS MIC KIT	2	1	09/01/2025
Fleet 3 Advanced	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	2	1	12/01/2029

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Basic License Bundle	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	6	10/01/2025	12/31/2029
Basic License Bundle	73840	AXON EVIDENCE - ECOM LICENSE - BASIC	6	10/01/2025	12/31/2029
Fleet 3 Advanced	80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	2	10/01/2025	12/31/2029
Fleet 3 Advanced	80401	AXON FLEET 3 - ALPR LICENSE - 1 CAMERA	2	10/01/2025	12/31/2029
Fleet 3 Advanced	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	2	10/01/2025	12/31/2029
Fleet 3 Advanced	80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	4	10/01/2025	12/31/2029

Services

Bundle	Item	Description	QTY
Fleet 3 Advanced	73391	AXON FLEET 3 - DEPLOYMENT PER VEHICLE - NOT OVERSIZED	2

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Fleet 3 Advanced	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	2	09/01/2026	12/31/2029
Fleet 3 Advanced	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	2	09/01/2026	12/31/2029
A la Carte	80384	AXON FLEET 3 - EXT WARRANTY - WIRELESS MIC KIT	2	09/01/2026	12/31/2029

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	110 N 1st St	Indianola	IA	50125-2527	USA

Payment Details

Sep 2025

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Upfront	70112	AXON SIGNAL - VEHICLE	2	$481.56	$0.00	$481.56
Upfront	72035	AXON FLEET 3 - WIRELESS MIC KIT	2	$1,405.20	$0.00	$1,405.20
Upfront	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	0	$0.00	$0.00	$0.00
Upfront	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	2	$4,651.54	$0.00	$4,651.54
Upfront	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	0	$0.00	$0.00	$0.00
Upfront	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	2	$5,278.08	$0.00	$5,278.08
Upfront	73391	AXON FLEET 3 - DEPLOYMENT PER VEHICLE - NOT OVERSIZED	2	$2,934.18	$0.00	$2,934.18
Upfront	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	6	$0.00	$0.00	$0.00
Upfront	73840	AXON EVIDENCE - ECOM LICENSE - BASIC	6	$63.00	$0.00	$63.00
Upfront	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	2	$90.44	$0.00	$90.44
Upfront	80384	AXON FLEET 3 - EXT WARRANTY - WIRELESS MIC KIT	2	$180.00	$0.00	$180.00
Upfront	80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	2	$1,955.04	$0.00	$1,955.04
Upfront	80401	AXON FLEET 3 - ALPR LICENSE - 1 CAMERA	2	$5,546.48	$0.00	$5,546.48
Upfront	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	2	$1,466.50	$0.00	$1,466.50
Upfront	80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	4	$3,327.36	$0.00	$3,327.36
Upfront	80462	TRUE UP - FLEET 3 ADVANCED WITH TAP	2	$1,944.00	$0.00	$1,944.00
Upfront	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	2	$676.58	$0.00	$676.58
Upfront	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	0	$0.00	$0.00	$0.00
Total				**$29,999.96**	**$0.00**	**$29,999.96**

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at https://www.axon.com/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature

Date Signed

7/29/2025

MEMORANDUM

To: Mayor and City Council

From: Akhilesh Pal, Public Works Director

Date: August 4, 2025

Subject: Resolution approving Final Payment Number 9, Change Order Number 6, Final Acceptance, and Retainage Release for Indianola Industrial Park Plat 3 Improvements.

Introduction: Staff requests that the City Council approve Final Payment Number 9 and the release of retainages for the Indianola Industrial Park Plat 3 Improvements project. This action includes approval of a final change order to Sandstone Management for grading work completed this spring and authorizes final acceptance of the public improvements.

Background: The Indianola Industrial Park Plat 3 Improvements were divided into two parts: Division 1 and Division 2. Division 1 improvements were located within the TIF district, while Division 2 improvements were located outside the TIF district. Construction is now complete, and all contract work has been inspected and verified for compliance. As part of project closeout, a final change order and payment applications are presented for Council approval. At their meeting on June 12, 2025, the Council was informed about this upcoming change order related to the Indianola Industrial Park Plat 3 Public Improvements.

Discussion: Change Order Number 6 in the amount of $19,911.02 is included for work associated with regrading the southern right-of-way ditch along Hillcrest Avenue. This grading could not be completed during the initial construction phase due to utility conflicts. Specifically, an IMU fiber line within the southern ditch needed to be relocated to the upper bank to allow for proper stormwater drainage. Additionally, a MidAmerican gas line was installed in a location that conflicted with the original grading design and required vertical adjustment. These conflicts, combined with winter weather conditions, delayed the final grading work until spring of this year. The work has since been completed.

Final Payment Application Number 9 includes a payment of $23,733.34 for Division 1. Following final acceptance of the project, the City will release retainage in the amount of $34,811.21 for Division 1 and $2,230.15 for Division 2. These amounts will be payable 30 days after Council approval, provided no claims are filed during the statutory period. Acceptance of the project will also trigger the applicable warranty period.

Budget Impact: There are sufficient funds allocated for this project from the prior fiscal year; however, those funds will need to be rolled forward into the current fiscal year to accommodate the final payment and retainage release.

The original contract amount for Division 1 was $1,638,040.00, and the final contract amount - after all approved change orders - is $1,740,560.39, reflecting an increase of $102,520.39. This increase accounts for multiple change orders issued throughout the project, including grading adjustments, field conditions, and utility-related modifications. All prior change orders were previously approved by

City Council, with the exception of Change Order Number 6, which is included in this agenda item for current approval.

Division 2 had no change orders and closed out at its original contract amount of $44,603.00.

In addition to construction, the City entered into an engineering services agreement in the amount of $171,914.50.

The total final project cost is $1,957,077.89, comprised of:

- $1,740,560.39 for Division 1 construction
- $44,603.00 for Division 2 construction
- $171,914.50 for engineering services

Staff finds the final costs to be appropriate and justified based on the scope, complexity, and quality of the improvements completed in both divisions.

Recommendation: Snyder & Associates have reviewed the final payment applications and confirm that the project is complete. City staff concurs with this assessment and believes that all contract services have been fully and satisfactorily performed in accordance with the plans and specifications. Therefore, we respectfully recommend that the City Council approve Final Payment Number 9 in the amount of $23,733.34 for Division 1, approve Change Order Number 6 in the amount of $19,911.02, authorize final acceptance of the project, and approve the release of retainage in the amount of $34,811.21 for Division 1 and $2,230.15 for Division 2, payable 30 days following Council approval, subject to no claims being filed. Roll call is in order.

Attachments:

1. Res 2025-00 resolution final pymt app, acceptance and retainage release Ind Park Plt 3 Improv
2. Snyder_Letter
3. Certification_Complete_2025-08-4_Industrial_Park
4. Pay 9 and ChangeOrder6_DitchGrading_SWPPP

City of Indianola

RESOLUTION NO. 2025-00

RESOLUTION APPROVING FINAL PAYMENT NUMBER 9, CHANGE ORDER NUMBER 6, FINAL ACCEPTANCE AND RETAINAGE RELEASE TO SANDSTONE MANAGEMENT FOR THE INDIANOLA INDUSTRIAL PARK PLAT 3 IMPROVEMENTS PROJECT

WHEREAS, the Indianola Industrial Park Plat 3 Improvements Project is now complete; and

WHEREAS, Sandstone Management has submitted a final pay application and Change Order Number 6 for grading work associated with the southern right-of-way ditch on Hillcrest Avenue; and

WHEREAS, final project acceptance will allow release of retainage in accordance with Iowa Code and contract provisions.

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

1. Final Payment Number 9 to Sandstone Management in the amount of $23,733.34 for Division 1 is hereby approved;
2. Change Order Number 6 to Sandstone Management in the amount of $19,911.02 is hereby approved;
3. Final acceptance of the Indianola Industrial Park Plat 3 Improvements Project is hereby granted;
4. Retainage in the amount of $34,811.21 for Division 1 and $2,230.15 for Division 2 is authorized to be released thirty (30) days after the date of this resolution, provided no claims are filed.

PASSED AND APPROVED this 4th day of August, 2025.

____

Steve Richardson, Mayor

ATTEST:

____

Cassandra Hofer, Deputy City Clerk

July 25, 2025

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

RE: Final Payment Application No. 9
Change Order No. 6
Indianola Industrial Park Plat 3

Dear Mr. Pal:

Enclosed please find Application for Final Payment No. 9 in the amount of $23,733.34 which includes the enclosed Change Order No. 6 in the amount of $19,911.02 for Division 1 and the release of retainage for Division 1 in the amount of $34,811.21 to be released thirty (30) days following acceptance of the project for Division 1 improvements. Also please find Application for Final Payment No. 9 in the amount of $2,230.15 to be released thirty (30) days following acceptance of the project for Division 2 improvements.

Change Order No. 6:

Per request from the City of Indianola, Snyder & Associates performed an analysis of the existing grading of the right-of-way ditch along the south side of Hillcrest Avenue, north of the Indianola Industrial Park Plat 3 project.

On May 21, 2025, Snyder & Associates received a change order from Sandstone Management for work associated with grading the southern right-of-way ditch along Hillcrest Avene at the Indianola Industrial Park Plat 3 project for $19,911.02.

The reason for the change order No. 6 is that this work could not be completed during the original planned construction timeline of the project. During construction the contractor was delayed in the grading of the ditch due to the relocation of an IMU fiber line from within the southern right-of-way of Hillcrest Avenue. The IMU fiber line needed to be relocated from the bottom of the ditch into the bank of the ditch to allow for the stormwater drainage of the existing Hillcrest Avenue right-of-way ditch. The contractor was further delayed in this grading work when a MidAmerican gas line was installed within the southern right-of-way of Hillcrest Avenue that did not allow for the original grading design. The gas line then needed to be vertically located to avoid any conflict with the new proposed grading design. This grading work could not be completed when the ground was frozen and can now be completed this spring.

Recommendation:

Upon review of the change order Snyder & Associates recommends approval of the change order for the grading work of the right-of-way ditch.

Snyder recommends formal project acceptance and approval of Application for Final Payment No. 9 in the amount of $23,733.34. The release of retaining in the amount of $34,811.21 will be released thirty (30) days following acceptance of the project for Division 1 improvements. Snyder recommends formal project acceptance and approval of Application for Final Payment No. 9 and the release of retainage in the amount of $2,230.15 will be released thirty (30) days following acceptance of the project for Division 2 improvements.

Division 1 improvements were for the project portion that was located within city limits and TIF district. Division 2 improvements being for the portion of the project that was outside of city limits and TIF district.

Payment and Completion Summary	
Item	Amount
Partial Payment Application No. 1	$166,313.08
Partial Payment Application No. 2	$363,116.38
Partial Payment Application No. 3	$422,914.73
Partial Payment Application No. 4	$454,705.25
Partial Payment Application No. 5	$45,067.03
Partial Payment Application No. 6	$90,937.02
Partial Payment Application No. 7	$49,135.23
Partial Payment Application No. 8	$89,827.12
Final Payment Application No. 9 & Release of Retainage	$58,544.55
Total of All Payments	$1,740,560.39
Total Earned	$1,705,749.18
2% Retainage	$334,811.21
Total Contract Price	$1,740,560.39
Percent Complete	100%

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

SNYDER & ASSOCIATES, INC.

Jason A. Ledden, P.E.
Project Engineer
Enclosure

CERTIFICATE OF COMPLETION

INDIANOLA INDUSTRIAL PARK PLAT 3

Indianola, Iowa

August 4, 2025

We hereby declare that we have made an on-site review of the completed construction of the ***Indianola Industrial Park Plat 3*** as performed by Sandstone Management.

As Engineers for the project, it is our opinion that the work performed is in substantial conformance with the plans and specifications, and that the final amount of the Contract for Division 1 is ***$1,740,560.39*** and the final amount of the contract for Division 2 is ***$44,603.00*** I hereby recommend acceptance of the project.

Respectfully submitted,

SNYDER & ASSOCIATES, INC.

Jason Ledden, P.E.
Project Engineer
Snyder & Associates, Inc.
Iowa License Number P24117

DIVISION 1 CHANGE ORDER NO. 6

OWNER: City of Indianola

PROJECT: Indianola Industrial Park Plat 3
S&A PROJECT #: 122.1184

To: Sandstone Management
Contractor
P.O. Box 547
Address
Carlisle, IA 50047
City, State, Zip

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

1. Description of change to be made:
Contractor will grade approximately 130 LF of the existing right-of-way ditch of Hillcrest Avenue to provide positive drainage and allow storm water to drain to the west and SWPPP inspections for finalization of project. Also, includes reconsiliation of quantities of earthwork and total silt fence for the enitre project.

2. Reason for Change:
The grading of the right-of-way ditch for E. Hillcrest Ave. needed to be revised due to a new gas line that was installed by MidAmerican energy and the relocaiton of an existing IMU fiber line. Because of the location of the gas line, the orginal grading could not be completed as designed because the installation of the gas line and installation of the relocated fiber line was completed outside of construction season.

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

Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
1.	Revised Grading & Export Excess Cuts	1	EA	$11,000.00	$11,000.00
2.	SWPPP Inspections	23	EA	$389.00	$8,947.00
3.	OH & P	0.1	EA	$19,947.00	$1,994.70
4.	Grading Bond Fee	1	EA	$220.00	$220.00
5.	SWPPP Bond Fee	1	EA	$176.00	$176.00
6.	Unused Silt Fence	-1178	LF	$2.06	-$2,426.68
				TOTAL	**$19,911.02**

4. This change order will result in a net change in the cost of the project of $19911.02 divided as follows:

	Contract Amount	
Approved funds and contract completion date as per (Engineer's Estimate, Contract or last approved C.O.)	$1,720,649.37	
Change due to this C.O. (+ or -)	$19,911.02	
Totals including this C.O.:	$1,740,560.39	

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

Sandstone Management
CONTRACTOR
By [signature] DATE: 07/25/2025

Snyder & Associates, Inc.
ENGINEER
By [signature] DATE: 7/25/2025

City of Indianola
OWNER
By ______________ DATE: ______________

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APPLICATION FOR FINAL PAYMENT NO. 9 & RELEASE OF RETAINAGE, DIVISION 1

PROJECT: Indianola Industrial Park Plat 3 — S&A PROJECT NO.: 122.1184.01

OWNER: City Of Indianola
CONTRACTOR: Sandstone Management LTD
ADDRESS: 20 Vine Street
Carlisle, IA 50047
DATE: 8/4/2025

PAYMENT PERIOD: 11/1/2023 to 7/1/2025

1. CONTRACT SUMMARY:

Original Contract Amount:	$ 1,638,040.00
Net Change by Change Order:	$ 102,520.39
Contract Amount to Date:	$ 1,740,560.39

2. WORK SUMMARY:

Total Work Performed to Date:	$ 1,740,560.39	
Retainage: 2%	$34,811.21	(To be paid 30 Days from approval)
Total Earned Less Retainage:	$ 1,705,749.18	
Less Previous Applications for Payment:	$ 1,682,015.84	
AMOUNT DUE THIS APPLICATION:	$ 23,733.34	

CONTRACT PERIOD: TOTAL CALENDAR DAYS

Notice to Proceed:	March 8, 2023
Original Contract Completion Date:	September 30, 2023
Revised Completion Date:	July 1, 2025
Contract Time Used (Days):	846
Contract Time Remaining (Days):	0
Contract Time Total (Days):	846
Contract Time Used (%):	100.0%
Contract Time Remaining (%):	0.0%
Contract value Earned (%):	100.0%

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

Sandstone Management LTD
CONTRACTOR

By [signature] DATE: 07/25/2025

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.
ENGINEER

By [signature] DATE: 7/25/2025

5. OWNER'S APPROVAL

OWNER

By DATE:

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APPLICATION FOR FINAL PAYMENT NO. 9 (RELEASE OF RETAINAGE), DIVISION 2

PROJECT: Indianola Industrial Park Plat 3   S&A PROJECT NO.: 122.1184.01

OWNER: City Of Indianola
CONTRACTOR: Sandstone Management LTD
ADDRESS: 20 Vine Street
Carlisle, IA 50047
DATE: 8/4/2025

PAYMENT PERIOD: 11/1/2023 to 7/1/2025

1. CONTRACT SUMMARY:

Original Contract Amount:	$	44,603.00
Net Change by Change Order:	$	-
Contract Amount to Date:	$	44,603.00

2. WORK SUMMARY:

Total Work Performed to Date:		$	44,603.00
Retainage:	5%		$2,230.15
Total Earned Less Retainage:		$	42,372.85
Less Previous Applications for Payment:		$	42,372.85
AMOUNT DUE THIS APPLICATION:		$	2,230.15 (To be paid 30 Days from approval)

CONTRACT PERIOD: TOTAL CALENDAR DAYS

Notice to Proceed:	March 8, 2023
Original Contract Completion Date:	September 30, 2023
Revised Completion Date:	July 1, 2025
Contract Time Used (Days):	846
Contract Time Remaining (Days):	0
Contract Time Total (Days):	846
Contract Time Used (%):	100.0%
Contract Time Remaining (%):	0.0%
Contract value Earned (%):	100.0%

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

Sandstone ManagementLTD
CONTRACTOR

By [signature]   DATE: 07/25/2025

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.
ENGINEER

By [signature]   DATE: 7/25/2025

5. OWNER'S APPROVAL

OWNER

By   DATE:

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MEMORANDUM

To: Mayor and City Council

From: Akhilesh Pal, Public Works Director

Date: August 4, 2025

Subject: Resolution approving an amendment to an agreement with Snyder & Associates for the East Hillcrest Avenue Reconstruction Project.

Introduction: City staff has received an amendment to the engineering services agreement with Snyder & Associates for the East Hillcrest Avenue Reconstruction Project. This amendment reflects additional professional services needed to meet expanded project requirements and increases the total contract amount from $693,338 to $766,615—an increase of $73,277. Rather than bringing forward multiple smaller amendments at different points in the project, staff coordinated with Snyder to prepare a single, consolidated amendment. This approach ensures the Council can see the full scope of added services in one place, with a clear breakdown of what was added, why it was needed, and how it impacts the overall budget. By presenting all adjustments together—rather than through fragmented approvals—staff aims to promote transparency, avoid confusion, and provide a complete picture of the project's evolution.

Background: The East Hillcrest Avenue Reconstruction Project has progressed through design and construction under an existing agreement with Snyder & Associates. At the time of the original scope and fee negotiation, the project was anticipated to take approximately 210 working days. However, during the Iowa DOT letting process, the project was assigned 260 working days. This increase in duration—along with unanticipated environmental documentation and expanded utility coordination—resulted in the need for additional services.

Throughout the project, both Snyder & Associates and the construction contractor, Vanderpool Construction, worked collaboratively with City staff to identify opportunities for cost savings. In particular, field investigations and coordination in the field led to the discovery that previously anticipated water main relocations were not necessary. This effort resulted in an estimated $50,000 reduction in construction costs. Staff appreciates the contributions of both the engineer and the contractor, Vanderpool Construction, in proactively identifying these conditions and helping the City avoid unnecessary utility relocation expenses.

Discussion: The amendment includes the following categories of added work:

Environmental Documentation:
In response to Iowa DOT and federal requirements, a Phase I Cultural Resource Assessment and a joint 404 Wetland Permit were completed. These services were not anticipated at the time of the original agreement, given the relative newness of the STBG-SWAP funding process. The archaeological survey was completed at a cost of $4,300, and the wetland permit documentation at $1,700. No mitigation was required, and the Iowa DOT issued environmental clearance without project delays.

Utility Coordination (Subsurface Utility Engineering):
Subsurface Utility Engineering services were performed to help avoid utility conflicts and ensure proper utility protection. This included preparation of plan sets for location and depth verification of the IMU water main, as well as coordination with MidAmerican, Verizon, MCI, and NewCom Technologies. While these services did not include potholing —those efforts were performed separately by Vanderpool Construction—they involved the development of supplemental utility coordination plans used to support utility relocations. Staff recognizes that both the construction contractor, Vanderpool, and the engineer, Snyder, played an important role in identifying opportunities to avoid unnecessary utility relocations and reduce project costs. Their coordination in the field was instrumental in avoiding these expenses.

Construction Phase Services:
The extension from 210 to 260 working days expanded the construction duration across multiple seasons, requiring additional inspection and administrative support. This amendment includes added construction oversight services, valued at $55,900. The extended on-site presence was instrumental in maintaining access and mobility for residents and businesses throughout the prolonged construction period.

It is important to note that compensation is limited to the actual duration of inspection services provided specifically for this project—not the full number of working days authorized under the broader on-call services contract.

Although the pay application approved by City Council on July 21, 2025, referenced 233 working days, that figure was based on a prior accounting from the previous calendar year. Snyder has since confirmed, using updated tracking records, that the contractor had reached 250 working days as of April 18, 2025. The discrepancy occurred because the earlier pay application did not reflect the final working day total. Snyder has since verified the final count using the DOT tracking system, which confirms the total number of working days used on the project. Regardless, Snyder's compensation remains limited to the actual duration of inspection services rendered—not the maximum number of working days authorized under the contract.

Construction Staking:
Additional construction staking was required due to utility activity, field adjustments, and the extended duration of work. These changes required 46.25 additional survey hours, totaling $4,622. The added staking effort helped avoid delays related to utility coordination in the field.

Rather than submitting a series of individual amendments, staff worked with Snyder to consolidate these items into one comprehensive amendment. While several items had been discussed with staff previously, the full scope and extent of the added work became clear only as construction progressed. Presenting all items together gives the Council a complete picture and avoids piecemeal decision-making. This approach also avoided the administrative burden and inefficiencies of processing multiple amendments across several meetings, while ensuring that all project-related changes were fully documented. Staff believes presenting this as a single amendment provides a more efficient, transparent, and comprehensive approach for Council consideration.

Budget Impact: The proposed amendment increases the total contract amount with Snyder & Associates from $693,338 to $766,615, representing an increase of $73,277.

The revised contract total remains within the available project budget. Based on the final construction cost, the total engineering fees—covering design, environmental documentation, right-of-way acquisition, construction staking, and construction oversight—represent approximately 15% of total construction. While actual engineering percentages can vary depending on project type and funding source, staff believes the scope of services was appropriate and fully performed as needed throughout the project. Furthermore, the overall fee remains reasonable and consistent with expectations for a federally funded, DOT-administered project of this scale and complexity.

To account for the timing of expenses, some funds may need to be carried forward from the prior fiscal year into the current fiscal year.

Recommendation: Staff recommends approval of this amendment to the agreement with Snyder & Associates in the amount of $73,277. The additional services provided are necessary and reasonable in light of project changes and regulatory requirements. Approval of this consolidated amendment will allow the City to meet its contractual and regulatory obligations while supporting the successful completion of this important infrastructure project and maintaining efficient project delivery and oversight. Presenting the changes together ensures transparency and gives Council a clear and complete understanding of all adjustments made to date. Roll call is in order.

Attachments:
1. Res 2025- Snyder Hillcrest Amendment
2. Memo_2025-07-16_AdditionalServices
3. Amend4_SuppAgmt28_Current_Hillcrest-Ave-Improvements

City of Indianola

RESOLUTION NUMBER 2025-

RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT WITH SNYDER & ASSOCIATES FOR THE EAST HILLCREST AVENUE RECONSTRUCTION PROJECT

WHEREAS, the City of Indianola previously entered into an agreement with Snyder & Associates for professional engineering services related to the East Hillcrest Avenue Reconstruction Project; and

WHEREAS, on May 17, 2021, the City Council of the City of Indianola, Iowa, authorized a Professional Services Agreement, Supplemental Agreement Number 28, with Snyder & Associates, Inc. for a contract amount of $598,850, by Resolution 2021-124, for the East Hillcrest Avenue Reconstruction Project; and

WHEREAS, on December 6, 2021, the City Council of the City of Indianola, Iowa, authorized Amendment Number 1 to the Professional Services Agreement, Supplemental Agreement Number 28, for the aforementioned project in the amount of $2,400, bringing the total contract amount to $601,250; and

WHEREAS, on July 18, 2022, the City Council of the City of Indianola, Iowa, authorized Amendment Number 2 to the Professional Services Agreement, Supplemental Agreement Number 28, for the aforementioned project in the amount of $56,588, bringing the total contract amount to $657,838; and

WHEREAS, on August 21, 2023, the City Council of the City of Indianola, Iowa, authorized Amendment Number 3 to the Professional Services Agreement, Supplemental Agreement Number 28, for the aforementioned project in the amount of $35,500, bringing the total contract amount to $693,338; and

WHEREAS, additional services became necessary due to expanded environmental documentation requirements, utility coordination, construction staking, and an extended construction timeline determined by the Iowa DOT; and

WHEREAS, Snyder & Associates has submitted Amendment Number 4 in the amount of $73,277 to cover these additional services, increasing the total agreement from $693,338 to $766,615; and

WHEREAS, Amendment Number 4 reflects appropriate adjustments in scope and effort, and the consultant's work has contributed to cost savings and improved project outcomes; and

WHEREAS, the Council finds that the proposed amendment to the agreement with Snyder and Associates, Inc. should be approved, and the Mayor authorized to execute the same.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the amendment to the agreement with Snyder & Associates in the amount of $73,277 is hereby approved and the Mayor is authorized to execute the necessary documents on behalf of the City.

Passed and approved this 4th day of August 2025.

____
Steve Richardson, Mayor

ATTEST:

____
Cassandra Hofer, Deputy City Clerk

Memorandum

To: Aklish Pal **Date:** July 16, 2025

From: David Moeller, P.E.

CC:

RE: Hillcrest Additional Services

Per your request, the following is more background information, and a detailed description of the additional work accomplished during the East Hillcrest Avenue Paving project as included in the proposed amendment under consideration. Consistent with the Exhibit A work description listed in the project agreement Supplemental Agreement 28 dated May 17, 2021, we have broken out the work in three categories.:

- Additional Services- work that is anticipated but not always included in a project;
- Extra Services- rework that is typically a result of findings or discoveries in the project development process;
- Construction Phase Services- which are estimated but driven by duration and contractor performance.

ADDITIONAL SERVICES

Several of the additional and extra work items were anticipated as potential services and specifically identified in Article II, B. ADDITIONAL SERVICES and Article II, E. EXTRA SERVICES in the project agreement Supplemental Agreement 28, dated May 17, 2021.

Please recall this project was funded with federal aid through CIRTPA using the STBG-SWAP funding program and did not appear to require environmental documentation at the time of scoping, however, since STBG-SWAP funding was new and the requirements were not fully documented, the additional work was identified as a possibility. Upon review by Iowa DOT and a change in view of Waters of the U.S., the project required additional environmental documentation, including a Phase I Cultural Resource Assessment and a nationwide US Corps of Engineers 404, joint wetland permit. The documents were received by Iowa DOT, no mitigation or further work was required, and the project certificate was approved by Iowa DOT and the project was able to proceed to letting. This work was completed for $4,300 for the phase 1 Archeology and $1,700 for the Wetland permit.

EXTRA SERVICES

The anticipated EXTRA SERVICES performed included Quality Level A or B Subsurface Utility Engineering Surveys. At the concept phase it is difficult to identify conflicts prior to completion of the design of storm sewer and other underground improvements. Often, private utilities relocate facilities before or during the project, as was the case for this project.

During the construction phase, Snyder & Associates conducted extensive Subsurface Utility Engineer work to the benefit of the project.

Snyder & Associates performed field investigations including depth probing and verification for Quality Level B for IMU water main that appeared to be in conflict with improvements based on available record drawings. The actual depth was assessed early in construction, redesign adjustments were made and approximately 150 linear feet of water main relocation was eliminated from the project saving over $50,000.

Snyder & Associates provided utility profiles (Quality Level B) for MidAmerican Energy Gas mains, Verizon Communications cable, MCI communication facilities, and New Com Tech communications to avoid future conflicts and to protect and preserve maintenance access to both City and IMU utility facilities. The fee adjustment for this work effort is $6,755.

CONSTRUCTION PHASE SERVICES

It is difficult to predict at the project onset, three years prior to the start of construction, how the projects will be phased and how many working days it will take to construct the yet to be designed improvements. The following is a detailed description of the additional scope of work as identified in Article II, D. CONSTRUCTION PHASE SERVICES in the Supplemental Agreement 28, dated May 17, 2021.

Construction Services as described were estimated for the project based on the anticipated Schedule in Article IV. Schedule E, specifically a construction period from March 2023 to August 2024 approximately 210 working days. When the project is submitted to Iowa DOT for the letting process, the office of contracts determines a working day duration for each project. Iowa DOT assigned 260 working days for this project and the construction phase extended from May 2023 to May 2025. The increased duration, with more stages & phases, facilitated better access and mobility for local residents.

The additional 50 working days and project and 9 months duration resulted in 450 additional hours work totaling $55,900.

Amendment No. 3 included an estimate for construction survey services. Due to days in construction stages and utility activity that required re-staking of improvements, 46.25 hours of added effort was required, totaling $4,622.00.

It may also be important to note in 2020, during the contract negotiation stage of this project, the desired approach by City staff was to scope the project with realistic expectations but not to include in the fee estimate any contingencies or anticipated, but unknown, situations similar to those discussed above. We recognize there has been staff and leadership change at the City and we work as an extension of City staff and look forward to preparing work scopes and fee estimates consistent with the desires and management style of current leadership.

Please call if you would like to discuss further.

Project No.: 121.0558.01

Amendment No. 4
to
Supplemental Agreement No. 28
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:
East Hillcrest Avenue Reconstruction – North 4th Street to North 14th Street

PROJECT DESCRIPTION:
See Supplemental Agreement No. 28, including Amendments 1, 2 and 3 and specific information provided in Exhibit 'A' of this Amendment.

SCOPE OF WORK:
Work under this Amendment includes Additional Services, Construction Services, and Extra Services identified in Supplemental 28.

SCHEDULE:
Snyder & Associates, Inc. has completed the work prior to final acceptance of the project in 2025.

COMPENSATION:
Snyder & Associates, Inc. will provide the above services at a lump sum fee of $73,277.

Consultant has proceeded with the Work under verbal authorization and concluded upon both parties executing this Work Order.

CITY OF INDIANOLA	SNYDER & ASSOCIATES, INC.
By: ______________________	By: Digitally signed by David N. Moeller, P.E. Date: 2025.07.17 09:05:37-05'00'
(Authorized signature)	(Authorized signature)
______________________	President
(Title)	(Title)
Date:	Date: 6/11/2022

EXHIBIT 'A'

EAST HILLCREST AVENUE RECONSTRUCTION
NORTH 4TH STREET TO NORTH 14TH STREET
FOR
CITY OF INDIANOLA, IOWA

SCOPE OF WORK
June 5, 2023

B. ADDITIONAL SERVICES

The following is a detailed description of the additional scope of work as identified in Article II, B. Additional Services in Supplemental Agreement 28, dated May 17, 2021.

Note: add the following section as 6c under "B. ADDITIONAL SERVICES":

6. Cultural Resources Assessment.
   c. Phase I Intensive Archaeological Survey
      1. Wapsi Valley Archaeology, Inc. will conduct pedestrian survey/surface reconnaissance and subsurface testing as judged appropriate in the area recommended for Phase I testing. Following completion of the field investigations, a report will be prepared on the results of the archaeological research. The report will present findings, conclusions, recommendations, detailed maps, and photographs. In addition, site forms will be completed and appended to the report. An electronic copy of the final report was submitted upon completion .
      2. The cost for this work is $4,300.

Note: add the following section as 7 under "B. ADDITIONAL SERVICES":

7. 404 Permitting

a. The PROFESSIONAL will submit a 404 joint permit application to the USACE on the CLIENT'S behalf. The PROFESSIONAL will act as the Authorized Agent throughout the permitting process. During this process, The PROFESSIONAL will respond to inquiries from USACE. This task assumes that a Nationwide Permit (NWP) was obtained from the USACE.
b. The cost for this work is $1,700.

D. CONSTRUCTION PHASE SERVICES

The following is a detailed description of the additional scope of work as identified in Article II, D. CONSTRUCTION PHASE SERVICES in the Supplemental Agreement 28, dated May 17, 2021.

Construction Services as described were provided for the project based on the anticipated Schedule in Article IV. Schedule E specifically a construction period from March 2023 to August 2024 and 210 working days. Iowa DOT assigned 260 working days for the project and the construction phase extended from May 2023 to May 2025. The increased duration facilitated better access and mobility for local residents.

The additional 50 working days and project and 9 months duration resulted in 400 additional hours of labor at Technician VII @ $118.00/hr. and 50 additional hours of Engineer VII at $174/hr totaling $55,900.

Amendment No. 3 included an estimate for construction survey services. Due to days in construction stages and utility activity that required restaking of improvements, 46.25 hours of added effort was required at an average rate of $99.93/hr. or $4,622.00.

E. EXTRA SERVICES

The following is a detailed description of the additional scope of work identified in Article II, E. EXTRA SERVICES No. 5 Quality Level A or B Subsurface Utility Engineering Surveys.

During the construction phase Snyder & Associates conducted extensive Subsurface Utility Engineer work to the benefit of the project.

Snyder & Associates performed field investigations including depth probing and verification for Quality Level B for IMU water main that appeared to be in conflict with improvements based on available recerts. The actual depth was assessed early in construction, adjustments were made and approximately 150 linear feet of water main relocation was eliminated from the project saving over $50,000.

Snyder & Associates provided utility profiles (Quality Level B) for MidAmerican Energy Gas mains, Verizon Communication cable, MCI communication facilities, and New Com Tech communications to avoid future conflicts and present maintenance access to City and IMU utility facilities.

Additional effort is summarized below.

Engineer VIII	$174	21 hours	$3,654.50
Engineer II	$112	7.5 hours	$840.00
Technician V	$88	19.5 hours	$1,716.00
Technician VII	$109	5 hours	$545.00
Total		53 hours	$6,755.00

MEMORANDUM

To: Mayor and City Council

From:

Date: August 4, 2025

Subject: Resolution approving salaries.

Recommendation: Roll call is in order.

Attachments: 1. Res 2025-00 Approving salaries 0804

City of Indianola

RESOLUTION NO. 2025-00

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:

Nicole Cormeny, Full-Time Police Clerical, to Grade R14-3, $47,163.40/year, effective July 27, 2025; and

Jadyn North, to Part-Time Paramedic, $28.25/hour, effective August 1, 2025; and

Kathy Kester, Full-Time Publication/Marketing Coordinator, to Grade 5E with $400 longevity, $79,582.25/year, effective August 10, 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 4th day of August 2025.

____

Steve Richardson, Mayor

ATTEST:

____

Cassandra Hofer, Deputy City Clerk

MEMORANDUM

To: Mayor and City Council

From:

Date: August 4, 2025

Subject: Approval of the appointment of Paul Cravens to the Indianola Board of Trustees for a term beginning immediately and ending July 1, 2031.

Recommendation: Roll call is in order.

Attachments: 1. Paul Craven App 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: Paul Vincent Craven		Today's Date: 12 July 2025
Street Address: 1206 N Buxton St		
City, State, Zip: Indianola, IA 50125		Years Resided in Indianola: 52
Email: paul@cravenfamily.com		
Home Phone:	Cell Phone: 515 720 0656	Work Phone:
Occupation: Software developer		
Gender (Optional): male	Age (Optional): 53	Race (Optional): White
Have you previously volunteered on a City Board, here or elsewhere? No		
Board Name:	Years Served:	City:
Application for (Name of Board/Commission or Committee): IMU Board of Trustees		

Why do you want to serve on this Board/Commission or Committee?

- Give back to my community
- I like tech, so this interests me

What will you contribute to this Board/Commission or Committee?

I'm organiced. I enjoy researching and learning technical subjects. I think it is important for residents to have safe, reliable utility service at an affordable rate. I'd like to do my part to make sure that happens.

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.
X	**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.
☐	**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 6:00 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.

Paul Vincent Craven
1206 N Buxton St.
Indianola, IA 50125

paul@cravenfamily.com
515-720-0656

Date: 7/12/2025

Indianola Municipal Utilities
Board of Trustees Selection Committee
Indianola, IA 50125

I am writing to express my interest in serving as a volunteer member of the Indianola Municipal Utilities Board of Trustees. I am interested in contributing to the management of our city's electricity, water, light, and telecommunication services.

My family has been proud residents of Indianola since before 1910, giving me deep roots in this community and a multi-generational perspective on the importance of reliable municipal utilities. This long-standing connection to our town, combined with my desire to give back through volunteer service, positions me well to contribute meaningfully to the Board's important work.

As a volunteer board member, I would bring:

• Commitment to transparent, accountable governance that serves all residents

• Dedication to ensuring reliable, affordable utility services

• Collaboration, working with fellow board members and community stakeholders

I am particularly interested in helping the Board balance fiscal responsibility, serving both current needs and long-term interests. Serving on the IMU Board would allow me to contribute to this city with meaningful public service.

Thank you for considering my application

Sincerely,

Paul Vincent Craven

Paul Vincent Craven

1206 North Buxton Street
Indianola, IA 50125
(515) 720-0656 Home
Email: paul@cravenfamily.com

Experience

Optimizely, Inc
Software Developer, 2022-Present
- Create, update, and debug software for the company's "experimentation" product. This software allows clients to experiment, optimizely, and customize their web sites and software to best serve customers.

Simpson College
Professor, 2005-2022
- Teach classes that include introduction to programming, a two semester series in web development, computer networking, project management including agile methodologies, computer security, game development with Unity, 3D graphics modeling, and more.
- Write and do research. Most of the research has centered around Python and web related technologies. See the publications and open source section below.

Natural Sciences Division Head, 2021 - Present
- Responsible for the natural sciences division, including physics, chemestry, biology, mathematics, computer science, and environmental science.
- Responsible for management of the Carver Science Building.

Computer Science Department Head, 2008 - 2021
- Responsible for the natural sciences division, including physics, chemestry, biology, mathematics, computer science, and environmental science.

Part Time Adjunct Lecturer, September 1996 - August 2005

Wells-Fargo Home Mortgage, November 2000 - August 2005
AppTaker on the Web
- Team lead of 25 developers for a $25 million dollar project to develop the sales tool for the nation's number one retail mortgage lender. The tool was an integrated web portal application that allowed 15,000 Home Mortgage Consultants to sell, originate, and track a loan on a secure web site.
  In just over a year, the team produced and deployed one million lines of code. This included processing 1500 change requests to the original specification. The system interacted with five databases and several external services via SOAP and message queues.

HMC Web Pages
- Team lead of a project that added the ability for Home Mortgage Consultants to take in lead information from customers on customized web sites.

GEM
- This project used IBM Workflow to route all of Wells-Fargo Mortgage's customer service calls that could not be handled in just one call. Over 100 different processes were modeled.

Rush Refi
- During the refinance boom, this project processed refinancing requests for customers. The Rush Refi program ended up generating over a billion dollars in profit for Wells Fargo.

On Line Refinance
- Customer facing web site that allowed low-risk customers to refinance their home on-line.

Automatic Data Processing, July 2000 - October 2000 (4 month contract)
Software Architect Consultant
- Contracted through QCI Consulting. Created system to provided on-line benefit signup for BellSouth, Unum, EMC, United Airlines, and US Bank.
- Architected system for nine other developers. Designed a web-based system that allowed participants to sign up and view benefits on-line. HR information was stored in PeopleSoft.

DTN Farmdayta, October 97 - June 2000
Architect/Programmer/Analyst
- Java Development. Some projects included: a statistical charting package, streaming commodity quotes, user-customizable portal, remotely administratable monitoring and paging system, rewrote original subscriber website reducing CPU load by over 75%.
- Web Development: Published data sources such as: AP News, radar imagery, weather maps, market information, and commodity quotes.
- Management: Responsible for day-to-day management of two other Java programmers.

CE Software, January 1996 - October 97
Software Engineer
- Involved in all aspects in the creation of the internet mail client "QuickMail Pro".
- Worked on an Internet organizer for the MacOS, using an object database for data storage.

UMR Solar Car Team, August 1994 - December 1995
Team Analyst/Coordinator
- Solicited $25,000 worth of sponsorships from Sokkia, Microsoft, and others.
- Managed nine member team of fellow students responsible for data acquisition.

University of Missouri-Rolla, August 1994 - December 1995
Graduate Teaching Assistant
- Assisted in a software engineering class, Fortran class, and taught a C lab.

United States Geological Survey, February 1995 - December 1995
Programmer
- Developed a graphical data browser for SDTS map data. The program ran under X-Windows. GUI design was done using wxWindows.

Investors Management Group, May 1991- July 1994
Data Analyst Cooperative
- Wrote an accounting system for investments that went on-line tracking nearly one half billion dollars as a college intern, with no other programmers employed by the company.
- This system was ran in FoxPro for Windows. Networking was done with Netware, which included an outside link to Norwest Bank.
- System ran successfully until the end of the year 2000 when it was put onto the web.

Education

- Ph.D. in Computer Science
  - University of Idaho, May 2009
  - Specializing in security.
  - Dissertation topic: "Simulating and Analyzing Wireless Railway Control Networks Using NS-2."
- Masters in Computer Science
  - University of Missouri-Rolla, December 1995
  - Specializing in software engineering, graphical user interface design, and distributed/parallel processing.
- Bachelors in Math and Computer Science
  - Simpson College, Indianola, IA, May 1994

MEMORANDUM

To: Mayor and City Council

From: Akhilesh Pal, Public Works Director

Date: August 4, 2025

Subject: Discussion and direction regarding the Hillcrest Pedestrian Median.

Introduction: City staff requests Council discussion and direction regarding potential modifications to the pedestrian median constructed as part of the E. Hillcrest Avenue Reconstruction project. The median, which serves as a trail crossing refuge, was installed to enhance pedestrian safety and reduce vehicle speeds. Following project completion, staff received concerns about the ability of oversized agricultural equipment to safely traverse the corridor.

City staff and Snyder & Associates recommend proceeding with a no-cost interim measure to address concerns related to oversized agricultural equipment maneuvering near the pedestrian median on East Hillcrest Avenue. The situation will be monitored throughout the upcoming harvest season, with re-evaluation next spring if additional modifications are warranted. If City Council prefers to pursue a permanent improvement at this time instead of the recommended interim approach, staff is prepared to proceed accordingly.

Background: As part of the E. Hillcrest Avenue Reconstruction project, a pedestrian median was installed to provide a safe refuge for trail users and to help slow down traffic. The design followed national guidance and included 11-foot-wide travel lanes and a 13-foot-wide crossing median. After construction, the City received concerns that the median may be difficult for larger farm equipment to navigate. In response, Snyder & Associates reviewed the crossing and developed several options to improve large vehicle access while still protecting pedestrian safety.

Discussion: Three primary options were considered:

- Alternative 1 would remove the median entirely and match the three-lane configuration throughout the corridor. However, this would eliminate the refuge island, reducing pedestrian safety and removing traffic calming benefits. This option is not recommended.

- Alternative 2 would lower the median curb from 6 inches to 4 inches and reshape the slope for easier vehicle access. While less invasive and more affordable ($50,000), this option may still present challenges for large vehicles and increase curb vulnerability during snow removal.

- Alternative 3 proposes full reconstruction of the median with mountable curbs and narrower width, allowing for wider vehicle lanes (13 feet each). This solution, estimated at $60,000, would offer the most complete vehicle accommodation while preserving pedestrian safety. However, it requires complete reconstruction and temporary closure of Hillcrest Avenue.

- An additional flashing beacon alternative was evaluated at $145,000. Based on current traffic volumes (approximately 3,290 vehicles/day), speed limit (35 mph), and the presence of a refuge median, the location does not meet the warrants for this higher-tier treatment. Snyder does not recommend pursuing a beacon at this time.

Due to the high cost estimates—driven primarily by subcontractor traffic control and remobilization—Snyder & Associates and staff jointly recommend a no-cost interim solution. This approach consists of curb grinding to reduce the curb height to 4 inches along the median and adjacent travel lanes. The work will be completed directly by Snyder & Associates at no cost to the City. Staff will monitor vehicle performance and access through the 2025 harvest season and revisit the need for additional improvements in spring 2026.

Budget Impact: No budget appropriation is currently requested. The initial approach, managed by Snyder & Associates, will be performed at no cost to the City. Should a future modification be required, cost estimates for potential alternatives range from $50,000 to $145,000.

Recommendation: Staff and Snyder & Associates recommend proceeding with the no-cost interim curb grinding solution, which will be managed directly by Snyder & Associates. This approach allows the City to monitor performance during the upcoming harvest season and evaluate whether further modifications are necessary next spring. It represents a practical, low-impact solution that preserves long-term flexibility while addressing current concerns.

Staff respectfully offers this recommendation based on technical review from Snyder & associates. Should Council wish to pursue a permanent improvement at this time, staff stands ready to implement an alternative as directed.

Attachments: 1. 2025-07-22_E. Hillcrest Avenue_Ped Crossing Memo_Revised

Memorandum

To:	Akhilesh Pal, P.E.	**Date:**	7/22/2025
From:	Travis Warnke, P.E.		
CC:	David Moeller, P.E.		
RE:	E. Hillcrest Avenue – Pedestrian Trail Crossing		

Per request from the City of Indianola, Snyder & Associates performed an engineering review of the Summerset Trail crossing that was constructed with the E. Hillcrest Avenue Street Reconstruction project completed in 2025. The design of the trail crossing included in the E. Hillcrest Avenue project was completed with design guidance from the "Guide for the Development of Bicycle Facilities, 4th Edition". The trail crossing was designed at a width of 13' wide leaving the eastbound and westbound travel lanes at a width of 11'. The combination of narrow travel lanes and wide median island is used to aid in pedestrian safety while crossing the roadway as well as a traffic calming measure to reduce vehicle speed through the corridor. During the design phase of the project, reducing vehicle speed in the corridor was identified as a design priority. The median was designed to prioritize pedestrian safety and promote slow vehicle speed through the corridor. Following the completion of construction, City staff received complaints regarding larger vehicle's ability to pass through the median. These oversized vehicles included seasonal farm equipment coming and going from one side of the corridor to the other. Outlined below are three alternatives to modify the trail crossing to accommodate larger farm vehicles. Each alternatives describes the work necessary as well as the estimated cost to perform the work.

Alternative 1 – Remove Median:

Alternative 1 proposes removing the existing median and reconstructing the roadway to match the three-lane section found throughout the remainder of the corridor. Eliminating the median would remove the refuge island currently used by trail users, requiring them to cross the entire width of the roadway in a single movement. Given the high volume of trail traffic, this would pose a significant safety concern for pedestrians and cyclists. Additionally, the removal of the median would eliminate its traffic-calming function, likely resulting in higher vehicle speeds through the area. For these reasons, this alternative is not recommended, as it would reduce overall safety for trail users crossing E. Hillcrest Avenue.

Alternative 2 – Modify Existing Median:
Alternative 2 involves modifying the existing median to better accommodate oversized vehicles traveling through the corridor. This would be achieved by cutting down the standard 6-inch median curb to a reduced height of 4 inches. The modification would also reshape the curb face, replacing the steep vertical face with a more gradual slope, making it easier for larger vehicles to traverse the median if necessary. In addition to the curb modifications, a portion of the paved median surface would be ground down to match the new curb height and blended into the surrounding median area to maintain a smooth transition. While this is the least invasive of the three alternatives, it does not provide the most robust or durable solution. Some oversized vehicles may still encounter difficulty traversing the modified curb, and the reduced curb height could make the median more vulnerable to damage from snowplows during winter maintenance.

Alternative 3 – Reconstruct Median Crossing with Mountable Curbs:
Alternative 3 involves reconstructing the median to be narrower and include mountable curbs. The new median will be designed in accordance with the current standards outlined in the *Guide for the Development of Bicycle Facilities, 5th Edition*. It will have a width of 10 feet, which meets the minimum preferred width for median crossings specified in the guide. This width provides adequate space for a bicyclist with a child or cargo trailer to safely stop in the median without encroaching into traffic lanes. A 4-inch sloped curb will also be incorporated, providing a mountable surface that allows large farm equipment to traverse the crossing with minimal difficulty. In addition, using a narrower median will provide 13-foot-wide travel lanes through the crossing, giving vehicles an additional 1.5 feet of lane width. This combination is expected to accommodate nearly all oversized vehicles while maintaining a safe refuge for trail users. Implementing this alternative will require full replacement of the existing median and adjacent roadway panels, which will necessitate the temporary closure of E. Hillcrest Avenue during construction.

Additional Alternatives:
A flashing crossing beacon is a method to alert drivers to the presence of a sidewalk or trail crossing. While this treatment can be appropriate in certain contexts, specific warrants must be met before implementation. Factors that influence the need for a flashing beacon include traffic volume, posted speed limit, number of travel lanes, and the presence of a median. According to Iowa DOT's online traffic data maps, E. Hillcrest Avenue carries approximately 3,290 vehicles per day. The roadway consists of a three-lane section with a posted speed limit of 35 mph. Based on these conditions and guidance provided in Section 5 of the *Guide for the Development of Bicycle Facilities, 5th Edition*, the existing configuration qualifies for **Tier 1 countermeasures**, which include basic treatments to alert motorists and encourage yielding to pedestrians such as advanced signage. Flashing beacons are classified as a **Tier 3 countermeasure** and are intended for higher-risk crossings with greater traffic volumes, higher speeds, or more complex roadway conditions. Given the current traffic and roadway characteristics, installation of a flashing beacon is not warranted or recommended at this location. If this alternative was chosen, the work would

need to be its own standalone project. This is due to the projected cost of the beacon structure and the lead time for material, which can take up to 9 months to manufacture.

Alternative Number:	Alternative Description:	Estimated Cost*:
1	Remove median	$57,000
2	Modify Existing Median	$50,000
3	Reconstruct Median Crossing with Mountable Curbs	$60,000
Additional Alt.	Flashing Beacon	$145,000

*Note: The estimated costs include quoted numbers supplied by the Contractor.

Recommendation:
After reviewing the Contractor's submitted estimates for the median modifications, Snyder & Associates finds the pricing to be unreasonable. The significant cost increase is primarily due to traffic control expenses from the subcontractor and the need for remobilization to the site. Discussions with the Contractor confirmed that using a different subcontractor for traffic control is not a feasible option, given the requirements outlined in the Iowa DOT project specifications. It is recommended to seek additional alternatives for the median modifications outside of the current project contract.

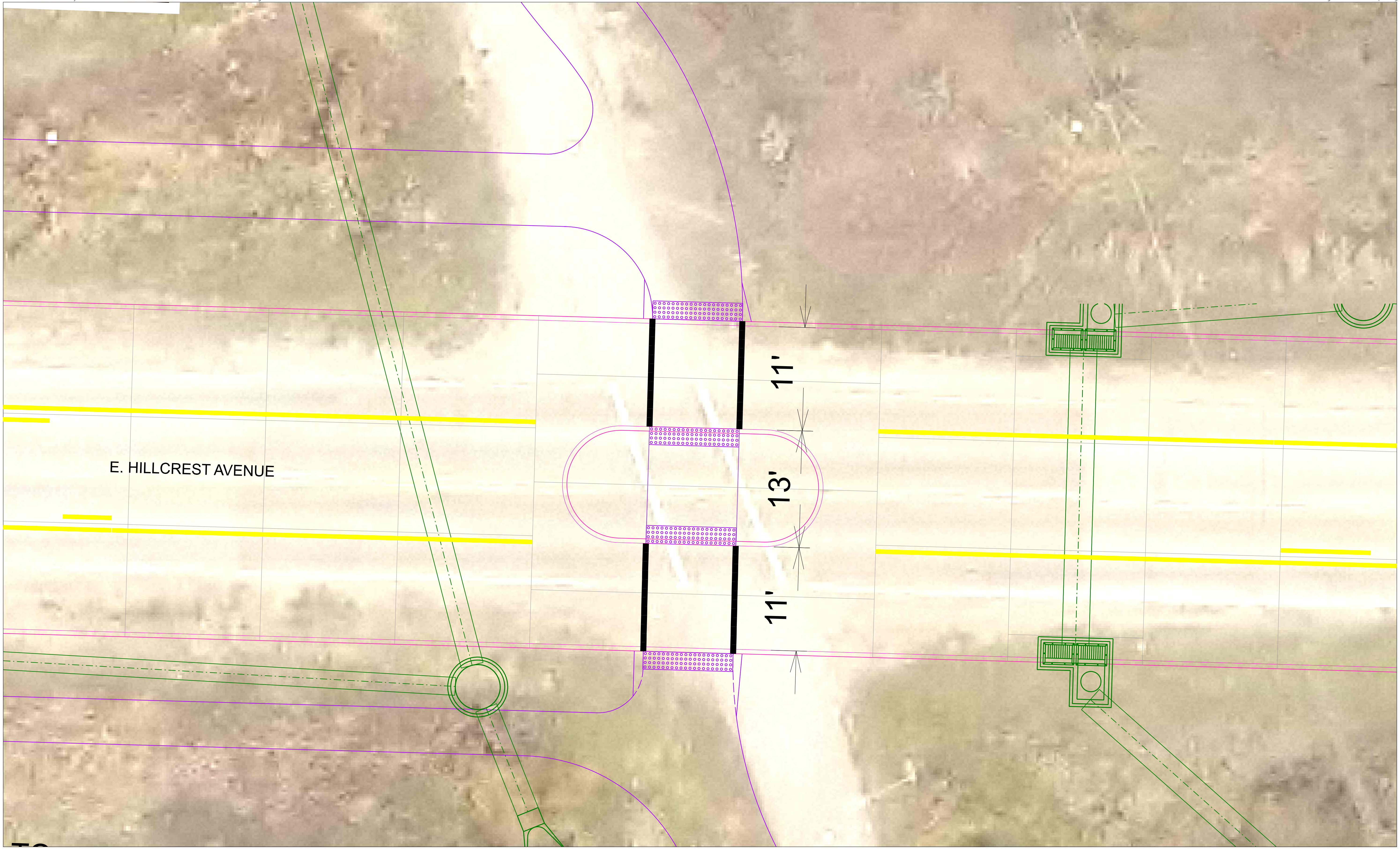
A meeting was held between City of Indianola staff and Snyder & Associates to review the alternatives outlined in the memo in greater detail and to identify a City Staff preferred alternative. During the discussion, an additional alternative was proposed. This option includes grinding down the median curb as described in Alternative 2, as well as grinding the roadway curbs to a height of 4 inches. The reduced curb height would allow emergency response vehicles to traverse the curbs without risk of damage. It was discussed this alternative would be managed by Snyder & Associates and at no cost to the City. The median would then be monitored throughout the fall farming season. During this time, the performance of the median will be observed to ensure large farm equipment can traverse it effectively. If additional modifications are found to be necessary, it is recommended that they be addressed through a separate project. Snyder and Associates recommends following this approach to modify the existing median.

Please reach out with any further questions that come up from the review of this memo.

Best regards,

SNYDER & ASSOCIATES, INC.

Travis Warnke, P.E.
Project Engineer



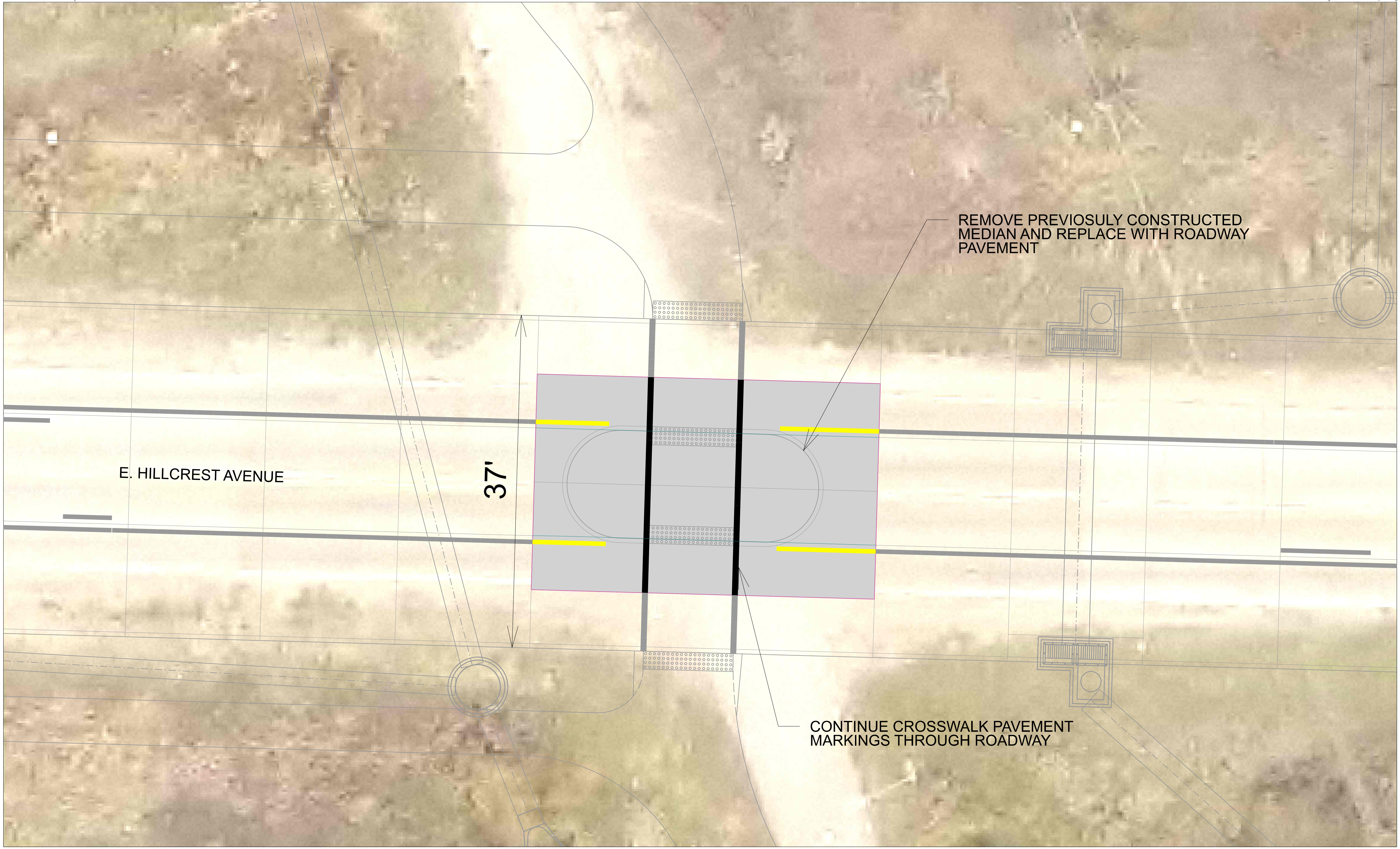
SNYDER & ASSOCIATES

0 5 10
FEET
N

E. HILLCREST RECONSTRUCTION

Existing Conditions

Indianola, Iowa



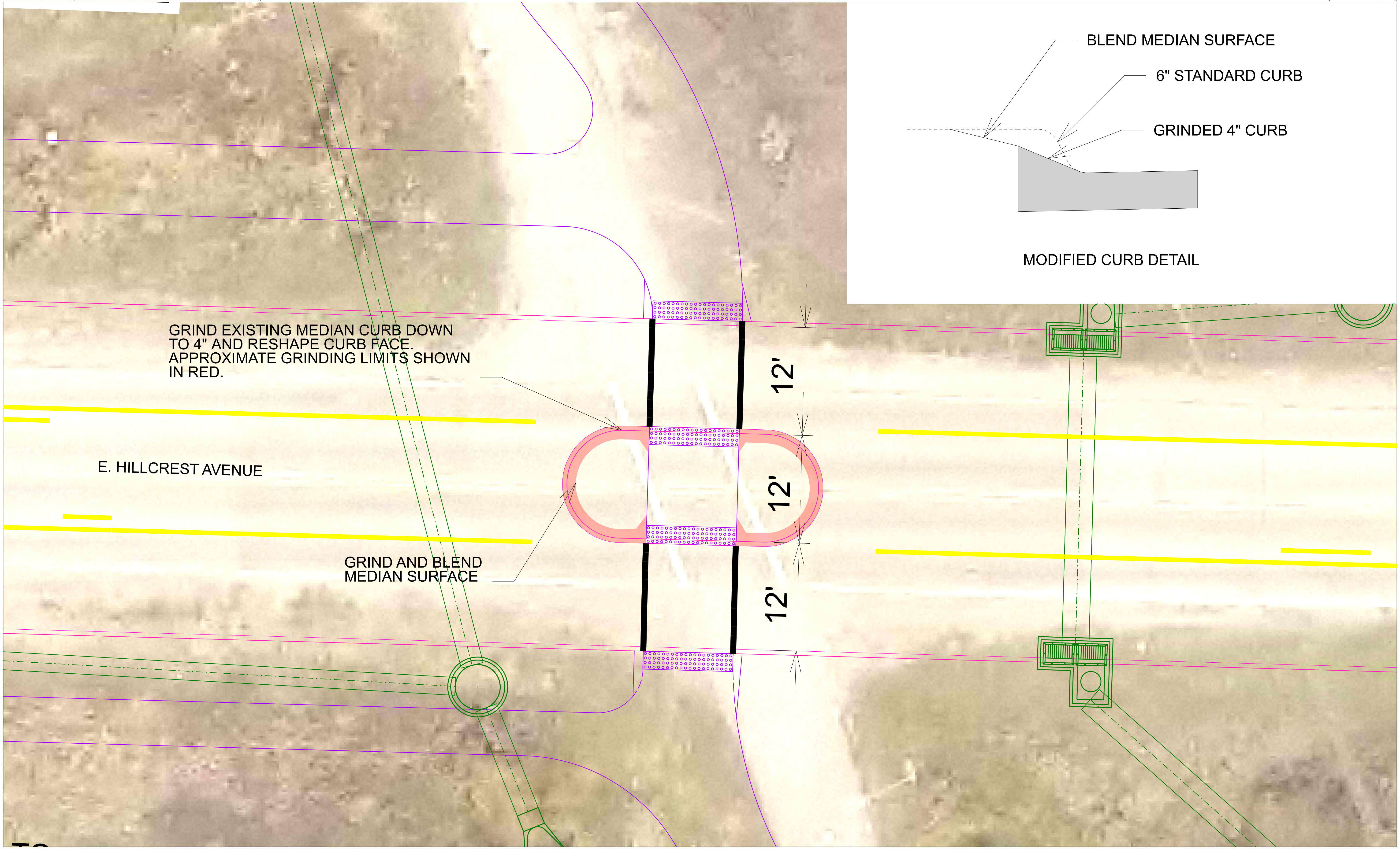
SNYDER & ASSOCIATES

E. HILLCREST RECONSTRUCTION

Alternative 1

Indianola, Iowa

07/02/2025



SNYDER & ASSOCIATES

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FEET
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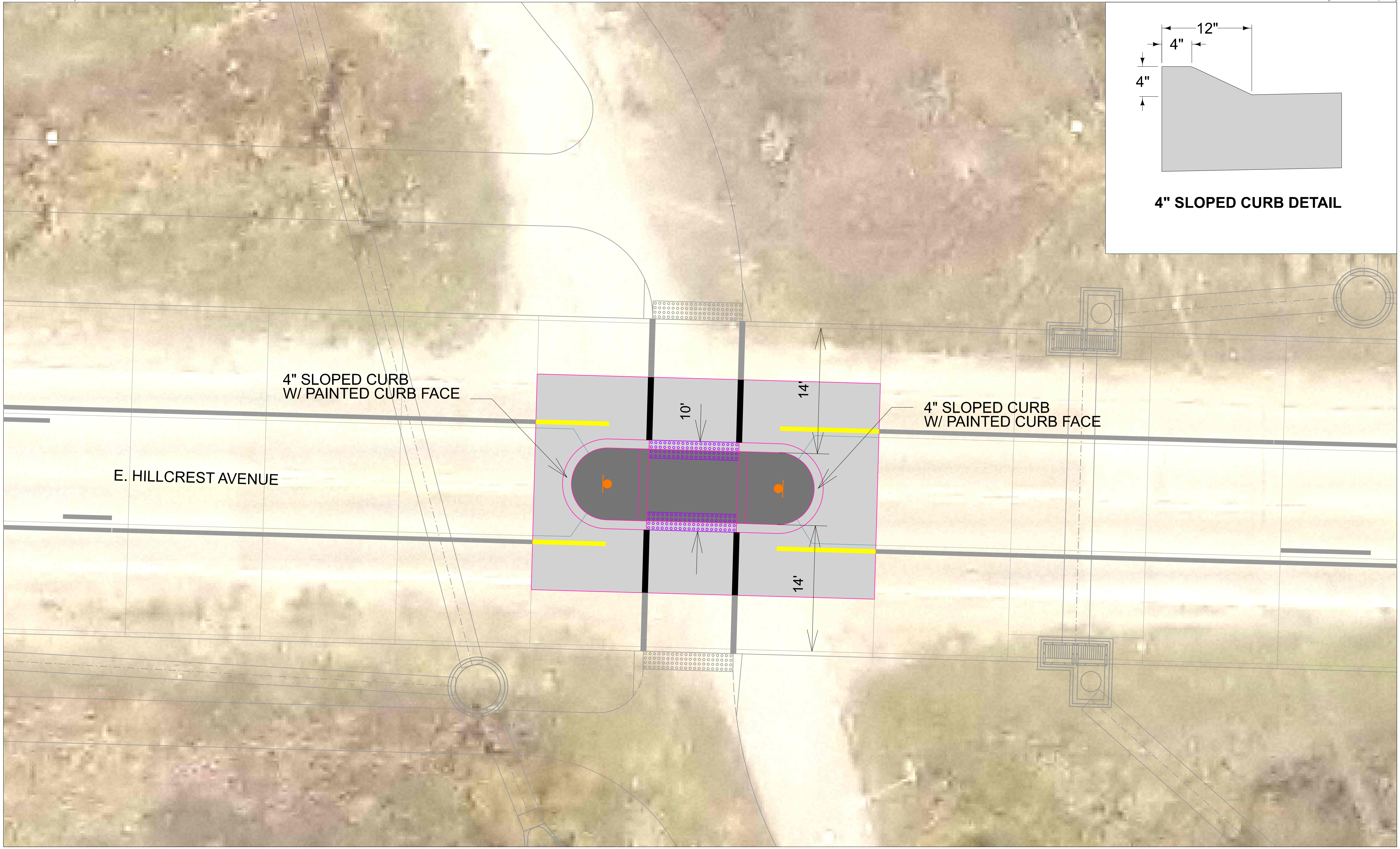
E. HILLCREST RECONSTRUCTION

Indianola, Iowa

Alternative 2

07/02/2025



4" SLOPED CURB DETAIL

SNYDER & ASSOCIATES

0 5 10
FEET
N

E. HILLCREST RECONSTRUCTION

Indianola, Iowa

Alternative 3

07/02/2025

MEMORANDUM

To: Mayor and City Council

From: Jacob Meshke, City Manager

Date: August 4, 2025

Subject: Resolution approving direction for the contract with Kiya Koda regarding animal control in the City of Indianola.

Introduction: Since the last City Council meeting, staff had a productive meeting with the Animal Rescue League (ARL) of Iowa and received a draft agreement that is undergoing staff and legal review. Staff requests direction from City Council to provide notice to terminate the current agreement with Kiya Koda, which would begin the 60-day notice period.

Background:

Discussion:

Budget Impact:

Recommendation: Staff recommends approval of the resolution. Roll call is in order.

Attachments: 1. Res 2025 - Terminate Contract Kiya Koda

City of Indianola

RESOLUTION NO. 2025-

RESOLUTION TO TERMINATE AGREEMENT FOR THE CARE AND DISPOSAL OF CERTAIN DOMESTIC ANIMALS WITH THE KIYA KODA HUMANE SOCIETY

WHEREAS, the City of Indianola, Iowa ("City") entered into an agreement with the Kiya Koda Humane Society ("Society") on October 18, 2021, for the care, shelter, and disposal of certain domestic animals within the City; and

WHEREAS, the agreement provides that either party may terminate the agreement by providing sixty (60) days written notice to the other party; and

WHEREAS, the City Council has determined it is in the best interest of the City to terminate the agreement with the Society;

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

1. The City hereby exercises its right to terminate the agreement with the Kiya Koda Humane Society, effective sixty (60) days from the date of written notice to the Society.
2. The City or designee is authorized and directed to provide written notice of termination to the Kiya Koda Humane Society in accordance with the terms of the agreement.
3. City staff is further directed to take all necessary steps to ensure a smooth transition of animal control services and to explore alternative arrangements for the care and disposal of domestic animals within the City.

Passed and approved this 4 day of August, 2025.

____

Steve Richardson, Mayor

ATTEST:

____

Cassandra Hofer, Deputy City Clerk

MEMORANDUM

To: Mayor and City Council

From:

Date: August 4, 2025

Subject: Resolution approving the site plan for Pickard Commerce Park Plat 1, Lots 4 and 5 (404 South 21st Street).

Recommendation: Roll call is in order.

Attachments:

1. Staff Report_Pickard Lots 4&5_SP_072225
2. SP_1250639_PickardLots_4_5_2025-07-25
3. Adams Elevations
4. Res 2025- Apprv Site Pln Pickard Prk Plat 1, lots 4 and 5 - 404 South 21st Street

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Pickard Commerce Park Plat 1 Lots 4 & 5 - Site Plan

PREPARED BY: Bill Mettee – Senior Planner

REPORT DATE: July 18, 2025

MEETING DATE: July 22, 2025

GENERAL INFORMATION

Applicant / Owner: I-Town Investment Group, LLC

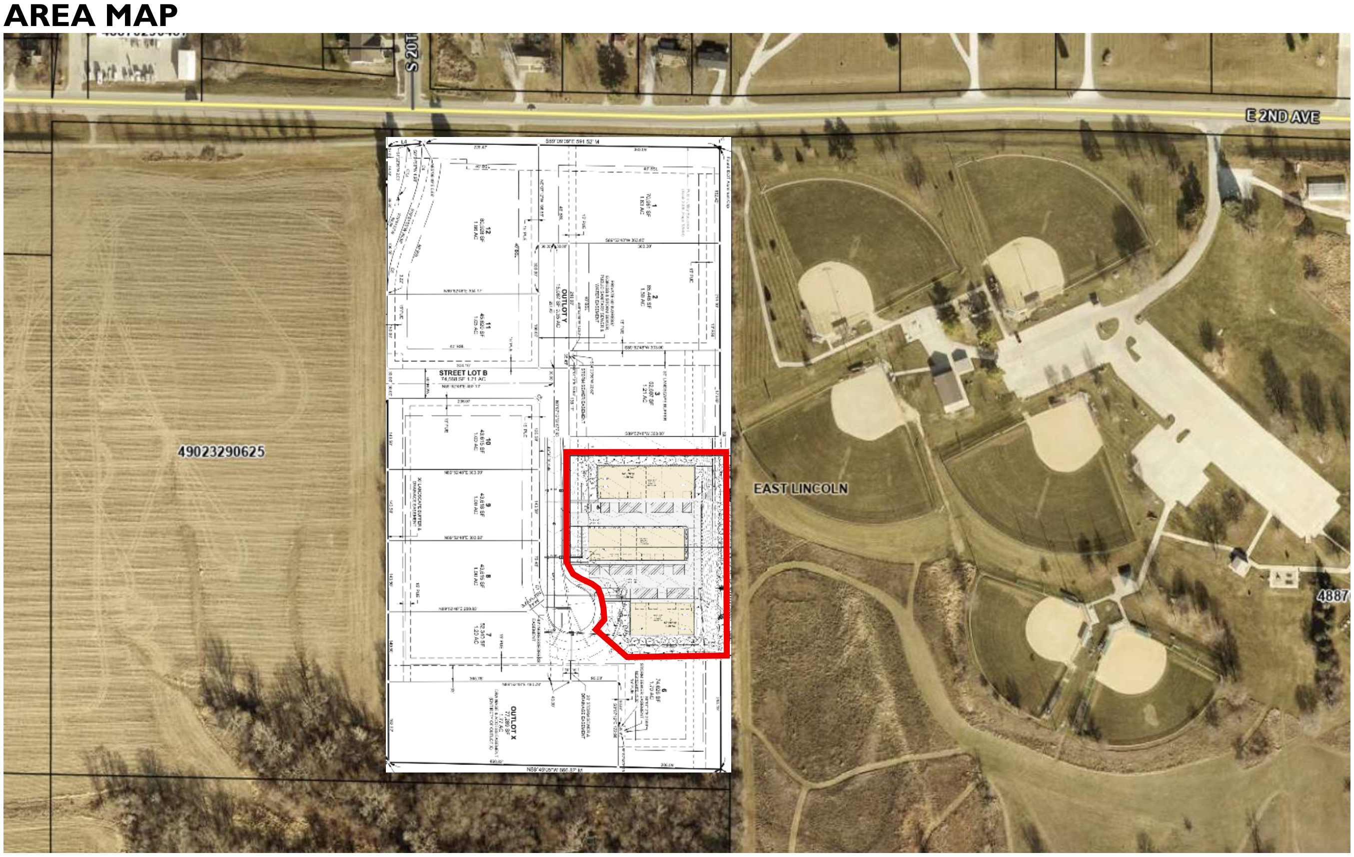
Owner's Representative: Jason Ledden, PE, Snyder & Associates

Request: The applicant is requesting approval of a site plan for a commercial development.

Location and Size: Property is located south of Highway 92 and east of South 15th Street, containing approximately 2.40 acres.

Property Address: 404 South 21st Street

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Industrial	M-2 (General Industrial District)
North	Single-Family and Two-Family Residential	Industrial	M-2 (General Industrial District)
South	Agricultural	Industrial	M-2 (General Industrial District)
East	Pickard Park	Parks and Recreation	A-1 (Agricultural / Open Space District)
West	Vacant / Undeveloped	Industrial	M-2 (General Industrial District)

PROJECT DESCRIPTION

The applicant is proposing a site plan for a commercial development. The proposed site plan for consideration is for a general warehousing facility comprising of three buildings on the site. Two buildings will be 60' x 180' and 10,800 square feet in area and have six units. The third building will 60' x 120' and 7,200 square feet and will have four units. The buildings will be approximately 23-feet in height. The subject parcel will be platted as Lot 4 & 5 of Packard Commerce Park Plat 1 and will tied together with a recorded Lot Tie Agreement.

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 M-2 Zoning District

Category	M-2 (minimum)
Front Yard Setback	35 feet
Rear Yard Setback	35 feet
Side Yard Setback	20 feet
Maximum Height | Stories	50'

ACCESS AND PARKING

Access into the site will be from the future South 21st Street.

A total of 16 parking spaces are required (1 space per 10,000 sq ft GFA or 1 per employee at max shift) for the property. The applicant is providing 23 spaces, including one accessible space. The applicant is indicating that each warehouse unit will be one employee and is providing one space per unit and several additional spaces. The proposed site plan meets the parking requirements.

SIDEWALKS / TRAILS / TRAFFIC

A 5' sidewalk will be installed along the entirety of Lots 4 and 5 and three 5' pedestrian walkways are shown into the site from the public way. A traffic generation memo will be provided by the engineer prior to a Council meeting.

UTILITIES

The site will be serviced with public utilities, which have been installed with the plat improvements. Stormwater detention will be provided in a basin at the south end of the site.

LANDSCAPING & OPEN SPACE

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 47.7%. 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 building is proposed to be constructed of white ribbed metal wall panels, dark metal wainscot panels, stone veneer masoney and windows. The elevations demonstrate compliance with the building design standards.

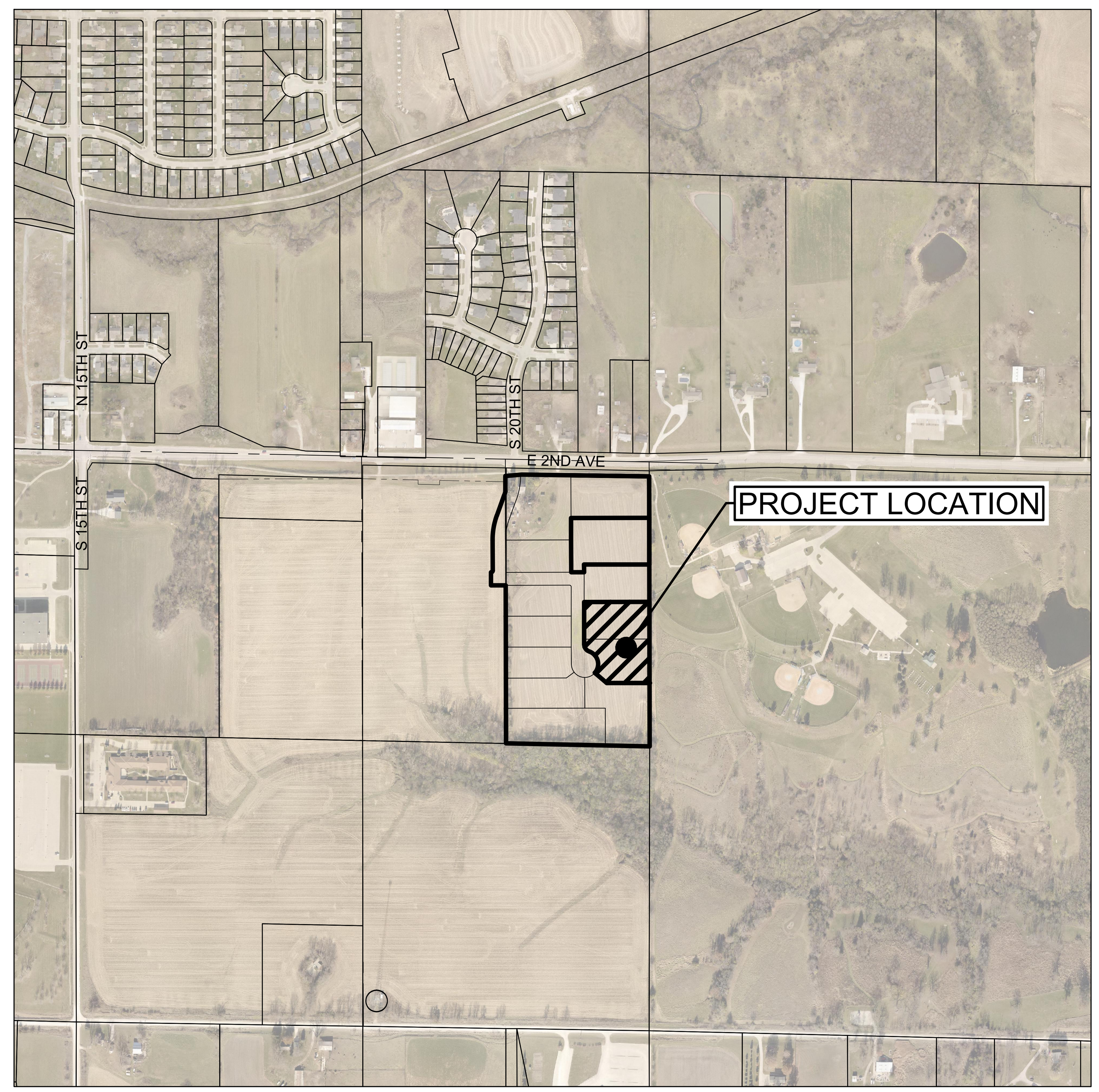
STAFF RECOMMENDATION

The proposed site plan is in general conformance with the Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan. Staff recommends approval of the site plan for Pickard Commerce Park Plat 1 Lots 4 & 5 subject to remaining staff comments.

SITE PLAN
FOR
PICKARD COMMERCE PARK PLAT 1, LOTS 4 & 5
404 S 21ST STREET
CITY OF INDIANOLA, WARREN COUNTY, IOWA

OWNER / DEVELOPER
I TOWN INVESTMENT GROUP LLC
2103 E 2ND AVE
INDIANOLA, IA 50125
CONTACT: CODY SINCLAIR
PHONE: 515-238-2877
EMAIL: CJS.NEWERAHOMES@HOTMAIL.COM

ENGINEER
SNYDER & ASSOCIATES, INC.
2727 SNYDER BLVD
ANKENY, IOWA 50023
JASON LEDDEN, P.E.
515-964-2020



VICINITY MAP

SCALE: 1" = 500'

Sheet List Table

STATE OF IOWA
CLAY R. SCHNECKLOTH
LANDSCAPE ARCHITECT NO. 512
PROFESSIONAL LANDSCAPE ARCHITECT

License Expires: June 30, 2027

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.

Clay R. Schneckloth, PLA Date

License Number 512

Pages or sheets covered by this seal:
C500

LICENSED PROFESSIONAL ENGINEER
JASON A. LEDDEN
P24117
IOWA

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

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	07-25-25	CJH

Engineer: CJH | Checked By: JAL | Scale: 1" = 500'
Technician: LJM | Date: 05-30-25 | T-R-S: TTN-RRW-SS
Project No: 125.0639.01 | Sheet C100

PICKARD COMMERCE PARK PLAT 1, LOTS 4 & 5

INDIANOLA, IOWA

TITLE SHEET

SNYDER & ASSOCIATES, INC.

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

SNYDER & ASSOCIATES

Project No: 125.0639.01

Sheet C100

LEGEND

FEATURES	FOUND	SET
Section Corner		
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)		
ROW Marker		
ROW Rail		
Control Point		
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	X (1225.25)	X 1225.25
Contour Elevation	1225	1225
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)		
Fence (Silt)		
Tree Line		
Tree Removal Limits		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Duct Bank	DUCT(*)	DUCT
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	
Sanitary Sewer with Size	S(*)	
Sanitary Manhole		
Storm Sewer with Size	ST(*)	
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		

(*) Denotes the survey quality service level for utilities

Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well		
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box		
Electric Transformer		
Traffic Sign		
Communication Pedestal		
Communication Manhole		
Communication Handhole		
Fiber Optic Manhole		
Fiber Optic Handhole		
Gas Valve		
Gas Manhole		
Gas Apparatus		
Fence Post or Guard Post		
Underground Storage Tank	UST	
Above Ground Storage Tank	AST	
Sign		
Satellite Dish		
Mailbox		
Sprinkler Head		
Irrigation Control Valve	ICV	ICV
Soil Boring	B-2	
Test Hole Location for SUE w/ID		

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (IA-AMES-DSM)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP100 N=7403578.58 E=18551246.06 Z=962.52
IDOT ALUMINUM CAP LOCATED NE CORNER OF SITE, +-10' SOUTH OF SIDEWALK. (AS SHOWN ON SURVEY)

CP101 N=7402356.60 E=18551222.89 Z=924.29
FOUND 1/2" REBAR WITH RED PLASTIC CAP LOCATED SE CORNER OF SITE, +-20' SOUTH OF CULTIVATION LINE. (AS SHOWN ON SURVEY)

CP102 N=7402370.17 E=18550632.34 Z=925.60
FOUND 1/2" REBAR WITH RED PLASTIC CAP LOCATED SW CORNER OF SITE, +-10' SOUTH OF CULTIVATION LINE. (AS SHOWN ON SURVEY)

CP103 N=7403588.52 E=18550570.63 Z=953.44
FOUND 1/2" REBAR WITH RED PLASTIC CAP LOCATED NW CORNER OF SITE, WEST OF PRIVATE DRIVE. (AS SHOWN ON SURVEY)

CP104 N=7403578.13 E=18550905.41 Z=960.43
SET 1/2" REBAR WITH YELLOW PLASTIC CAP +-5' SOUTH OF HYDRANT AT NORTH CENTER OF SITE. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500 N=7403584- E=18550905- Z=962.19
ARROW ON HYDRANT LOCATED NORTH SIDE CENTER SITE, +-5' SOUTH OF SIDEWALK. (AS SHOWN ON SURVEY)

DATE OF SURVEY

OCTOBER 11, 2023

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552202879.

G1-GAS MAIN	MIDAMERICAN ENERGY CRAIG RANFELD 515-252-6632 MECDSMDesignLocates@midamerican.com
CLEAR PER MAP	FLINT HILLS RESOURCES, LC CASI WORNKEY 316-828-8825 ONECALLICT@KOCHIND.COM
CO1-COMMUNICATION	CENTURY LINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
NO RESPONSE	VERIZON JOHN BACHELDER 972-729-7000 ASG.INVESTIGATIONSTEAM@ASGINC.US
FO3-FIBER OPTIC	UNITE PRIVATE NETWORKS, LLC JOE KILZER 816-425-3556 UPNGIS@UPNFIBER.COM
NO RESPONSE	MEDIACOM KEVIN COLLINS 515-246-6668 KCOLLINS1@MEDIACOMCC.COM
NO RESPONSE	CENTURYLINK TECH ON DUTY 877-366-8344 NATIONALRELO@CENTURYLINK.COM
FO2-FIBER OPTIC	WINDSTREAM COMMUNICATIONS LOCATE DESK 800-289-1901 LOCATE.DESK@WINDSTREAM.COM
NO RESPONSE	INDIANOLA MUNICIPAL UTILITIES MIKE METCALF 515-962-5305 MMETCALF@INDIANOLAIOWA.GOV
FO1-FIBER OPTIC	INDIANOLA MUNICIPAL UTILITIES KURT RIPPERGER 515-962-5283 KRIPPERGER@INDIANOLAIOWA.GOV
NO RESPONSE	INDIANOLA MUNICIPAL UTILITIES ST JUSTIN BRAND 515-962-5330 JBRAND@INDIANOLAIOWA.GOV
S1-SANITARY SEWER	CITY OF INDIANOLA JARED KEENAN 515-961-9416 JKEENAN@INDIANOLAIOWA.GOV
ST1-STORM SEWER	CITY OF INDIANOLA CALEB ADAMS-BROWN 515-962-5254 CADAMSBROWN@INDIANOLAIOWA.GOV
CLEAR PER MAP	MAGELLAN MIDSTREAM PARTNERS DYLAN GILLEAN 918-574-7098 ONECALLGROUP@MAGELLANLP.COM

NOTES

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL WATER MAIN IMPROVEMENTS SHALL CONFORM TO IMU WATER UTILITY PROCEDURE MANUAL FOR MATERIALS AND CONSTRUCTION STANDARDS (2018). CONSTRUCTION OF ALL STREET AND ALL OTHER UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2025 SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND INDIANOLA SUPPLEMENTAL SPECIFICATIONS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER, IMU, AND CITY OF INDIANOLA AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF INDIANOLA, IMU AND THE OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
18. CONTRACTOR TO PROVIDE ANY NECESSARY POTHOLING AND FIELD CONFIRMATION OF EXISTING UTILITIES TO CONFIRM CONSTRUCTABILITY OF PROPOSED SITE IMPROVEMENTS AND NOTIFY ENGINEER AND OWNER OF DISCREPANCIES PRIOR TO CONSTRUCTION.
19. CONTRACTOR TO SEED AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION UNLESS INDICATED DIFFERENTLY ON SITE PLANS.
20. ALL NEW GROUND AND BUILDING SIGNAGE ARE REVIEWED SEPARATELY. A SIGN PERMIT MUST BE ACQUIRED THROUGH THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ERECTION OF NEW SIGNAGE.
21. BUILDING PERMIT(S) MUST BE OBTAINED BY THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION.
22. ALL EXTERIOR-MOUNTED AND ROOF-TOP BUILDING EQUIPMENT, INCLUDING HVAC, MECHANICAL EQUIPMENT, VENTS, PIPING, ROOD ACCESS LADDER, AND UTILITY METERS SHALL BE LOCATED OUT OF VIEW AND SCREENED FROM ALL ADJACENT STREETS AND RESIDENTIALLY DEVELOPED OR ZONED PROPERTIES.
23. ROW AND ADJACENT STREETS SHALL BE CLEANED UP AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.

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PROPERTY DESCRIPTION

LOTS 4-5, PICKARD COMMERCE PARK PLAT 1

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA EXCEPT ROADWAY, CONTAINING 19.14 ACRES.

PROPERTY ADDRESS

404 S 21ST STREET

ZONING

M-2: GENERAL INDUSTRIAL ZONING DISTRICT

GENERAL USE

WAREHOUSING =23'-6" HEIGHT

BULK REGULATIONS

MINIMUM STREET FRONTAGE	=40'
FRONT YARD SETBACK	=35'
REAR YARD SETBACK	=35'
SIDE YARD SETBACK	=20'
MINIMUM BUILDING SEPARATION	=20'
MAXIMUM BUILDING HEIGHT	=50'
MINIMUM OPEN SPACE	=15%

PARKING REQUIREMENTS

WAREHOUSING AND WHOLESALING
1 SPACE PER 10,000 SF GFA OR 1 PER EMPLOYEE AT MAX SHIFT, WHICHEVER IS GREATER.

28,800 SF / 10,000 SF	=3 SPACES REQUIRED
16 EMPLOYEES	=16 SPACES REQUIRED
	=16 SPACES REQUIRED
	=22 SPACES PROVIDED (INCLUDING 1 ADA STALL)

IMPERVIOUS SURFACE

TOTAL LOT AREA OVERALL	=104,713 SF (2.40 AC)
IMPERVIOUS AREA (BUILDING AND PAVEMENT)	=57,428 SF (54.8%)
OPEN SPACE REQUIRED	=20,943 SF (20%)
OPEN SPACE PROVIDED	=47,285 SF (45.2%)

ERU CALCULATIONS

1 ERU = 3,400 SF OF IMPERVIOUS
57,428 SF / 3,400 SF = 17 ERU'S

PROPOSED CONSTRUCTION SCHEDULE

SITE GRADING	SUMMER 2025
SITE UTILITIES	SUMMER 2025
BUILDING CONSTRUCTION	FALL 2025
SITE PAVING	SUMMER 2025
SEEDING	FALL 2025
LANDSCAPING	SPRING 2026

OFF-STREET PARKING REGULATIONS

FRONT YARD SETBACK	=15'
REAR YARD SETBACK	=10'
SIDE YARD SETBACK	=10'

NOTES

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
   a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
   b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
   c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
   d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
   e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
   f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
   g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
   h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
   i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
   j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
   k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	07-25-25	CJH

Engineer: CJH	Checked By: JAL	Scale: 1" = NONE
Technician: LJM	Date: 05-30-25	T-R-S: TTN-RRW-SS
Project No: 125.0639.01		Sheet C101

PICKARD COMMERCE PARK PLAT 1, LOTS 4 & 5

PROJECT INFORMATION

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC.

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

SNYDER & ASSOCIATES

Project No: 125.0639.01

Sheet C101

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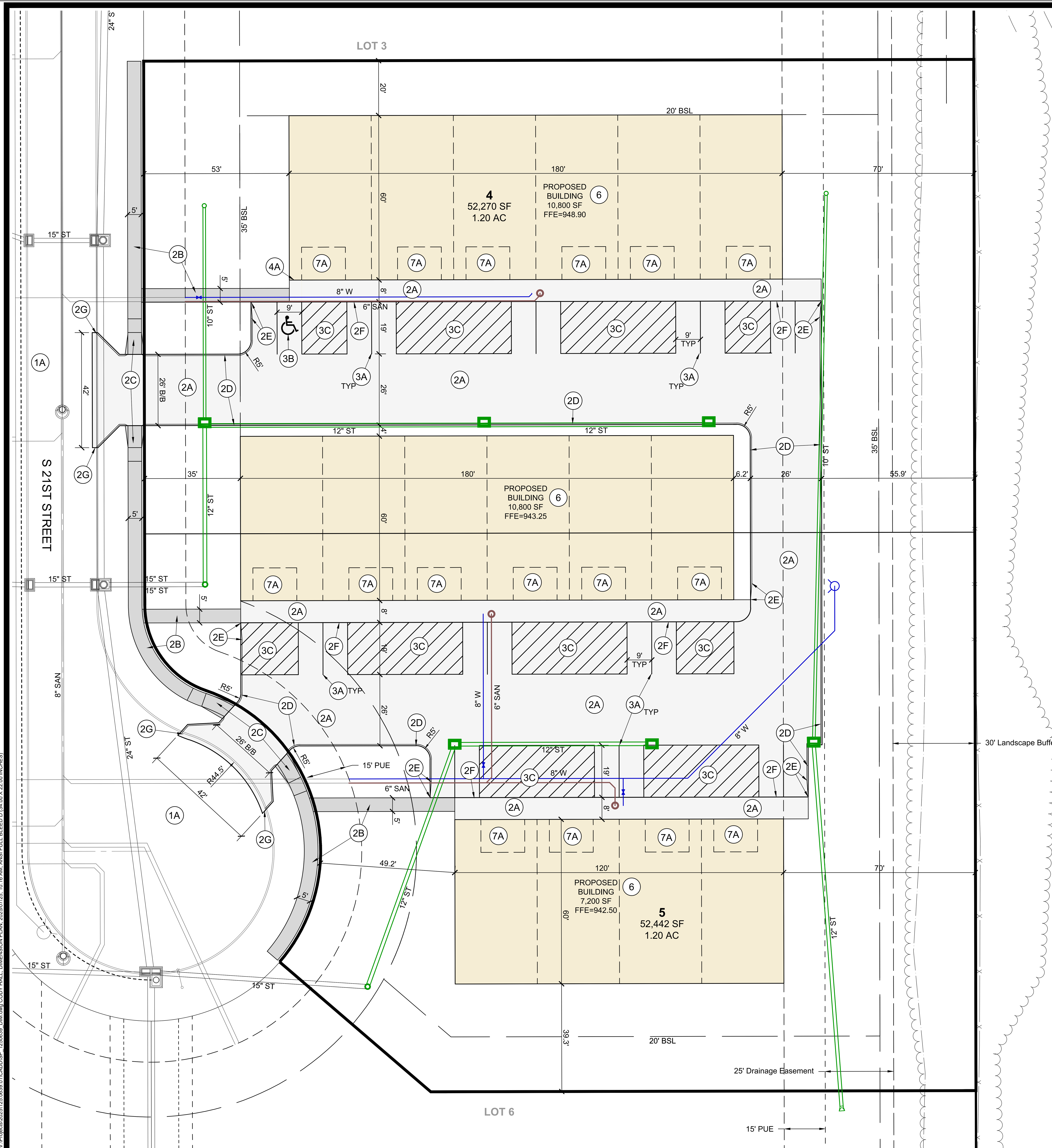


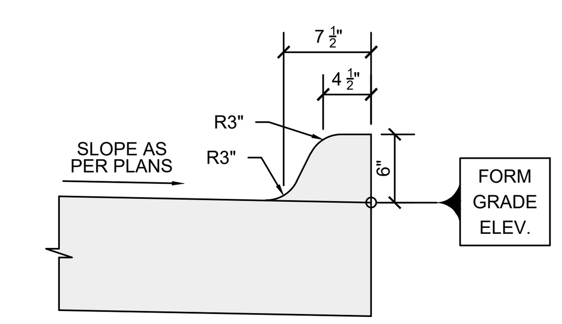
DIMENSION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. PAVEMENT TO REMAIN.
   B. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
2. PAVEMENTS, PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
   A. 7" DEPTH PCC PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. 5" DEPTH PCC SIDEWALKS ON 6" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   C. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%.
   D. 6" STANDARD CURB. SEE DETAIL ON THIS SHEET.
   E. TAPER TO NO CURB IN 6 FEET.
   F. NO CURB.
   G. GRIND CURB. CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE B CONNECTION.
3. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
   A. 4" WIDE PAINTED PARKING STALL LINES.
   B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
   C. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
4. SIGNS, PROVIDE THE FOLLOWING:
   A. PROVIDE BUILDING MOUNTED VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
5. PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
   A. BOLLARD. PAINTED AND FILLED WITH CONCRETE. PAINT COLOR TO BE DETERMINED BY OWNER.
6. BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
7. DOORS, SEE ARCHITECTURAL PLANS FOR DETAILS:
   A. AT-GRADE 16' X 14' OVERHEAD ENTRANCE DOOR.

PAVEMENT LEGEND

5" PCC SIDEWALK

6" PCC PAVEMENT



1 C200 6-INCH STANDARD CURB

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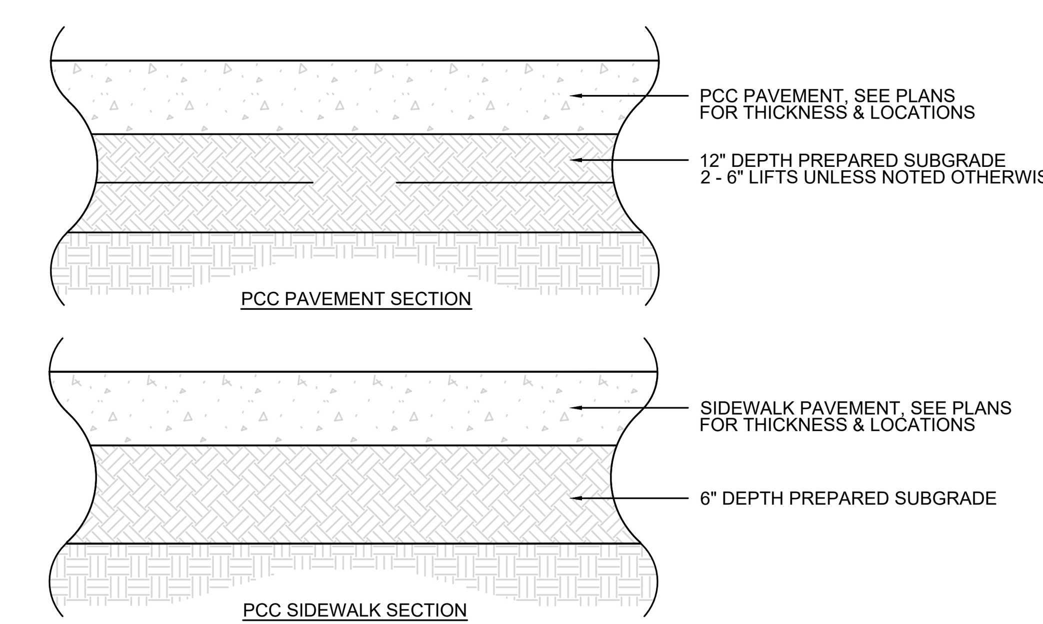

2 C200 TYPICAL PAVEMENT CROSS SECTIONS

NO SCALE

0 20 FEET

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	07-25-25	CJH

Engineer: CJH | Checked By: JAL | Scale: 1" = 20'

Technician: LJM | Date: 05-30-25 | T-R-S: TTN-RRW-SS

Project No: 125.0639.01

Sheet C200

PICKARD COMMERCE PARK PLAT 1, LOTS 4 & 5

INDIANOLA, IOWA

DIMENSION PLAN

SNYDER & ASSOCIATES, INC.

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Sheet C200

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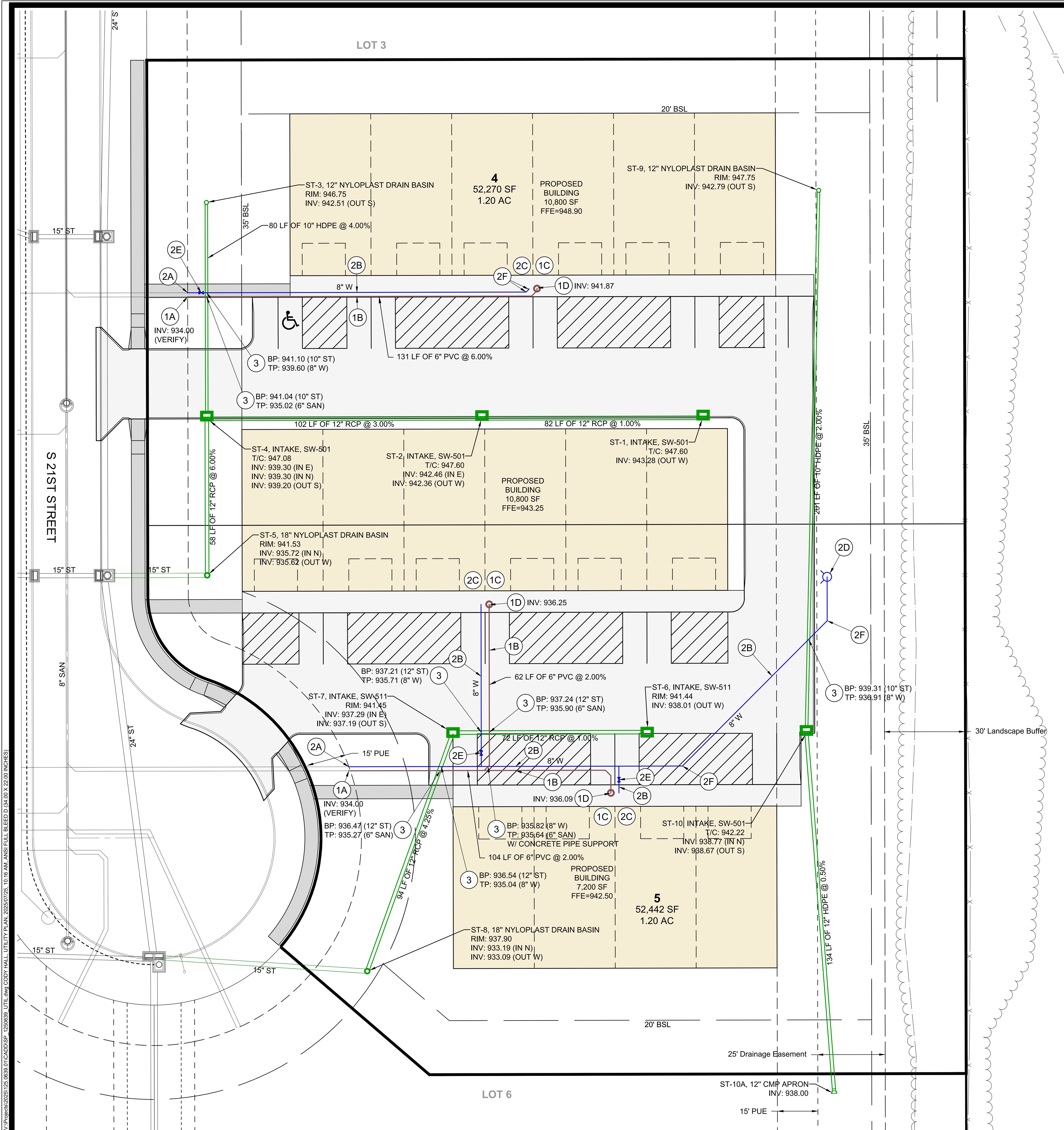

UTILTY PLAN CONSTRUCTION NOTES

1. SANITARY SEWER SERVICE, PROVIDE AND INSTALL THE FOLLOWING:
   A. CONNECT TO EXISTING SANITARY SEWER SERVICE STUB WITH MAX ADAPTOR COUPLING. STUB TO BE CLEANED, INSPECTED, AND TESTED PER SUDAS SECTION 4060. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
   B. 6" SDR 23.5 SANITARY SEWER SERVICE LINE AT 2.00% SLOPE (1/4" PER FOOT) MINIMUM. PROVIDE 1:1 RISER AS NECESSARY AT SERVICE CONNECTION TO MATCH INVERT AT CLEANOUT.
   C. COORDINATE THE EXACT LOCATION AND DEPTH WHERE SANITARY SEWER SERVICE LINE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   D. CLEANOUT.
2. WATER SERVICE, PROVIDE THE FOLLOWING AS PER CITY OF INDIANOLA REQUIREMENTS AND GUIDELINES:
   A. CONNECTION TO EXISTING 8" WATER SERVICE.
   B. 8" WATER SERVICE LINE.
   C. SPLIT FIRE AND DOMESTIC SERVICE INSIDE OF BUILDING. COORDINATE THE EXACT LOCATION WHERE WATER SERVICE LINE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   D. HYDRANT ASSEMBLY.
   E. 8" WATER VALVE.
   F. 45° WATER BEND.
3. CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES UNLESS NOTED OTHERWISE. VERIFY SEPARATION PRIOR TO CONSTRUCTION.

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	07-25-25	CJH

Engineer: CJH | Checked By: JAL | Technician: LJM | Scale: 1" = 20' | Date: 05-30-25 | T-R-S: TTN-RRW-SS | Project No: 125.0639.01 | Sheet C300

PICKARD COMMERCE PARK PLAT 1, LOTS 4 & 5

INDIANOLA, IOWA

UTILITY PLAN

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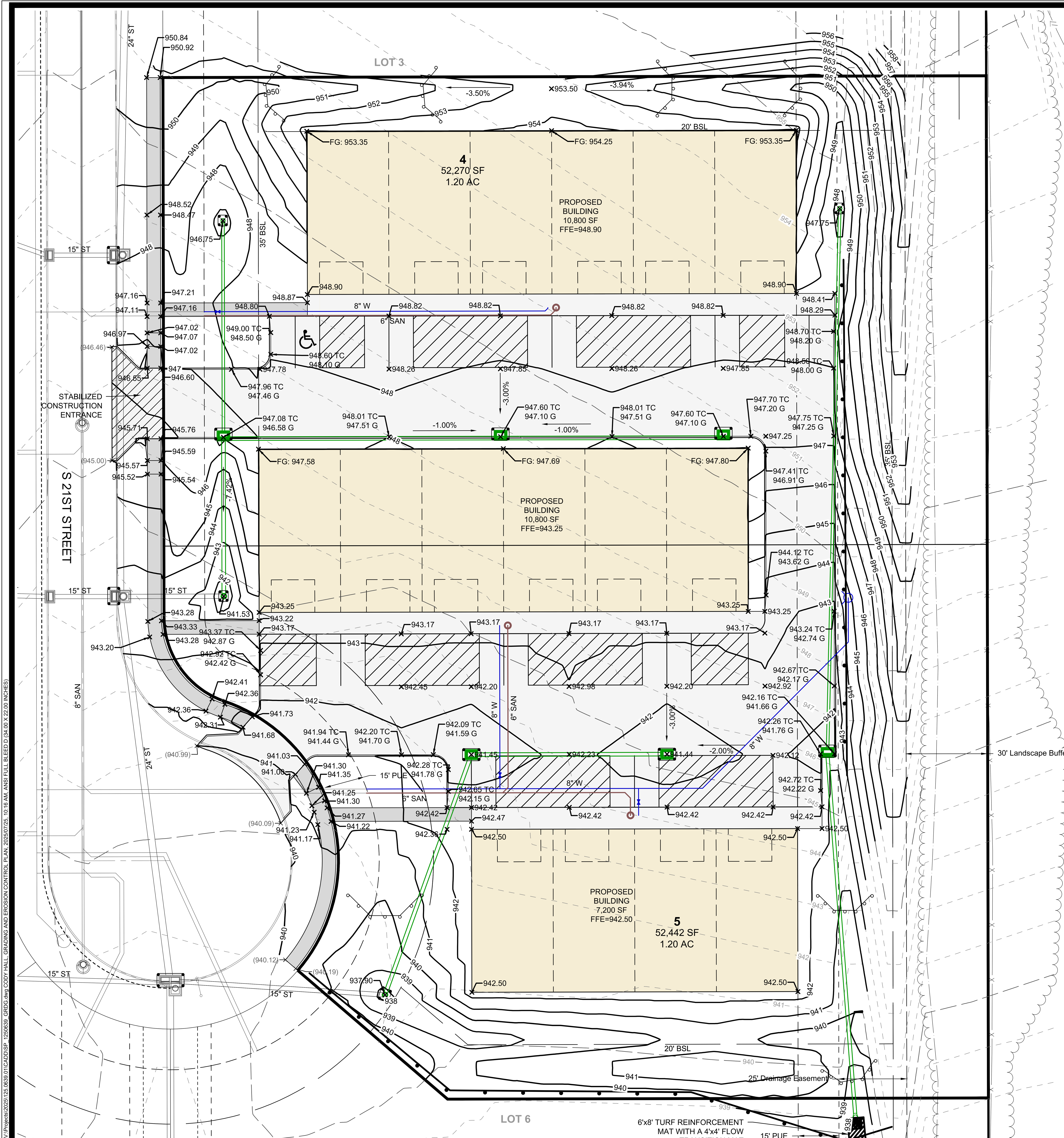


GRADING PLAN GENERAL NOTES

A. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.

B. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.

C. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.

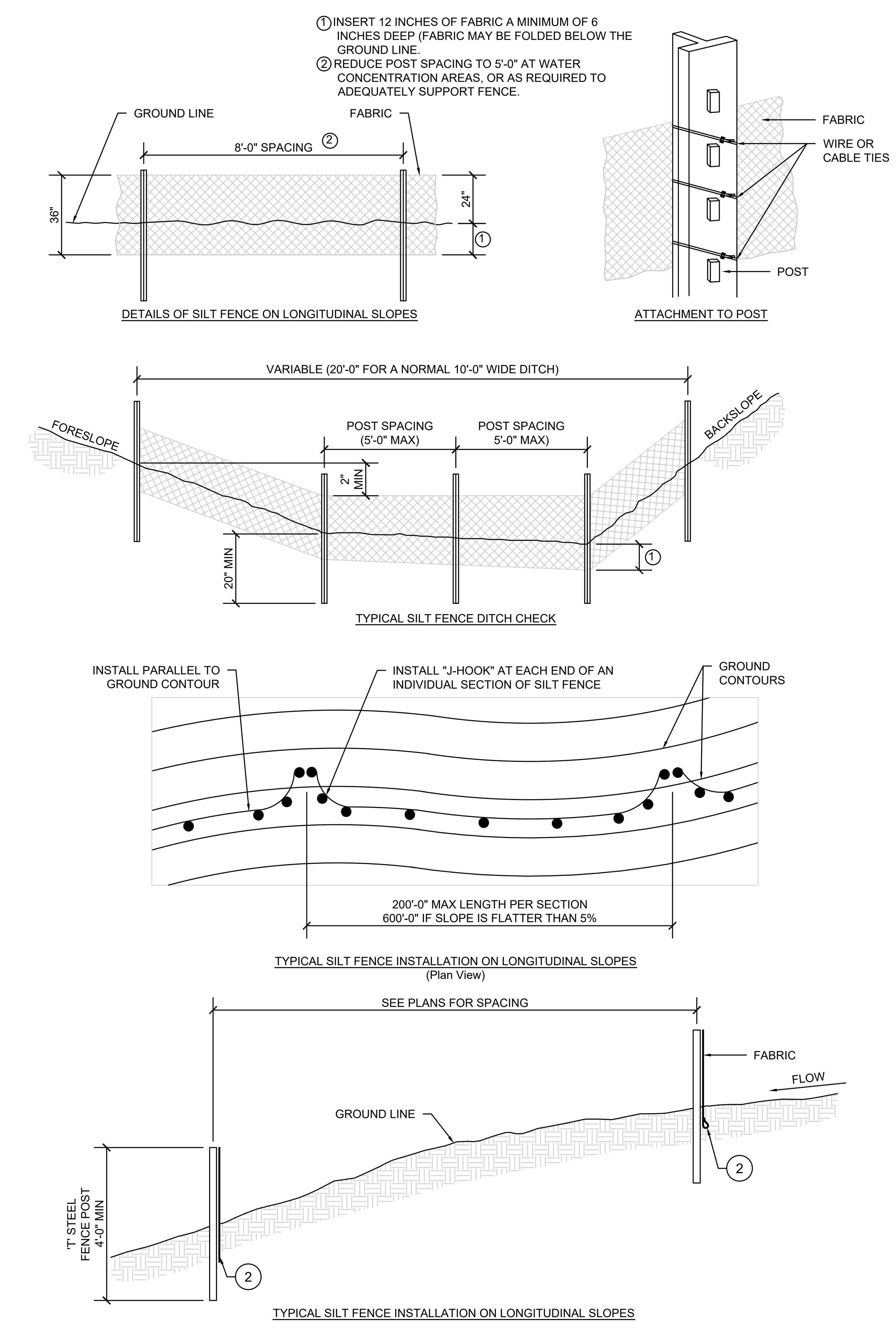
D. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.

E. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

F. THE SOIL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED ON THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL OR ALTERNATE CONTROL MEASURES MAY BE NECESSARY DUE TO CONDITIONS CREATED BY WEATHER OR LACK OF MAINTENANCE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL OR ALTERNATE CONTROL MEASURES THAT MAY BE NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE CITY.

QUANTITIES

SEEDING AND MULCHING	=2.3 AC
SILT FENCE	=600 LF
INLET PROTECTION	=12 EA



C400 SILT FENCE DETAIL

NO SCALE

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1	AS PER CITY COMMENTS	07-25-25	CJH

Engineer: CJH | Checked By: JAL | Scale: 1" = 20'

Technician: LJM | Date: 05-30-25 | T-R-S: TTN-RRW-SS

Project No: 125.0639.01

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PICKARD COMMERCE PARK PLAT 1, LOTS 4 & 5

GRADING AND EROSION CONTROL PLAN

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC.
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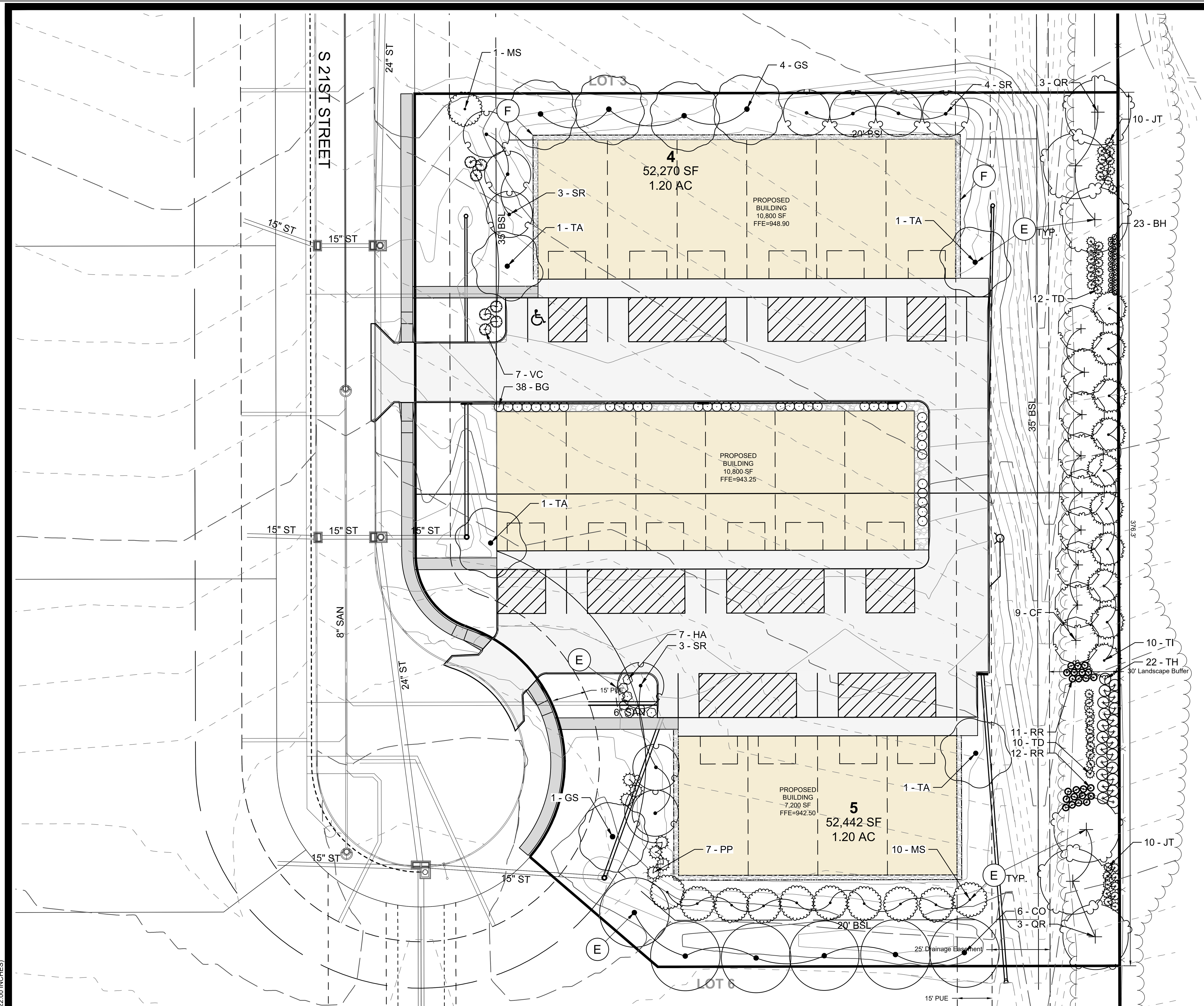


PLANTING PLAN CONSTRUCTION NOTES

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. ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL OF TREES PRIOR TO PLANTING.

PLANTING PLAN REQUIREMENTS

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

OPEN SPACE REQUIREMENTS:
LOT 4 + 5
104,717 SF (2.40 AC) OVERALL PROPERTY X 20% MINIMUM OPEN SPACE= 20,943 SF OPEN SPACE REQUIRED
TOTAL HARD SURFACE (DRIVES, PARKING AND BUILDING) = 54,771 SF
(49,946 SF) = 47.7% TOTAL OPEN SPACE PROVIDED

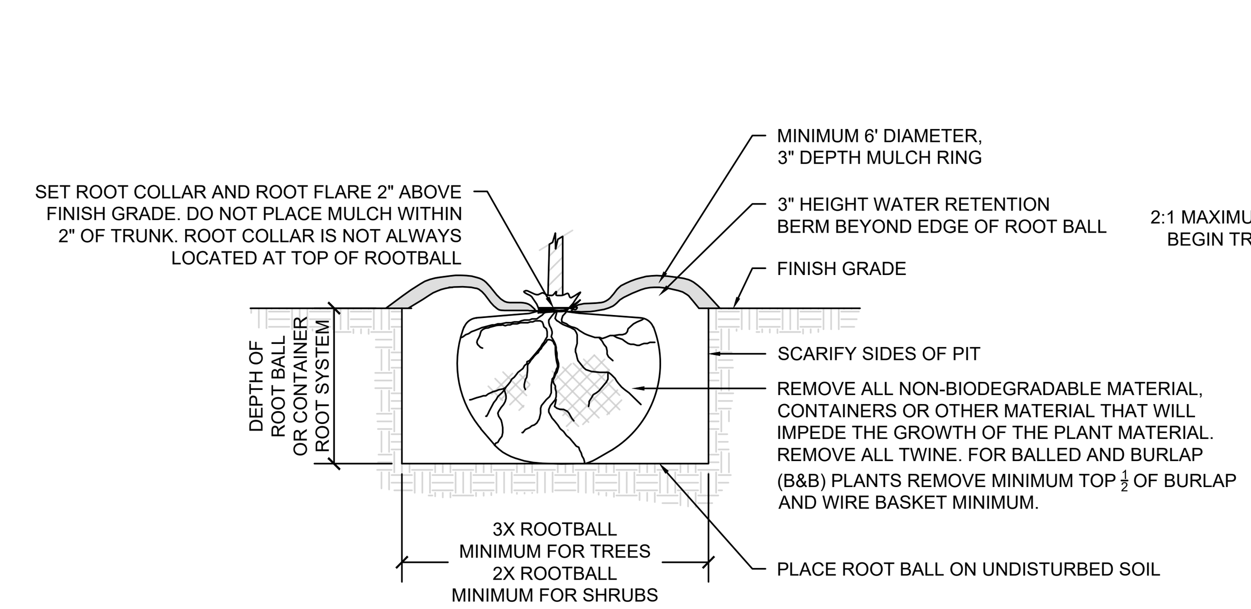
OPEN SPACE LANDSCAPE REQUIREMENTS:
20,943 SF / 2000 SF = 10.47 PLANT UNITS REQUIRED
10.47 PU X 1 SHADE TREE = 10.47 SHADE TREES REQUIRED (11 PROVIDED)
10.47 PU X 2 ORNAMENTAL TREES = 20.94 ORNAMENTAL TREES REQUIRED (21 PROVIDED)
10.47 PU X 2 SHRUBS = 20.94 SHRUBS REQUIRED (21 PROVIDED)

OFF-STREET PARKING LOT REQUIREMENTS:
189 LF OF PARKING / 50 = 3.78 PLANT UNITS REQUIRED
3.78 PU X 1 SHADE TREE = 3.78 SHADE TREES REQUIRED (4 PROVIDED)
3.78 PU X 2 ORNAMENTAL TREE = 7.56 ORNAMENTAL TREES REQUIRED
SUBSTITUTION: 1 ORNAMENTAL TREE CAN BE REPLACED BY 5 SHRUBS
7.56 ORN. TREES X 5 SHRUBS = 37.8 SHRUBS (38 PROVIDED)

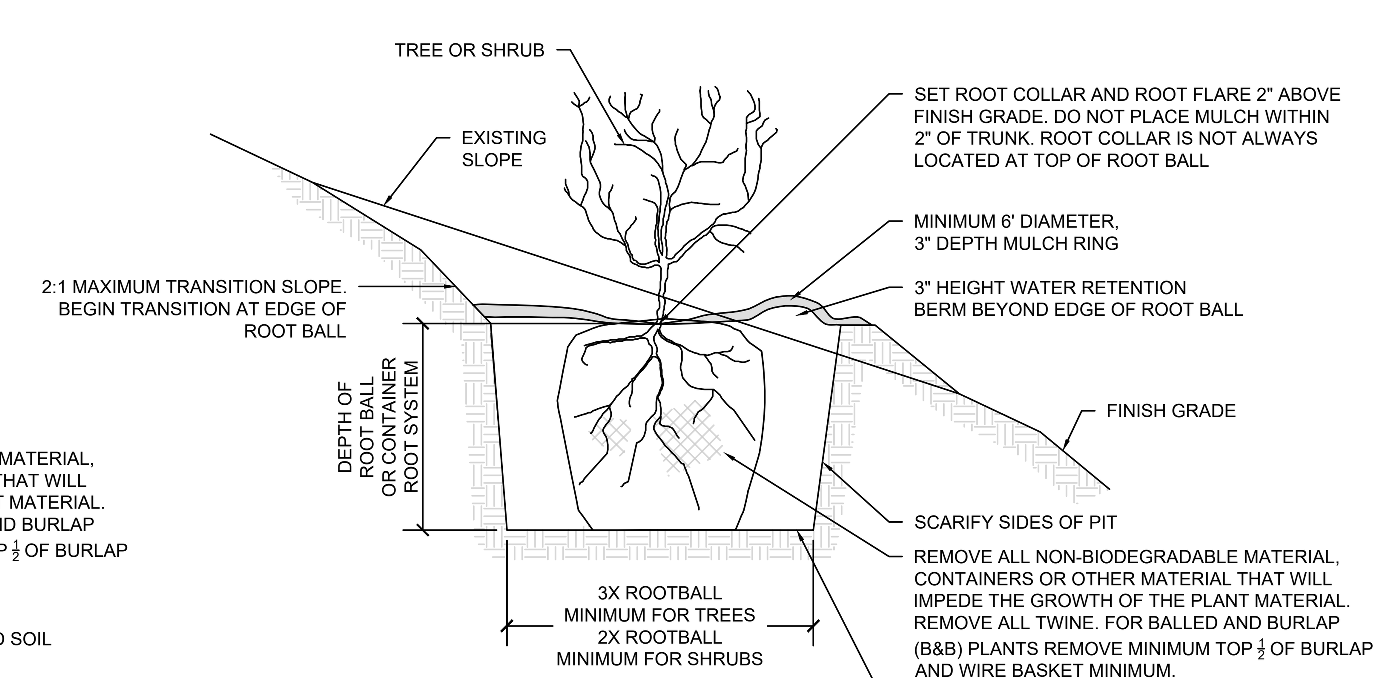
30' BUFFER YARD REQUIREMENTS:
376 LF / 25 LF = 15.04 PLANT UNITS REQUIRED
15 PU X 1 SHADE TREE = 15 SHADE TREES REQUIRED (15 PROVIDED)
15 PU X 2 EVERGREEN TREE = 30 EVERGREEN TREES REQUIRED (30 PROVIDED)
15 PU X 6 SHRUBS = 90 SHRUBS (90 PROVIDED)

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
CF	9	Carpinus betulus 'Fastigiata'	Upright European Hornbeam	1.5" Cal.	B&B
CO	6	Celtis occidentalis	Common Hackberry	1.5" Cal.	B&B
GS	5	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.	B&B
QR	6	Quercus rubra	Red Oak	1.5" Cal.	B&B
TA	4	Tilia americana	American Linden	1.5" Cal.	B&B
EVERGREEN TREES					
JT	20	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	5` Ht.	B&B
TI	10	Thuja x 'Green Giant'	Green Giant Arborvitae	5` Ht.	B&B
ORNAMENTAL TREES					
MS	11	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" Cal.	B&B
SR	10	Syringa reticulata	Japanese Tree Lilac	1.5" Cal.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
BH	23	Berberis thunbergii 'Helmond Pillar'	Helmond Pillar Japanese Barberry	4" Plug	Pot
BG	38	Buxus x 'Green Gem'	Green Gem Boxwood	3 gal.	Pot
HA	7	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 gal.	Pot
PP	7	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	3 gal.	Pot
RR	23	Rhamnus frangula 'Ron Williams'	Fine Line® Alder Buckthorn	4" Plug	Pot
TH	22	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	4" Plug	Pot
TD	22	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	4" Plug	Pot
VC	7	Viburnum carlesii	Koreanspice Viburnum	2.5` Ht.	Pot

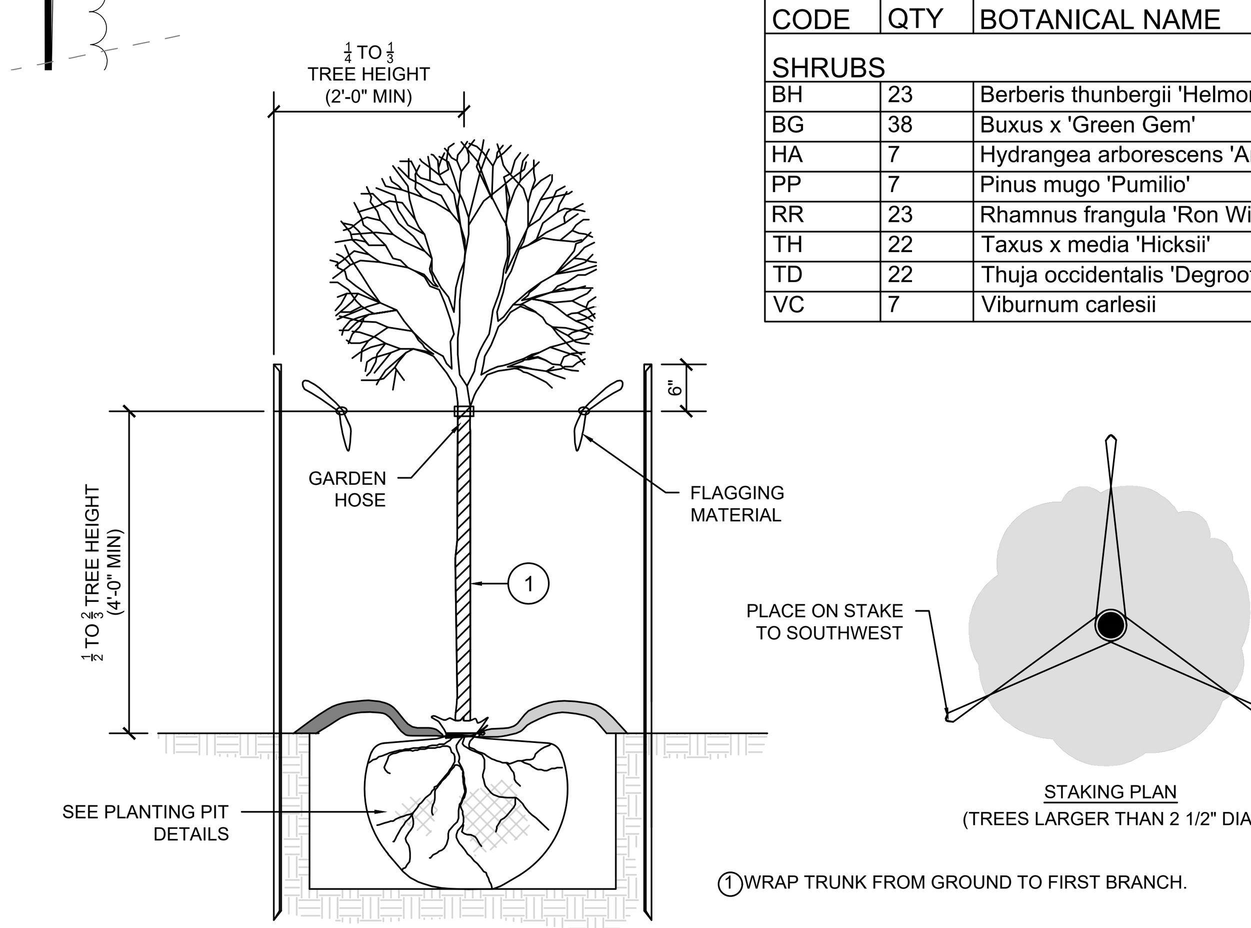


TYPICAL PLANTING PIT DETAIL



SLOPE PLANTING PIT DETAIL

1
C500
PLANTING PIT DETAILS
NO SCALE



(1) WRAP TRUNK FROM GROUND TO FIRST BRANCH.

2
C500
DECIDUOUS TREES STAKING DETAIL
NO SCALE

0 30
FEET

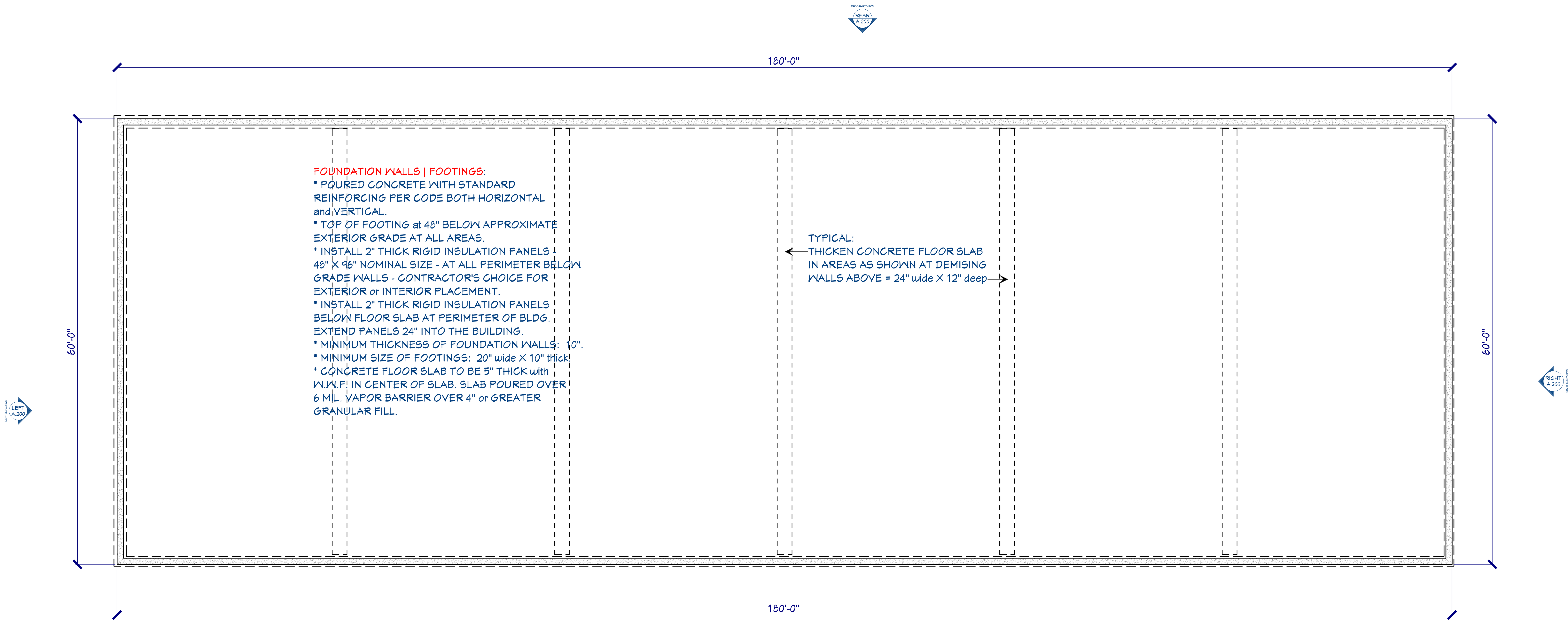
MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	07-25-25	CJH

Engineer: CJH
Checked By: JAL
Technician: LJM
Scale: 1" = 30'
Date: 05-30-25
T-R-S: TTN-RRW-SS
Project No: 125.0639.01
Sheet C500

PICKARD COMMERCE PARK PLAT 1, LOTS 4 & 5
INDIANOLA, IOWA
PLANTING PLAN

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

Project No: 125.0639.01
Sheet C500



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

GRAYSCALE ARCHITECTURE, LLC
13762 McGREGOR STREET
INDIANOLA, IA 50125-8118
515.423.8439

GENERAL CONTRACTOR
NEW ERA HOMES
105 S. 20th STREET
INDIANOLA, IA
50125
515.238.2877

PROJECT NAME

NEW WAREHOUSE BUILDING FOR:

LEE ADAMS

INDIANOLA, IOWA
50125

DRAWING INFORMATION

ISSUED FOR:
REVIEW
BIDDING
CONSTRUCTION

ISSUE DATE:
05 | 19 | 2025

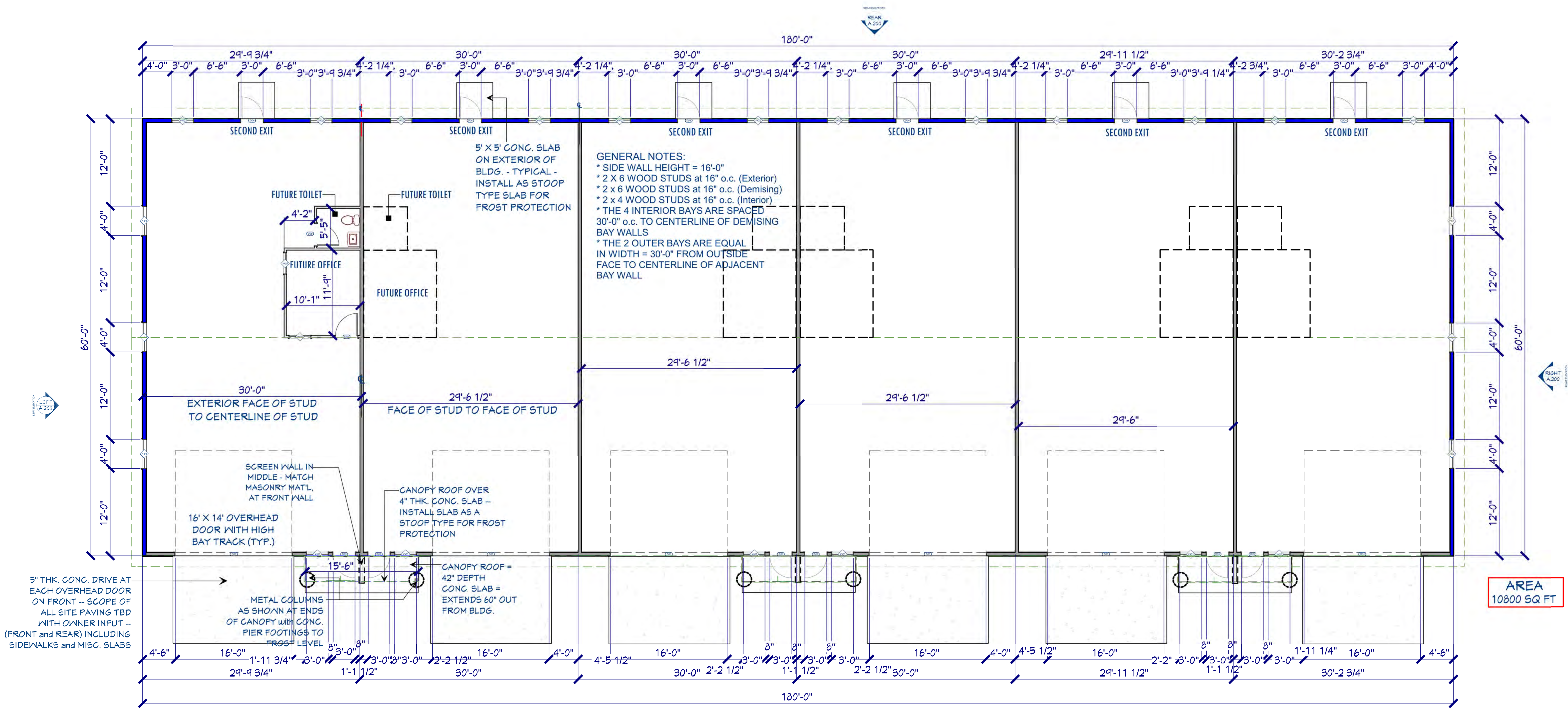
PROJECT INFORMATION
PROJECT No.:
25005
SHEET TITLE:
FOUNDATION PLAN

SHEET No.:
A.100

SCHEDULES

DOOR SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
D01	160140	6	1	160140	GARAGE-MODERN STEEL - FLUSH	
D03	3070	3	1	3070 L EX	EXT. HINGED-GLASS PANEL	
D04	3070	6	1	3070 L EX	EXT. HINGED-SLAB	
D05	3070	3	1	3070 R EX	EXT. HINGED-GLASS PANEL	
D06	3070	2	1	3070 R IN	HINGED-SLAB	

WINDOW SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
W01	3030FX	6	1	3030FX	FIXED GLASS	
W02	3030RS	12	1	3030RS	RIGHT SLIDING	
W03	3040RS	2	1	3040RS	RIGHT SLIDING	
W04	4030RS	6	1	4030RS	RIGHT SLIDING	



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

GRAYSCALE ARCHITECTURE, LLC
13762 McGREGOR STREET
INDIANOLA, IA 50125-8118
515.423.8439

GENERAL CONTRACTOR
NEW ERA HOMES
105 S. 20th STREET
INDIANOLA, IA
50125
515.238.2877

PROJECT NAME

NEW WAREHOUSE BUILDING FOR:

LEE ADAMS

INDIANOLA, IOWA 50125

DRAWING INFORMATION

ISSUED FOR:

REVIEW
BIDDING
CONSTRUCTION

ISSUE DATE:

05 | 19 | 2025

PROJECT INFORMATION

PROJECT No.:

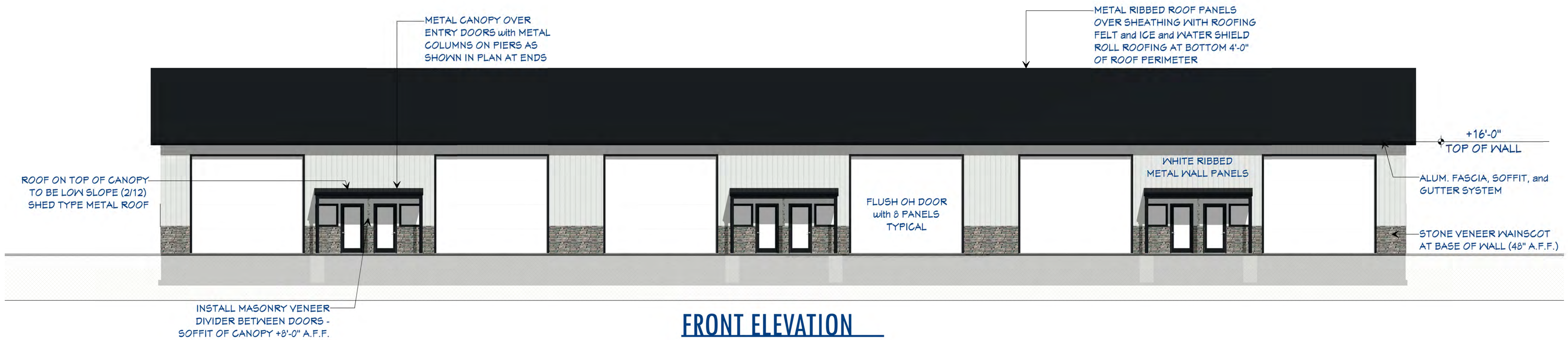
25005

SHEET TITLE:

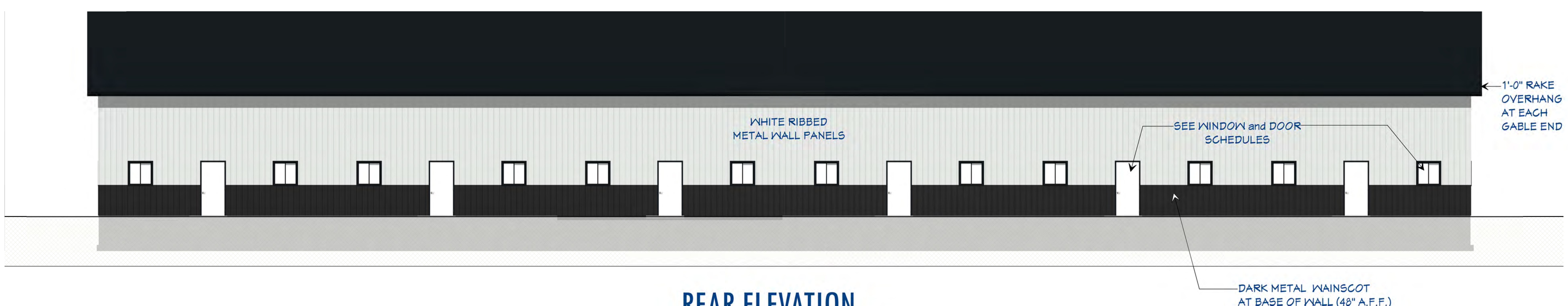
FIRST FLOOR PLAN SCHEDULES

SHEET No.:

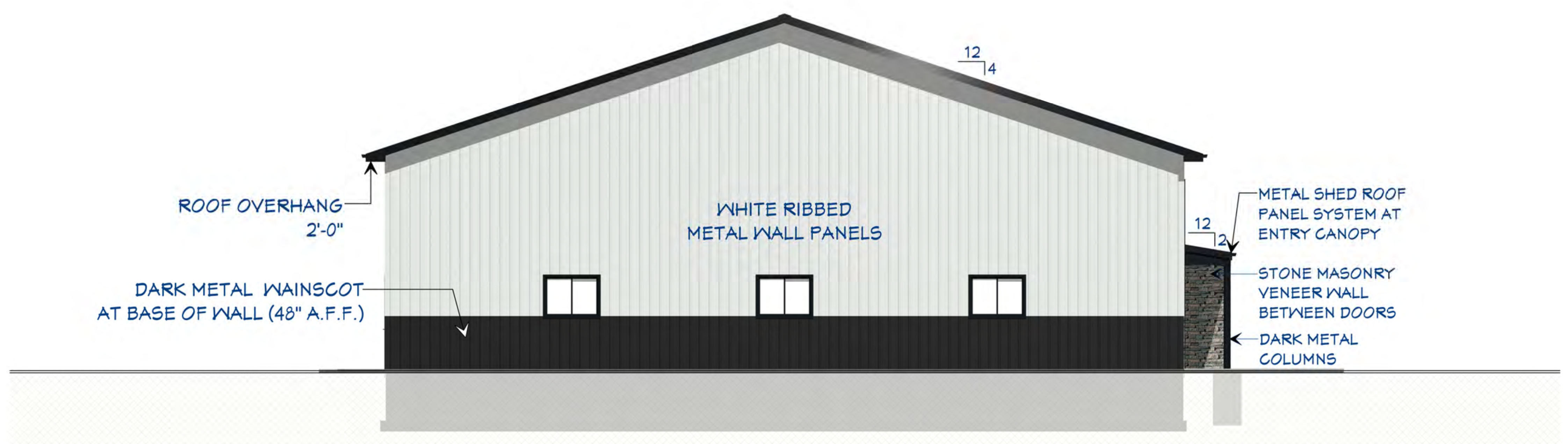
A.101



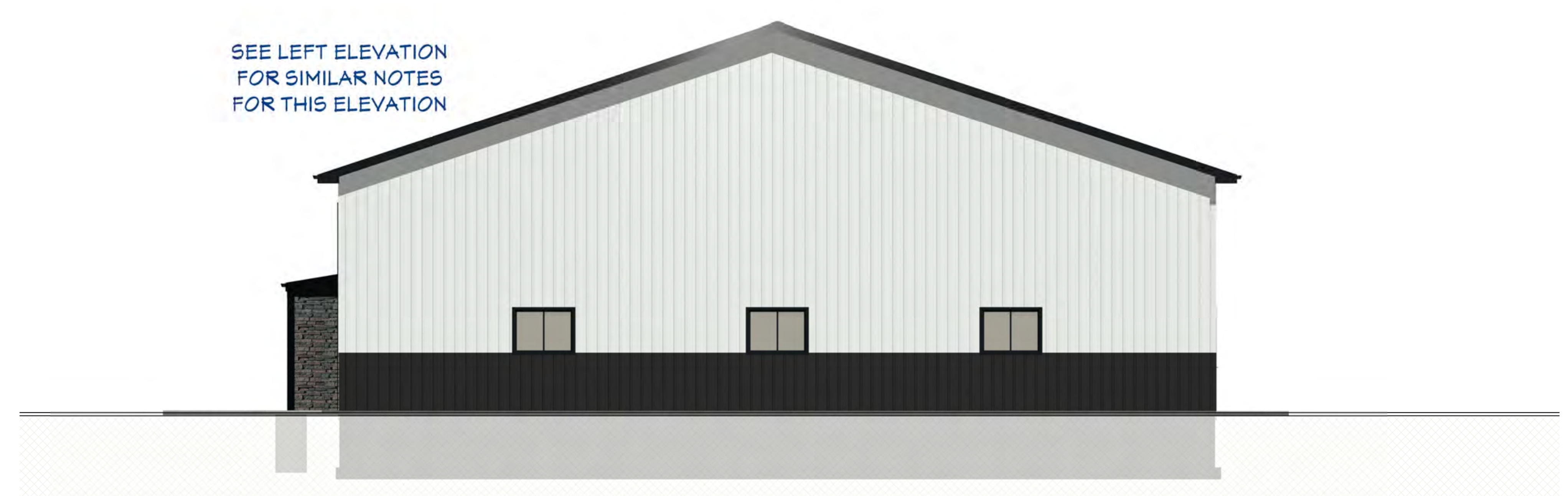
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

GRAYSCALE ARCHITECTURE, LLC
13762 McGREGOR STREET
INDIANOLA, IA 50125-8118
515.423.8439

GENERAL CONTRACTOR
NEW ERA HOMES
105 S. 20th STREET
INDIANOLA, IA
50125
515.238.2877

PROJECT NAME
NEW WAREHOUSE BUILDING FOR:
LEE ADAMS
INDIANOLA, IOWA
50125

DRAWING INFORMATION
ISSUED FOR:
REVIEW
BIDDING
CONSTRUCTION
ISSUE DATE:
05 | 19 | 2025

PROJECT INFORMATION
PROJECT No.:
25005
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET No.:
A.200

GRAYSCALE ARCHITECTURE, LLC

13762 McGREGOR STREET
INDIANOLA, IA 50125-8118
515.423.8439

GENERAL CONTRACTOR
NEW ERA HOMES
105 S. 20th STREET
INDIANOLA, IA
50125
515.238.2877

PROJECT NAME

NEW WAREHOUSE BUILDING FOR:

LEE ADAMS

INDIANOLA, IOWA
50125

DRAWING INFORMATION

ISSUED FOR:
REVIEW
BIDDING
CONSTRUCTION

ISSUE DATE:
05 | 19 | 2025

PROJECT INFORMATION
PROJECT No.:
25005
SHEET TITLE:
RENDERINGS

SHEET No.:
A.900

City of Indianola

RESOLUTION NO. 2025-

RESOLUTION APPROVING THE SITE PLAN FOR PICKARD COMMERCE PARK PLAT 1, LOTS 4 & 5 (404 SOUTH 21ST STREET)

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 Pickard Commerce Park Plat 1, Lots 4 & 5 on July 22, 2025; and

WHEREAS, the Site Plan for Pickard Commerce Park Plat 1, Lots 4 & 5 is in general conformance with section §165 – *Zoning Regulations* of the Indianola Municipal Code; and

WHEREAS, the Site Plan for Pickard Commerce Park Plat 1, Lots 4 & 5 is in general conformance with section §165.08 – *Open Space, Landscaping and Buffering* of the Indianola Municipal Code; and

WHEREAS, the Site Plan for Pickard Commerce Park Plat 1, Lots 4 & 5 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 4th day of August, 2025, that the Site Plan for Pickard Commerce Park Plat 1, Lots 4 & 5 be approved subject to remaining staff comments.

____
Steve Richardson, Mayor

ATTEST:

____
Cassandra Hofer, Deputy City Clerk

MEMORANDUM

To: Mayor and City Council

From:

Date: August 4, 2025

Subject: Enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government.

Recommendation: Roll call to enter and exit the closed session is in order.

Attachments: None