



CITY OF INDIANOLA COUNCIL MEETING

December 1, 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. Setting dates for future public hearings
 1. Resolution setting the date of December 15, 2025, at 6:00 PM for a public hearing on the matter of the adoption of a proposed Amendment No. 2 to the Amended and Restated 1998 Citywide Urban Revitalization Plan.
 - E. Approval of Applications
 1. Consideration of the approval of a liquor license renewal for Indianola Lodge No. 2814 Benevolent and Protective Order of Elks of the United States of America.
 - F. Second consideration of an ordinance amending recycling rates.
 - G. Resolution approving Change Order Number 1 in the amount of (\$19,095.87), final acceptance and retainage release in the amount of \$17,695.08 to Sternquist Construction for the West Clinton Avenue Reconstruction Project.
 - H. Resolution accepting public utility easement for The North 70 feet of Parcel A of Outlot 124 of the Auditor's Plat of Outlots to Indianola, Warren County, Iowa.
 - I. Approval of 2026 maximum refuse hauling rates.
 - J. Resolution approving salaries.
- 6. Council Reports**
 - A. Council Committee Reports
- 7. Mayor's Report**

A. Community Update

8. Public Consideration

A. New Business

1. Resolution approving a lease agreement for parking between the City of Indianola and New Heights Church of Indianola and The Trinity United Presbyterian Church of Indianola.

9. Other Business

A. City Manager's Report - Jacob Meshke

B. Discussion and action regarding future agenda items.

10. Adjourn



MEMORANDUM

To: Mayor and City Council

From:

Date: December 1, 2025

Subject: Approval of Claims

Introduction: The claims report for council approval totals \$230,366.46. Also included in the packet is a budget-to-expenses report, which shows the remaining budget percentage yet to be spent for this fiscal year.

Recommendation: Staff recommends approval of all claims.

Attachments:

1. Expense Approval Report
2. Budget Report - Expenses_Dec 1 2025



City of Indianola, IA

Expense Approval Register

Packet: APPKT00298 - CLAIMS 12012025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - General					
AMAZON CAPITAL SERVICES	1H96-7NDP-FP4F	12/01/2025	DISP CUTLERY, PATCH CABLE, CAR CHARGER ETC	001-6210-65070	88.32
WELLS FARGO CCER	WELLSFARGO OCT 2025	10/31/2025	REFUND ON CONFERENCE COULDN'T ATTEND	001-6200-62300	-100
CINTAS CORPORATION	5298435206	12/01/2025	SERVICE FIRST AID KIT	001-4300-65500	26.85
PARK SEED WHOLESALE	CI25320342	12/01/2025	VINCA FLOWERS	001-4300-65200	74.75
SNYDER & ASSOCIATES INC	125.0039.010-9	12/01/2025	MUNICIPAL ENGINEERING	001-1700-64070	1307.15
SNYDER & ASSOCIATES INC	125.0039.010-9	12/01/2025	MUNICIPAL ENGINEERING	001-1700-64070	14979.5
NMS LABS	1295057	12/01/2025	TESTING CONTROLLED SUBSTANCES	001-1100-64990	3538
IP PATHWAYS	59516	12/01/2025	VEAM CLOUD	001-6210-67244	410.83
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Applicant adsCna Classifieds	001-1100-64020	300
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	applicant adsCna Classifieds	001-1100-64020	300
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	CNAADS FOR OFFICER POSITIONCna Classifieds	001-1100-64020	300
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	PD CamerasWww.Ui.Com	001-1100-64190	964.03
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Www.Ui.Com	001-1100-64190	314.4
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	contractCanva* I04657-56476368	001-1100-67240	15
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Gun evidence boxesEvident Inc	001-1100-67245	146.1
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Gun evidence boxesSirchie Acquisition Compa	001-1100-67245	80.56
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	AED pad replacementsAed Superstore	001-1100-67245	230
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Dual membership fees to the International Society	001-1500-62100	125
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	FTO Training online, Teex Ecommerce	001-1500-62300	82
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Continuing education for First Responder Peer Supp	001-1500-62300	107.48
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	candy for Log Cabin Days paradeWm Supercenter #149	001-1500-65070	49.78
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Meal for Hosting the Metro Chiefs MeetingCharlotte	001-1500-65990	223.36
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Polk County Fire Chiefs Meeting at IndianolaHy-Vee	001-1500-65990	43.34
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Supplies for the City's annual pumpkin carving con	001-1500-65990	32.69
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	2025 AHA training materials for HeartCode, BLS, an	001-1600-62300	652.71
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	sterile water for injectionHy-Vee Indianola 1271	001-1600-65070	71.6
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	City logo apparel for CED director.Sq *casual Rags	001-1700-61810	291
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Grant Traininglsu Event Registration	001-1700-62300	40
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	2026 Tourism Conference Registration, Iedaifa	001-1700-62300	285
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Main Street Iowa event and participationSq *indian	001-1700-65990	29.1
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	WCEDC Annual Impact AwardsWarrencountyyedc-la	001-1700-66990	25
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Grant writing workshoplsu Event Registration	001-4100-62300	40
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Marketing expenseBardot Brush	001-4100-64020	8.4
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Marketing expenseFlodesk.Com	001-4100-64020	38
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Large print books, Cengage Learning	001-4100-65020	65.58
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	EbooksOverdrive Dist	001-4100-65021	2040
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Library of ThingsMobile Beacon	001-4100-65022	360
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	65060- Cataloging labelsOnline Labels, Inc.	001-4100-65060	58.26
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	65070- Audio CD containersKingdom*com	001-4100-65070	59.05
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Teen Hangout Supplies & SnacksWalmart.Com	001-4100-65079	45.08

WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Teen Hangout Snacks & SuppliesWm Supercenter #1491	001-4100-65079	15.88
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Lower level budgeting expenseDayspring Goodbudget	001-4100-67240	80
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Costume Party SuppliesTheisenshomefarmautoind	001-4200-65070	9.99
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Costume Party SuppliesDollartree	001-4200-65070	19.5
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Sound System CableWal-Mart #1491	001-4200-65070	9.97
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Costume Party SuppliesWal-Mart #1491	001-4200-65070	4.96
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Costume Party SuppliesDollartree	001-4200-65070	4.5
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Activity Center Donation PlaqueBob S Custom Trophi	001-4200-65070	8.5
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Hobby-Lobby #258	001-4200-65070	10.67
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Costume Party PrizesSq *a Golden Life Pet Bou	001-4200-65070	20
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Memorial Tree SignBob S Custom Trophies In	001-4300-65070	25
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	SeedsJohnnys Selected Seed	001-4300-65200	117.65
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Flower BulbsColorblends Flowerbulb	001-4300-65200	480.7
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Grant Writing 101 ClassIsu Event Registration	001-6200-62300	40
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	SIP StationSangoma US Inc	001-6210-63730	63.03
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Bulk emailMailchimp	001-6210-67244	135
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Cloud SecurityCloudflare	001-6210-67244	10
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Backflow gauge recert, Paypal	001-6220-62300	104.12
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Thumb gum sealant, Hometown Supply	001-6220-63100	10.41
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Pump connection gasket, Supplyhouse	001-6220-63100	7.17
VAN WYK, AUSTIN	11012025	12/01/2025	EDUCATION/TRAINING MEALS	001-1500-62300	71.3
VAN WYK, AUSTIN	11012025	12/01/2025	EDUCATION/TRAINING MILEAGE	001-1500-62700	290.82
PEPSICO BEVERAGE SALES LLC	NOV STMT	12/01/2025	PICKARD CONCESSIONS	001-4200-65070	164.58
U.S. CELLULAR	0768620791 FIRE	12/01/2025	TELEPHONE/CELL PHONE	001-1500-63730	889.18
U.S. CELLULAR	0768620791 IT	12/01/2025	TELEPHONE/CELL PHONE	001-6210-63730	47.13
U.S. CELLULAR	768620791 CM DEV	12/01/2025	TELEPHONE/CELL PHONE	001-1700-63730	141.4
U.S. CELLULAR	768620791 CM	12/01/2025	CITY MGR - TELEPHONE/CELL PHONE	001-6150-63730	47.13
U.S. CELLULAR	768620791 FACILITIES	12/01/2025	TELEPHONE/CELL PHONE	001-6220-63730	47.13
U.S. CELLULAR	768620791 HR	12/01/2025	TELEPHONE/CELL PHONE	001-6250-63730	47.13
PERFECTION PEST MANAGEMENT	79826	12/01/2025	PEST CONTROL PICKARD CONCESSION	001-4200-64090	74.9
GALLS LLC	033116361	12/01/2025	GH ARMOR HELIX	001-1100-67245	1166.99
BOB'S CUSTOM TROPHIES	40159	12/01/2025	NAME PLATE - SUE EDWARDS	001-1700-65070	11
MID AMERICAN ENERGY CO.	573748399 HWY	12/01/2025	ENTRANCE SIGN LIGHTING	001-6500-63710	11.81
MACQUEEN EQUIPMENT LLC	P06889	12/01/2025	SCBA FLOW TEST FACEPIECE, AIR SAMPLE TEST	001-1530-63410	3868.25
MACQUEEN EQUIPMENT LLC	P57873	12/01/2025	HELMETS, HOOD	001-1500-65500	1750.3
TYLER TECHNOLOGIES INC	025-535292	12/01/2025	ANNUAL LICENSING/SUPPORT	001-6210-67244	290
INTERNATIONAL CODE COUNCIL INC	1002174937	12/01/2025	CODE BOOKS	001-1700-65060	263.5
PURCHASE POWER	11/12 REFILL	12/01/2025	POSTAGE REFILL 11/12	001-6500-65080	500
ACME TOOLS	15273922	12/01/2025	POLYESTER FISH TAPE	001-6220-63100	184.97
AMAZON CAPITAL SERVICES	1G3T-66XT-1N9P	12/01/2025	YOUTH COUNCIL - SHEETS	001-6100-67215	59.98
INFOMAX OFFICE SYSTEMS INC.	40572335	12/01/2025	PRINTER CONTRACT	001-6210-67250	4577.46
INDEPENDENT ADVOCATE	7231	12/01/2025	20251103 CC MINUTES	001-6500-64020	497.7
INDEPENDENT ADVOCATE	7231	12/01/2025	ORDINANCE 1787	001-6500-64020	27.09
INDEPENDENT ADVOCATE	7231	12/01/2025	ORDINANCE 1788	001-6500-64020	37.17
MCCOY HARDWARE INC	A690847	12/01/2025	CABLE TIES	001-6220-65070	20.06
HANDTEVY	12910	12/01/2025	EMS SOFTWARE	001-1600-67240	2590.88
FIRE SERVICE TRAINING BUREAU	260758	12/01/2025	FF2 WRITTEN & PRACTICAL - FROST	001-1500-62300	50
ACE HARDWARE	9905	12/01/2025	SUPPLIES	001-6220-63100	4.99
VISSER, MICHAEL	AUG 2025	12/01/2025	AUG 2025 WELLNESS PROGRAM	001-1700-61440	25
VISSER, MICHAEL	NOV 2025	12/01/2025	NOV 2025 WELLNESS PROGRAM	001-1700-61440	25

VISSER, MICHAEL	OCT 2025	12/01/2025	OCT 2025 WELLNESS PROGRAM	001-1700-61440	25
VISSER, MICHAEL	SEPT 2025	12/01/2025	SEPT 2025 WELLNESS PROGRAM	001-1700-61440	25
O'REILLY AUTO PARTS	0337-174512	12/01/2025	SPARK PLUG	001-4300-63320	5.86
AMAZON CAPITAL SERVICES	1MCY-TV76-P6HH	12/01/2025	COFFEE & OFFICE SUPPLIES	001-4200-65070	129.05
BOB'S CUSTOM TROPHIES	40189	12/01/2025	COUNCIL NAME PLATE - DAVIS	001-6100-65070	22.95
SMITH'S SEWER SERVICE	480349	12/01/2025	WOMEN'S RESTROOM LINE REPAIR - ACTIVITY CENTER	001-4200-63100	223
MID AMERICAN ENERGY CO.	573943529 FIRE	12/01/2025	UTILITIES 204 N 1ST	001-1500-63710	25.96
MID AMERICAN ENERGY CO.	573948391 ACT CTR	12/01/2025	ACTIVITY CENTER UTILITIES	001-4200-63710	192.86
MID AMERICAN ENERGY CO.	573950620 PD	12/01/2025	MID AMERICA GAS BILL	001-1100-63710	32.24
MID AMERICAN ENERGY CO.	573960130 110	12/01/2025	CITY HALL NATURAL GAS	001-6500-63710	598.59
DUST PROS JANITORIAL	3457	12/01/2025	CH JANITORIAL SERVICES	001-6500-64090	4225
DUST PROS JANITORIAL	3461	12/01/2025	OFFICE CLEANING	001-6210-64990	500
DOWNEY TIRE PROS	37664	12/01/2025	TIRE REPAIR	001-1530-63410	56.98
VERIZON WIRELESS	6128573160	12/01/2025	TELEPHONE/CELL PHONE	001-1100-63730	1562.26
BONNIE'S BARRICADES	26049	12/01/2025	SIGN, CONES, ARROW - 65/69 MEDIAN	001-4300-65070	350.3
AMAZON CAPITAL SERVICES	17NP-WP3F-CH14	12/01/2025	OFFICIAL SHIRTS	001-4200-65070	140.29
AMAZON CAPITAL SERVICES	1DKF-TPKH-4J4T	12/01/2025	TOILET FLUSH HANDLE REPLACEMENTS	001-6220-63100	17.62
AMAZON CAPITAL SERVICES	1TQD-QHRN-4NXR	12/01/2025	CO2 FOR DRAIN GUN	001-6220-63100	39.95
HY-VEE	2002701.004	12/01/2025	REFUND BUXTON ROOM DEPOSIT	001-4200-66990	400
CINTAS CORPORATION	5303262006	12/01/2025	SERVICE FIRST AID KIT	001-4300-65500	7.53
WASTE MANAGEMENT OF IOWA	8858980-0516-4	12/01/2025	BRUSH FACILITY YARD WASTE	001-2900-64990	1107.7
ACE HARDWARE	9928	12/01/2025	TOILET REPAIR	001-6220-63100	25.16
LULA BELLE DESIGNS	1424	12/01/2025	SHIRTS FOR MAYORS YOUTH COUNCIL	001-6100-67215	480
WALTER F STEPHENS JR INC	88796	12/01/2025	GOLD FLEX BADGE	001-1100-61810	158
AHLERS & COONEY P.C.	902584	12/01/2025	LEGAL SERVICE FEES - GENERAL	001-6500-64110	164
GRAINGER INC	9716333829	12/01/2025	City Hall V-BELTS	001-6500-63100	72.12
TYLER TECHNOLOGIES INC	025-535811	12/01/2025	ANNUAL LICENSING/SUPPORT	001-6210-67244	833.75
WOOSLEY LANDSCAPING & MOWING LLC	12806	12/01/2025	MOWING LIBRARY	001-4100-63100	95
WOOSLEY LANDSCAPING & MOWING LLC	12806	12/01/2025	MOWING PARKS	001-4300-64990	2728
WOOSLEY LANDSCAPING & MOWING LLC	12806	12/01/2025	MOWING MAC	001-4500-64990	190
AMAZON CAPITAL SERVICES	1T3C-YGY4-QKTX	12/01/2025	CABLE	001-6210-65070	66.92
JOHN DEERE FINANCIAL	4163203	12/01/2025	OIL	001-4300-63320	24.95
JOHN DEERE FINANCIAL	4163203	12/01/2025	DRIVEWAY ORANGE MARKER	001-4300-65070	89.7
AHLERS & COONEY P.C.	903605	12/01/2025	URBAN RENEWAL GENERAL	001-5200-64110	684
AHLERS & COONEY P.C.	903606	12/01/2025	DEER RUN URP - RESIDENTIAL	001-5200-64110	70
AHLERS & COONEY P.C.	903607	12/01/2025	AMEND NO 1 TO KENTUCKY RIDGE URP	001-5200-64110	210
AHLERS & COONEY P.C.	903608	12/01/2025	FIRST AMEND TO INCEPTION GROUP LLC DA	001-5200-64110	210
AHLERS & COONEY P.C.	903610	12/01/2025	A&R IDG 3, LLC DA	001-5200-64110	932.5
IMWCA	97851	12/01/2025	AUDIT PREMIUM - WORKER'S COMP INSURANCE	001-1500-61599	11031
TRUENORTH COMPANIES LC	185276	12/01/2025	NOVEMBER 2025 SAFETY MEETING	001-1100-64990	34.61
TRUENORTH COMPANIES LC	185276	12/01/2025	NOVEMBER 2025 SAFETY MEETING	001-1500-64990	34.61
TRUENORTH COMPANIES LC	185276	12/01/2025	NOVEMBER 2025 SAFETY MEETING	001-1700-64990	34.61
TRUENORTH COMPANIES LC	185276	12/01/2025	NOVEMBER 2025 SAFETY MEETING	001-4100-64990	34.61
TRUENORTH COMPANIES LC	185276	12/01/2025	NOVEMBER 2025 SAFETY MEETING	001-4200-64990	34.61
TRUENORTH COMPANIES LC	185276	12/01/2025	NOVEMBER 2025 SAFETY MEETING	001-6500-64990	34.65
JOHN DEERE FINANCIAL	4163721	12/01/2025	AIR FILTER	001-4300-63320	5.99
ACE HARDWARE	9968	12/01/2025	TOOLS & SUPPLIES	001-6220-63100	55.98
ACE HARDWARE	9969	12/01/2025	SUPPLIES	001-6220-63100	4.9
MCCOY HARDWARE INC	A691549	12/01/2025	GALV NIPPLE	001-4300-65070	3.41
PURCHASE POWER	NOV 2025 STMT	12/01/2025	POSTAGE	001-6500-65080	9.75

IOWA MEDICAID ENTERPRISE	11 2025 49	12/01/2025	GEMT PROGRAM REVENUE	001-1600-64130	6176.43
AMAZON CAPITAL SERVICES	1XFL-4HPJ-VXW3	12/01/2025	PRESSURE WASHER GUN	001-4300-65070	44.49
AMAZON CAPITAL SERVICES	1XFL-4HPJ-VXW3	12/01/2025	FOAM EARPLUGS	001-4300-65500	26.95
PIERCE BROTHERS REPAIR	20755	12/01/2025	REPAIR CARRIER & EXHAUST ON TILLER	001-4300-63410	194
ARMSTRONG, JACKIE ROSS	7411	12/01/2025	MUSIC CLASSES	001-4200-64990	640
IOWA LEAGUE OF CITIES	ACADEMY 2025	12/01/2025	MUNICIPAL LEADERSHIP ACADEMY - DAVIS	001-6100-62300	220
KNOX COMPANY, THE	QT-KA-69046	12/01/2025	KNOX CONNECT CLOUD LICENSE	001-1500-67240	721
WARREN COUNTY EXTENSION	7417	12/01/2025	KIDS COOK PROGRAM	001-4200-64990	100
ACE HARDWARE	9824	12/01/2025	LIGHTER	001-6220-65070	5.59
AGRILAND FS INC	OCTOBER 2025 BLDG	12/01/2025	FUEL DISTRIBUTION	001-1700-65050	85.37
AGRILAND FS INC	OCTOBER 2025 FIRE	12/01/2025	FUEL DISTRIBUTION	001-1500-65050	2552.14
AGRILAND FS INC	OCTOBER 2025 IT	12/01/2025	FUEL DISTRIBUTION	001-6220-65050	58.95
AGRILAND FS INC	OCTOBER 2025 PD	12/01/2025	FUEL DISTRIBUTION	001-1100-65050	2961.64
GALLS LLC	033047182	12/01/2025	EMBLEM APPLICATION	001-1100-61810	23.96
INDEPENDENT ADVOCATE	7151	12/01/2025	20251020 CC MINUTES	001-6500-64020	422.73
DINGES FIRE COMPANY	78377	12/01/2025	FIRE GLOVE	001-1500-65500	99
ACE HARDWARE	9832	12/01/2025	MINI PLIERS	001-6210-65070	7.99
TYLER TECHNOLOGIES INC	025-534645	12/01/2025	ANNUAL LICENSING/SUPPORT	001-6210-67244	12071.25
SPRAYER SPECIALTIES INC.	1254580	12/01/2025	LIQUID GAUG	001-4300-63320	143.95
WOLFF, CURT	99236744	12/01/2025	REFUND PARKING TICKET PAID TWICE	001-1100-66990	15
HY-VEE	BIOMETRIC 2025	12/01/2025	WELLNESS PROGRAM - BIOMETRIC SCREENING	001-1100-61440	990
HY-VEE	BIOMETRIC 2025	12/01/2025	WELLNESS PROGRAM - BIOMETRIC SCREENING	001-1500-61440	585
HY-VEE	BIOMETRIC 2025	12/01/2025	WELLNESS PROGRAM - BIOMETRIC SCREENING	001-1700-61440	225
HY-VEE	BIOMETRIC 2025	12/01/2025	WELLNESS PROGRAM - BIOMETRIC SCREENING	001-4100-61440	135
HY-VEE	BIOMETRIC 2025	12/01/2025	WELLNESS PROGRAM - BIOMETRIC SCREENING	001-4200-61440	270
HY-VEE	BIOMETRIC 2025	12/01/2025	WELLNESS PROGRAM - BIOMETRIC SCREENING	001-4300-61440	270
HY-VEE	BIOMETRIC 2025	12/01/2025	WELLNESS PROGRAM - BIOMETRIC SCREENING	001-6200-61440	90
HY-VEE	BIOMETRIC 2025	12/01/2025	WELLNESS PROGRAM - BIOMETRIC SCREENING	001-6210-61440	90
HY-VEE	BIOMETRIC 2025	12/01/2025	WELLNESS PROGRAM - BIOMETRIC SCREENING	001-6220-61440	45
HY-VEE	BIOMETRIC 2025	12/01/2025	WELLNESS PROGRAM - BIOMETRIC SCREENING	001-6250-61440	45
RJ KOOL MIDWEST	23793	12/01/2025	REPAIRS/MAINTENANCE	001-1500-63100	240.95
CINTAS CORPORATION	5278099402	12/01/2025	SERVICE FIRST AID KIT	001-4300-65500	7.53
CINTAS CORPORATION	5292716802	12/01/2025	SERVICE FIRST AID KIT	001-4300-65500	7.53
WARREN COUNTY TREASURER	14150001000 1ST HALF	12/01/2025	1ST HALF PROPERTY TAX PARCEL 14150001000	001-6500-65990	20

Fund 001 - General Total: 104340.24

Fund: 110 - Road Use Tax Fund

SNYDER & ASSOCIATES INC	125.0039.010-9	12/01/2025	MUNICIPAL ENGINEERING - STREETS	110-2100-64070	416.25
SNYDER & ASSOCIATES INC	125.0039.010-9	12/01/2025	MUNICIPAL ENGINEERING - STREETS	110-2100-64070	1430
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Event Registration ISU	110-2100-62300	40
U.S. CELLULAR	0768620791 STREET	12/01/2025	TELEPHONE/CELL PHONE	110-2100-63730	186.72
MID AMERICAN ENERGY CO.	573704939 O STREET	12/01/2025	STREET LIGHTING	110-2300-63780	472.85
MURPHY TRACTOR & EQUIPMENT	2562243	12/01/2025	HAULING JD FROM MURPHY TO INDIANOLA	110-2100-63320	422.84
O'REILLY AUTO PARTS	0337-174439	12/01/2025	PICK UP TOOL	110-2100-63320	14.99
O'REILLY AUTO PARTS	0337-174563	12/01/2025	AIR BRK FTG	110-2100-63320	22.12
MID AMERICAN ENERGY CO.	573949493 CO YARD	12/01/2025	UTILITIES COUNTY YARD	110-2100-63710	79.14
MID AMERICAN ENERGY CO.	573949613 STREETS	12/01/2025	UTILITIES - 706 N 6TH	110-2100-63710	144.16
PROSCREENING LLC	248983-3	12/01/2025	PRE EMPLOYMENT SCREENING- STEVENS	110-2100-64121	86
DUST PROS JANITORIAL	3463	12/01/2025	JANITORIAL SERVICES	110-2100-64090	500
O'REILLY AUTO PARTS	0337-175136	12/01/2025	MEGACRIMP, HYD HOSE	110-2100-63320	397.72
O'REILLY AUTO PARTS	0337-175156	12/01/2025	AIR BRK FTG	110-2100-63320	11.44

PERFECTION PEST MANAGEMENT	80119	12/01/2025	PEST CONTROL	110-2100-63100	53.5
INLAND TRUCK PARTS	IN-1906432	12/01/2025	REPAIR AIR LEAK - 2016 FRHT	110-2100-63320	532
O'REILLY AUTO PARTS	0337-175318	12/01/2025	BRAKLEEN	110-2100-65076	101.88
O'REILLY AUTO PARTS	0337-175407	12/01/2025	HYD FITTING	110-2100-63320	237.96
LOGAN CONTRACTORS SUPPLY INC.	G58260	12/01/2025	MATERIALS/SUPPLIES	110-2100-65083	4005
GRIMES ASPHALT & PAVING	28753	12/01/2025	HOT ASPHALT - POTHOLES	110-2100-65070	113.99
TRUENORTH COMPANIES LC	185276	12/01/2025	NOVEMBER 2025 SAFETY MEETING	110-2100-64990	34.61
PIERCE BROTHERS REPAIR	20742	12/01/2025	MATERIALS/SUPPLIES SHOP	110-2100-65076	179.46
DOWNEY TIRE PROS	38008	12/01/2025	NEW TIRE	110-2100-63320	219.47
AGRILAND FS INC	OCTOBER 2025 STREETS	12/01/2025	FUEL DISTRIBUTION	110-2100-65050	2430.78
ZIEGLER INC	2151923	12/01/2025	FILTERS	110-2100-63320	90.75
HY-VEE	BIOMETRIC 2025	12/01/2025	WELLNESS PROGRAM - BIOMETRIC SCREENING	110-2100-61440	360
SHERWIN-WILLIAMS	1523-5	12/01/2025	PAINT	110-2100-65070	708.6
Fund 110 - Road Use Tax Fund Total:					13292.23
Fund: 141 - Library Special Revenue					
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Memorial plaqueBob S Custom Trophies In	141-4100-65020	215
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Staff trainingTruity.Com	141-4100-65025	110
Fund 141 - Library Special Revenue Total:					325
Fund: 321 - Street Capital Projects Fund					
SNYDER & ASSOCIATES INC	125.0452.010-4	12/01/2025	92 EAST MGMT PLAN STUDY	321-2100-64070	7975.2
STERNQUIST CONST. INC.	RETAINAGE W CLINTON	12/01/2025	RETAINAGE W CLINTON	321-2100-67900	17695.08
Fund 321 - Street Capital Projects Fund Total:					25670.28
Fund: 340 - City Hall Bldg Project					
MID AMERICAN ENERGY CO.	572807776 114	12/01/2025	114 N HOWARD UTILITIES	340-7500-63710	-10.59
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	No Occupance signs for Regions, Ada Sign Factory	340-7500-63100	43.91
MID AMERICAN ENERGY CO.	573958951 114	12/01/2025	114 N HOWARD UTILITIES	340-7500-63710	237.34
MID AMERICAN ENERGY CO.	568247297 114	12/01/2025	114 N HOWARD UTILITIES	340-7500-63710	-172.37
MID AMERICAN ENERGY CO.	569492894 114	12/01/2025	114 N HOWARD UTILITIES	340-7500-63710	-63.5
MID AMERICAN ENERGY CO.	570606151 114	12/01/2025	114 N HOWARD UTILITIES	340-7500-63710	-103.62
MID AMERICAN ENERGY CO.	571859451 114	12/01/2025	114 N HOWARD UTILITIES	340-7500-63710	-70.04
Fund 340 - City Hall Bldg Project Total:					-138.87
Fund: 610 - Sewer Fund					
DUST PROS JANITORIAL	3438A	12/01/2025	JANITORIAL SERVICES	610-8350-64090	50
JOHN DEERE FINANCIAL	4150510	12/01/2025	GLUE, PAINT, HAT, TOWEL	610-8300-65990	45.21
O'REILLY AUTO PARTS	0337-171041	12/01/2025	GEAR OIL	610-8350-63410	79.86
O'REILLY AUTO PARTS	0337-171538	12/01/2025	MINI BULB	610-8300-63320	9.09
KEYSTONE LABORATORIES INC	NT2510091	12/01/2025	MISC CONTRACTUAL	610-8350-64990	2925
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	IAWEA Fall Class IAWEA	610-8300-62300	275
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Press, Nte 5432	610-8325-65070	299.99
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Callout System, Voip.Ms/Voip.Ms	610-8350-62100	50
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Callout system processing fee, Currency conversion	610-8350-62100	0.5
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Callout system, Voip.Ms	610-8350-62100	50
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Callout system processing fee, Currency conversion	610-8350-62100	0.5
WELLS FARGO CCER	WellsFargoOct2025	10/31/2025	Spare pressure switch for furnace WRRF, Supplyhous	610-8350-63410	124.98
U.S. CELLULAR	0768620791 SEWER	12/01/2025	TELEPHONE/CELL PHONE	610-8300-63730	316.91
JETCO INC	18904	12/01/2025	PUMP CONTROL	610-8325-63410	21204.96
JETCO INC	18905	12/01/2025	SOUTH PLANT LEVEL TRANSDUCER/MAIN PLANT VFD	610-8350-63410	1371.5
JOHN DEERE FINANCIAL	4158371	12/01/2025	LEAD ASSEMBLY, GAS HOSE	610-8325-65072	56.98

JOHN DEERE FINANCIAL	4158507	12/01/2025	DIESEL	610-8325-65049	41.07
ACE HARDWARE	9878	12/01/2025	STEEL HANDLE, FASTNERS	610-8325-65072	25.03
MID AMERICAN ENERGY CO.	573746409 GRIMES	12/01/2025	WRRF ELECTRIC /GAS	610-8350-63710	9967.36
ACE HARDWARE	9897	12/01/2025	WASP&HRNT KILLER	610-8350-65072	11.99
WILLIAMS MACHINE SHOP INC	20043	12/01/2025	BRASS BUSHING	610-8325-63410	980
MID AMERICAN ENERGY CO.	573851692 65/69	12/01/2025	65/69 ELECTRIC	610-8325-63710	60.45
MID AMERICAN ENERGY CO.	573853962 WESLEY	12/01/2025	WESLEY ELECTRIC	610-8325-63710	40.16
O'REILLY AUTO PARTS	0337-174629	12/01/2025	TAPE, ROCKER SWITCH	610-8325-65072	14.68
MID AMERICAN ENERGY CO.	573957872 WILLOW	12/01/2025	QUAIL ELECTRIC	610-8325-63710	66.4
BARNHART CRANE	73799-CD99311506	12/01/2025	CRANE TO LOAD SKID LOADER INTO DIGESTER TANK	610-8350-64151	913.5
DUST PROS JANITORIAL	3462	12/01/2025	JANITORIAL SERVICES	610-8350-64090	675
JOHN DEERE FINANCIAL	4162109	12/01/2025	CMNT PRIMER, ADAPTER, WRENCH	610-8350-65072	84.94
ACE HARDWARE	9929	12/01/2025	RUST REMOVER	610-8350-65072	26.99
HACH COMPANY	14761757	12/01/2025	AMMONIA, TNT	610-8350-65012	198.95
JOHN DEERE FINANCIAL	4162617	12/01/2025	MISC PARTS	610-8350-65072	183.86
O'REILLY AUTO PARTS	0337-175578	12/01/2025	DEF	610-8300-65050	22.9
JOHN DEERE FINANCIAL	4163019	12/01/2025	BALL VALVE, ADAPTER, PVC ELBOW	610-8350-65072	49.89
TRUENORTH COMPANIES LC	185276	12/01/2025	NOVEMBER 2025 SAFETY MEETING	610-8300-64990	34.61
CINTAS CORPORATION	5304100703	12/01/2025	CINTAS	610-8300-64990	70.9
NAPA AUTO PARTS	128301	12/01/2025	BATTERY	610-8300-63320	26.74
JOHN DEERE FINANCIAL	4164121	12/01/2025	SPOOL WIRING	610-8350-65072	52.98
HOTSY CLEANING SYSTEMS	PSI-320541	12/01/2025	SCHEDULED MAINTENANCE	610-8350-65072	437.9
HOTSY CLEANING SYSTEMS	PSI-320552	12/01/2025	MATERIALS/SUPPLIES MAINTENANCE	610-8350-65072	398.7
JOHN DEERE FINANCIAL	4154374	12/01/2025	BULK MIDWEST	610-8350-65072	14.89
JOHN DEERE FINANCIAL	4154380	12/01/2025	BULK MIDWEST	610-8350-65072	23.6
AGRILAND FS INC	OCTOBER 2025 SEWER	12/01/2025	FUEL DISTRIBUTION	610-8300-65050	1042
JOHN DEERE FINANCIAL	4154904	12/01/2025	PREMIXED HK FUEL	610-8350-65070	24.99
JOHN DEERE FINANCIAL	4156336	12/01/2025	SNAP RING PLIER	610-8350-65072	25.19
HY-VEE	BIOMETRIC 2025	12/01/2025	WELLNESS PROGRAM - BIOMETRIC SCREENING	610-8300-61440	540
				Fund 610 - Sewer Fund Total:	42916.15
Fund: 650 - Stormwater Utility Fund					
SNYDER & ASSOCIATES INC	123.0458.010-7	12/01/2025	ENGINEERINGN 14TH DRAINAGE	650-9000-64070	15406.5
SNYDER & ASSOCIATES INC	125.0039.010-9	12/01/2025	MUNICIPAL ENGINEERING - STORM	650-9000-64070	276.25
NORWALK READY-MIXED CONCRETE INC	378422	12/01/2025	REPAIR STORM SEWER - N 16TH & E CLINTON	650-9000-63452	880
NORWALK READY-MIXED CONCRETE INC	378518	12/01/2025	REPAIR STROM SEWER - N 16TH & E CLINTON	650-9000-63452	410
				Fund 650 - Stormwater Utility Fund Total:	16972.75
Fund: 680 - Wellness Campus Fund					
IOWA-DES MOINES SUPPLY INC.	507897	12/01/2025	MATERIALS/SUPPLIES MEMBERSHIP	680-8700-65074	765.87
WELLS FARGO CCER	Wells Fargo Oct 2025	10/31/2025	Monthly Group Ex License Les Mills United States T	680-8700-62100	647
WELLS FARGO CCER	Wells Fargo Oct 2025	10/31/2025	Manual controller for innovent 1&2, Carelpt	680-8700-63100	285.98
WELLS FARGO CCER	Wells Fargo Oct 2025	10/31/2025	19 pool ladder steps, eBay	680-8700-63411	91.49
STAPLES	7007524502	12/01/2025	OFFICE SUPPLIES	680-8700-65060	124.89
MEDSHRED	309509	12/01/2025	MEDICAL WASTE REMOVAL	680-8700-64090	84
IOWA-DES MOINES SUPPLY INC.	512032	12/01/2025	MEMBERSHIP SUPPLIES	680-8700-65074	740.31
Comiskey Glass, LLC	1166-1423	12/01/2025	GLASS-LEAK MITIGATION REPAIRS	680-8700-63100	3321
NATIONWIDE OFFICE CLEANERS LLC	65333	12/01/2025	NOVEMBER CLEANING	680-8700-64090	5776.61
ACCO UNLIMITED CORP.	0257910	12/01/2025	Pool Controller Probes	680-8700-63411	835.63
WOOSLEY LANDSCAPING & MOWING LLC	12806	12/01/2025	MOWING IWC	680-8700-64091	200
AMAZON CAPITAL SERVICES	1M7Q-7R3C-NKY9	12/01/2025	CPR TRAINING SUPPLIES	680-8700-65075	119.85

TRUENORTH COMPANIES LC	185276	12/01/2025	NOVEMBER 2025 SAFETY MEETING	680-8700-64990	34.61
FILTER SHOP, THE	264987	12/01/2025	HVAC Filters	680-8700-63100	779
BLUEMARK ENERGY LLC	1-2828-12-202511	12/01/2025	UTILITIES WELLNESS CAMPUS	680-8700-63710	2229.2
HY-VEE	BIOMETRIC 2025	12/01/2025	WELLNESS PROGRAM - BIOMETRIC SCREENING	680-8700-61440	45
				Fund 680 - Wellness Campus Fund Total:	16080.44
Fund: 850 - City Liab Ins Reserve Fund					
IA COMMUNITIES ASSURANCE POOL	CLAIM 11-2025	12/01/2025	DEDUCTIBLE - WILLIAMS CLAIM	850-1100-64089	10000
				Fund 850 - City Liab Ins Reserve Fund Total:	10000
Fund: 890 - Vehicle and Equipment					
ELECTRONIC ENGINEERING CO	120019329-1	12/01/2025	MOVE RADIO FROM OLD TO NEW AMBULANCE	890-9300-67101	908.24
				Fund 890 - Vehicle and Equipment Total:	908.24
				Grand Total:	230366.46

11/26/2025 3:56:39 PM

Expense Approval Register

Packet: APPKT00298 - CLAIMS 12012025

Fund Summary	
Fund	Expense Amount
001 - General	104340.24
110 - Road Use Tax Fund	13292.23
141 - Library Special Revenue	325
321 - Street Capital Projects Fund	25670.28
340 - City Hall Bldg Project	-138.87
610 - Sewer Fund	42916.15
650 - Stormwater Utility Fund	16972.75
680 - Wellness Campus Fund	16080.44
850 - City Liab Ins Reserve Fund	10000
890 - Vehicle and Equipment	908.24
Grand Total:	230366.46

11/26/2025 3:56:39 PM



My Budget Report

Group Summary

For Fiscal: 2025-2026 Period Ending: 12/31/2025

Departmenten...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 001 - General						
1100 - Police	0.00	4,297,162.40	10,482.70	1,852,420.06	2,444,742.34	56.89%
1109 - Police	0.00	6,200.00	0.00	450.00	5,750.00	92.74%
1500 - Fire	0.00	1,139,936.17	18,341.26	583,453.00	556,483.17	48.82%
1530 - Fire	0.00	28,000.00	3,925.23	3,925.23	24,074.77	85.98%
1600 - Ambulance	0.00	2,992,333.48	8,424.66	1,542,116.30	1,450,217.18	48.46%
1700 - Community Development	771,386.00	737,386.00	17,147.53	285,525.32	451,860.68	61.28%
2100 - Streets and Debt Service Fund	0.00	0.00	0.00	37.50	-37.50	0.00%
2300 - Street Lighting	0.00	0.00	0.00	10,910.34	-10,910.34	0.00%
2900 - Brush Facility	95,537.00	137,012.00	1,107.70	59,839.99	77,172.01	56.33%
4100 - Library	0.00	934,570.28	264.61	415,982.50	518,587.78	55.49%
4200 - Park & Rec Administration	0.00	782,551.26	2,369.29	326,789.18	455,762.08	58.24%
4300 - Parks	0.00	774,250.18	3,955.78	328,595.41	445,654.77	57.56%
4500 - Pool (Memorial)	0.00	328,295.32	190.00	198,833.88	129,461.44	39.43%
5100 - Community Betterment	230,000.00	230,000.00	0.00	158,332.74	71,667.26	31.16%
5200 - Economic Development	133,000.00	133,000.00	2,106.50	21,696.00	111,304.00	83.69%
6100 - Mayor and Council	59,262.00	59,262.00	782.93	21,536.37	37,725.63	63.66%
6150 - City Manager	264,345.00	264,345.00	47.13	107,685.98	156,659.02	59.26%
6200 - Clerk/Finance	365,838.00	365,838.00	90.00	150,324.80	215,513.20	58.91%
6210 - Info & Tech	936,183.00	936,183.00	18,983.65	428,794.20	507,388.80	54.20%
6220 - Facilities	132,242.00	132,242.00	510.30	55,088.51	77,153.49	58.34%
6250 - Human Resources	274,139.00	274,139.00	92.13	118,823.62	155,315.38	56.66%
6500 - General Govt and Buildings	382,707.54	486,707.54	6,620.61	219,180.37	267,527.17	54.97%
Fund: 001 - General Total:	3,644,639.54	15,039,413.63	95,442.01	6,890,341.30	8,149,072.33	54.18%
Fund: 110 - Road Use Tax Fund						
2100 - Streets and Debt Service Fund	2,017,806.04	2,023,306.04	12,779.38	796,767.70	1,226,538.34	60.62%
2300 - Street Lighting	290,000.00	290,000.00	472.85	43,900.44	246,099.56	84.86%
2500 - Snow Removal	135,516.00	135,516.00	0.00	32,456.67	103,059.33	76.05%
2700 - Street Cleaning/Sweeping	20,000.00	20,000.00	0.00	11,319.44	8,680.56	43.40%
Fund: 110 - Road Use Tax Fund Total:	2,463,322.04	2,468,822.04	13,252.23	884,444.25	1,584,377.79	64.18%
Fund: 112 - Trust & Agency Fund						
9100 - General Govt Misc Income	2,703,534.00	2,703,534.00	0.00	1,278,288.79	1,425,245.21	52.72%
Fund: 112 - Trust & Agency Fund Total:	2,703,534.00	2,703,534.00	0.00	1,278,288.79	1,425,245.21	52.72%
Fund: 121 - Local Option Sales Tax						
7500 - Local Option Sales Tax & Capital Projects Revenues	1,793,050.00	1,915,522.00	0.00	570,734.52	1,344,787.48	70.20%
Fund: 121 - Local Option Sales Tax Total:	1,793,050.00	1,915,522.00	0.00	570,734.52	1,344,787.48	70.20%
Fund: 125 - TIF Downtown Fund						
5200 - Economic Development	1,444,285.00	1,444,285.00	0.00	345,446.25	1,098,838.75	76.08%
Fund: 125 - TIF Downtown Fund Total:	1,444,285.00	1,444,285.00	0.00	345,446.25	1,098,838.75	76.08%
Fund: 141 - Library Special Revenue						
4100 - Library	45,000.00	45,000.00	0.00	8,568.92	36,431.08	80.96%
Fund: 141 - Library Special Revenue Total:	45,000.00	45,000.00	0.00	8,568.92	36,431.08	80.96%
Fund: 142 - Park & Rec Special Rev Fund						
4615 - P&R SR - Key Card	0.00	0.00	0.00	187.50	-187.50	0.00%
4635 - P&R SR - Fundraisers, Memorials	0.00	0.00	0.00	4,660.00	-4,660.00	0.00%
Fund: 142 - Park & Rec Special Rev Fund Total:	0.00	0.00	0.00	4,847.50	-4,847.50	0.00%
Fund: 161 - Downtown Biz Incentive Program						
5200 - Economic Development	250.00	1,096,506.00	0.00	2,894.63	1,093,611.37	99.74%
Fund: 161 - Downtown Biz Incentive Program Total:	250.00	1,096,506.00	0.00	2,894.63	1,093,611.37	99.74%

My Budget Report

For Fiscal: 2025-2026 Period Ending: 12/31/2025

Department...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 200 - Debt Service Fund						
7100 - General Fund Debt Service	3,384,313.00	3,384,313.00	0.00	0.00	3,384,313.00	100.00%
Fund: 200 - Debt Service Fund Total:	3,384,313.00	3,384,313.00	0.00	0.00	3,384,313.00	100.00%
Fund: 301 - Capital Projects Fund						
4100 - Library	0.00	0.00	0.00	10,901.18	-10,901.18	0.00%
4300 - Parks	0.00	0.00	0.00	195.00	-195.00	0.00%
4500 - Pool (Memorial)	16,500.00	16,500.00	0.00	0.00	16,500.00	100.00%
Fund: 301 - Capital Projects Fund Total:	16,500.00	16,500.00	0.00	11,096.18	5,403.82	32.75%
Fund: 321 - Street Capital Projects Fund						
2100 - Streets and Debt Service Fund	715,000.00	715,000.00	25,670.28	406,037.85	308,962.15	43.21%
Fund: 321 - Street Capital Projects Fund Total:	715,000.00	715,000.00	25,670.28	406,037.85	308,962.15	43.21%
Fund: 323 - Hillcrest Avenue						
7500 - Local Option Sales Tax & Capital Projects Revenues	0.00	495,797.00	0.00	41,504.85	454,292.15	91.63%
Fund: 323 - Hillcrest Avenue Total:	0.00	495,797.00	0.00	41,504.85	454,292.15	91.63%
Fund: 324 - K Street Construction						
7500 - Local Option Sales Tax & Capital Projects Revenues	0.00	136,895.00	0.00	17,845.00	119,050.00	86.96%
Fund: 324 - K Street Construction Total:	0.00	136,895.00	0.00	17,845.00	119,050.00	86.96%
Fund: 327 - Willowcrest Avenue						
7500 - Local Option Sales Tax & Capital Projects Revenues	500,000.00	500,000.00	0.00	0.00	500,000.00	100.00%
Fund: 327 - Willowcrest Avenue Total:	500,000.00	500,000.00	0.00	0.00	500,000.00	100.00%
Fund: 340 - City Hall Bldg Project						
7500 - Local Option Sales Tax & Capital Projects Revenues	25,000.00	25,000.00	-182.78	19,429.87	5,570.13	22.28%
Fund: 340 - City Hall Bldg Project Total:	25,000.00	25,000.00	-182.78	19,429.87	5,570.13	22.28%
Fund: 354 - Industrial Park Infrastructure						
7500 - Local Option Sales Tax & Capital Projects Revenues	0.00	0.00	0.00	60,774.70	-60,774.70	0.00%
Fund: 354 - Industrial Park Infrastructure Total:	0.00	0.00	0.00	60,774.70	-60,774.70	0.00%
Fund: 610 - Sewer Fund						
8300 - Sewer	2,042,948.72	2,042,948.72	2,108.36	879,650.69	1,163,298.03	56.94%
8325 - Sewer Collection/Distribution	280,525.00	280,525.00	22,489.73	150,649.09	129,875.91	46.30%
8350 - Sewer Plant	770,680.55	770,680.55	17,517.09	192,231.21	578,449.34	75.06%
Fund: 610 - Sewer Fund Total:	3,094,154.27	3,094,154.27	42,115.18	1,222,530.99	1,871,623.28	60.49%
Fund: 650 - Stormwater Utility Fund						
9000 - Stormwater	752,184.00	752,184.00	16,972.75	191,617.74	560,566.26	74.53%
Fund: 650 - Stormwater Utility Fund Total:	752,184.00	752,184.00	16,972.75	191,617.74	560,566.26	74.53%
Fund: 670 - Recycling Fund						
8400 - Recycling	458,676.00	458,676.00	0.00	176,836.70	281,839.30	61.45%
Fund: 670 - Recycling Fund Total:	458,676.00	458,676.00	0.00	176,836.70	281,839.30	61.45%
Fund: 680 - Wellness Campus Fund						
8700 - Wellness Campus	1,413,986.00	1,368,518.00	15,055.97	569,264.89	799,253.11	58.40%
Fund: 680 - Wellness Campus Fund Total:	1,413,986.00	1,368,518.00	15,055.97	569,264.89	799,253.11	58.40%
Fund: 681 - Wellness Campus Capital						
8700 - Wellness Campus	170,000.00	170,000.00	0.00	0.00	170,000.00	100.00%
Fund: 681 - Wellness Campus Capital Total:	170,000.00	170,000.00	0.00	0.00	170,000.00	100.00%
Fund: 710 - Sewer Capital Projects Fund						
8300 - Sewer	6,255,295.00	6,538,368.00	0.00	1,382,941.24	5,155,426.76	78.85%
Fund: 710 - Sewer Capital Projects Fund Total:	6,255,295.00	6,538,368.00	0.00	1,382,941.24	5,155,426.76	78.85%
Fund: 781 - WWTP Facility Construction						
8300 - Sewer	0.00	750,273.00	0.00	665,223.63	85,049.37	11.34%
Fund: 781 - WWTP Facility Construction Total:	0.00	750,273.00	0.00	665,223.63	85,049.37	11.34%
Fund: 791 - Sewer Revenue Bonds Fund						
8300 - Sewer	100,540.00	100,540.00	0.00	0.00	100,540.00	100.00%
8301 - Sewer Revenue Bonds Fund	360,182.50	360,182.50	0.00	0.00	360,182.50	100.00%
8302 - Sewer Revenue Bonds Fund	180,590.00	180,590.00	0.00	0.00	180,590.00	100.00%

My Budget Report

For Fiscal: 2025-2026 Period Ending: 12/31/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
8303 - Sewer Revenue Bonds Fund	179,452.80	179,452.80	0.00	0.00	179,452.80	100.00%
8304 - Sewer Revenue Bonds Fund	866,745.10	866,745.10	0.00	0.00	866,745.10	100.00%
8305 - Sewer Revenue Bonds Fund	778,785.00	778,785.00	0.00	0.00	778,785.00	100.00%
Fund: 791 - Sewer Revenue Bonds Fund Total:	2,466,295.40	2,466,295.40	0.00	0.00	2,466,295.40	100.00%
Fund: 820 - Health Insurance Fund						
9300 - Vehicle Reserve and Internal Service	1,961,995.44	1,961,995.44	0.00	773,403.98	1,188,591.46	60.58%
9302 - Vision Insurance	300.00	300.00	0.00	97.70	202.30	67.43%
Fund: 820 - Health Insurance Fund Total:	1,962,295.44	1,962,295.44	0.00	773,501.68	1,188,793.76	60.58%
Fund: 840 - Flex/STD Fund						
9300 - Vehicle Reserve and Internal Service	2,600.00	3,100.00	0.00	835.40	2,264.60	73.05%
Fund: 840 - Flex/STD Fund Total:	2,600.00	3,100.00	0.00	835.40	2,264.60	73.05%
Fund: 850 - City Liab Ins Reserve Fund						
1100 - Police	0.00	0.00	10,000.00	10,000.00	-10,000.00	0.00%
2100 - Streets and Debt Service Fund	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00%
Fund: 850 - City Liab Ins Reserve Fund Total:	5,000.00	5,000.00	10,000.00	10,000.00	-5,000.00	-100.00%
Fund: 890 - Vehicle and Equipment						
9300 - Vehicle Reserve and Internal Service	90,000.00	521,000.00	908.24	315,699.38	205,300.62	39.41%
Fund: 890 - Vehicle and Equipment Total:	90,000.00	521,000.00	908.24	315,699.38	205,300.62	39.41%
Report Total:	33,405,379.69	48,076,451.78	219,233.88	15,850,706.26	32,225,745.52	67.03%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
001 - General	3,644,639.54	15,039,413.63	95,442.01	6,890,341.30	8,149,072.33	54.18%
110 - Road Use Tax Fund	2,463,322.04	2,468,822.04	13,252.23	884,444.25	1,584,377.79	64.18%
112 - Trust & Agency Fund	2,703,534.00	2,703,534.00	0.00	1,278,288.79	1,425,245.21	52.72%
121 - Local Option Sales Tax	1,793,050.00	1,915,522.00	0.00	570,734.52	1,344,787.48	70.20%
125 - TIF Downtown Fund	1,444,285.00	1,444,285.00	0.00	345,446.25	1,098,838.75	76.08%
141 - Library Special Revenue	45,000.00	45,000.00	0.00	8,568.92	36,431.08	80.96%
142 - Park & Rec Special Rev Fund	0.00	0.00	0.00	4,847.50	-4,847.50	0.00%
161 - Downtown Biz Incentive Proj	250.00	1,096,506.00	0.00	2,894.63	1,093,611.37	99.74%
200 - Debt Service Fund	3,384,313.00	3,384,313.00	0.00	0.00	3,384,313.00	100.00%
301 - Capital Projects Fund	16,500.00	16,500.00	0.00	11,096.18	5,403.82	32.75%
321 - Street Capital Projects Fund	715,000.00	715,000.00	25,670.28	406,037.85	308,962.15	43.21%
323 - Hillcrest Avenue	0.00	495,797.00	0.00	41,504.85	454,292.15	91.63%
324 - K Street Construction	0.00	136,895.00	0.00	17,845.00	119,050.00	86.96%
327 - Willowcrest Avenue	500,000.00	500,000.00	0.00	0.00	500,000.00	100.00%
340 - City Hall Bldg Project	25,000.00	25,000.00	-182.78	19,429.87	5,570.13	22.28%
354 - Industrial Park Infrastructure	0.00	0.00	0.00	60,774.70	-60,774.70	0.00%
610 - Sewer Fund	3,094,154.27	3,094,154.27	42,115.18	1,222,530.99	1,871,623.28	60.49%
650 - Stormwater Utility Fund	752,184.00	752,184.00	16,972.75	191,617.74	560,566.26	74.53%
670 - Recycling Fund	458,676.00	458,676.00	0.00	176,836.70	281,839.30	61.45%
680 - Wellness Campus Fund	1,413,986.00	1,368,518.00	15,055.97	569,264.89	799,253.11	58.40%
681 - Wellness Campus Capital	170,000.00	170,000.00	0.00	0.00	170,000.00	100.00%
710 - Sewer Capital Projects Fund	6,255,295.00	6,538,368.00	0.00	1,382,941.24	5,155,426.76	78.85%
781 - WWTP Facility Construction	0.00	750,273.00	0.00	665,223.63	85,049.37	11.34%
791 - Sewer Revenue Bonds Fund	2,466,295.40	2,466,295.40	0.00	0.00	2,466,295.40	100.00%
820 - Health Insurance Fund	1,962,295.44	1,962,295.44	0.00	773,501.68	1,188,793.76	60.58%
840 - Flex/STD Fund	2,600.00	3,100.00	0.00	835.40	2,264.60	73.05%
850 - City Liab Ins Reserve Fund	5,000.00	5,000.00	10,000.00	10,000.00	-5,000.00	-100.00%
890 - Vehicle and Equipment	90,000.00	521,000.00	908.24	315,699.38	205,300.62	39.41%
Report Total:	33,405,379.69	48,076,451.78	219,233.88	15,850,706.26	32,225,745.52	67.03%



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: December 1, 2025
Subject: Approval of Minutes of the prior meetings

Introduction: Attached are the minutes of the November 17, 2025 Council meeting for review and approval.

Recommendation: Staff recommends approval.

Attachments: 1. 20251117 CC Minutes



CITY OF INDIANOLA COUNCIL MEETING

November 17, 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 November 17, 2025, in the City Hall Council Chambers. Mayor Steve Richardson called the meeting to order and on roll call the following members were present: Josh Rabe, Ron Dalby, Steve Armstrong, Christina Beach, Mellisa Sones, Bob Lane. Absent: None.

Public Comment

Elena Rodriguez-Lara, 7085 Bloomfield Rd., Des Moines, representative of Kappa Theta Psi Fraternity at Simpson College, spoke in favor of a continued contract between the City and Kiya Koda.

Karter Larson and Tate Brewer, representatives of the Mayor's Youth Council, introduced themselves.

Simpson Professor John Pauley and students were in attendance.

Consent Agenda

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

- Approval of Agenda
- Approval of Claims
- Approval of Minutes of the prior meetings
- Resolution 2025-193 authorizing a service agreement with Midwest Alarm Services.
- Resolution 2025-194 authorizing a contract with Cleaning Connection for janitorial services at the Indianola Wellness Campus.
- Resolution 2025-195 authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatements against properties.
- Resolution 2025-196 approving the certification of tax increment financing obligations.
- Approval of the Annual Urban Renewal Report.
- Receive and file the Fiscal Year 25 Street Finance Report.
- Receive and file the Annual Financial Report for Fiscal Year 25.
- Consideration of the approval of a Home Base Iowa Initiative Application from Kenneth Cook and authorization of a handwritten warrant in the amount of \$1500.00.
- Approval of Urban Revitalization Designations.
- Resolution 2025-197 approving salaries.

Council Reports

Robert Endriss, Partner with Denman and Co, presented the Fiscal Year 25 audit report.

Council Member Lane reported on the recent IMU Trustee meeting. Council Member Sones reported on Indianola Main Street.

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

Mayor's Report

Mayor Richardson reported on upcoming community events.

Old Business

Council Member Lane moved to approve the third consideration and adoption of an ordinance (1789) amending Chapter 66, Load and Weight Restrictions, for Establishing Truck Routes. Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Sones, Lane. NAYS: Armstrong, Beach. Whereas the Mayor declared the motion passed.

Council Member Dalby moved to approve Resolution 2025-199 approving an intergovernmental agreement between the City of Indianola and the Animal Rescue League of Iowa, Inc. for shelter services. Rabe seconded it. City Manager Jacob Meshke and Interim Police Chief discussed the proposed contract with the ARL. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor Richardson read three public comments submitted electronically prior to the meeting from Jaiden Eisbrenner, 500 N Buxton St.; Andrea Warner, 614 Knoll Dr, Apt 5, Norwalk; and Serymar Matias, 500 N Buxton St., Apt 9; in opposition of the City terminating the contract with Kiya Koda.

Melissa Bartlett, 3588 Vermont St., New Virginia, spoke in opposition of the City terminating the contract with Kiya Koda.

Council Member Rabe moved to approve Resolution 2025-198 terminating the contract between the City of Indianola and Kiya Koda and Beach seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

New Business

Council Member Beach moved to approve the first consideration of an ordinance amending recycling rates. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Other Business

City Manager Jacob Meshke reported on City news, including Brush Facility dates, Police Chief hiring, Thanksgiving closures/amended hours, and the delivery of a new ambulance.

The Council directed staff to vote in favor of MIPA's Council of Government proposal.

Council Member Rabe moved to add discussion of a fine schedule for at-large dogs, the transient merchant ordinance and the promotion of the residential tax abatement for rehabilitated homes to a future study session agenda. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

City Manager Jacob Meshke requested a closed session for the council to discuss his performance evaluation.

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

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

Mayor Steve Richardson stated the results of the performance evaluation.

Council Member Beach moved to amend the salary in the City Manager's contract by a three-percent increase. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Beach, Lane. NAYS: Armstrong, Sones. Whereas the Mayor declared the motion passed.

Adjourn

The meeting was adjourned at 8:14 PM on a motion by Sones and seconded by Lane. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Bryce Johnson, Community and Economic Development Director

Date: December 1, 2025

Subject: Resolution setting the date of December 15, 2025, at 6:00 PM for a public hearing on the matter of the adoption of a proposed Amendment No. 2 to the Amended and Restated 1998 Citywide Urban Revitalization Plan.

Introduction: City staff is providing a proposed amendment to the city's residential property tax abatement program from direction received by City Council at the November 10, 2025, study session. Staff is requesting City Council set the public hearing for future consideration and discussion of Amendment No. 2 to Amended and Restated 1998 Citywide Urban Revitalization Plan at their December 15, 2025, meeting.

Background:

On September 8, 2025, city staff presented at a City Council study session providing an update on the City's current residential property tax abatement program. On November 10, 2025, the City Council held another study session to review possible amendments to the City's Urban Revitalization Plan.

At the November 10, 2025, study session, city staff presented the following options for the residential tax abatement program.

- a. No Change. Keep the residential tax abatement program as-is.
- b. Modifying the residential property tax abatement program to either:
 - a. 3-year sliding scale (75%, 60%, 45%).
 - b. 5-year sliding scale (75%, 60%, 45%, 30%, 15%)
 - c. Terminate the abatement for new construction homes, but retain for improvements to existing homes.
- c. Terminate. Remove the residential property tax abatement program entirely.

The city currently offers a 5-year sliding scale (100%, 80%, 60%, 40%, 20%, 0%) residential property tax abatement for all new construction homes or homes with improvements exceeding 10% of the assessed value. Staff primarily receive abatement applications for new home constructions, seeing limited participation from existing homes. However, city staff is in the process of creating a marketing campaign to inform residents of this. City staff also presented information on commercial and industrial abatement, receiving direction that City Council was primarily interested in changes to the residential abatement program.

Discussion:

Since the September 8, 2025, study session, city staff have reached out to other communities and the Warren County Assessor and Auditor offices staff to discuss residential property tax efforts at a regional level. In March 2024 and December 2024, both Carlisle and Norwalk terminated their residential

property tax abatement programs making Indianola the last municipality in Warren County offering such for newly constructed homes. Carlisle and Norwalk indicated reason for eliminating abatement was in response to HF 718, which set caps and penalties by requiring tax levies to be lowered for growing municipalities. It was the opinion of these neighboring cities that their tax abatement program offered further tax exemption (i.e. revenue loss) on top of HF 718, which made it difficult from a budgetary perspective for the city to provide quality services to a growing number of residents while simultaneously being penalized for said growth.

In 2024, the State revised the abatement code making school district levies exempt from the abatement program. Therefore, in Indianola's case, the school district levy is still able to collect \$17.69 per \$1,000 of assessed value. For example, a new home assessed at \$350,000 is still paying \$2,936 per year to the school district and \$0.00 to the city. The school district's levy accounts for 46.21% of the total tax rate, where the city's levy is only \$13.43 / \$1,000 (or 35% of the total tax levy). If this is not communicated to new home buyers, it can cause frustration when property owners receive a tax bill for thousands of dollars.

During the November 10, 2025, Council Study Session, city staff was directed to move forward with Amendment No. 2 to the city's Urban Revitalization Plan. The amendments to this plan include the following:

1. Removes new construction residential homes and multi-family properties from tax abatement eligibility (beginning after February 1, 2027).
2. Adds state-mandated provisions effective July 2024 requiring:
 - a. The school levy be exempt from the abatement program.
 - b. Minimum Assessment Agreements be written and signed with the city for commercial abatement.

The termination date of February 1, 2027, ensures that current developments with previously approved entitlements, such as site plans or final plats, can still benefit from the abatement program in place at the time of approval. This provides consistency and predictability for projects already in the pipeline. Please note, the city's industrial abatement program is not part of the Urban Revitalization Plan, rather, it is under a separate statutory authority – Iowa Code Chapter 427B. Additionally, the city's commercial property tax abatement program under the Urban Revitalization Plan will remain intact as-is.

Other items to consider:

- Newly constructed homes actually receive a 7-year abatement considering the manner in which taxes are collected (in arrears). Abatement doesn't begin until the time a property is fully assessed. The first 18 – 24 months a new home is only taxed on the value of the land.
- Fairness and Equity. The residential tax abatement program creates an imbalance between existing and new homeowners. Existing homeowners get no incentive to live in Indianola. Also, new homes get the benefits of community services without having to pay for them.
- Utilizing Tax Increment Financing (TIF) will incentivize developers, rather than property owners, to construct in Indianola.
 - For Example: In a standard 20-lot single-family home subdivision, a typical road would cost about \$1.5 million. Through reimbursements from the city via a public-private partnership like TIF, that would save the developer approximately \$75,000 per lot. The upside of the TIF program is that the city: A) gets more houses, and B) receives new public roadway.
- Tax Abatement + HF 718 = Double Revenue Suppression. Combined, HF 718 and Tax Abatement reduce city revenues and slow valuation growth, which supports debt, public safety, roads, and more.

- If the City Council chooses to implement another new residential abatement program in the future, the same process can be followed as this amendment.

Budget Impact: Data shows the city loses approximately \$52,000 per year in tax revenue due to the 100% abatement given during the first year of the current 5-year sliding tax schedule (assuming an average of 50 new homes built per year based on historical trends). When evaluated over a 10-year period, the cumulative revenue gap remains notable in the early years, even though it narrows as abated properties begin paying full taxes. However, because new abatement applications are approved each year, the City remains in a recurring cycle of reduced revenue, preventing it from ever fully realizing the long-term fiscal benefits of full taxation. This pattern highlights that while the program has successfully supported residential growth, the ongoing deferral of tax revenue limits the City's ability to meet growing service demands associated with that same development.

Recommendation: City Council approve a resolution setting December 15, 2025, as the public hearing date for consideration of Amendment No. 2 to the Amended and Restated 1998 Citywide Urban Revitalization Plan.

Attachments: 1. Amend No. 2 to A&R 1998 Citywide Urban Revit Plan - Resolution Setting Date

ITEM TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

December 1, 2025

6:00 P.M.

Amended and Restated 1998 Citywide Urban Revitalization Plan

- Resolution determining the necessity and fixing a date for a public hearing on the matter of the adoption of a proposed Amendment No. 2 to the Amended and Restated 1998 Citywide Urban Revitalization Plan

IMPORTANT INFORMATION

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

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

December 1, 2025

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

Josh Rabe, Ron Dalby, Steve Armstrong, Christina Beach, Mellisa Sones, Bob Lane

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION DETERMINING THE NECESSITY AND FIXING A DATE FOR A PUBLIC HEARING ON THE MATTER OF THE ADOPTION OF A PROPOSED AMENDMENT NO. 2 TO THE AMENDED AND RESTATED 1998 CITYWIDE URBAN REVITALIZATION PLAN", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. ____

RESOLUTION DETERMINING THE NECESSITY AND
FIXING A DATE FOR A PUBLIC HEARING ON THE MATTER
OF THE ADOPTION OF A PROPOSED AMENDMENT NO. 2
TO THE AMENDED AND RESTATED 1998 CITYWIDE
URBAN REVITALIZATION PLAN

WHEREAS, pursuant to the provisions of Iowa Code Chapter 404, by resolution adopted July 16, 2018, the City of Indianola, Iowa (the "City"), designated certain areas of the City as a revitalization area, by the adoption of the Amended and Restated 1998 Citywide Urban Revitalization Plan for the 1998 Citywide Urban Revitalization Area (the "Revitalization Area" or "Area"); and

WHEREAS, the Amended and Restated 1998 Citywide Urban Revitalization Plan has subsequently been amended by the adoption of Amendment No. 1 to the Amended and Restated Plan in 2021; and

WHEREAS, by the foregoing action, the Council has determined that the Revitalization Area within the City can be revitalized as authorized by Iowa Code Chapter 404; and

WHEREAS, a proposed Amendment No. 2 to the Plan ("Amendment") has been prepared, the purpose of which is to: (i) remove new residential construction projects from the definition of "Eligible Improvements" for applications submitted after February 1, 2027; and (ii) incorporate changes necessitated by recent revisions to the Urban Revitalization Act; and

WHEREAS, before such Amendment can be adopted, it is necessary that a public hearing be held thereon and that due notice be given in accordance with the requirements of Iowa Code Chapter 404.

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

Section 1. It is determined that the rehabilitation, conservation, redevelopment, economic development or a combination thereof of the Area is necessary in the interest of the public health, safety, or welfare of the residents of the City, and the Area substantially meets the criteria of Iowa Code Section 404.1 and the proposed Amendment, attached to this Resolution as Exhibit 1, and the Plan as amended thereby, is declared to substantially meet the criteria of Iowa Code Section 404.2.

Section 2. It is determined that it is in the best interests of the citizens of the City to hold a public hearing on the matter of the adoption of the Amendment at a regularly scheduled meeting of the City Council, on December 15, 2025, at 6:00 P.M., in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa.

Section 3. That the City Clerk. be and is hereby directed to publish a notice of a public hearing on the Amendment, at least once not less than four days prior to the date of said public hearing, as provided in Iowa Code Section 404.2(6).

Section 4. Be it further resolved that copies of the Amendment be made available to the public through the office of the City Clerk.

Section 5. The notice of the proposed hearing shall be in substantially the following form:

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF
THE CITY OF INDIANOLA, IOWA, ON THE MATTER OF THE
ADOPTION OF A PROPOSED AMENDMENT NO. 2 TO THE
AMENDED AND RESTATED 1998 CITYWIDE URBAN
REVITALIZATION PLAN

Public notice is hereby given that the City Council of the City of Indianola, Iowa, will hold a public hearing on December 15, 2025, at 6:00 P.M., in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, at which meeting the Council proposes to take action on the adoption of an Amendment No. 2 ("Amendment") to the Amended and Restated 1998 Citywide Urban Revitalization Plan ("Plan") for the 1998 Citywide Urban Revitalization Area ("Area") described therein, under the authority of Iowa Code Chapter 404, as amended.

The purpose of the Amendment is to: (i) remove new residential construction projects from the definition of "Eligible Improvements" for applications submitted after February 1, 2027; and (ii) incorporate changes necessitated by recent revisions to the Urban Revitalization Act.

Any persons interested may appear at said meeting of the Council and present evidence for or against the adoption of the Amendment. The proposed Amendment is on file in the office of the City Clerk and available for public inspection or copying during ordinary business hours.

This notice is given by order of the City Council of the City of Indianola, Iowa, pursuant to Section 404.2, Code of Iowa.

Dated this 1st day of December 2025.

City Clerk, City of Indianola, State of Iowa

(End of Notice)

PASSED AND APPROVED this 1st day of December 2025.

Mayor

ATTEST:

City Clerk

AMENDMENT NO. 2
EXHIBIT 1

AMENDMENT NO. 2
TO THE
AMENDED AND RESTATED 1998 CITYWIDE URBAN REVITALIZATION PLAN
FOR THE
1998 CITYWIDE URBAN REVITALIZATION AREA

City of Indianola, Iowa

INTRODUCTION

The City of Indianola, Iowa (“City”) adopted the Amended and Restated 1998 Citywide Urban Revitalization Plan (“Amended and Restated Plan” or “Plan”) for the 1998 Citywide Urban Revitalization Area (the “Urban Revitalization Area” or “Area”) by action of the City Council on July 16, 2018. The Amended and Restated Plan was adopted to promote the revitalization of properties in the Area, by providing tax abatement on eligible improvements on properties assessed as commercial, residential, or multiresidential.

In 2021, the City amended the Plan by an Amendment No. 1 to address legislative changes to the multiresidential assessment category and to update the application process under the Plan. The City is further amending the Plan with the adoption of this Amendment No. 2 to the Amended and Restated Plan (“Amendment” or “Amendment No. 2”) to (i) remove new residential construction projects from the definition of “Eligible Improvements” for applications submitted after February 1, 2027; and (ii) incorporate changes necessitated by recent revisions to the Urban Revitalization Act.

AMENDMENT TO THE PLAN

The specific changes being made by this Amendment to the Plan, as previously amended, include the following:

1. Section H of the Plan, as previously amended, providing the available tax exemption schedules under the Plan, is hereby repealed in its entirety and replaced with the following:

H. Tax Exemption Schedules

1. Residential Property.

All Qualified Real Estate assessed as residential property is eligible to receive an exemption from taxation on a portion of the Actual Value Added by Eligible Improvements; provided, however, for property assessed as residential property the exemption from taxation shall not apply to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D.

The exemption is for a period of five (5) years. The amount of the partial exemption is equal to a percent of the Actual Value Added by Eligible Improvements, determined as follows:

First Year – 100% of the Actual Value Added by Eligible Improvements
Second Year – 80% of the Actual Value Added by Eligible Improvements
Third Year – 60% of the Actual Value Added by Eligible Improvements
Fourth Year – 40% of the Actual Value Added by Eligible Improvements
Fifth Year – 20% of the Actual Value Added by Eligible Improvements

2. Commercial Property.

All Qualified Real Estate assessed as commercial property is eligible to receive an exemption from taxation on a portion of the Actual Value Added by Eligible Improvements.

The exemption is for a period of four (4) years. The amount of the partial exemption is equal to a percent of the Actual Value Added by Eligible Improvements, determined as follows:

First Year – 80% of the Actual Value Added by Eligible Improvements
Second Year – 60% of the Actual Value Added by Eligible Improvements
Third Year – 40% of the Actual Value Added by Eligible Improvements
Fourth Year – 20% of the Actual Value Added by Eligible Improvements

2. The second paragraph of Section I of the Plan, as previously amended, defining “Eligible Improvements,” is hereby repealed in its entirety and replaced with the following:

“Eligible Improvements,” as used in this Amended and Restated Plan, include:

1. Rehabilitation and additions to any existing residential structures.
2. Through February 1, 2027, new construction of residential structures on vacant land or on land with existing structures; *provided, however, such new construction of residential structures shall not constitute Eligible Improvements for any final applications submitted after February 1, 2027.*
3. Rehabilitation and additions to any existing commercial structures and new construction of commercial structures on vacant land or on land with existing structures.

All improvements, in order to be considered eligible, must be completed in conformance with all applicable ordinances and regulations of the City of Indianola, and must be completed during the time the Area is designated as a revitalization area. No abatement will be allowed unless a building permit has been issued by the City with respect to the project for which the abatement is requested.

3. To address a recent legislative change to the requirements for property assessed as commercial to receive an exemption under the Urban Revitalization Act, the following paragraph is added to the end of Section L of the Plan, as previously amended:

Additional Requirement for Properties Assessed as Commercial

Property owners submitting applications on or after July 1, 2024 for improvements to property assessed as commercial must also enter into a written assessment agreement with the City, in substantially the form attached as Exhibit A to the Amendment No. 2, specifying a minimum actual value for the completed improvements, consistent with and to the extent required by the provisions of Iowa Code Chapter 404 in effect at the time the application is submitted to the City.

EFFECTIVE DATE OF AMENDMENT

This Amendment No. 2 shall become effective on the date it is approved by Resolution by the City Council of the City of Indianola, Iowa (“Effective Date”).

Prepared by:
Return to: [CITY ADDRESS]; Attn: City Clerk

EXHIBIT A
MINIMUM ASSESSMENT AGREEMENT

THIS MINIMUM ASSESSMENT AGREEMENT (“Minimum Assessment Agreement” or “Assessment Agreement”) is dated as of _____, 20____, by and between the City of Indianola, Iowa (the “City”), an Iowa municipal corporation, and [OWNER OF QUALIFIED REAL ESTATE], a(n) Iowa _____ (“Owner”).

WHEREAS, consistent with the provisions of the City’s Amended and Restated 1998 Citywide Urban Revitalization Plan (“Amended and Restated Plan” or “Plan”) for the 1998 Citywide Urban Revitalization Area (the “Urban Revitalization Area” or “Area”), as amended, the Owner has submitted an Application for Tax Abatement dated as of _____, 20____ (the “Application”) regarding certain commercial real estate owned by Owner and located in the Urban Revitalization Area, which real estate is legally described as follows:

[LEGAL DESCRIPTION]

(the “Property”);

WHEREAS, the Application describes certain improvements that have been or are proposed to be constructed on the Property (the “Eligible Improvements”); and

WHEREAS, pursuant to Iowa Code Section 404.3C, the City and Owner desire to establish a Minimum Actual Value for the Eligible Improvements and Property following completion of the Eligible Improvements for the duration of the tax abatement requested by the Owner by submission of the Application, under the provisions of the Plan; and

WHEREAS, the Warren County Assessor has reviewed the preliminary plans and specifications for the Eligible Improvements that are contemplated to be constructed.

NOW, THEREFORE, the parties to this Minimum Assessment Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. Upon substantial completion of construction of the Eligible Improvements, the minimum actual value fixed for assessment purposes for the Eligible Improvements and the Property (building and land value) in the aggregate shall be not less than _____ Dollars (\$ _____), before rollback

The Minimum Actual Value shall terminate and be of no further force or effect as of December 31, ____ (“Assessment Termination Date”). Upon the Assessment Termination Date, this Minimum Assessment Agreement shall no longer control the assessment of the Property.

2. This Minimum Assessment Agreement shall be promptly recorded by the City with the Recorder of Warren County, Iowa. Such filing shall constitute notice to any subsequent encumbrancer of the Property (or part thereof), whether voluntary or involuntary, and this Minimum Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent encumbrancer, including the holder of any mortgage. The City shall pay all costs of recording.

3. This Minimum Assessment Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and permitted assigns.

4. Nothing herein shall be deemed to waive the rights of Owner from seeking administrative or legal remedies to reduce the actual value assignment made by the Assessor in excess of the Minimum Actual Value established herein. In no event, however, shall Owner seek to reduce the actual value to an amount below the Minimum Actual Value established herein during the term of this Agreement. This Minimum Assessment Agreement may be amended or modified and any of its terms, covenants, representations, warranties or conditions waived, only by a written instrument executed by the parties hereto, or in the case of a waiver, by the party waiving compliance.

5. If any term, condition or provision of this Minimum Assessment Agreement is for any reason held to be illegal, invalid or inoperable, such illegality, invalidity or inoperability shall not affect the remainder hereof, which shall at the time be construed and enforced as if such illegal or invalid or inoperable portion were not contained herein.

6. The Minimum Actual Value herein established shall be of no further force and effect and this Minimum Assessment Agreement shall terminate pursuant to the Assessment Termination Date set forth in Section 1 above.

[Remainder of this page is blank. Signatures start on the next page.]

CITY OF INDIANOLA, IOWA

ATTEST:

STATE OF IOWA)
) SS
COUNTY OF WARREN)

Notary Public in and for the State of Iowa

[Signature page to Minimum Assessment Agreement – City]

[OWNER]

By: _____

Print Name: _____

Its: _____

STATE OF _____)
) SS
COUNTY OF _____)

This record was acknowledged before me on this _____ day of _____, 2023, by _____, as the _____ of [OWNER], on behalf of whom the record was executed.

Notary Public in and for said state

[Signature page to Minimum Assessment Agreement – Owner]

CERTIFICATION OF ASSESSOR

The undersigned, having reviewed the plans and specifications for the Eligible Improvements to be constructed, and being of the opinion that the minimum actual value contained in the foregoing Minimum Assessment Agreement appears reasonable, hereby certifies as follows:

The undersigned Assessor, being legally responsible for the assessment of the above described property upon completion of the improvement to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall be not less than \$_____.

Assessor for the County of Warren, Iowa

Date

STATE OF IOWA)
) SS
COUNTY OF WARREN)

Subscribed and sworn to before me by _____, Assessor for the County of Warren, Iowa on this _____ day of _____, 20____.

Notary Public for the State of Iowa

Consistent with Iowa Code §404.3C, a copy of Iowa Code §404.3C is attached, as follows:

1. For revitalization areas established under this chapter on or after the effective date of this division of this Act and for first-year exemption applications for property located in a revitalization area in existence on the effective date of this division of this Act filed on or after the effective date of this division of this Act, commercial property shall not receive a tax exemption under this chapter unless the city or county, as applicable, and the owner of the qualified real estate enter into a written assessment agreement specifying a minimum actual value until a specified termination date for the duration of the exemption period.

2. a. The assessment agreement shall be presented to the appropriate assessor. The assessor shall review the plans and specifications for the improvements to be made to the property and if the minimum actual value contained in the assessment agreement appears to be reasonable, the assessor shall execute the following certification upon the agreement:

The undersigned assessor, being legally responsible for the assessment of the above described property upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than\$

b. The assessment agreement with the certification of the assessor and a copy of this subsection shall be filed in the office of the county recorder of the county where the property is located. Upon completion of the improvements, the assessor shall value the property as required by law, except that the actual value shall not be less than the minimum actual value contained in the assessment agreement. This subsection does not prohibit the assessor from assigning a higher actual value to the property or prohibit the owner from seeking administrative or legal remedies to reduce the actual value assigned except that the actual value shall not be reduced below the minimum actual value contained in the assessment agreement. An assessor, county auditor, board of review, director of revenue, or court of this state shall not reduce or order the reduction of the actual value below the minimum actual value in the agreement during the term of the agreement regardless of the actual value which may result from the incomplete construction of improvements, destruction or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording of an assessment agreement complying with this subsection constitutes notice of the assessment agreement to a subsequent purchaser or encumbrancer of the land or any part of it, whether voluntary or involuntary, and is binding upon a subsequent purchaser or encumbrancer.

4896-4374-9497-1\13538-195

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF WARREN

)

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

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

City Clerk, City of Indianola, State of Iowa

(SEAL)

4933-4088-5115-1\13538-195



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: December 1, 2025
Subject: Consideration of the approval of a liquor license renewal for Indianola Lodge No. 2814 Benevolent and Protective Order of Elks of the United States of America.

Introduction: This is a renewal of the Indianola Lodge No. 2814 Benevolent and Protective Order of Elks of the United States of America's Class C Retail Alcohol License with outdoor service privileges.

Background: Their current license expires December 6, 2025.

Discussion: The Indianola Lodge No. 2814 Benevolent and Protective Order of Elks of the United States of America is a corporation located at 110 W Ashland. Owners listed on the application are Richard Shelley and Kirk Bloom. Staff has reviewed the application and the inspection is scheduled for December 1, 2025.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: December 1, 2025
Subject: Second consideration of an ordinance amending recycling rates.

Introduction: Staff recommends Council approve the second reading of an ordinance amending recycling rates by 4.8%.

Background: Our current rate is \$6.41; \$5.61 is for bi-weekly recycling services and \$0.80 is for the fall and spring cleanup programs. An additional fee for the cleanup programs was adopted by the Council in April 2024.

Discussion: The fee for the bi-weekly recycling services will increase by 4.8%; the new fee for that service will be \$5.88.

The fee for the cleanup program is calculated based on the contract costs and the number of recycling residents. The fee will need to increase by two cents per month to \$0.82.

	Spring	Fall & Spring Yard Waste	Fall Bulky Items	Landfill	Total
Cost	\$43,549	\$6,036.15	\$4,126.56	\$6,800	\$60,717.99
Total per month based on 6,188 recycling customers	\$0.59	\$0.08	\$0.06	\$0.09	\$0.82
Increase	\$0.02	None	None	None	\$0.02

The total recycling fee billed to customers on a monthly basis will be \$6.70.

Budget Impact: The fees are used to pay for the services received and administrative costs.

Recommendation: Staff recommends approval.

Attachments: 1. Ord _Recycling 2026

City of Indianola
ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 106, COLLECTION OF SOLID WASTE,
INDIANOLA CODE OF ORDINANCES TO INCREASE RECYCLING RATES

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

SECTION 1. Section 106.09, Recycling Program, is hereby amended in
subsection 1 by deleting the stricken language and inserting the underlined language as
follows:

1. Fee. The fee for recyclable collection and disposal service, used or available, is ~~six
dollars and forty-one cents) (\$6.41)~~ six dollars and seven cents (\$6.70) for each
residential premises.

SECTION 2. REPEALER. Ordinances or parts of Ordinances in conflict with the
provisions of this Ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this
Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not
affect the validity of the Ordinance as a whole or any section, provision or part thereof not
adjudicated invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This Ordinance shall be in effect January 1,
2026.

PASSED and approved by the Indianola City Council this _____ day of
_____ 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

First Reading:
Second Reading:
Third Reading:
Published:



MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Finance Director

Date: December 1, 2025

Subject: Resolution approving Change Order Number 1 in the amount of (\$19,095.87), final acceptance and retainage release in the amount of \$17,695.08 to Sternquist Construction for the West Clinton Avenue Reconstruction Project.

Introduction: Staff recommends approval of Change Order Number 1 in the amount of (\$19,095.87), final acceptance and release of retainage for the West Clinton Avenue Reconstruction Project.

Background: The City Council awarded the construction contract to Sternquist Construction on September 16, 2024, for \$372,997.55, with a \$19,000 contingency for unforeseen conditions. Construction began May 19, 2025, with a closure on West Clinton Avenue, between North Buxton Street and North Howard Street. The contract allowed 60 working days for completion.

Discussion: Snyder & Assoc completed field observation and measurements and has found this project to be 100% complete. The final change order is a summary of reconciling project quantities and decreases the final project amount to \$353,901.68. Snyder recommends formal project acceptance, approval of the change order, and release of retainage in the amount of \$17,695.08 thirty days following Council's acceptance of the project.

Budget Impact: Fund 321 - Street Capital Projects Fund will see budget savings of \$19,095.87.

Recommendation: Staff recommends approval of the change order, final acceptance of project, and release of retainage.

Attachments:

1. Res 2025- CO1_Final Acceptance_Retainage_W Clinton Recon
2. Final_Letter_WestClintonAve (1)
3. Final CO_Signed
4. Certification_Complete_2025-11-17_SuppConstruction

City of Indianola
RESOLUTION NO. 2025

**RESOLUTION APPROVING CHANGE ORDER NUMBER 1, FINAL ACCEPTANCE AND
RETAINAGE RELEASE TO STERNQUIST CONSTRUCTION FOR
THE WEST CLINTON AVENUE RECONSTRUCTION PROJECT**

WHEREAS, the West Clinton Avenue Reconstruction Project is now complete; and

WHEREAS, Sternquist Construction has submitted Change Order Number 1 to reduce measured quantities; 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. Change Order Number 1 in the amount of (\$19,095.87) is hereby approved;
2. Final acceptance of the West Clinton Avenue Reconstruction Project is hereby granted;
3. Retainage in the amount of \$17,695.08 is authorized to be released thirty (30) days after the date of this resolution, provided no claims are filed.

PASSED AND APPROVED this 1st day of December 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

November 17, 2025

Jacob Meshke
City Manager
City of Indianola
110 North 1st Street
Indianola, IA 50125

RE: Final Change Order - Project Acceptance
West Clinton Avenue Reconstruction

Dear Mr. Meshke:

Enclosed please find the final change order for the project, Change Order No. 1, and the certificate of completion for the project. The final change order is a summary of reconciling project quantities.

Snyder and Associates, Inc. has completed field observations and measurements and has found the project to be complete in substantial compliance with the approved plans and specifications. The total project amount, including all change orders and measured quantities is \$353,901.68. The original contract/bid amount was \$372,997.55.

The contract included 60 working days to complete the project. At the end of the pay period, 42 working days, or 70% of the contract working days, had been used.

Snyder recommends formal project acceptance and approval of the final Change Order. The release of retainage in the amount of \$17,695.08 will be release thirty (30) days following acceptance of the project.

Payment and Completion Summary for August 2025	
Item	Amount
Partial Payment Application No. 1	\$51,488.73
Partial Payment Application No. 2	\$95,868.57
Partial Payment Application No. 3	\$52,804.23
Partial Payment Application No. 4	\$136,045.07
Total of All Payments	\$336,206.60
Total Earned	\$353,901.68
5% Retainage	\$17,695.08
Total Contract Price (Adjusted from Change Order No. 1)	\$353,901.68
Percent Complete	100%

Jacob Meshke
City of Indianola
November 17, 2025
Page 2 of 2

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

Respectfully,

SNYDER & ASSOCIATES, INC.



Travis Warnke, P.E.
Project Manager

Enclosure

CHANGE ORDER NO. 1

OWNER: City of Indianola

PROJECT: W. Clinton Avenue Reconstruction
S&A PROJECT #: 125.0113

To: Sternquist Construction
Contractor
1110 N 14th Street
Address
Indianola, IA 50125
City, State, Zip

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

-
1. Description of change to be made:
- 2.02 EXCAVATION, CLASS 10
 - 2.03 BELOW GRADE EXCAVATION (CORE OUT)
 - 2.05 MODIFIED SUBBASE, 6"
 - 3.01 FRENCH FOUNDATION
 - 3.02 REPLACEMENT OF UNSUITABLE BACKFILL MATERIALS
 - 4.01 STORM SEWER, TRENCHED, PVC, 8"
 - 4.02 STORM SEWER, TRENCHED, PVC, 12"
 - 4.03 STORM SEWER, TRENCHED, RCP, 12"
 - 4.04 STORM SEWER, TRENCHED, RCP, 15"
 - 4.06 REMOVAL OF STORM SEWER, RCP, LESS THAN OR EQUAL TO 18'
 - 4.09 SUBDRAIN OUTLETS AND CONNECTIONS, CMP 6'
 - 5.01 WATER MAIN, TRENCHED, C-900 PVC, 8"
 - 5.06 FIRE HYDRANT ASSEMBLY, SALVAGE
 - 5.07 VALVE REMOVAL
 - 6.05 REMOVE INTAKE
 - 7.01 PAVEMENT, PCC, 8"
 - 7.02 PAVEMENT, PCC, 8", REINFORCED
 - 7.04 REMOVAL OF SIDEWALK
 - 7.06 SIDEWALK, PCC, 4"
 - 7.07 SIDEWALK, PCC, 6"
 - 7.08 DETECTABLE WARNING
 - 7.09 DRIVEWAY, PAVED, PCC, 7"
 - 8.02 PORTABLE MESSAGE BOARD
 - 9.02 SEEDING MOBILIZATION
 - 9.03 FILTER SOCK, 12-IN. DIAMETER
 - 9.04 FILTER SOCK, REMOVAL
 - 9.05 EROSION CONTROL MULCHING, HYDROMULCHING WITH TEMPORARY SEED
 - 9.06 INLET PROTECTION DEVICE, DROP-IN, INSTALL AND REMOVE
 - 9.07 INLET PROTECTION DEVICE, DROP-IN, MAINTENANCE
 - 11.03 TEMPORARY PEDESTRIAN RESIDENTIAL ACCESS, HMA MILLINGS

-
2. Reason for Change:
- 2.02 Adjusted quantity to as-built quantity.
 - 2.03 Adjusted quantity to as-built quantity.
 - 2.05 Adjusted quantity to as-built quantity.
 - 3.01 Adjusted quantity to as-built quantity.
 - 3.02 Adjusted quantity to as-built quantity.
 - 4.01 Adjusted quantity to as-built quantity.
 - 4.02 Adjusted quantity to as-built quantity.
 - 4.03 Adjusted quantity to as-built quantity.
 - 4.04 Adjusted quantity to as-built quantity.
 - 4.06 Adjusted quantity to as-built quantity.
 - 4.09 Adjusted quantity to as-built quantity.
 - 5.01 Adjusted quantity to as-built quantity.
 - 5.06 Adjusted quantity to as-built quantity.
 - 5.07 Adjusted quantity to as-built quantity.
 - 6.05 Adjusted quantity to as-built quantity.
 - 7.01 Adjusted quantity to as-built quantity.
 - 7.02 Adjusted quantity to as-built quantity.
 - 7.04 Adjusted quantity to as-built quantity.
 - 7.06 Adjusted quantity to as-built quantity.
 - 7.07 Adjusted quantity to as-built quantity.
 - 7.08 Adjusted quantity to as-built quantity.
 - 7.09 Adjusted quantity to as-built quantity.
 - 8.02 Adjusted quantity to as-built quantity.
 - 9.02 Adjusted quantity to as-built quantity.

- 9.03 Adjusted quantity to as-built quantity.
 9.04 Adjusted quantity to as-built quantity.
 9.05 Adjusted quantity to as-built quantity.
 9.06 Adjusted quantity to as-built quantity.
 9.07 Adjusted quantity to as-built quantity.
 11.03 Adjusted quantity to as-built quantity.

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

Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
2.02	SEE ABOVE	-270	CY	\$20.40	-\$5,508.00
2.03	SEE ABOVE	20	CY	\$105.00	\$2,100.00
2.05	SEE ABOVE	301.04	SY	\$10.80	\$3,251.23
3.01	SEE ABOVE	-53	TON	\$45.25	-\$2,398.25
3.02	SEE ABOVE	-28	CY	\$72.60	-\$2,032.80
4.01	SEE ABOVE	-11	LF	\$90.95	-\$1,000.45
4.02	SEE ABOVE	6	LF	\$239.20	\$1,435.20
4.03	SEE ABOVE	-2	LF	\$72.35	-\$144.70
4.04	SEE ABOVE	-19	LF	\$68.35	-\$1,298.65
4.06	SEE ABOVE	-8	LF	\$20.60	-\$164.80
4.09	SEE ABOVE	1	EA	\$326.65	\$326.65
5.01	SEE ABOVE	-10	LF	\$61.55	-\$615.50
5.06	SEE ABOVE	-1	EA	\$1,405.00	-\$1,405.00
5.07	SEE ABOVE	-1	EA	\$317.00	-\$317.00
6.05	SEE ABOVE	-1	EA	\$780.00	-\$780.00
7.01	SEE ABOVE	-22.2	SY	\$63.00	-\$1,398.60
7.02	SEE ABOVE	-17.7	SY	\$80.50	-\$1,424.85
7.04	SEE ABOVE	0.9	SY	\$12.00	\$10.80
7.06	SEE ABOVE	26.8	SY	\$44.00	\$1,179.20
7.07	SEE ABOVE	-3.9	SY	\$100.00	-\$390.00
7.08	SEE ABOVE	-20	SF	\$50.00	-\$1,000.00
7.09	SEE ABOVE	16.2	SY	\$68.25	\$1,105.65
8.02	SEE ABOVE	-15	CDAY	\$141.00	-\$2,115.00
9.02	SEE ABOVE	-1	EA	\$251.00	-\$251.00
9.03	SEE ABOVE	-750	LF	\$2.50	-\$1,875.00
9.04	SEE ABOVE	-750	LF	\$0.50	-\$375.00
9.05	SEE ABOVE	-0.2	AC	\$5,025.00	-\$1,005.00
9.06	SEE ABOVE	-5	EA	\$176.00	-\$880.00
9.07	SEE ABOVE	-5	EA	\$25.00	-\$125.00
11.03	SEE ABOVE	-100	SY	\$20.00	-\$2,000.00
				TOTAL:	-\$19,095.87

4. This change order will result in a net change in the contract completion time of 0 days and a net change in the cost of the project of -\$19095.87 divided as follows:

	Contract Amount	Contract Working Days
Approved funds and contract completion date as per (Engineer's Estimate, Contract or last approved C.O.)	\$372,997.55	60.0
Change due to this C.O. (+ or -)	(\$19,095.87)	0
Totals including this C.O.:	\$353,901.68	60.0

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

Sternquist Construction
 CONTRACTOR
 By 

DATE: 9-30-25

Snyder & Associates, Inc.
 ENGINEER
 By 

DATE: 11/17/2025

City of Indianola
 OWNER
 By _____

DATE: _____

CERTIFICATE OF COMPLETION

SUPPLEMENTAL CONSTRUCTION AGREEMENT W. CLINTON AVENUE RECONSTRUCTION PROJECT

Indianola, Iowa

November 17, 2025

We hereby declare that we have made an on-site review of the completed construction of the ***Supplemental Construction for the W. Clinton Avenue Reconstruction Project*** as performed by Sternquist Construction.

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 is ***\$353,901.68***. I hereby recommend acceptance of the project.

Respectfully submitted,

SNYDER & ASSOCIATES, INC.



*Travis Warnke, P.E.
Project Engineer
Snyder & Associates, Inc.
Iowa License Number P25316*



MEMORANDUM

To: Mayor and City Council
From: Bill Mettee, Senior Planner
Date: December 1, 2025
Subject: Resolution accepting public utility easement for The North 70 feet of Parcel A of Outlot 124 of the Auditor's Plat of Outlots to Indianola, Warren County, Iowa.

Introduction: Approval and acceptance is requested of a Public Utility Easement at an address locally known as 600 South K Street.

Background: A plat of survey was approved in 2024 by the City Council for Parcel A of Outlot 124 of the Auditor's Plat of Outlots. The plat has been attached to this agenda item for reference.

This parcel is now addressed as 600 South K Street. This plat of survey identified an Ingress-Egress Easement from South K Street back to the lot now addressed as 550 South K Street. Without the Ingress-Egress Easement, the lot would be undevelopable, as it is landlocked behind 500 South K Street and 600 South K Street. During the process of the sale of the land, the landowners and city staff deemed it necessary to add a Public Utility Easement (PUE) to overlay the Ingress-Egress Easement. The easement is The North 70 feet of Parcel A (600 South K Street).

Discussion: Staff has worked internally and with our legal team as well as the owner's legal representative and are in agreement that the proposed Public Utility Easement is in conformance and compliance with City standards and regulations.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments:

1. RES_Parcel A Auditor's Outlot 124_PUE
2. Public Utility Easement - 9316RE
3. Plat Survey - 550 S K St
4. 3. Plat of Survey

City of Indianola
RESOLUTION NO 2025-

**RESOLUTION ACCEPTING PUBLIC UTILITY EASEMENT FOR THE NORTH 70 FEET OF
PARCEL A OF OUTLOT 124 OF THE AUDITOR'S PLAT OF OUTLOTS TO INDIANOLA,
WARREN COUNTY, IOWA**

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

WHEREAS, Jaron Burgess, has requested acceptance of Public Utility Easement for The North 70 feet of Parcel A of Outlot 124 of the Auditor's Plat of Outlots to Indianola, Warren County, Iowa (the "Plat"); and

WHEREAS, the City of Indianola Planning and Zoning Commission recommended approval of the Plat of Survey for Parcel A of Part of Outlot 124 of the Auditor's Plat of Outlots on April 9, 2024; and

WHEREAS, the City of Indianola City Council approved the Plat of Survey for Parcel A of Part of Outlot 124 of the Auditor's Plat of Outlots on April 15, 2024; and

WHEREAS, the Plat of Survey for Parcel A of Part of Outlot 124 of the Auditor's Plat of Outlots was recorded with the Warren County Recorder's Office with Instrument Number 2024-02431; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa on this 1st day of December, 2025, that the Public Utility Easement for The North 70 feet of Parcel A of Outlot 124 of the Auditor's Plat of Outlots to Indianola, Warren County, Iowa be and the same is hereby accepted and approved by the City Council of the City of Indianola.

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

1. Public Utility Easement;

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

PUBLIC UTILITY EASEMENT

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Tyler M. Phelan

Attorney

Wasker, Dorr, Wimmer & Marcouiller, P.C.

4201 Westown Parkway - Suite 250

West Des Moines, Iowa 50266

515-283-1801 (office)

File 9316RE

Return Document To: (name and complete address)

City of Indianola

City Clerk

110 N 1st St #3.,

Indianola, IA 50125

Grantor: Jaron Burgess

Grantee: City of Indianola, Iowa

PUBLIC UTILITY EASEMENT

KNOW TO ALL PERSONS BY THESE PRESENTS:

1. Grant of Easement.

The undersigned, **Jaron Burgess**, a single person, hereinafter referred to as the “Grantor”), in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby sell, grant, and convey to the **CITY OF INDIANOLA, IOWA**, a municipal corporation (hereinafter referred to as “the City”), a permanent and perpetual non-exclusive Public Utility Easement (hereinafter referred to as “Easement(s)”) and right-of-way upon, over, under, through and across the real property legally described as:

The Ingress/Egress Easement as shown in Plat of Survey recorded April 17, 2024, in Instrument No. 2024-02431 in the Office of the Warren County Recorder, described more particularly as:

The North 70 feet of Parcel A of Outlot 124 of the Auditor’s Plat of Outlots to Indianola, Warren County, Iowa.

2. Use and Purpose of Easement(s).

This Easement shall be granted for the purpose of locating Public Utilities defined as those utilities established, formed, acquired, owned, or operated by the City, including but not limited to, electrical, natural gas, telephone, cable television utility services, and data transmission utility services and to permit and allow the City to enter at any time upon, over, under, through, and across into said Easement(s) herein described to use as much of the surface and sub-surface thereof to construct, replace, locate, rebuild, enlarge, reconstruct, patrol, repair (including the right to place and build said utility therein or to connect and/or join said utility and appurtenances thereto) and to forever maintain utilities whenever necessary within the Easement(s) granted herein. No structure or building of any kind whatsoever shall be erected upon property that is the subject of this Easement without the express written consent of the City.

3. Maintenance.

The City agrees, after entry, as part of the construction, reconstruction, maintenance, replacement, location, rebuilding, enlargement, repair and patrolling of the utilities, to restore and replace the Easement area(s) to substantially the same condition as prior to the time of entry or as agreed upon by the City and the Grantor(s), including seeding if it is a landscaped area and the City shall be required to repave if the Easement crosses a paved area such as a sidewalk or a driveway, except the City shall not be required to replace landscaping, trees, shrubs, bushes, landscape elements, structures, or underground water systems nor shall the City be required to restore the Easement area by reason of settlement, depression, or any unknown conditions which arise subsequent to the restoration and/or replacing of the easement area; and subsequent restoration by reason of settlement, depression or any

unknown conditions shall be the sole responsibility of the Grantor at the Grantor's sole expense. Restoration of the disturbed area would be warrantied for 1 year.

4. Right of Access.

The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described, including, but not limited to, the right to remove any unauthorized obstructions or structures placed or erected in the Easement Area.

5. Hold Harmless.

The Grantor agrees to indemnify and hold harmless the City, its elected officials, employees, officers, agents, representatives, contractors, and attorneys from and against any and all claims or demands for liability, loss, damage, costs, expenses, or attorney's fees of any kind for actions or omissions of the Grantor arising out of or in connection with any undertaking arising out of or otherwise related to this Easement.

6. Running of Benefits and Burdens.

The terms and conditions of this Easement are binding upon the Grantor including, but not limited to, future owners, developers, lessees or occupants. All provisions of this instrument including benefits and burdens, run with the land are binding upon and inure to the heirs assigns, successors, tenants and personal representatives of the parties hereto.

7. Jurisdiction and Venue.

The City and the Grantor agree the District Court of the State of Iowa shall have exclusive jurisdiction over the subject matter and enforcement of the terms and conditions of this Easement and said parties consent to the jurisdiction of the person being in Warren County, Iowa.

8. Words and Phrases.

Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to context.

9. Parties.

The term "City" as used herein shall refer to the City of Indianola, Iowa, its elected officials, agents, employees, officers, and contractors. The term "Grantor" shall refer to **Jaron Burgess**, his heirs, assigns, successors-in-interest, or lessees, if any.

10. Attorney's Fees.

The City may enforce this instrument by appropriate action, and should they prevail in such litigation they shall recover as part of their costs the reasonable attorney's fees incurred in such litigation.

11. Integration.

This Agreement shall constitute the entire Agreement between the parties and no amendments or additions to this Agreement shall be binding unless in writing and signed by both parties.

12. Paragraph Headings.

The paragraph headings in this Agreement are included solely for convenience and shall not affect or be used in connection with, the interpretation of this Agreement.

Grantor does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in this Easement Area by title in fee simple; (ii) that Grantor has good and lawful authority to convey the same; and (iii) said Grantor covenants to WARRANT AND DEFEND the said Easement Area against the claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Jaron Burgess

STATE OF _____, COUNTY OF _____) ss:

This record was acknowledged before me on _____ 2025 by Jaron Burgess, a single person.

Notary Public in and for said State

CITY OF INDIANOLA

_____, Mayor

Attest:

_____, City Clerk

STATE OF IOWA, COUNTY OF _____) SS

On this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ and _____, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Indianola, Iowa; that the instrument was signed and sealed on behalf of the City by authority of its City Council, as contained in Resolution No. _____ passed by the City Council on the _____ day of _____, 20____, and that the individuals, as such officers, acknowledged the execution of the instrument to be the voluntary act and deed of the City, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

Warren County, Iowa
Recorded: 4/17/2024 at 3:50:04.0 PM
Jordyn M. Hill, RECORDER
Number: 2024-02431
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:

APPROVED BY WARREN COUNTY AUDITOR

[Signature] AUDITOR
[Signature] DEPUTY

PLAT OF SURVEY

INDEX LEGEND

LOCATION: OUTLOT 124 OF AUDITOR'S PLAT OF OUTLOTS TO INDIANOLA
SW ¼ OF SECTION 25, T 76N, R 24W, INDIANOLA, WARREN COUNTY, IOWA

OWNER: RUSSELL E SANDQUIST TRUST, ET AL
10409 95TH AVE., INDIANOLA IA 50125

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
RETURN TO: 515-577-2583

SURVEY LEGEND

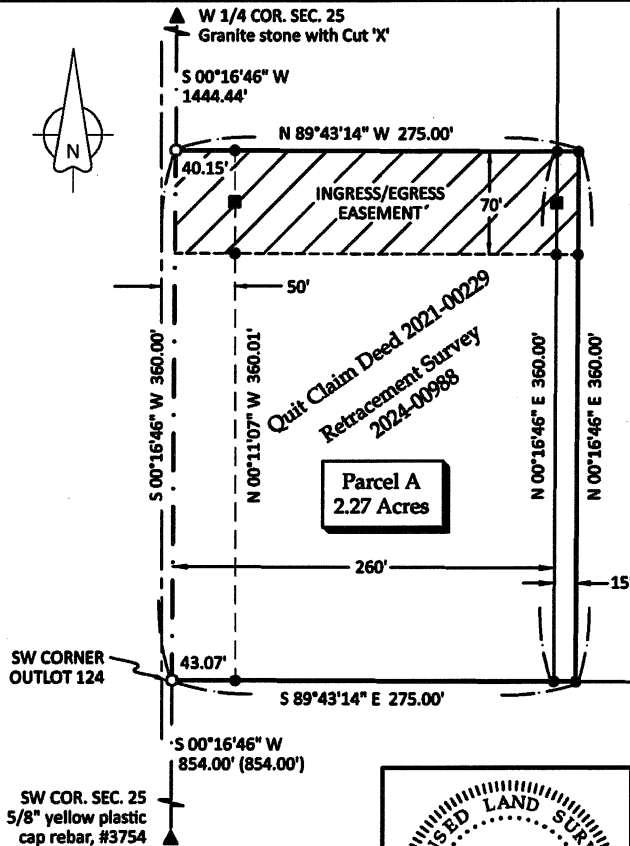
() - Recorded Distance/Bearing
--- 50' Road Easement
- - - Section line
* * * Fence line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532
- - Found 1/2" orange cr #13427

0 100 200 FEET

BASIS OF BEARINGS IS IA RCS ZONE 8



DESCRIPTION - PARCEL A:

That part of Outlot 124 of the Auditor's Plat of Outlots to Indianola, Warren County, Iowa, described as follows:
Beginning at the Southwest corner of said Outlot 124; thence South 89 degrees 43 minutes 14 seconds East, 275.00 feet along the South line of said Outlot 124; thence North 00 degrees 16 minutes 46 seconds East, 360.00 feet; thence North 89 degrees 43 minutes 14 seconds West, 275.00 feet to the West line of said Outlot 124; thence South 00 degrees 16 minutes 46 seconds West, 360.00 feet to the Point of Beginning, having an area of 2.27 Acres including 0.34 Acres of Road Easement.

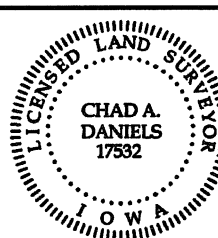
DESCRIPTION - INGRESS/EGRESS EASEMENT:

The North 70 feet of Parcel A of Outlot 124 of the Auditor's Plat of Outlots to Indianola, Warren County, Iowa

NOTE: Parcel A contains all of the following description which is contained in a Quit Claim Deed recorded 2021-00229:

The South 360 feet of the West 260 feet of Auditor's Outlot 124, AUDITOR'S PLAT OF OUTLOTS to Indianola, Warren County, Iowa.

TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
Pt OL 124	1.93	0.34	2.27
TOTAL	1.93	0.34	2.27



I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed *[Signature]* 25 MAR 24
Chad A. Daniels Date
Iowa License No. 17532
My license renewal date is 12-31-2024
Page No.'s covered by this seal: 1

City of Indianola
RESOLUTION NO. 2024-079

**RESOLUTION APPROVING A PLAT OF SURVEY REQUEST FOR CHAD DANIELS,
FOR PROPERTY ADDRESSED AS 600 SOUTH K STREET**

WHEREAS, Chad Daniels is requesting plat of survey approval for property located at 600 South K Street and legally described as:

DESCRIPTION - PARCEL A:

That part of Outlot 124 of the Auditor's Plat of Outlots to Indianola, Warren County, Iowa, described as follows:

Beginning at the Southwest corner of said Outlot 124; thence South 89 degrees 43 minutes 14 seconds East, 275.00 feet along the South line of said Outlot 124; thence North 00 degrees 16 minutes 46 seconds East, 360.00 feet; thence North 89 degrees 43 minutes 14 seconds West, 275.00 feet to the West line of said Outlot 124; thence South 00 degrees 16 minutes 46 seconds West, 360.00 feet to the Point of Beginning, having an area of 2.27 Acres including 0.34 Acres of Road Easement.

DESCRIPTION - INGRESS/EGRESS EASEMENT:

The North 70 feet of Parcel A of Outlot 124 of the Auditor's Plat of Outlots to Indianola, Warren County, Iowa

NOTE: Parcel A contains all of the following description which is contained in a Quit Claim Deed recorded 2021-00229:

The South 360 feet of the West 260 feet of Auditor's Outlot 124, AUDITOR'S PLAT OF OUTLOTS to Indianola, Warren County, Iowa; and

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

WHEREAS, the 'Elevate Indianola' Comprehensive Plan shows the subject parcel's future land use as neighborhood mixed use; and

WHEREAS, on April 9, 2024, the Planning and Zoning Commission met and has submitted a recommendation to the City Council to approve the plat of survey.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa hereby approves the plat of survey for Chad Daniels for property located at 600 South K Street.

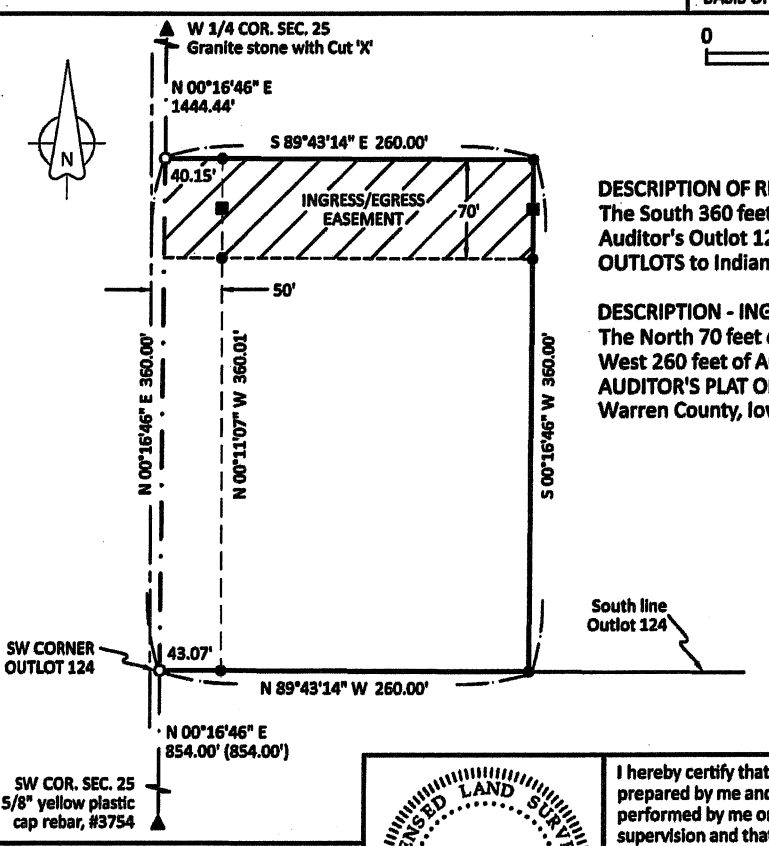
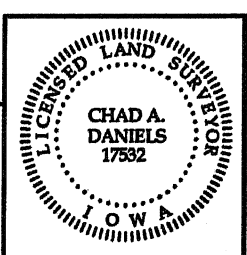
Passed and approved this 15th day of April 2024.


Stephanie Erickson, Mayor

ATTEST:


Jackie Raffety, City Clerk

Warren County, Iowa
Recorded: 2/19/2024 at 2:26:42.0 PM
Jordyn M. Hill, RECORDER
Number: 2024-00988
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax:

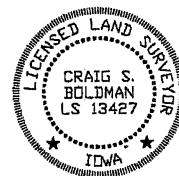
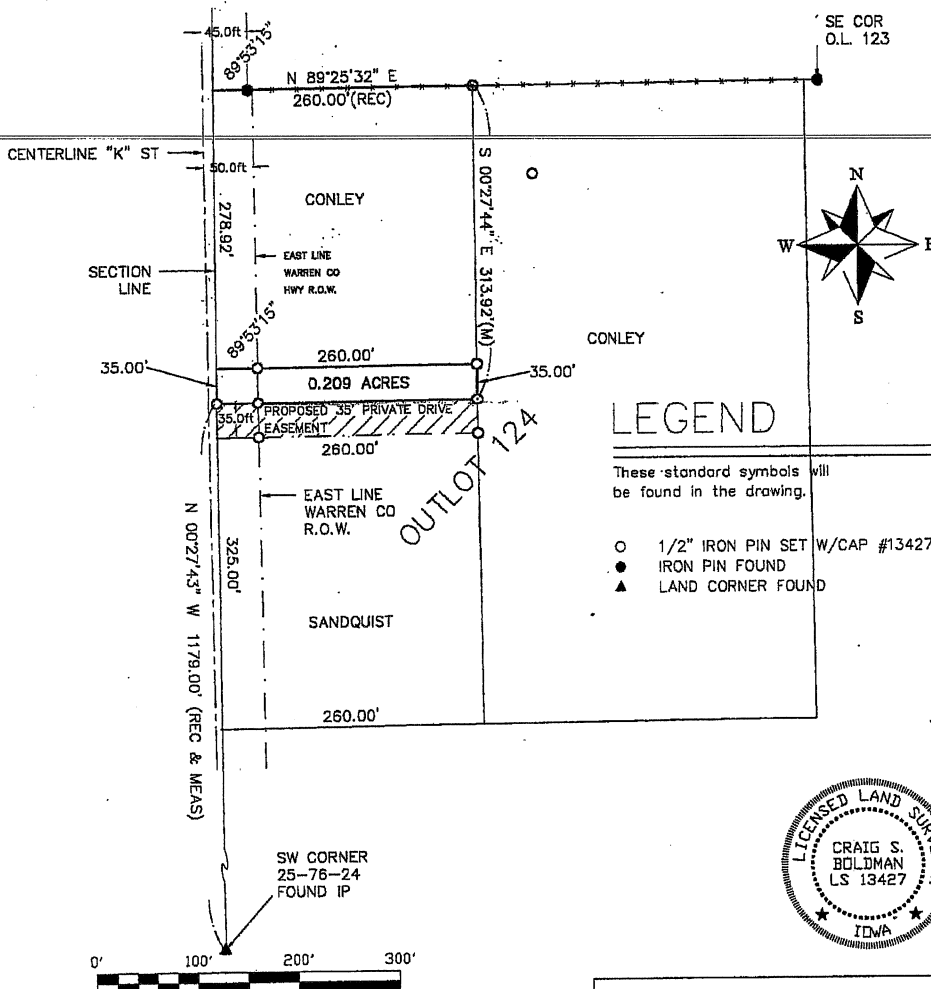
RETRACEMENT SURVEY		SURVEY LEGEND																
INDEX LEGEND LOCATION: OUTLOT 124 OF AUDITOR'S PLAT OF OUTLOTS TO INDIANOLA SW 1/4 OF SECTION 25, T 76N, R 24W, INDIANOLA, WARREN COUNTY, IOWA OWNER: RUSSELL E SANDQUIST TRUST, ET AL 10409 95TH AVE., INDIANOLA IA 50125 SURVEY FOR: (OWNER)		() - Recorded Distance/Bearing --- 50' Road Easement - - - Section line * * * Fence line Monuments ▲ - Found section corner ● - Set 1/2" red plastic capped rebar, #17532 ○ - Set 12" spike w/ brass washer, #17532 ■ - Found 1/2" orange cr #13427																
PREPARED BY: CHAD A. DANIELS RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210 515-577-2583		BASIS OF BEARINGS IS IA RCS ZONE 8																
 DESCRIPTION OF RECORD (2021-00229): The South 360 feet of the West 260 feet of Auditor's Outlot 124, AUDITOR'S PLAT OF OUTLOTS to Indianola, Warren County, Iowa. DESCRIPTION - INGRESS/EGRESS EASEMENT: The North 70 feet of the South 360 feet of the West 260 feet of Auditor's Outlot 124, AUDITOR'S PLAT OF OUTLOTS to Indianola, Warren County, Iowa.																		
<table border="1"><thead><tr><th rowspan="2">TRACT:</th><th colspan="3">AREA BY TRACT:</th></tr><tr><th>NET (AC):</th><th>R.O.W. (AC):</th><th>TOTAL (AC):</th></tr></thead><tbody><tr><td>Pt OL 124</td><td>1.80</td><td>0.34</td><td>2.14</td></tr><tr><td>TOTAL</td><td>1.80</td><td>0.34</td><td>2.14</td></tr></tbody></table>		TRACT:	AREA BY TRACT:			NET (AC):	R.O.W. (AC):	TOTAL (AC):	Pt OL 124	1.80	0.34	2.14	TOTAL	1.80	0.34	2.14	 I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa. Signed  19 FEB 24 Chad A. Daniels Date Iowa License No. 17532 My license renewal date is 12-31-2024 Page No.'s covered by this seal: 1 and 2	
TRACT:	AREA BY TRACT:																	
	NET (AC):	R.O.W. (AC):	TOTAL (AC):															
Pt OL 124	1.80	0.34	2.14															
TOTAL	1.80	0.34	2.14															
PROJ. NO. 2199		DATE OF SURVEY: 15 FEBRUARY 2024																
		PAGE 1 of 2																

APPROVED BY WARREN COUNTY AUDITOR
 DATE THIS 20 DAY OF January 2005
James D. Dwyer AUDITOR
David Dwyer DEPUTY

587
 WARREN COUNTY, IOWA
 FILED FOR RECORD
 05 JAN 20 PM 1:46
 BOOK 187 PAGE 18
 JUDITH K. LATHROP, RECORDER

Prepared by: Boldman Land Surveying, L.L.C., P.O. Box 66, Winterset, Ia. 50273; 515/462-9242

BOUNDARY SURVEY OF THE SOUTH 35.00' OF THE NORTH 313.92' OF THE WEST 260' OF AUDITOR'S OUTLOT 124; TOGETHER WITH A 35'00" PRIVATE DRIVE EASEMENT OVER THE NORTH 35.00' OF THE SOUTH 325' OF THE WEST 260' OF SAID AUDITOR'S OUTLOT 124, ALL IN PART OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA.



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

SIGNATURE *Craig S. Boldman*
 NAME: CRAIG S. BOLDMAN
 DATE: 1/14/05
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2006

REQUESTED BY: Iowa Realty		BOLDMAN LAND SURVEYING, L.L.C. P.O. BOX 66 WINTERSET, IA. 50273 (515) 462-9242	
SURVEYED 12/18/04	SCALE 1"=100'	DATE 1/14	OWNER James Conley
PROJECT NO. 04104	DATE 1/14		

PLAT OF SURVEY

INDEX LEGEND

LOCATION: OUTLOT 124 OF AUDITOR'S PLAT OF OUTLOTS TO INDIANOLA
SW ¼ OF SECTION 25, T 76N, R 24W, INDIANOLA, WARREN COUNTY, IOWA

OWNER: RUSSELL E SANDQUIST TRUST, ET AL
10409 95TH AVE., INDIANOLA IA 50125

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing

— — — — 50' Road Easement

— . — . — Section line

—x—x— Fence line

Monuments

▲ - Found section corner

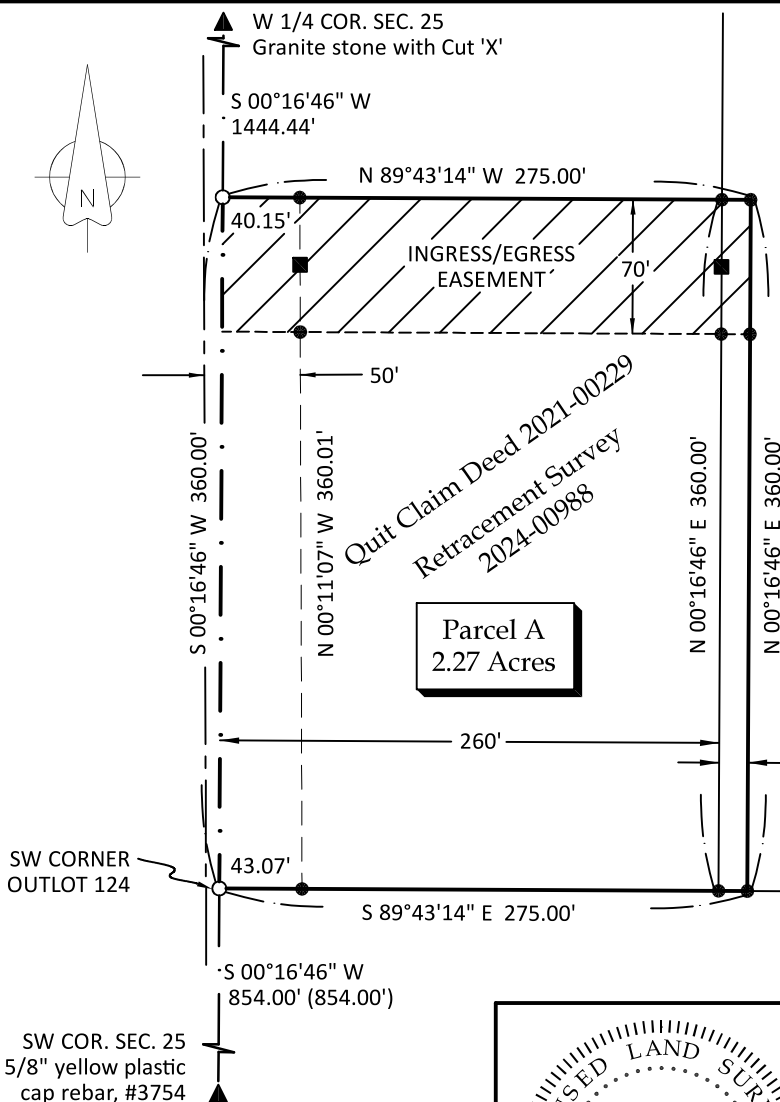
- - Set 1/2" red plastic capped rebar, #17532

- - Set 12" spike
w/ brass washer, #17532

- - Found 1/2" orange cr #13427

0 100 200 FEET

BASIS OF BEARINGS IS IA RCS ZONE 8



DESCRIPTION - PARCEL A:

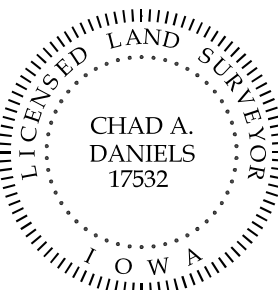
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Beginning at the Southwest corner of said Outlot 124; thence South 89 degrees 43 minutes 14 seconds East, 275.00 feet along the South line of said Outlot 124; thence North 00 degrees 16 minutes 46 seconds East, 360.00 feet; thence North 89 degrees 43 minutes 14 seconds West, 275.00 feet to the West line of said Outlot 124; thence South 00 degrees 16 minutes 46 seconds West, 360.00 feet to the Point of Beginning, having an area of 2.27 Acres including 0.34 Acres of Road Easement.

DESCRIPTION - INGRESS/EGRESS EASEMENT:
The North 70 feet of Parcel A of Outlot 124 of the Auditor's Plat of Outlots to Indianola, Warren County, Iowa

NOTE: Parcel A contains all of the following description which is contained in a Quit Claim Deed recorded 2021-00229:

The South 360 feet of the West 260 feet of Auditor's Outlot 124, AUDITOR'S PLAT OF OUTLOTS to Indianola, Warren County, Iowa.

	AREA BY TRACT:		
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
Pt OL 124	1.93	0.34	2.27
TOTAL	1.93	0.34	2.27



I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels 25 MAR 24
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2024
Page No.'s covered by this seal: 1



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: December 1, 2025
Subject: Approval of 2026 maximum refuse hauling rates.

Introduction: Each September, the Clerk's Office contacts refuse haulers to re-affirm the October deadline to request a rate increase (per Chapter 106 of the City of Indianola Code of Ordinances) for the calendar year beginning January 1. Requests for rate increase were received from T.R.M. Disposal LLC and Wiegert Disposal.

Background: Refuse rates are available on the City's website at <https://indianolaiowa.gov/319/Refuse-Rates>.

Discussion: Below is a chart of the maximum monthly rates that refuse haulers can charge City of Indianola residents.

T.R.M. Disposal

Service	Old Rate	New Rate
35 gallon tote curb	\$20.00	\$21.40
35 gallon tote curb - senior rate	\$18.70	\$20.00
95 gallon tote curb	\$24.20	\$25.90
95 gallon tote curb - senior rate	\$23.00	\$24.60
35 gallon tote - house	\$23.90	\$25.60
35 gallon tote - house - senior rate	\$21.30	\$22.80
95 gallon tote - house	\$28.00	\$30.00
95 gallon tote - house - senior rate	\$25.40	\$27.20

Wiegert Disposal

Service	Old Rate	New Rate
Residential	\$69.00	\$83.00

Waste Connections of Iowa

Service	Rate (no changes submitted)
96 gallon tote - curbside	\$31.50
2 - 96 gallon totes - curbside	\$47.75

Waste Management of Iowa

Service	Rate (no changes submitted)
96 gallon toter - new customer special	\$26.25
35 gallon toter	\$21.50
65 gallon toter	\$24.15
96 gallon toter	\$26.75
One 30 gallon toter	\$22.00 for current customers; No longer offering this service to new customers.
Two 30 gallon toters	\$24.70 for current customers; No longer offering this service to new customers.
Three 30 gallon toters	\$26.75 for current customers; No longer offering this service to new customers.
Bulky Items (no white goods)	3 bulk items for \$52, each additional is \$20.00 (no change)

Extra weekly pickup service no longer available.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: December 1, 2025
Subject: Resolution approving salaries.

Introduction: Staff recommends City Council approve the salary resolution to set salaries in accordance with the personnel management guide, union contracts and seasonal salaries.

Recommendation: Staff recommends approval.

Attachments: 1. Res 2025- Approving salaries

City of Indianola
RESOLUTION NO. 2025-

RESOLUTION APPROVING SALARIES

This action sets salaries in accordance with the personnel management guide, union contract and seasonal salaries.

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

Eric Stevens to Full-time Director of Public Works, 10G, \$150,094.78/year, effective December 1, 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 1st day of December 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Finance Director

Date: December 1, 2025

Subject: Resolution approving a lease agreement for parking between the City of Indianola and New Heights Church of Indianola and The Trinity United Presbyterian Church of Indianola.

Introduction: Staff is recommending that council approve a one-year lease agreement for public parking in church-owned parking lots.

Background: The City of Indianola has entered into a lease agreement since the late 1970's with churches who own parking lots at the corner of First Street and First Avenue. There are approximately 80 spots for public use. The lease agreement states that the City is responsible for the maintenance of the present parking lot upon said premises in accordance with the policy of the City of Indianola on maintaining parking lots and alleys adopted by the City Council on August 1, 1977. Maintenance shall include snow removal, dust and litter control, painting of parking lines, and two barricades.

The 1977 policy referenced in the agreement states: City Policy on maintaining parking lots is that the City owned or properly leased parking lots shall be surfaced and maintained, as needed under the supervision of the City Manager.

Discussion: City and Indianola Main Street staff have discussed the need to continue this lease agreement with the renovation of the Square and the parking lots complete, plus the purchase of the parking lots across from City Hall (approx 80 stalls). At this time, staff believes a more thorough evaluation into the need of parking lots needs to be performed. Extending the lease for another year is recommended to provide time to evaluate the need for the parking spaces and engage stakeholders.

As the policy states, the City is responsible for maintaining and surfacing lots that are properly leased. This parking lot needs maintenance. Snyder and Associates prepared cost estimates for resurfacing, resurfacing with patching, and full reconstruction of the lot, which are provided below. Snyder and Associates provided that resurfacing would not be a sufficient repair given the deterioration of the parking lot.

Resurfacing	\$76,000
Resurfacing with patching	\$130,000
Reconstruction	\$210,000

Future parking lot maintenance will include crack sealing or a seal coat after seven years, and more

substantial maintenance around 14 years. This may include milling and overlaying the surface and patching.

The City Attorney has reviewed and updated the lease agreement.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments:

1. Res 2025- approving parking lot lease agreement with churches
2. Parking Lot Agreement 2025-26
3. Parking Lot Map
4. 2025-11-25_Concpet Cost Opinions
5. Parking Lot Maintenance Policy

City of Indianola
RESOLUTION NO 2025-

**RESOLUTION APPROVING A LEASE AGREEMENT FOR PARKING BETWEEN THE CITY
OF INDIANOLA AND NEW HEIGHTS CHURCH OF INDIANOLA AND
THE TRINITY UNITED PRESBYTERIAN CHURCH OF INDIANOLA**

WHEREAS, the City of Indianola, Iowa leases a parking area from New Heights Church of Indianola, Iowa and the Trinity United Presbyterian Church of Indianola, Iowa; and

WHEREAS, the parties desire to negate the obligations and provisions of the prior lease and enter into a new lease in the form attached hereto as Exhibit A; and

WHEREAS, the City Council of the City of Indianola, Iowa believes it is in the best interest of the City to enter into the new lease.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the lease in the form attached as Exhibit A is hereby approved.

BE IT FURTHER RESOLVED by the City Council of the City of Indianola, Iowa that the Mayor and City Clerk are directed to execute the lease.

Dated this 1ST day of December 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

LEASE

THIS LEASE entered into this _____ day of _____ 2025, between New Heights Church of Indianola, Iowa, and the Trinity United Presbyterian Church of Indianola, Iowa hereinafter called Lessors, in consideration of the agreements herein continued on the part of the City of Indianola, Iowa hereinafter called the Lessee, hereby leases to said Lessee from the 22nd day of November 2025 to the 22nd day of November 2026, the following described real estate situate in Indianola, Warren County, Iowa the following premises owned by New Heights Church of Indianola, Iowa, to wit:

Lots One (1), Two (2), Three (3), Twenty-four (24), and the East Ten (10) feet
Of Lot Four (4), Block Twenty-one-(21), Original Town Plat of Indianola, Iowa,
All in the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section
Twenty-five (25), Township Seventy-six (76) North, Range Twenty-four (24),
West of the Fifth P.M., Iowa,

And the following property, owned by Trinity United Presbyterian Church, Indianola, Iowa, to wit:

West 20 feet of Lot Four (4), all of Lot Five (5), and the East 20.8 feet of Lot Six (6),
Block Twenty-one (21), Original Town Plat of Indianola, all in the Southeast Quarter
Of the Northwest Quarter (SE ¼ NW ¼) of Section Twenty-five (25), Township
Township Seventy-six (76) North, Range Twenty-four (24), West of the Fifth P.M., Iowa

Lessee, in consideration of said leasing agreements: To maintain the present parking lot upon said premises in accordance with the policy of the City of Indianola on maintaining parking lots and alleys adopted by the City Council on August 1, 1977. It is understood that maintenance shall include snow removal, dust and litter control and painting of parking lines which will be done in the same manner and in accordance with any currently applicable City of Indianola policy, rule, regulation, or ordinance governing snow removal, dust and litter control, maintenance, and painting of parking lines by the City of Indianola on public roads, alleys, and/or property. Lessee further agrees to enforce all applicable City Ordinances which pertain to city-owned parking lots for the present parking lot upon the premises or properties at issue except when such parking lots are being used pursuant to the Lessor's reserved right to use and enjoy said premises as set forth below. In addition, the City shall provide two barricades for use by both entities.

The use of said premises shall be a public parking lot for the City of Indianola, Iowa, subject to the Lessors' right to use and enjoy said premises for each of the Lessor's respective needs for their congregations and/or large gatherings of people, including Sunday's church services, which right the Lessors hereby reserve.

To the fullest extent permitted by law, Lessor and Lessee agree to indemnify, defend, and hold harmless the other, as well as their respective officers, employees, directors, members, representatives and agents (collectively "Indemnified Parties") from and against any and all claims arising out of or in connection with: (i) the performance of the obligations under this Lease, (ii) any act or omission of the either Party and/or the Indemnified Parties in connection with the performance of services, rights, obligations, or duties provided or failure to perform same, contemplated by this Lease; (iii) any negligence or gross negligence of either Party and/or the Indemnified relating to or in connection with the performance of the services, rights, obligations, or duties contemplated by this Lease. Neither Party shall be liable to the other for any loss or damage to property, real or personal, caused by any sources whatever. Lessor shall not be liable for any damage or injury to persons or property occurring or arising on said premises from any cause whatever when the premises is being used for public parking during the term of this Lease. Lessee shall not be liable for any damage or injury to persons or property occurring or arising on said

premises from any cause whatever when the premises is being used pursuant to the Lessor's reserved right to use and enjoy said premises as set forth above. Lessor agrees to save Lessee harmless from any suit or claim and to defend any suit or claim arising in connection with the use or occupancy of real estate as described above.

When fully executed, this Lease shall take precedence over and shall in effect negate the obligations and provisions of prior leases describing the same parcel.

Dated at Indianola, Iowa this _____ day of _____ 2025.

LESSORS:

NEW HEIGHTS CHURCH OF INDIANOLA, IOWA

By: _____

TRINITY UNITED PRESBYTERIAN CHURCH OF INDIANOLA, IOWA

By: _____

LESSEES:

CITY OF INDIANOLA, IOWA

By: _____
Steve Richardson, Mayor

By: _____
Jackie Raffety, City Clerk

STATE OF IOWA, WARREN COUNTY, ss:

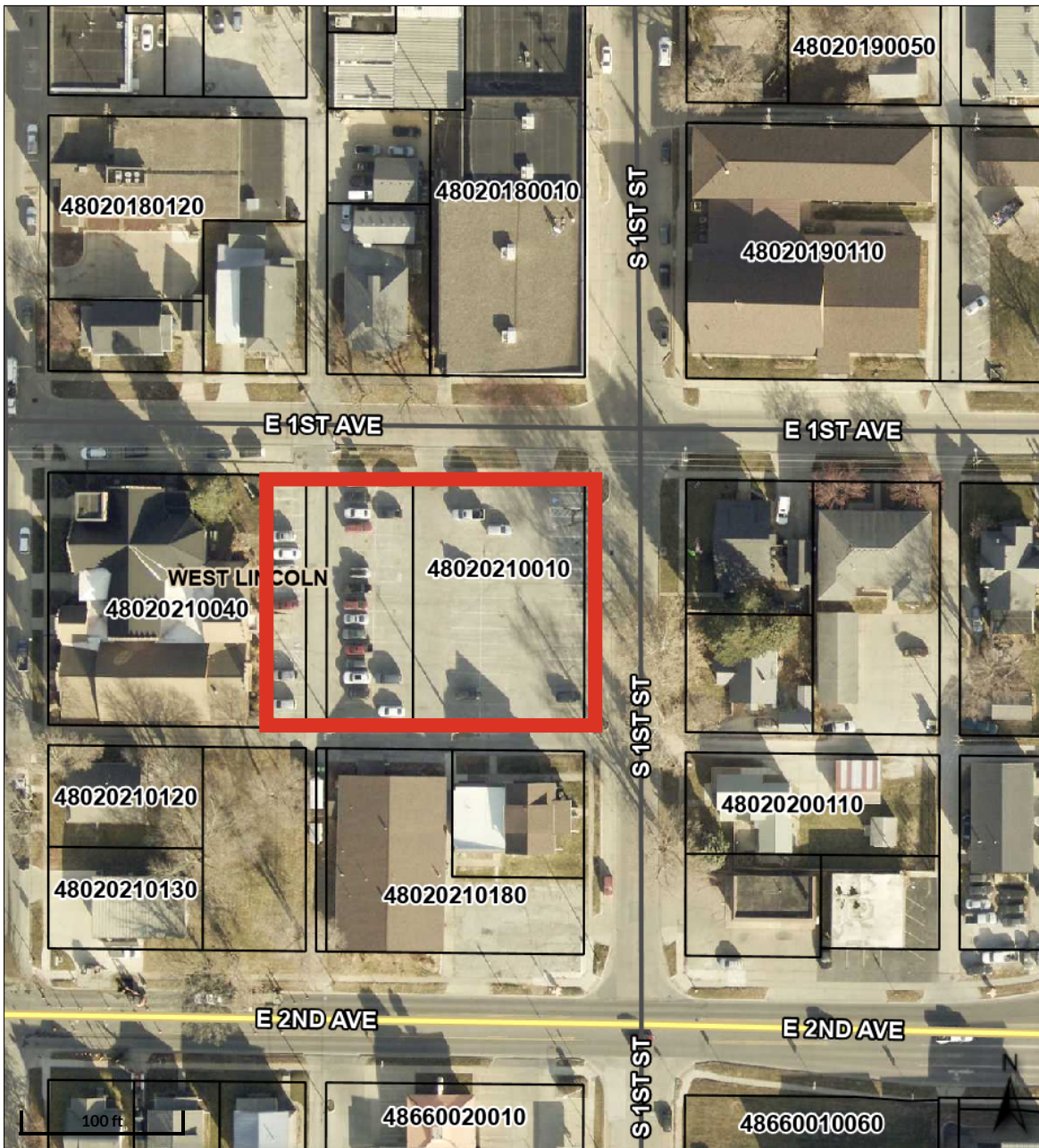
On this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, to me personally known, who being by me duly sworn did say that he is the Trustee of New Heights Church of Indianola, Iowa, respectively, who executed the within and foregoing instrument to which this is attached, and that said instrument was signed and sealed on behalf of said New Heights Church of Indianola, Iowa, by authority of the First Baptist Church of Indianola, Iowa, that _____, as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of New Heights Church of Indianola, Iowa, and by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

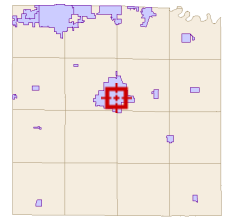
STATE OF IOWA, WARREN COUNTY, ss:

On this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, to me personally known, who being by me duly sworn did say that he is the Trustee of the Trinity United Presbyterian Church of Indianola, Iowa, respectively, who executed the within and foregoing instrument to which this is attached, and that said instrument was signed and sealed on behalf of said Trinity United Presbyterian Church of Indianola, Iowa, by authority of the Trinity United Presbyterian Church of Indianola, Iowa, that _____, as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of the Trinity United Presbyterian Church of Indianola, Iowa, and by it and by them voluntarily executed.

Notary Public in and for the State of Iowa



Overview



Legend

Roads

-  Interstate
 -  Highway
 -  Ramp
 -  County Gravel
 -  County Level B
 -  County Level C
 -  City Gravel
 -  City Street
 -  Private Street
 -  <all other values>
 -  Corporate Limits
 -  Parcels
 -  Political Townships
- ##### Major Roads
-  County Hwy
 -  State Hwy
 -  US Hwy
 -  Interstate
 -  Water

Disclaimer:

The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Warren County assumes no responsibility for use or interpretation of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified.

The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new information is available. The registered offender is responsible for ensuring that proposed residence is in compliance with the law, and may not rely solely on this layer. The registered offender should seek legal advice from a licensed attorney if needed.

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OPINION OF PROBABLE PROJECT COSTS



NEW HEIGHTS CHURCH/TRINITY UNITED CHURCH PARKING LOT REHABILITATION
 CONCEPT - COST ESTIMATE - RESURFACE
 INDIANOLA, IA
 11/25/2025
 125.0039.01

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1	Asphalt Surface Milling, 2" Depth	2950	SY	\$ 4.00	\$ 11,800.00
2	Pavement, Asphalt Overlay, 2"	2950	SY	\$ 13.00	\$ 38,350.00
3	Pavement Markings	22	STA	\$ 215.00	\$ 4,730.00
4	Construction Survey	1	LS	\$ 4,000.00	\$ 4,000.00
5	Mobilization	1	LS	\$ 6,500.00	\$ 6,500.00
Subtotal:					\$ 66,000.00
Contingency (15%):					\$ 10,000.00
CONSTRUCTION COST:					\$ 76,000.00

OPINION OF PROBABLE PROJECT COSTS



NEW HEIGHTS CHURCH/TRINITY UNITED CHURCH PARKING LOT REHABILITATION
CONCEPT - COST ESTIMATE - RESURFACE WITH PATCHING

INDIANOLA, IA

11/25/2025

125.0039.01

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1	Asphalt Surface Milling, 2" Depth	2950	SY	\$ 4.00	\$ 11,800.00
2	Pavement, Asphalt, Surface Course, 2"	2950	SY	\$ 13.00	\$ 38,350.00
3	Full Depth Patches, HMA	550	SY	\$ 70.00	\$ 38,500.00
4	Subgrade Preparation, 12"	550	SY	\$ 15.00	\$ 8,250.00
5	Pavement Markings	22	STA	\$ 215.00	\$ 4,730.00
6	Construction Survey	1	LS	\$ 4,000.00	\$ 4,000.00
7	Mobilization	1	LS	\$ 6,500.00	\$ 6,500.00
Subtotal:					\$ 113,000.00
Contingency (15%):					\$ 17,000.00
CONSTRUCTION COST:					\$ 130,000.00

OPINION OF PROBABLE PROJECT COSTS



NEW HEIGHTS CHURCH/TRINITY UNITED CHURCH PARKING LOT REHABILITATION
 CONCEPT - COST ESTIMATE - RECONSTRUCTION
 INDIANOLA, IA
 11/25/2025
 125.0039.01

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1	Pavement Removal	2950	SY	\$ 12.00	\$ 35,400.00
2	Pavement, Asphalt, Surface Course, 2"	360	TON	\$ 95.00	\$ 34,200.00
3	Pavement, Asphalt, Base Course, 3"	540	TON	\$ 95.00	\$ 51,300.00
4	Subgrade Preparation, 12"	2950	SY	\$ 15.00	\$ 44,250.00
5	Pavement Markings	22	STA	\$ 215.00	\$ 4,730.00
6	Construction Survey	1	LS	\$ 4,000.00	\$ 4,000.00
7	Mobilization	1	LS	\$ 6,500.00	\$ 6,500.00
Subtotal:					\$ 181,000.00
Contingency (15%):					\$ 28,000.00
CONSTRUCTION COST:					\$ 210,000.00

Parking Lot Maintenance

City policy on maintaining parking lots is that the City owned or properly leased parking lots shall be surfaced and maintained, as needed under the supervision of the City Manager.

Adopted by City Council on August 1, 1977.