



CITY OF INDIANOLA COUNCIL MEETING

January 19, 2026

6:00 PM

City Council Chambers

110 N 1st Street, Indianola, IA

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Oath of Office**
- 5. Public Comment**
- 6. Consent Agenda**
 - A. Approval of Agenda
 - B. Approval of Claims
 - C. Approval of Minutes of the prior meetings
 - D. Setting dates for future public hearings
 1. Resolution setting a public hearing on Monday, February 2, 2026, at 6:00 PM regarding an amendment to Chapter 165.10(8), Zoning Regulations.
 2. Resolution setting a public hearing on Monday February 2, 2026, at 6:00 PM regarding various amendments to Chapter 170.05(1)(C) and 170.05(2)(A), Subdivision Regulations.
 - E. Approval of Applications
 1. Consideration of the approval of a liquor license renewal for Desi Liquor, doing business as Spirits World.
 - F. Resolution approving Amendment Number 1 to the Professional Services Agreement with HR Green, Inc (Engineer) for the South C Street Sanitary Sewer Improvements.
 - G. Resolution authorizing a memorandum of agreement with Mid-Iowa Planning Alliance for the EECBG Project Administration.
 - H. Resolution approving Payment Application Number 16 in the amount of \$88,303.23 to Vanderpool Construction, final project acceptance and release of retainage for the East Hillcrest Avenue Reconstruction Project (North 4th Street to North 14th Street).

- I. Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.
- J. Consideration of the approval of a Home Base Iowa Initiative Application from Billy Ragan and authorization of a handwritten warrant in the amount of \$1500.00.
- K. Approval of Urban Revitalization Designations
- L. Resolution approving salaries.

7. Council Reports

- A. Council Committee Reports
- B. Receive and file the Treasurer's Report

8. Mayor's Report

- A. Community Update
- B. Mayor Pro Tem

9. Public Consideration

- A. Old Business
 - 1. Resolution accepting Community Development Block Grant (CDBG) Facade Easement Agreements.
 - 2. Discussion and direction regarding the tax abatement program.
 - 3. Discussion and possible action regarding the Strategic Goals.

10. Other Business

- A. City Manager's Report - Jacob Meshke
- B. Discussion and action regarding future agenda items.
- C. Enter into closed session in accordance with Iowa Code Section 21.5 (1)(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.
- D. Enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government.
- E. Possible action regarding items discussed closed session.

11. Adjourn



MEMORANDUM

To: Mayor and City Council

From:

Date: January 19, 2026

Subject: Approval of Claims

Introduction: The claims report for council approval totals \$533,335.40.

Recommendation: Staff recommends approval of all claims.

Attachments: 1. Vendor Expense Approval 1192026

City of Indianola Claims - January 19, 2026					
Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: ACE HARDWARE					
Fund: 110 - Road Use Tax Fund					
ACE HARDWARE	10296	01/19/2026	THREAD SEAL TAPE	110-2100-65076	\$ 1.59
Vendor: ACTIVE NETWORK LLC					
Fund: 001 - General					
ACTIVE NETWORK LLC	11153020	01/19/2026	CARD READER REPLACEMENTS	001-4200-63100	\$ 2,422.50
Vendor: AGRILAND FS INC					
Fund: 001 - General					
AGRILAND FS INC	DECEMBER 2025 FIRE	01/19/2026	FUEL DISTRIBUTION	001-1500-65050	\$ 13.21
AGRILAND FS INC	DECEMBER 2025 IT	01/19/2026	FUEL DISTRIBUTION	001-6220-65050	\$ 32.50
AGRILAND FS INC	DECEMBER 2025	01/19/2026	FUEL DISTRIBUTION	001-4300-65050	\$ 751.69
Fund: 110 - Road Use Tax Fund					
AGRILAND FS INC	DECEMBER 2025	01/19/2026	FUEL DISTRIBUTION	110-2100-65050	\$ 4,771.51
Fund: 610 - Sewer Fund					
AGRILAND FS INC	DECEMBER 2025	01/19/2026	FUEL DISTRIBUTION	610-8300-65050	\$ 468.19
Vendor: ALLSUP, PAT					
Fund: 001 - General					
ALLSUP, PAT	DEC 2025	01/19/2026	DECEMBER 2025 CELL PHONE	001-1100-63730	\$ 50.00
Vendor: AMAZON CAPITAL SERVICES					
Fund: 001 - General					
AMAZON CAPITAL SERVICES	14HM-73KV-NW7R	01/19/2026	LIBRARY BOOKS & PERIODICALS	001-4100-65020	\$ 1,859.42
AMAZON CAPITAL SERVICES	14HM-73KV-NW7R	01/19/2026	LIBRARY BOOKS & PERIODICALS	001-4100-65022	\$ 459.75
AMAZON CAPITAL SERVICES	14HM-73KV-NW7R	01/19/2026	LIBRARY BOOKS & PERIODICALS	001-4100-65060	\$ 84.41
AMAZON CAPITAL SERVICES	14HM-73KV-NW7R	01/19/2026	LIBRARY BOOKS & PERIODICALS	001-4100-65070	\$ 69.65
AMAZON CAPITAL SERVICES	14HM-73KV-NW7R	01/19/2026	LIBRARY BOOKS & PERIODICALS	001-4100-65079	\$ 212.10
AMAZON CAPITAL SERVICES	1RMF-7VHV-H1GD	01/19/2026	STOVE BURNER DRIP PANS Return	001-4200-65070	\$ (16.59)
AMAZON CAPITAL SERVICES	1HRN-6KPD-1P47	01/19/2026	SUPPLIES FOR ACTIVITY CENTER	001-4200-65070	\$ 120.09
AMAZON CAPITAL SERVICES	17D6-G7C9-7FX	01/19/2026	LABEL MAKER TAPE, BADGE HOLDER STRAPS	001-1500-65060	\$ 76.09
Fund: 141 - Library Special Revenue					
AMAZON CAPITAL SERVICES	14HM-73KV-NW7R	01/19/2026	LIBRARY BOOKS & PERIODICALS	141-4100-65020	\$ 143.24
AMAZON CAPITAL SERVICES	14HM-73KV-NW7R	01/19/2026	LIBRARY BOOKS & PERIODICALS	141-4100-65024	\$ 182.40
AMAZON CAPITAL SERVICES	14HM-73KV-NW7R	01/19/2026	LIBRARY BOOKS & PERIODICALS	141-4100-65025	\$ 480.18
Fund: 610 - Sewer Fund					
AMAZON CAPITAL SERVICES	131F-XMLN-GJ43	01/19/2026	CARTRIDGE REPLACEMENT	610-8350-65060	\$ 41.98
AMAZON CAPITAL SERVICES	139T-YR9C-GMCL	01/19/2026	HANGING FILE FOLDERS	610-8350-65060	\$ 40.56
AMAZON CAPITAL SERVICES	1WXX-FL6F-XP74	01/19/2026	BUG REPLACEMENT BULB	610-8350-65070	\$ 23.98
AMAZON CAPITAL SERVICES	1MM3-GQ1Y-Y1PH	01/19/2026	RETURN BUG REPLACEMENT BULB	610-8350-65070	\$ (23.98)
Vendor: AMERICAN SOCIETY OF COMPOSERS					
Fund: 001 - General					
AMERICAN SOCIETY OF COMPOSERS	2026	01/19/2026	2026 LICENSING FEE	001-6500-65990	\$ 500.00
Vendor: ARRANDALE, JEFF					
Fund: 001 - General					
ARRANDALE, JEFF	1222026	01/19/2026	ACTIVITY CENTER PERFORMANCE	001-4200-64990	\$ 250.00
Vendor: AUBERT'S TOWING					
Fund: 001 - General					
AUBERT'S TOWING	111425	01/19/2026	TOWING	001-1100-64860	\$ 165.00
Vendor: BEEBE'S CAMERA AND CLEAN LLC					
Fund: 680 - Wellness Campus Fund					

BEEBE'S CAMERA AND CLEAN LLC	123025	01/19/2026	REPAIR LEAKING DRAIN	680-8700-63100	\$ 337.50
Vendor: BOB'S CUSTOM TROPHIES					
Fund: 001 - General					
BOB'S CUSTOM TROPHIES	40461	01/19/2026	PICTURE PLATES - HAWKINS & SCHUMACHER	001-1100-65070	\$ 17.00
Vendor: BOUND TREE MEDICAL LLC					
Fund: 001 - General					
BOUND TREE MEDICAL LLC	86049407	01/19/2026	EMS AMBULANCE SUPPLIES	001-1600-65070	\$ 3,224.24
BOUND TREE MEDICAL LLC	86042253	01/19/2026	EMS AMBULANCE SUPPLIES	001-1600-65070	\$ 1,306.86
Vendor: BRICK GENTRY P.C.					
Fund: 001 - General					
BRICK GENTRY P.C.	471097	01/19/2026	LEGAL SERVICE FEES	001-1500-64110	\$ 5,680.00
BRICK GENTRY P.C.	469351	01/19/2026	UNION NEGOTIATIONS	001-4100-64990	\$ 60.00
BRICK GENTRY P.C.	471096	01/19/2026	LEGAL SERVICE FEES	001-1700-64110	\$ 1,692.48
BRICK GENTRY P.C.	471098	01/19/2026	LEGAL SERVICE FEES	001-1500-64110	\$ 140.00
BRICK GENTRY P.C.	471098	01/19/2026	LEGAL SERVICE FEES	001-1700-64110	\$ 460.00
BRICK GENTRY P.C.	471098	01/19/2026	LEGAL SERVICE FEES	001-6500-64110	\$ 5,767.08
BRICK GENTRY P.C.	471099	01/19/2026	LEGAL SERVICE FEES	001-1500-64110	\$ 620.00
BRICK GENTRY P.C.	471099	01/19/2026	LEGAL SERVICE FEES	001-6250-64110	\$ 860.00
BRICK GENTRY P.C.	471102	01/19/2026	LEGAL SERVICE FEES	001-1100-64110	\$ 417.50
Fund: 110 - Road Use Tax Fund					
BRICK GENTRY P.C.	471098	01/19/2026	LEGAL SERVICE FEES	110-2100-64110	\$ 120.00
BRICK GENTRY P.C.	471099	01/19/2026	LEGAL SERVICE FEES	110-2100-64110	\$ 180.00
Vendor: CCP DIRECT					
Fund: 610 - Sewer Fund					
CCP DIRECT	IN05577861	01/19/2026	GLOVES	610-8350-65012	\$ 250.17
Vendor: CENTER FOR PUBLIC SAFETY					
Fund: 001 - General					
CENTER FOR PUBLIC SAFETY MANAGEMENT LLC	2634	01/19/2026	PUBLIC SAFETY STUDY 2ND 40% PAYMENT	001-6500-64990	\$ 36,544.40
Vendor: CINTAS CORPORATION					
Fund: 610 - Sewer Fund					
CINTAS CORPORATION	9353452842	01/19/2026	CINTAS AGREEMENT	610-8300-64990	\$ 234.00
Vendor: DANNCO INC					
Fund: 680 - Wellness Campus Fund					
DANNCO INC	48613	01/19/2026	CONTROLLER FOR GYMNASIUM	680-8700-63100	\$ 4,140.00
Vendor: DELTA DENTAL OF IOWA					
Fund: 001 - General					
DELTA DENTAL OF IOWA	43309000000202601	01/19/2026	Vision Insurance	001-0000-21219	\$ 380.00
DELTA DENTAL OF IOWA	43309000000202601	01/19/2026	Vision Insurance	001-1100-61502	\$ 171.94
DELTA DENTAL OF IOWA	43309000000202601	01/19/2026	Vision Insurance	001-1500-61502	\$ 24.76
DELTA DENTAL OF IOWA	43309000000202601	01/19/2026	Vision Insurance	001-1600-61502	\$ 110.52
DELTA DENTAL OF IOWA	43309000000202601	01/19/2026	Vision Insurance	001-1700-61502	\$ 39.74
DELTA DENTAL OF IOWA	43309000000202601	01/19/2026	Vision Insurance	001-4100-61502	\$ 32.92
DELTA DENTAL OF IOWA	43309000000202601	01/19/2026	Vision Insurance	001-4200-61502	\$ 18.02
DELTA DENTAL OF IOWA	43309000000202601	01/19/2026	Vision Insurance	001-4300-61502	\$ 14.78
DELTA DENTAL OF IOWA	43309000000202601	01/19/2026	Vision Insurance	001-6150-61502	\$ 3.58
DELTA DENTAL OF IOWA	43309000000202601	01/19/2026	Vision Insurance	001-6200-61502	\$ 22.06
DELTA DENTAL OF IOWA	43309000000202601	01/19/2026	Vision Insurance	001-6210-61502	\$ 25.64
DELTA DENTAL OF IOWA	43309000000202601	01/19/2026	Vision Insurance	001-6250-61502	\$ 21.72
Fund: 110 - Road Use Tax Fund					
DELTA DENTAL OF IOWA	43309000000202601	01/19/2026	Vision Insurance	110-2100-61502	\$ 67.72
Fund: 610 - Sewer Fund					
DELTA DENTAL OF IOWA	43309000000202601	01/19/2026	Vision Insurance	610-8300-61502	\$ 69.08
Fund: 680 - Wellness Campus Fund					
DELTA DENTAL OF IOWA	43309000000202601	01/19/2026	Vision Insurance	680-8700-61502	\$ 14.04
Fund: 820 - Health Insurance Fund					
DELTA DENTAL OF IOWA	43309000000202601	01/19/2026	Vision Insurance	820-9302-64080	\$ 18.04

Vendor: DEMCO EDUCATIONAL CORP					
Fund: 001 - General					
DEMCO EDUCATIONAL CORP	7742789	01/19/2026	MATTES, BOOK JACKET, REPAIR WINGS	001-4100-65070	\$ 396.60
DEMCO EDUCATIONAL CORP	7735841	01/19/2026	EASY BIND REPAIR KIT	001-4100-65070	\$ 92.46
Vendor: DLH GRAFX					
Fund: 001 - General					
DLH GRAFX	20743	01/19/2026	ZONE SHIRTS	001-4200-61810	\$ 591.40
Vendor: DOWNEY TIRE PROS					
Fund: 001 - General					
DOWNEY TIRE PROS	41261	01/19/2026	SERVICE CALL - TIRE ROTATION	001-1100-63320	\$ 95.99
DOWNEY TIRE PROS	40895	01/19/2026	REPAIR TIRE	001-4300-63320	\$ 27.98
DOWNEY TIRE PROS	41084	01/19/2026	TIRE REPAIR - 2023 RAM 1500	001-4300-63320	\$ 27.98
DOWNEY TIRE PROS	40516	01/19/2026	TIRE REPAIR UNIT 221	001-1100-63320	\$ 117.98
Fund: 110 - Road Use Tax Fund					
DOWNEY TIRE PROS	41089	01/19/2026	TIRE REPAIR	110-2100-63320	\$ 32.97
Vendor: DUST PROS JANITORIAL					
Fund: 001 - General					
DUST PROS JANITORIAL	3498	01/19/2026	JANITORIAL SERVICES - LIBRARY	001-4100-64090	\$ 1,500.00
DUST PROS JANITORIAL	3499	01/19/2026	JANITORIAL SUPPLIES	001-4100-64090	\$ 233.75
Vendor: FAREWAY STORE					
Fund: 001 - General					
FAREWAY STORE	214190	01/19/2026	ACTIVITY CENTER SUPPLIES	001-4200-65070	\$ 38.29
Vendor: FERGUSON					
Fund: 001 - General					
FERGUSON	WG664059	01/19/2026	CH BASEMENT REPAIR/MAINTENANCE	001-6500-63100	\$ 194.99
Vendor: GRAINGER INC					
Fund: 610 - Sewer Fund					
GRAINGER INC	9759004436	01/19/2026	GLASS MIC FILTER	610-8325-65072	\$ 30.73
GRAINGER INC	9859516223	01/19/2026	STRAINERSCREEN	610-8350-65072	\$ 25.94
GRAINGER INC	9764033453	01/19/2026	EXT CORD, BULKHEAD FITTING	610-8350-65072	\$ 397.19
GRAINGER INC	9764401197	01/19/2026	MARKING PAINT, FLAG, DRY WIPE, GLOVES`	610-8325-65070	\$ 200.93
GRAINGER INC	9764663333	01/19/2026	IBC MIXER 1/2 HP	610-8350-65072	\$ 2,323.61
Vendor: GREATER DM CONVENTION					
Fund: 001 - General					
GREATER DM CONVENTION & VISITORS BUREAU	24909	01/19/2026	DECEMBER 2025 CVB CONTRIBUTION	001-5100-64130	\$ 4,962.74
Vendor: HACH COMPANY					
Fund: 610 - Sewer Fund					
HACH COMPANY	14818478	01/19/2026	PH STORAGE SOLN	610-8350-65012	\$ 132.00
Vendor: HAWKEYE TRUCK					
Fund: 110 - Road Use Tax Fund					
HAWKEYE TRUCK EQUIPMENT	168703	01/19/2026	HD CURBCAST	110-2500-65070	\$ 1,223.56
Vendor: HIRTA PUBLIC TRANSIT					
Fund: 001 - General					
HIRTA PUBLIC TRANSIT	10645	01/19/2026	DAY TRIP TRANSPORTATION TO VALLEY JUNCTION	001-4200-64990	\$ 37.50
Vendor: IMU - UTILITIES					
Fund: 001 - General					
IMU - UTILITIES	10521420 FIBER	01/19/2026	TELEPHONE SERVICE	001-6210-63730	\$ 516.16
IMU - UTILITIES	10521420 FIBER	01/19/2026	FIBER	001-6210-64190	\$ 569.00
IMU - UTILITIES	10521854 ACT CTR	01/19/2026	IMU UTILITIES - ACTIVITY CENTER	001-4200-63710	\$ 700.69
IMU - UTILITIES	10522123 MOATS	01/19/2026	MOATS - UTILITIES	001-4300-63710	\$ 41.19
IMU - UTILITIES	10522797 BARKER	01/19/2026	BARKER - UTILITIES	001-4300-63710	\$ 35.72
IMU - UTILITIES	10522912 BUXTON	01/19/2026	BUXTON - UTILITIES	001-4300-63710	\$ 175.44

IMU - UTILITIES	10523915 CAMP	01/19/2026	PICKARD CAMPGROUND - UTILITIES	001-4300-63710	\$ 236.19
IMU - UTILITIES	10524281 SHOP	01/19/2026	SHOP - UTILITIES	001-4300-63710	\$ 355.36
IMU - UTILITIES	10524393 TRAIL	01/19/2026	MCVAY TRAILHEAD - UTILITIES	001-4300-63710	\$ 68.39
IMU - UTILITIES	10524504 CITY	01/19/2026	RENEWABLE	001-1500-63710	\$ 53.00
IMU - UTILITIES	10524504 CITY	01/19/2026	UTILITIES BUXTON OFFICE	001-6500-63710	\$ 222.95
IMU - UTILITIES	10524504 CITY	01/19/2026	UTILITIES	001-6500-63710	\$ 4,056.69
IMU - UTILITIES	10524572 LIBRARY	01/19/2026	LIBRARY UTILITIES	001-4100-63710	\$ 918.25
IMU - UTILITIES	10526571 PICKARD	01/19/2026	PICKARD (YOUTH) - UTILITIES	001-4200-63710	\$ 102.12
IMU - UTILITIES	10527475 DOG	01/19/2026	DOWNEY (DOG) - UTILITIES	001-4300-63710	\$ 31.37
IMU - UTILITIES	10527532 FIRE	01/19/2026	UTILITIES 410 N JEFFERSON	001-1500-63710	\$ 147.85
IMU - UTILITIES	10527613 MEM BLDG	01/19/2026	UTILITIES VMAC	001-4500-63710	\$ 319.38
IMU - UTILITIES	10528135 MCCORD	01/19/2026	MCCORD - UTILITIES	001-4300-63710	\$ 24.00
IMU - UTILITIES	10528143 FIRE	01/19/2026	UTILITIES 206 N 1ST	001-1500-63710	\$ 53.13
IMU - UTILITIES	10529035 MEMORIAL	01/19/2026	MEMORIAL PARK - UTILITIES	001-4300-63710	\$ 37.39
IMU - UTILITIES	10529049 ADULT SB	01/19/2026	UTILITIES PICKARD ADULT SOFTBALL	001-4200-63710	\$ 168.49
Fund: 110 - Road Use Tax Fund					
IMU - UTILITIES	10524504 CITY	01/19/2026	UTILITIES STREETLIGHTS	110-2300-63780	\$ 14,839.24
IMU - UTILITIES	10526922 STREETS	01/19/2026	UTILITIES STREETS	110-2100-63710	\$ 2,610.02
Fund: 340 - City Hall Bldg Project					
IMU - UTILITIES	10521420 FIBER	01/19/2026	FIBER - N HOWARD	340-7500-63100	\$ 53.39
IMU - UTILITIES	10524410 110	01/19/2026	110 N HOWARD UTILITIES	340-7500-63710	\$ 119.31
IMU - UTILITIES	10529058 114	01/19/2026	114 N HOWARD UTILITIES	340-7500-63710	\$ 419.37
Fund: 610 - Sewer Fund					
IMU - UTILITIES	10526176 SEWER	01/19/2026	LIFT STATIONS UTILITIES	610-8325-63710	\$ 7,626.45
Fund: 680 - Wellness Campus Fund					
IMU - UTILITIES	10522264 IWC	01/19/2026	UTILITIES - IWC	680-8700-63710	\$ 12,158.98
Vendor: IMWCA					
Fund: 001 - General					
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	001-1100-61599	\$ 3,602.89
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	001-1500-61599	\$ 4,892.36
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	001-1600-61599	\$ 2,434.98
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	001-1700-61599	\$ 192.96
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	001-2900-61599	\$ 6.75
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	001-4100-61599	\$ 29.36
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	001-4200-61599	\$ 352.29
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	001-4300-61599	\$ 321.43
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	001-4500-61599	\$ 118.34
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	001-6100-61599	\$ 2.89
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	001-6150-61599	\$ 20.57
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	001-6200-61599	\$ 13.61
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	001-6210-61599	\$ 129.32
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	001-6220-61599	\$ 88.23

IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	001-6250-61599	\$ 10.82
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	001-6500-65990	\$ 915.42
Fund: 110 - Road Use Tax Fund					
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	110-2100-61599	\$ 1,370.57
Fund: 610 - Sewer Fund					
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	610-8300-61599	\$ 447.64
Fund: 680 - Wellness Campus Fund					
IMWCA	96568	01/01/2026	WORKER'S COMP INSURANCE INSTALLMENT #7	680-8700-61599	\$ 137.57
Vendor: INDEPENDENT ADVOCATE					
Fund: 001 - General					
INDEPENDENT ADVOCATE	7377	01/19/2026	20251208 SS MINUTES	001-6500-64020	\$ 23.94
INDEPENDENT ADVOCATE	7390	01/19/2026	20251212 CC MINUTES	001-6500-64020	\$ 17.64
INDEPENDENT ADVOCATE	7390	01/19/2026	ORD 1790	001-6500-64020	\$ 19.53
INDEPENDENT ADVOCATE	7390	01/19/2026	20251215 CC MINUTES	001-6500-64020	\$ 532.98
Vendor: INDIANOLA MUNICIPAL					
Fund: 001 - General					
INDIANOLA MUNICIPAL UTILITIES	2610	01/19/2026	BUXTON TRASH, RECYCLING, GAS	001-6500-63710	\$ 212.65
Fund: 610 - Sewer Fund					
INDIANOLA MUNICIPAL UTILITIES	2607	01/19/2026	UTILITY SERVICES SEWER	610-8300-64905	\$ 13,836.67
INDIANOLA MUNICIPAL UTILITIES	2611	01/19/2026	SEWER CREDIT CARD PROCESSING FEES	610-8300-64990	\$ 4,624.60
Fund: 650 - Stormwater Utility Fund					
INDIANOLA MUNICIPAL UTILITIES	2607	01/19/2026	UTILITY SERVICES STORM WATER	650-9000-64905	\$ 4,348.67
INDIANOLA MUNICIPAL UTILITIES	2611	01/19/2026	SWU CREDIT CARD PROCESSING FEES	650-9000-64990	\$ 262.76
Fund: 670 - Recycling Fund					
INDIANOLA MUNICIPAL UTILITIES	2607	01/19/2026	UTILITY SERVICES RECYCLING	670-8400-64905	\$ 1,581.33
INDIANOLA MUNICIPAL UTILITIES	2611	01/19/2026	RECYCLING CREDIT CARD PROCESSING FEES	670-8400-64990	\$ 367.87
Vendor: INGRAM LIBRARY SERVICES					
Fund: 001 - General					
INGRAM LIBRARY SERVICES	93372594	01/19/2026	BOOKS	001-4100-65020	\$ 11.99
INGRAM LIBRARY SERVICES	93389139	01/19/2026	BOOKS	001-4100-65020	\$ 18.60
INGRAM LIBRARY SERVICES	92716055	01/19/2026	BOOKS	001-4100-65020	\$ 11.39
INGRAM LIBRARY SERVICES	92716056	01/19/2026	BOOKS	001-4100-65020	\$ 92.94
INGRAM LIBRARY SERVICES	92778915	01/19/2026	BOOKS	001-4100-65020	\$ 11.98
INGRAM LIBRARY SERVICES	92897144	01/19/2026	BOOKS	001-4100-65020	\$ 7.19
INGRAM LIBRARY SERVICES	92897145	01/19/2026	BOOKS	001-4100-65020	\$ 21.00
INGRAM LIBRARY SERVICES	92897146	01/19/2026	BOOKS	001-4100-65020	\$ 10.39
INGRAM LIBRARY SERVICES	92930498	01/19/2026	BOOKS	001-4100-65020	\$ 4.79
INGRAM LIBRARY SERVICES	92946138	01/19/2026	BOOKS	001-4100-65020	\$ 7.19
INGRAM LIBRARY SERVICES	93085857	01/19/2026	BOOKS	001-4100-65020	\$ 11.37
INGRAM LIBRARY SERVICES	93126772	01/19/2026	BOOKS	001-4100-65020	\$ 41.77
INGRAM LIBRARY SERVICES	93152227	01/19/2026	BOOKS	001-4100-65020	\$ 113.32
INGRAM LIBRARY SERVICES	93168091	01/19/2026	BOOKS	001-4100-65020	\$ 12.00
INGRAM LIBRARY SERVICES	93201417	01/19/2026	BOOKS	001-4100-65020	\$ 11.99
INGRAM LIBRARY SERVICES	93201418	01/19/2026	BOOKS	001-4100-65020	\$ 11.39
INGRAM LIBRARY SERVICES	93303501	01/19/2026	BOOKS	001-4100-65020	\$ 10.79
INGRAM LIBRARY SERVICES	93303502	01/19/2026	BOOKS	001-4100-65020	\$ 24.58
INGRAM LIBRARY SERVICES	92494674	01/19/2026	BOOKS	001-4100-65020	\$ 16.80
INGRAM LIBRARY SERVICES	92548664	01/19/2026	BOOKS	001-4100-65020	\$ 6.39
INGRAM LIBRARY SERVICES	92582507	01/19/2026	BOOKS	001-4100-65020	\$ 11.99
Vendor: IOWA D.A.R.E. ASSOCIATION					

Fund: 001 - General					
IOWA D.A.R.E. ASSOCIATION	2026 MEMBERSHIP	01/19/2026	2026 MEMBERSHIP DUES	001-1100-65066	\$ 100.00
Vendor: IOWA DEPT OF INSPECTIONS					
Fund: 001 - General					
IOWA DEPT OF INSPECTIONS AND APPEALS	306373	01/19/2026	BOILER INSPECTION - CERT FEE 1 YEAR	001-4100-63100	\$ 40.00
Vendor: IOWA STATE UNIVERSITY					
Fund: 001 - General					
IOWA STATE UNIVERSITY	MUN PROF INST	01/19/2026	MUNICIPAL CLERK INSTITUTE - HOFER	001-6200-62300	\$ 280.00
Vendor: IOWA WATER					
Fund: 001 - General					
IOWA WATER MANAGEMENT CO.	226122	01/19/2026	LIBRARY WATER MGMT	001-4100-63100	\$ 54.48
IOWA WATER MANAGEMENT CO.	226122	01/19/2026	MUNICIPAL WATER MGMT	001-6500-63100	\$ 169.98
Vendor: IOWA-DES MOINES SUPPLY					
Fund: 680 - Wellness Campus Fund					
IOWA-DES MOINES SUPPLY INC.	517265	01/19/2026	MATERIALS/SUPPLIES MEMBERSHIP	680-8700-65074	\$ 372.83
Vendor: JOHN DEERE FINANCIAL					
Fund: 001 - General					
JOHN DEERE FINANCIAL	6786599	01/19/2026	FILTER & OIL	001-4300-63320	\$ 120.92
JOHN DEERE FINANCIAL	4191035	01/19/2026	KP DOG FOOD	001-1109-65070	\$ 194.97
Vendor: JOSH'S AUTO REPAIR LLC					
Fund: 001 - General					
JOSH'S AUTO REPAIR LLC	121525	01/19/2026	SERVICE UNITS- 211,201,222,233,212,221,231	001-1100-63320	\$ 620.00
JOSH'S AUTO REPAIR LLC	122325	01/19/2026	COOLANT TANK, COOLANT, ETC - UNIT 223K	001-1100-63320	\$ 569.50
Vendor: KELLER'S GARAGE					
Fund: 001 - General					
KELLER'S GARAGE	9240	01/19/2026	BRAKE REPAIR 2016 RAM 4500	001-1500-65051	\$ 1,985.96
Vendor: KNOX COMPANY, THE					
Fund: 890 - Vehicle and Equipment					
KNOX COMPANY, THE	INV-KA-469865	01/19/2026	KEYSECURE - NEW AMBULANCE	890-9300-67101	\$ 1,338.00
Vendor: KWIK TRIP INC					
Fund: 001 - General					
KWIK TRIP INC	DECEMBER 2025 FIRE	01/19/2026	FUEL DISTRIBUTION	001-1500-65050	\$ 2,388.20
KWIK TRIP INC	DECEMBER 2025 PD	01/19/2026	FUEL DISTRIBUTION	001-1100-65050	\$ 2,399.82
Vendor: MACQUEEN EQUIPMENT LLC					
Fund: 001 - General					
MACQUEEN EQUIPMENT LLC	P58584	01/19/2026	SCOTCHLITE TETRAS FOR HELMET	001-1500-65500	\$ 94.14
Vendor: MCCOY HARDWARE INC					
Fund: 001 - General					
MCCOY HARDWARE INC	A694310	01/19/2026	ACTIVITY CENTER KITCHEN SUPPLIES	001-4200-65070	\$ 18.50
Vendor: MEDSHRED					
Fund: 001 - General					
MEDSHRED	317609	01/19/2026	MEDICAL WASTE REMOVAL	001-1600-64990	\$ 48.00
Vendor: MENARDS					
Fund: 001 - General					
MENARDS	27195	01/19/2026	MATERIALS/SUPPLIES MAINTENANCE	001-6220-63100	\$ 169.15
Vendor: MERCY COLLEGE OF HEALTH					
Fund: 001 - General					
MERCY COLLEGE OF HEALTH SCIENCES	257156	01/19/2026	GRAHAM SPRING 2026	001-1600-62300	\$ 5,120.00
Vendor: MERCYONE CLIVE					
Fund: 001 - General					

MERCYONE CLIVE PHARMACY	JANUARY STMT	01/19/2026	EMS MEDICATION SUPPLIES	001-1600-65070	\$ 154.55
Vendor: MID AMERICAN ENERGY CO.					
Fund: 001 - General					
MID AMERICAN ENERGY CO.	575111658 LIBRARY	01/19/2026	LIBRARY UTILITIES	001-4100-63710	\$ 326.25
Fund: 610 - Sewer Fund					
MID AMERICAN ENERGY CO.	575018183 SEWER	01/19/2026	65/69 ELECTRIC	610-8325-63710	\$ 71.87
Vendor: MID-STATES ORGANIZED					
Fund: 001 - General					
MID-STATES ORGANIZED CRIME	2600715-IN	01/19/2026	MOCIC MEMBERSHIP 2026	001-1100-62100	\$ 150.00
Vendor: MUTUAL OF OMAHA					
Fund: 001 - General					
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	001-0000-21218	\$ 1,522.39
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	001-0000-21218	\$ 7.00
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	001-1100-61501	\$ 1,424.18
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	001-1500-61501	\$ 8.19
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	001-1500-61501	\$ 155.17
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	001-1600-61501	\$ 46.41
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	001-1600-61501	\$ 879.29
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	001-1700-61501	\$ 345.11
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	001-4100-61501	\$ 287.32
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	001-4200-61501	\$ 245.98
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	001-4300-61501	\$ 89.06
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	001-6150-61501	\$ 23.86
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	001-6200-61501	\$ 188.19
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	001-6210-61501	\$ 212.05
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	001-6250-61501	\$ 198.26
MUTUAL OF OMAHA	1995688447	01/19/2026	LIFE, AD&D,LTD, STD	001-0000-21206	\$ 1,502.16
MUTUAL OF OMAHA	1995688447	01/19/2026	LIFE, AD&D,LTD, STD	001-1100-61550	\$ 1,905.69
MUTUAL OF OMAHA	1995688447	01/19/2026	LIFE, AD&D,LTD, STD	001-1500-61550	\$ 231.25
MUTUAL OF OMAHA	1995688447	01/19/2026	LIFE, AD&D,LTD, STD	001-1600-61550	\$ 1,310.41
MUTUAL OF OMAHA	1995688447	01/19/2026	LIFE, AD&D,LTD, STD	001-1700-61550	\$ 399.80
MUTUAL OF OMAHA	1995688447	01/19/2026	LIFE, AD&D,LTD, STD	001-4100-61550	\$ 380.89
MUTUAL OF OMAHA	1995688447	01/19/2026	LIFE, AD&D,LTD, STD	001-4200-61550	\$ 311.26
MUTUAL OF OMAHA	1995688447	01/19/2026	LIFE, AD&D,LTD, STD	001-4300-61550	\$ 279.34
MUTUAL OF OMAHA	1995688447	01/19/2026	LIFE, AD&D,LTD, STD	001-6150-61550	\$ 94.00
MUTUAL OF OMAHA	1995688447	01/19/2026	LIFE, AD&D,LTD, STD	001-6200-61550	\$ 238.30
MUTUAL OF OMAHA	1995688447	01/19/2026	LIFE, AD&D,LTD, STD	001-6210-61550	\$ 406.02
MUTUAL OF OMAHA	1995688447	01/19/2026	LIFE, AD&D,LTD, STD	001-6250-61550	\$ 173.57
Fund: 110 - Road Use Tax Fund					
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	110-2100-61501	\$ 23.86
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	110-2100-61501	\$ 523.23
MUTUAL OF OMAHA	1995688447	01/19/2026	LIFE, AD&D,LTD, STD	110-2100-61550	\$ 652.61
Fund: 610 - Sewer Fund					
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	610-8300-61501	\$ 608.57
MUTUAL OF OMAHA	1995688447	01/19/2026	LIFE, AD&D,LTD, STD	610-8300-61550	\$ 473.88
Fund: 680 - Wellness Campus Fund					
MUTUAL OF OMAHA	2006425369	01/19/2026	Dental Insurance	680-8700-61501	\$ 113.84
MUTUAL OF OMAHA	1995688447	01/19/2026	LIFE, AD&D,LTD, STD	680-8700-61550	\$ 244.08
Vendor: OPN ARCHITECTS INC					
Fund: 301 - Capital Projects Fund					
OPN ARCHITECTS INC	24847000-12	01/19/2026	CONCEPT DESIGN	301-4100-67900	\$ 10,177.72
Fund: 340 - City Hall Bldg Project					
OPN ARCHITECTS INC	23845000-14	01/19/2026	PUBLIC BUILDING ARCH SERVICES	340-7500-64990	\$ 2,154.71
Vendor: O'REILLY AUTO PARTS					
Fund: 001 - General					
O'REILLY AUTO PARTS	0337-186137	01/19/2026	MOTOROIL	001-4300-63320	\$ 12.98
O'REILLY AUTO PARTS	0337-185330	01/19/2026	ANITFREEZE	001-4300-63320	\$ 15.99
O'REILLY AUTO PARTS	0337-185407	01/19/2026	AIR COUPLER	001-4300-65070	\$ 8.99

O'REILLY AUTO PARTS	0337-183207	01/19/2026	OIL FILTERS & MOTOROIL	001-4300-63320	\$ 140.44
O'REILLY AUTO PARTS	0337-179321	01/19/2026	MOTOROIL	001-1100-65050	\$ 22.98
Vendor: PEOPLES BANK					
Fund: 161 - Downtown Biz Incentive					
PEOPLES BANK	AVITT 2025	01/19/2026	2025 INTEREST - AVITT LOAN	161-5200-64154	\$ 135.32
PEOPLES BANK	K&L 2025	01/19/2026	INTEREST EXPENSE K&L PROPERTIES 2025	161-5200-64154	\$ 76.25
Vendor: PERFECTION PEST					
Fund: 110 - Road Use Tax Fund					
PERFECTION PEST MANAGEMENT	81389	01/19/2026	PEST CONTROL	110-2100-63100	\$ 53.50
Vendor: PETTY CASH - WELLNESS CTR					
Fund: 680 - Wellness Campus Fund					
PETTY CASH - WELLNESS CTR	I2026	01/19/2026	INCREASE PETTY CASH AMOUNT FOR FRONT DESK	680-8700-65990	\$ 100.00
Vendor: PLAYAWAY PRODUCTS LLC					
Fund: 001 - General					
PLAYAWAY PRODUCTS LLC	518759	01/19/2026	BOOKS	001-4100-65020	\$ 319.54
PLAYAWAY PRODUCTS LLC	519257	01/19/2026	BOOKS	001-4100-65020	\$ 69.99
Vendor: POLK COUNTY TREASURER					
Fund: 001 - General					
POLK COUNTY TREASURER	13124	01/19/2026	POLYGRAPH -JONATHAN STARUK	001-1100-64990	\$ 250.00
Vendor: PROSCREENING LLC					
Fund: 001 - General					
PROSCREENING LLC	253282-3	01/19/2026	PRE EMPLOYMENT SCREENING - SCHUMACHER	001-1100-64990	\$ 34.00
Fund: 680 - Wellness Campus Fund					
PROSCREENING LLC	253282-3	01/19/2026	PRE EMPLOYMENT SCREEN- HUTCHESON, SWIGART, & SMITH	680-8700-64990	\$ 259.50
Vendor: PROTECT YOUTH SPORTS					
Fund: 001 - General					
PROTECT YOUTH SPORTS	1355759	01/19/2026	VOLUNTEER COACH BACKGROUND CHECKS	001-4200-64990	\$ 347.00
Vendor: PURCHASE POWER					
Fund: 001 - General					
PURCHASE POWER	1/6/26 REFILL	01/19/2026	1/6/26 POSTAGE REFILL	001-6500-65080	\$ 500.00
Vendor: RAGAN, BILLY					
Fund: 001 - General					
RAGAN, BILLY	FY26 APP#6	01/19/2026	HOME BASE IOWA APPLICATION	001-5200-65990	\$ 1,500.00
Vendor: SCHIMBERG CO					
Fund: 110 - Road Use Tax Fund					
SCHIMBERG CO	10097250-00	01/19/2026	PIPE	110-2700-65070	\$ 300.62
Vendor: SECURE SHRED SOLUTIONS					
Fund: 001 - General					
SECURE SHRED SOLUTIONS LLC	99581	01/19/2026	MISC CONTRACTUAL	001-6500-64990	\$ 46.00
Vendor: SNYDER & ASSOCIATES INC					
Fund: 110 - Road Use Tax Fund					
SNYDER & ASSOCIATES INC	125.0039.010-10	01/19/2026	MUNICIPAL ENGINEERING	110-2100-64070	\$ 1,998.75
SNYDER & ASSOCIATES INC	125.0039.010-10	01/19/2026	MUNICIPAL ENGINEERING - STREETS	110-2100-64070	\$ 390.00
SNYDER & ASSOCIATES INC	125.0039.010-10	01/19/2026	MUNICIPAL ENGINEERING	110-2100-64070	\$ 7,965.25
SNYDER & ASSOCIATES INC	125.0039.010-10	01/19/2026	MUNICIPAL ENGINEERING - STREETS	110-2100-64070	\$ 1,480.00
Fund: 321 - Street Capital Projects					
SNYDER & ASSOCIATES INC	125.0452.010-5	01/19/2026	92 EAST ACCESS MGMT PLAN ENGINEERING	321-2100-64070	\$ 4,642.50
Fund: 324 - K Street Construction					
SNYDER & ASSOCIATES INC	118.1214.010-52	01/19/2026	SOUTH K ST PAVING ENGINEERING	324-7500-64070	\$ 1,213.25

Fund: 650 - Stormwater Utility Fund					
SNYDER & ASSOCIATES INC	125.0039.010-10	01/19/2026	MUNICIPAL ENGINEERING - STORM	650-9000-64070	\$ 211.25
Vendor: STAPLES					
Fund: 001 - General					
STAPLES	7008233093	01/19/2026	MISC OFFICE SUPPLIES	001-6200-65070	\$ 93.16
Vendor: STERNQUIST CONST. INC.					
Fund: 110 - Road Use Tax Fund					
STERNQUIST CONST. INC.	4421	01/19/2026	CRUSHED CONCRETE	110-2100-65083	\$ 285.25
STERNQUIST CONST. INC.	4432	01/19/2026	CRUSHED CONCRETE	110-2100-65083	\$ 167.90
STERNQUIST CONST. INC.	3952	01/19/2026	ASPHALT	110-2100-65083	\$ 293.10
Vendor: T.R.M. DISPOSAL LLC					
Fund: 001 - General					
T.R.M. DISPOSAL LLC	38612	01/19/2026	TRASH REMOVAL	001-4100-64090	\$ 133.00
Fund: 680 - Wellness Campus Fund					
T.R.M. DISPOSAL LLC	38615	01/19/2026	TRASH REMOVAL	680-8700-64090	\$ 132.00
Vendor: TELEFLEX LLC					
Fund: 001 - General					
TELEFLEX LLC	9511051694	01/19/2026	AMBULANCE SUPPLIES - NEEDLES	001-1600-65070	\$ 550.00
TELEFLEX LLC	9510619221	01/19/2026	AMBULANCE SUPPLIES - STABILIZER	001-1600-65070	\$ 50.00
TELEFLEX LLC	9510638462	01/19/2026	AMBULANCE SUPPLIES - POWER DRIVER	001-1600-65070	\$ 299.00
TELEFLEX LLC	9511010407	01/19/2026	AMBULANCE SUPPLIES - POWER DRIVER	001-1600-65070	\$ 299.00
TELEFLEX LLC	9511010409	01/19/2026	AMBULANCE SUPPLIES - POWER DRIVER CRADLE	001-1600-65070	\$ 29.12
TELEFLEX LLC	9510136366	01/19/2026	AMBULANCE SUPPLIES - STABILIZER & NEEDLES	001-1600-65070	\$ 650.00
TELEFLEX LLC	9510340331	01/19/2026	AMBULANCE SUPPLIES - NEEDLES	001-1600-65070	\$ 1,100.00
Vendor: TEXTCASTER					
Fund: 001 - General					
TEXTCASTER	41235	01/19/2026	TEXTING SERVICES	001-4200-64190	\$ 163.31
Vendor: TIM HILDRETH COMPANY					
Fund: 001 - General					
TIM HILDRETH COMPANY	33519	01/19/2026	WORK ON BOILER	001-4100-63100	\$ 262.50
Vendor: TK ELEVATOR					
Fund: 001 - General					
TK ELEVATOR CORPORATION	1000698513	01/19/2026	ELEVATOR MAINTENANCE AGREEMENT	001-6500-63100	\$ 362.73
TK ELEVATOR CORPORATION	1000720280	01/19/2026	ELEVATOR MAINTENANCE AGREEMENT	001-6500-63100	\$ 362.73
Vendor: TOMPKINS INDUSTRIES INC.					
Fund: 110 - Road Use Tax Fund					
TOMPKINS INDUSTRIES INC.	406088042	01/19/2026	COUPLING	110-2100-63320	\$ 21.84
Vendor: TRANSUNION RISK AND					
Fund: 001 - General					
TRANSUNION RISK AND ALTERNATIVE	305736-202512-1	01/19/2026	TRANSUNION CONTRACT	001-1100-64990	\$ 100.00
Vendor: U.S. CELLULAR					
Fund: 001 - General					
U.S. CELLULAR	0774962588 CM DV	01/19/2026	TELEPHONE/CELL PHONE	001-1700-63730	\$ 141.43
U.S. CELLULAR	0774962588 CM	01/19/2026	TELEPHONE/CELL PHONE	001-6150-63730	\$ 47.14
U.S. CELLULAR	0774962588 FIRE	01/19/2026	TELEPHONE/CELL PHONE	001-1500-63730	\$ 889.41
U.S. CELLULAR	0774962588 IT	01/19/2026	TELEPHONE/CELL PHONE	001-6210-63730	\$ 47.14
U.S. CELLULAR	0774962588 IT	01/19/2026	TELEPHONE/CELL PHONE	001-6220-63730	\$ 47.14
U.S. CELLULAR	774962588 HR	01/19/2026	TELEPHONE/CELL	001-6250-63730	\$ 47.14
Fund: 110 - Road Use Tax Fund					

U.S. CELLULAR	0774962588 ST	01/19/2026	TELEPHONE/CELL PHONE	110-2100-63730	\$ 186.77
Fund: 610 - Sewer Fund					
U.S. CELLULAR	0774962588 SEWER	01/19/2026	TELEPHONE/CELL PHONE	610-8300-63730	\$ 374.60
Vendor: UNITED STATES POLICE					
Fund: 001 - General					
UNITED STATES POLICE CANINE ASSOC	28434	01/19/2026	MEMBERSHIP RENEWAL 2026	001-1100-62100	\$ 50.00
Vendor: VANDERPOOL					
Fund: 323 - Hillcrest Avenue					
VANDERPOOL CONSTRUCTION	E HILLCREST	01/19/2026	E HILLCREST RETAINAGE	323-7500-67907	\$ 144,051.18
VANDERPOOL CONSTRUCTION	E HILLCREST PAY APP	01/19/2026	E HILLCREST PAY APP #16	323-7500-67907	\$ 88,303.23
Vendor: VERIZON WIRELESS					
Fund: 610 - Sewer Fund					
VERIZON WIRELESS	6132032089	01/19/2026	LAPTOP	610-8300-63730	\$ 40.01
Vendor: VERSATERM					
Fund: 001 - General					
VERSATERM	INV41-03122	01/19/2026	BODY WORN CAMERAS CONTRACT	001-1100-64990	\$ 16,002.58
VERSATERM	INV41-03045	01/19/2026	FLIC BLUETOOTH REMOTE ACTIVATION	001-1100-67245	\$ 180.00
Vendor: VETTER EQUIPMENT CO					
Fund: 001 - General					
VETTER EQUIPMENT CO	I746827	01/19/2026	FILTERS & OIL	001-4300-63320	\$ 126.65
Vendor: WALDINGER CORPORATION,					
Fund: 680 - Wellness Campus Fund					
WALDINGER CORPORATION, THE	7645611-1	01/19/2026	GLYCOL LEAK - MECHANICAL ROOM	680-8700-63100	\$ 1,055.30
Vendor: WARREN COUNTY FIRE					
Fund: 001 - General					
WARREN COUNTY FIRE ASSOC	2025 DUES	01/19/2026	2025 FIRE EMS DUES	001-1500-62100	\$ 35.00
Vendor: WARREN COUNTY SHERIFF					
Fund: 001 - General					
WARREN COUNTY SHERIFF	321838	01/19/2026	TRANSLATION FEES WCSO	001-1100-65070	\$ 113.58
WARREN COUNTY SHERIFF	316899	01/19/2026	TRANSLATION FEES	001-1100-65070	\$ 135.66
Vendor: WASTE MANAGEMENT OF					
Fund: 001 - General					
WASTE MANAGEMENT OF IOWA	918209-0516-7	01/19/2026	BRUSH FACILITY	001-2900-64990	\$ 1,132.00
WASTE MANAGEMENT OF IOWA	8979509-0516-5	01/19/2026	RECYCLING	001-4100-64090	\$ 10.00
Fund: 110 - Road Use Tax Fund					
WASTE MANAGEMENT OF IOWA	9222710-0516-2	01/19/2026	DUMPSTER - 706 N 6TH ST	110-2100-63710	\$ 52.56
Fund: 670 - Recycling Fund					
WASTE MANAGEMENT OF IOWA	9222688-0516-0	01/19/2026	RECYCLING - RESIDENTIAL	670-8400-64700	\$ 26,394.88
WASTE MANAGEMENT OF IOWA	9222689-0516-8	01/19/2026	RECYCLING - APARTMENTS	670-8400-64701	\$ 4,432.26
WASTE MANAGEMENT OF IOWA	9223742-0516-4	01/19/2026	RECYCLING - APARTMENTS - SUNRISE	670-8400-64701	\$ 80.37
Vendor: WIEGERT DISPOSAL CO.					
Fund: 001 - General					
WIEGERT DISPOSAL CO.	DECEMBER 2025	01/19/2026	JANITORIAL SERVICES	001-4200-64090	\$ 50.00
WIEGERT DISPOSAL CO.	DECEMBER 2025	01/19/2026	JANITORIAL SERVICES	001-4300-64090	\$ 175.00
WIEGERT DISPOSAL CO.	JAN STMT BRUSH	01/19/2026	KYBO AT BRUSH FACILITY	001-2900-64990	\$ 65.00
Fund					
001 - General	\$ 151,151.19				
110 - Road Use Tax Fund	\$ 39,612.42				
141 - Library Special Revenue	\$ 805.82				
161 - Downtown Biz Incentive Program	\$ 211.57				
301 - Capital Projects Fund	\$ 10,177.72				

321 - Street Capital Projects Fund	\$	4,642.50				
323 - Hillcrest Avenue	\$	232,354.41				
324 - K Street Construction	\$	1,213.25				
340 - City Hall Bldg Project	\$	2,746.78				
610 - Sewer Fund	\$	32,318.67				
650 - Stormwater Utility Fund	\$	4,822.68				
670 - Recycling Fund	\$	32,856.71				
680 - Wellness Campus Fund	\$	19,065.64				
820 - Health Insurance Fund	\$	18.04				
890 - Vehicle and Equipment	\$	1,338.00				
Expense Amount	\$	533,335.40				



MEMORANDUM

To: Mayor and City Council
From:
Date: January 19, 2026
Subject: Approval of Minutes of the prior meetings

Introduction: Attached are the minutes of the January 5 and January 12 council meetings for review and approval.

Recommendation: Staff recommends approval of the January 5 and January 12 council meeting minutes.

Attachments:

1. 20260105 CC Minutes
2. 20260112 CC Study Session Minutes



CITY OF INDIANOLA COUNCIL MEETING

January 5, 2026

6:00 PM

City Council Chambers

110 N 1st Street, Indianola, IA

Minutes

Call to Order

The Indianola City Council met in regular session at 6:00 PM on January 5, 2026, 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 (via Teams), Tiffany Davis, Mellisa Sones, Bob Lane. Absent: None. Council Member Armstrong's votes during the meeting were submitted via Teams chat and reported to the Council by City Clerk Jackie Raffety.

Public Comment

Kevin Miller, 909 Caroline Terrace, spoke regarding fees at the Brush Facility.

Consent Agenda

Council Member Sones requested to pull the approval of a new liquor license from the consent agenda. Council Member Rabe moved to approve the Consent Agenda and Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, 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 2026-001 approving salaries.

Council Member Sones moved to approve a new liquor license for Indianola Liquor LLC. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Reports

Council Member Sones reported on CIRTPA, IMU, and Main Street meetings.

Council Member Lane moved to receive and file the Treasurer's Reports for September, October and November 2025 and Sones seconded it. City Treasurer Doug Shull and Finance Director/Clerk Jackie Raffety discussed the reports. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor's Report

Mayor Richardson provided the community update. The Mayor and Council Member Davis stated they attended the Municipal Leadership Academy Part 1.

Mayor Richardson issued a proclamation declaring January as Slavery and Human Trafficking Prevention Month in Indianola.

New Business

Council Member Dalby moved to approve Resolution 2026-002 authorizing a lease agreement between the City of Indianola and Heart of Iowa Regional Transit Agency, Lessee, for the lease of real estate at 310 North Buxton Street. Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Lane moved to approve Resolution 2026-003 authorizing the Mayor to execute the Iowa Economic Development Authority Energy Efficiency and Conservation Block Grant contract for electric vehicle charging stations. Sones seconded it. Chief of Innovation and Internal Services Jason Holder discussed the project. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Rabe moved to approve Resolution 2026-004 approving the conflict-of-interest disclosure policy required for the Energy Efficiency and Conservation Block Grant for electric vehicle charging stations. Dalby seconded it. Holder explained the requirement for this policy under the grant. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Other Business

City Manager Jacob Meshke gave an update on City Departments. He stated MIPA has voted to become a council of government.

Council Member Sones requested a full annual report from the Public Works Director on the Street Department and discussion on study session dates. Dalby moved to add an annual report regarding the Street Department and study session dates to a future agenda and Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to enter into closed session at 6:41 PM in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government. Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Lane moved to exit the closed session at 7:34 PM and Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lanes. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

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

Adjourn

Davis moved to adjourn at 7:34 PM and Lane seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



CITY OF INDIANOLA COUNCIL STUDY MEETING

January 12, 2026

6:00 PM

City Council Chambers

Minutes

The Indianola City Council met in study session on January 12, 2026 at 6 PM in the City Hall Council Chambers. The following members were present: Ron Dalby, Steve Armstrong, Mellisa Sones, Mayor Steve Richardson. Absent: Josh Rabe and Bob Lane.

Presentation regarding HF718 from Simpson College Students

Ethan Drake and Avery Plathe, Simpson College students in Critical Thinking and Systems, presented their research on House File 718 to the Council.

Council Member Lane joined the meeting at 6:18 PM.

Presentation regarding the Pavement Management Plan

Project Engineer Caleb Jansen and Corey Shannon both with HR Green presented the pavement management plan. Public Works Director Eric Stevens answered questions from the Council.

The meeting ended at 7:10 PM.



MEMORANDUM

To: Mayor and City Council
From: Bill Mettee, Senior Planner
Date: January 19, 2026
Subject: Resolution setting a public hearing on Monday, February 2, 2026, at 6:00 PM regarding an amendment to Chapter 165.10(8), Zoning Regulations.

Introduction:

Background: Community and Economic Development staff are proposing several minor zoning code amendments that will require future consideration by City Council. This resolution will set the public hearing for February 2, 2026.

Discussion: City Council is being asked to set a public hearing for February 2, 2026 to consider various zoning code amendments.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: 1. Ch 165 PH RESOLUTION

City of Indianola
RESOLUTION NO. 2026-

RESOLUTION SETTING A PUBLIC HEARING ON MONDAY, FEBRUARY 2, 2026, AT 6:00 PM REGARDING AN AMENDMENT TO CHAPTER 165, ZONING REGULATIONS

WHEREAS, the City Council of the City of Indianola, Iowa desires to consider an amendment to Chapter 165 (Zoning Regulations); and

WHEREAS, a public hearing upon the proposed amendment to the Zoning Regulations should be held and the time and place for hearing thereon should be fixed.

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

1. That a public hearing be held by the Indianola City Council on the proposed amendment to the Zoning Regulations, at the Indianola City Hall, 110 N 1st Street, Indianola, Iowa, at 6:00 p.m. on February 2, 2026, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.

2. That the Mayor and Clerk be and hereby are authorized and instructed to give Notice of said public hearing, as required by law.

APPROVED this 19th day of January, 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Bill Mettee, Senior Planner
Date: January 19, 2026
Subject: Resolution setting a public hearing on Monday February 2, 2026, at 6:00 PM regarding various amendments to Chapter 170.05(1)(C) and 170.05(2)(A), Subdivision Regulations.

Introduction:

Background: Community and Economic Development staff are proposing minor subdivision code amendments that will require future consideration by City Council. This resolution will set the public hearing for February 2, 2026.

Discussion: City Council is being asked to set a public hearing for February 2, 2026 to consider various subdivision code amendments.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: 1. Res 2026- Setting PH for Ch 170 Amendments

City of Indianola
RESOLUTION NO. 2026-

RESOLUTION SETTING A PUBLIC HEARING ON MONDAY, FEBRUARY 2, 2026, AT 6:00 PM REGARDING VARIOUS AMENDMENT TO CHAPTER 170, SUBDIVISION REGULATIONS

WHEREAS, the City Council of the City of Indianola, Iowa desires to consider various amendments to Chapter 170 (Subdivision Regulations); and

WHEREAS, a public hearing upon the proposed amendments to the Subdivision Regulations should be held and the time and place for hearing thereon should be fixed.

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

1. That a public hearing be held by the Indianola City Council on the proposed amendments to the Subdivision Regulations, at the Indianola City Hall, 110 N 1st Street, Indianola, Iowa, at 6:00 p.m. on February 2, 2026, at which time the City Council will consider any objections to the proposed amendments and will hear all interested persons.

2. That the Mayor and Clerk be and hereby are authorized and instructed to give Notice of said public hearing, as required by law.

APPROVED this 19th day of January, 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: January 19, 2026
Subject: Consideration of the approval of a liquor license renewal for Desi Liquor, doing business as Spirits World.

Introduction: This is a renewal for Spirits World Class E Retail Alcohol License.

Background: Their current license expires on January 22, 2026.

Discussion: Desi Liquor is a limited liability company doing business as Spirits World. The owner on the application is Manjeet K Aulakh. Staff has inspected the premises and have reviewed the application.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Eric Stevens, Public Works Director
Date: January 19, 2026
Subject: Resolution approving Amendment Number 1 to the Professional Services Agreement with HR Green, Inc (Engineer) for the South C Street Sanitary Sewer Improvements.

Introduction: Approval is requested for Amendment No. 1 in the amount of \$10,500.00 to JCG Land Services for easement acquisition services and negotiations, as a pass-through subcontract payment through HR Green, increasing the total agreement amount to \$114,700.

Background: The City Council awarded the South C Street Sanitary Sewer Improvement Project engineering services contract to HR Green on December 19, 2024. Because of the simplicity of the project scope-of-work and the relatively flat slope of the existing ground surface, the initial contract did not include temporary construction easement acquisition. However, as the design process progressed, HR Green determined that temporary construction easements would be necessary to provide the construction contractor access to restore short segments of sidewalks along the sewer alignment. Thus, easement acquisition services are required to negotiate and to obtain temporary construction easements from impacted residents.

Discussion: This amendment for \$10,500.00 pertains to a pending cost not-to-exceed agreement based on actual services provided. Acquisition of temporary construction easements is an essential part of this project. Thus, the city will only be charged for the services provided.

Budget Impact: Project funding is available in Fund 710 - Sewer Mains. Additional funds required will come from the Manhole Replacement account, which currently has a budget of \$70,000. See the supporting budget calculations below.

Funding Source A: South C Street Sewer Improvement Project FY26 Budget = \$520,000.00

Funding Source B: Manhole Replacement account = \$73,200.00

Estimated Cost 1: Engineering Services Contract + Amendment (HR Green) = (\$114,700)

Estimated Cost 2: Base Bid, Engineers Estimate of Probable Construction Cost = (\$468,000.00)

BALANCE = Funding Sources - Estimated Costs = \$0.00

Recommendation: Staff recommends approval.

Attachments:

1. Res 2026- HR Green Amend 1_So C St Sewer Project
2. AMD_HRG_Amendment_South_C._Easements
3. C-Street-Maps

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT WITH
HR GREEN FOR THE SOUTH C STREET SANITARY SEWER IMPROVEMENT PROJECT**

WHEREAS, the City of Indianola previously entered into an agreement with HR Green for professional engineering services related to the South C Street Sanitary Sewer Improvement Project; and

WHEREAS, on December 19, 2024, the City Council of the City of Indianola, Iowa, authorized a Professional Services Agreement with HR Green for a contract amount of \$104,200, by Resolution No. 2024-277, for the South C Street Sanitary Sewer Improvement Project; and

WHEREAS, the original contract did not include easement acquisition services and negotiations; and

WHEREAS, HR Green has submitted Amendment No. 1 in the amount of \$10,500 to cover these additional services, increasing the total agreement from \$114,700; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the amendment to the agreement with HR Green in the amount of \$10,500 is hereby approved and the Mayor is authorized to execute the necessary documents on behalf of the City.

Passed and approved this 5th day of January 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



HR GREEN, INC.
PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 1

THIS AMENDMENT, made this fourth day of December, 2025 by and between, City of Indianola the CLIENT, and HR GREEN, INC. (hereafter "COMPANY"), for professional services concerning:

South C Street Sanitary Sewer Improvements

hereby amends the original Professional Services Agreement dated December 19, 2024 as follows:

The CLIENT and COMPANY agree to amend the Scope of Services of the original Professional Services Agreement and previous amendments as follows:

The COMPANY shall provide the following services:

1.1. Easement Acquisition Support (by JCG Land Services)

Provide easement acquisition services and negotiations regarding temporary easements for two temporary construction easements. Provide compensation estimate for determining the easement value. Coordinate and manage throughout the easement acquisition process.

COMPANY Project Number: 2403909

The CLIENT and COMPANY agree to amend other provisions of the original Professional Services Agreement and previous amendments as follows:

N/A

In consideration for these services, the CLIENT AGREES to adjust the payment for services performed by COMPANY on the following basis:

☒ Lump Sum to be increased by Ten Thousand Five Hundred Dollars (\$ 10,500.00)

The total authorized compensation after this Amendment, including the original Professional Services Agreement and all previous Amendments, is One Hundred Fourteen Thousand Seven Hundred Dollars (\$ 114,700.00)

THIS AMENDMENT is subject to all provisions of the original Professional Services Agreement.

THIS AMENDMENT, together with the original Professional Services Agreement and all previous amendments represents the entire and integrated AGREEMENT between the CLIENT and COMPANY.

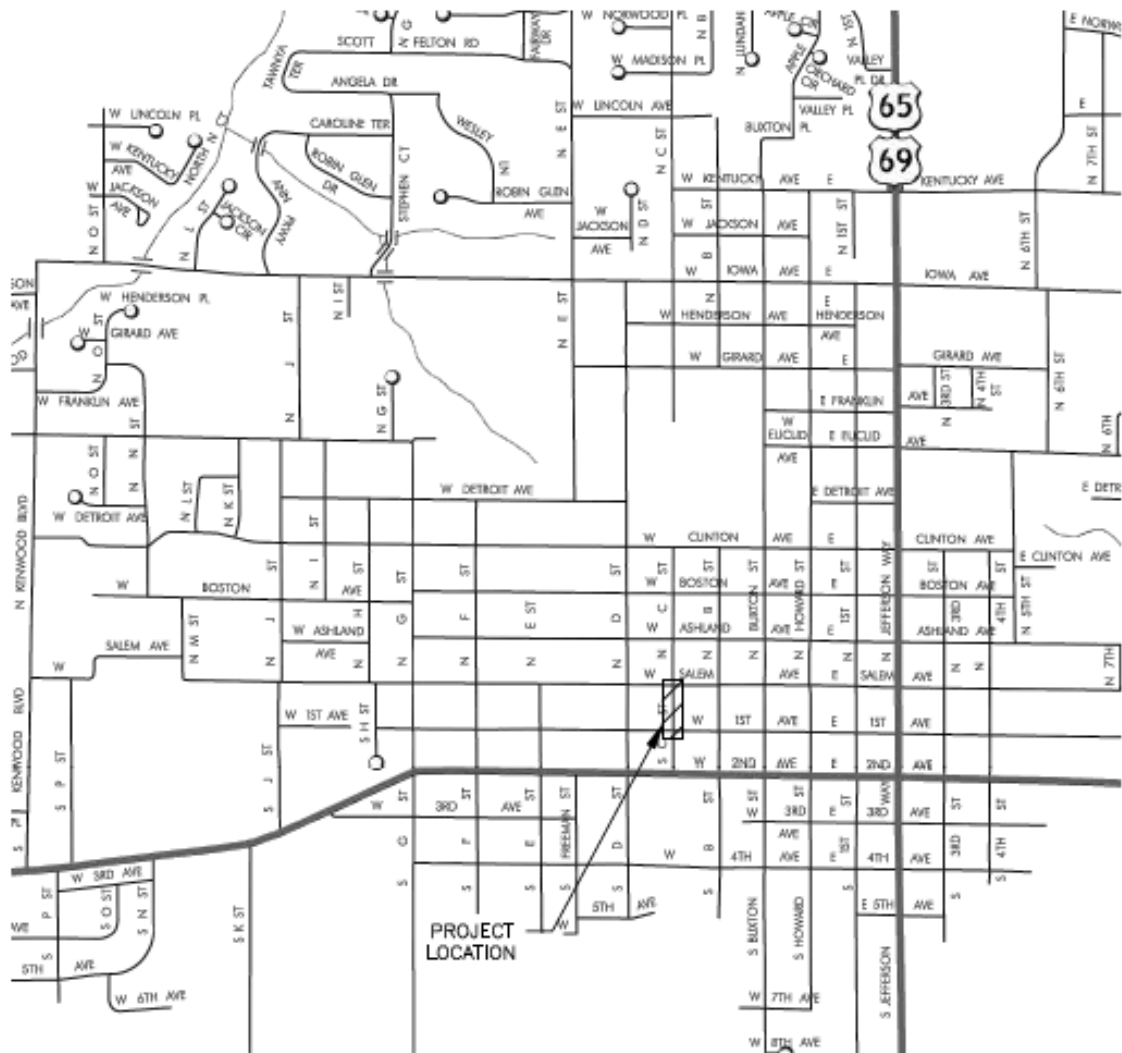
THIS AMENDMENT executed the day and year written above.

CITY OF INDIANOLA

HR GREEN, INC.

By: _____

By: Michael J. Roth, Vice President





MEMORANDUM

To: Mayor and City Council

From: Jason Holder, Chief of Innovation and Internal Services

Date: January 19, 2026

Subject: Resolution authorizing a memorandum of agreement with Mid-Iowa Planning Alliance for the EECBG Project Administration.

Introduction:

Resolution approving an agreement with the Mid-Iowa Planning Alliance for Community Development (MIPA) for grant administration services related to the Energy Efficiency and Conservation Block Grant (EECBG) for electric vehicle charging stations.

Background:

The City has been awarded an EECBG grant (25-ECBG-005) from the Iowa Economic Development Authority (IEDA) to install two electric vehicle charging stations downtown. As discussed during the grant acceptance process, federal grants of this nature carry significant administrative compliance requirements, including weekly Davis-Bacon payroll auditing, Build America Buy America (BABA) certification tracking, and quarterly performance reporting.

Discussion:

To ensure strict compliance with federal regulations and reduce the administrative burden on City staff, staff recommend engaging MIPA to administer this grant.

Under the proposed agreement, MIPA will provide complete grant administration services, including:

- **Compliance Management:** Overseeing all federal requirements, including Davis-Bacon labor standards and environmental reviews.
- **Reporting:** Preparing and submitting all required quarterly status reports and the final project closeout report to IEDA.
- **Financial Administration:** Assisting with reimbursement claims and ensuring all documentation meets federal audit standards.

This partnership integrates MIPA as a subject matter expert on federal grant funding administration. MIPA has extensive experience administering similar grants for other Iowa communities. This approach mitigates the City's risk of non-compliance (and potential funding clawbacks) while allowing internal IT and Finance staff to focus on daily operations.

Budget Impact:

The total cost for these services is a lump sum of \$3,500. Crucially, this cost is fully funded by the grant award itself. The EECBG grant includes a specific budget line item of \$3,500 designated for "Grant Administration." Therefore, this agreement results in zero net cost to the City's General Fund.

Recommendation: Staff recommends approval.

Attachments:

1. Res 2026- Approving EV Station Grant Admin_MIPA
2. MIPA Indianola Proposed EECBG Administration Contract

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION AUTHORIZING A MEMORANDUM OF AGREEMENT WITH MID-IOWA
PLANNING ALLIANCE FOR THE EECBG PROJECT ADMINISTRATION**

WHEREAS, at its meeting on January 5, 2026, the Indianola City Council approved Iowa Economic Development Authority Energy Efficiency and Conservation Block Grant contract for electric vehicle charging stations in the Main Street district; and

WHEREAS, the grant allows for \$3,500 in administrative costs; and

WHEREAS, the Mid-Iowa Planning Alliance (MIPA), of which the City of Indianola is a member, offers members contractual services such as grant administration; and

WHEREAS, MIPA has provided a Memorandum of Agreement to provide grant administration; and

WHEREAS, the Memorandum of Agreement total cost of services does not exceed \$3,500.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA that the Memorandum of Agreement with Mid Iowa Planning Alliance for administrative services for the Iowa Economic Development Authority Energy Efficiency and Conservation Block Grant contract for electric vehicle charging stations in the Main Street district is approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA that the Mayor is hereby authorized to execute the agreement.

APPROVED this 19th day of January 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

**Indianola EECBG Project Administration
Memorandum of Agreement**

Statement of Work and Agreement

THIS AGREEMENT, entered into this ____ day of _____ 2025, by and between the Mid-Iowa Planning Alliance for Community Development, hereinafter referred to as “MIPA” and the City of Indianola, hereinafter referred to as “CITY”, stipulate:

WITNESSETH:

WHEREAS, MIPA is a leading planning organization in central Iowa and has the capability and the experience of working collaboratively to implement strategies and projects at the regional and local levels; and,

WHEREAS, the CITY desires services to administer an EECBG grant that was awarded through IEDA to install two dual-port EV charging stations near the downtown Square;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, Parties herein hereby agree as follows:

The CITY will pay MIPA a lump sum amount of **\$3,500** to complete the following activities for the complete administration of EECBG funding, hereinafter referred to as the “Project”:

- 1 **EECBG Funding Compliance.** MIPA will provide to the CITY all services necessary to ensure compliance with EECBG requirements.
 - a. **Basic Services:** MIPA will:
 - i. Be responsible for the professional quality and technical accuracy of the project as well as coordination with other plans, studies, reports, and other pertinent information.
 - ii. Coordinate services with the CITY and other entities and organizations as deemed applicable, including stakeholders located outside the CITY.
 - b. **Content:** MIPA ensure EECBG compliance with the following:
 - i. NEPA.
 - ii. Build America, Buy America (BABA).
 - iii. Federal Procurement
 - iv. NHPA/Section 106
 - v. Davis-Bacon Act
 - vi. Reporting – Quarterly/Annually
 - vii. Any other administrative requirements not listed above

- c. Deliverables: The successful closeout of the Project and approval by IEDA.
- d. Timeframe: MIPA shall commence with the project upon the execution of this contract. The contract will end once the Project is successfully closed out.

Consultant Staff

MIPA will provide key staff people to complete the agreed upon services at the discretion of MIPAs Executive Director, hereinafter referred to as the “Director”. The CITY shall recognize that all employees are valued members of MIPA and may contribute to this Project at any given time.

Schedule of Services and Term

MIPA shall commence Services under this Agreement contingent upon both MIPA and the CITY’s signatures. Unless terminated or otherwise cancelled as permitted herein, the term of this Agreement shall be from the date the contract is agreed upon until the successful closeout of the project. The CITY will make adequate space available, as needed, at venues convenient for meetings and hearings without charge to MIPA.

Compensation

As compensation, the CITY agrees to pay MIPA in the amount of **\$3,500** for the Project services. MIPA may invoice the CITY at MIPA’s convenience as a percentage of the total, or for expenses incurred to date as allowed as charges toward that total amount for Project services, except for the final payment, which will be used to collect the remainder due. MIPA may also choose to invoice the CITY when it is convenient for the CITY or as mutually agreed upon by both parties.

Payment for Extra Services

CITY authorized Services outside of the scope of this agreement shall be paid by the CITY only upon certification that the claimed Extra Services were authorized in writing in advance by the CITY and MIPA, that the price and expenses are agreed upon by the CITY and MIPA, and that the Extra Services have been satisfactorily completed.

Ownership of Data

After completion of the agreed upon Services or after termination of this Agreement, MIPA shall deliver to the CITY a complete set of planning records, including without limitation all documents generated by MIPA and copies of all documents exchanged with or copied to or from all other planning participants. All records are property of the CITY, whether or not those records are in MIPA’s possession. All such documents and records shall be deemed Public Records under Iowa Code Chapter 22. The CITY will be deemed the custodian thereof and MIPA will cooperate with the CITY to make timely responses to requests for information.

Termination

If any party should desire to suspend or terminate the services of this Agreement, such suspension or termination may be accomplished by the giving of sixty days written notice to the other party. Payment shall be made to MIPA for services rendered by MIPA to the date of termination, plus expenses directly attributable to such termination which could not reasonably have been avoided and for which MIPA is not otherwise compensated, subject to any off-setting claims for the breach of this Agreement. In the event of litigation to resolve any dispute(s) arising under this Agreement or its performance, the prevailing party will be entitled to recover attorney fees and costs in addition to any remedies available at law or in equity.

Indemnity

To the furthest extent permitted by law, the CITY shall defend, indemnify, and hold free and harmless MIPA, its agents, representative, officers, consultants, employees, trustees, and volunteers from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including personal injury and/or death, directly or indirectly arising out of, connected with, or resulting from the performance of the Services of this Agreement unless a Claim is caused by the sole negligence or sole willful misconduct of the indemnified parties.

Representations

Each party represents to the other for the purpose of reliance that such party has duly authorized this Agreement and the signatory below has been duly authorized to sign this Agreement and bind such party.

**Mid-Iowa Planning Alliance
for Community Development**

City of Indianola

Signed: _____

By: Andrew Collings

Title: Executive Director

Signed: _____

By: Steve Richardson

Title: Mayor



MEMORANDUM

To: Mayor and City Council

From: Eric Stevens, Public Works Director

Date: January 19, 2026

Subject: Resolution approving Payment Application Number 16 in the amount of \$88,303.23 to Vanderpool Construction, final project acceptance and release of retainage for the East Hillcrest Avenue Reconstruction Project (North 4th Street to North 14th Street).

Introduction:

The City Council authorized the submittal of Surface Transportation Program (STP) funding with the Iowa Department of Transportation (DOT) for the East Hillcrest Avenue Reconstruction Project (Iowa DOT Project # STBG-SWAP-3680(621)--SG-91). The completed project replaced the existing failed concrete pavement with a new three-lane paved street, consisting of 37' wide PCC pavement with integral curb and gutter, on Hillcrest Avenue from North 4th Street to North 14th Street. The scope of this project also included new storm-sewer infrastructure, new sidewalk on one side of the road, and an improved trail crossing.

Background:

Snyder Associates (City Engineer) completed field observation and measurements for the East Hillcrest Avenue roadway reconstruction project and has found this project to be 100% complete. Further, Snyder Associates provided a final certificate of completion, indicating that Vanderpool Construction fulfilled its contractual obligations on the project by completing the improvements in accordance with applicable industry standards and regulations.

Discussion:

The East Hillcrest Avenue project is now complete. The Final Pay Application is ready for Council's approval, and the associated infrastructure improvements are ready for formal Project Acceptance by the Council.

Budget Impact:

Fund 321 - Street Capital Projects Fund: Final Pay Application 16, in the amount of \$88,303.23, and the retainage amount of \$114,051.18 that can be paid to Vanderpool Construction on February 19, 2026, if no claims are filed against the project (following the 30-day statutory period).

The overall project came in \$10,940.12 under the contract amount.

Recommendation:

Staff recommends that the City Council approve the following:

- Payment Application No. 16 in the amount of \$88,303.23.
- Final acceptance of the Hillcrest Avenue Reconstruction Project improvements, from North 4th Street to North 14th Street, including the new storm-sewer infrastructure, new sidewalk on one side of the road, and the improved trail crossing.

- Release the retainage, following the 30-day statutory period, in the amount of \$144,051.18.

- Attachments:**
1. Res 2026- PA16_Final Acceptance_Retainage_E Hillcrest Recon
 2. PartialPaymentApp16_Letter_EastHillcrestAve
 3. PartialPaymentApp16_Hillcrest_Final
 4. Certification_Complete_2025-12-24_SuppConstruction

City of Indianola
RESOLUTION NO. 2026-

RESOLUTION APPROVING PAYMENT APPLICATION NUMBER 16 IN THE AMOUNT OF \$88,303.23 TO VANDERPOOL CONSTRUCTION, FINAL PROJECT ACCEPTANCE AND RELEASE OF RETAINAGE FOR THE EAST HILLCREST AVENUE RECONSTRUCTION PROJECT (NORTH 4TH ST TO NORTH 14TH ST)

WHEREAS, the City Council authorized the submittal of Surface Transportation Program funding with the Iowa Department of Transportation for the East Hillcrest Avenue Reconstruction Project to replace failed concrete pavement, install new storm sewer infrastructure, sidewalks and improved trail crossing; and

WHEREAS, Snyder and Associates has completed field observation and measurements and determined the project is 100% complete; and

WHEREAS, Vanderpool Construction has fulfilled their contractual obligations on the project by completing improvements in accordance with applicable industry standards and regulations and has submitted the final payment application; 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. Payment Application Number 16 in the amount of \$88,303.23 is hereby approved;
2. Final acceptance of the East Hillcrest Avenue Reconstruction Project is hereby granted;
3. Retainage in the amount of \$144,051.18 is authorized to be released thirty (30) days after the date of this resolution, provided no claims are filed.

PASSED AND APPROVED this 19th day of January 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

January 5, 2026

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

RE: Application for Partial Payment No. 16 – Final
East Hillcrest Avenue Reconstruction Project

Dear Mr. Meshke:

Enclosed please find Application for Partial Payment No. 16 in the amount of \$88,303.23 for work completed. Items included on this last pay application included reconciling the final project quantities to the field measured 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 \$5,087,554.58, which is \$10,940.12 below the original contract/bid amount of \$5,098,494.70,

Snyder recommends formal project acceptance and approval of the final pay application. The release of retainage in the amount of \$144,051.18 will be released thirty (30) days following acceptance of the project.

The payment history for the project is summarized below:

Payment and Completion Summary	
Item	Amount
Partial Payment No. 1	\$159,176.66
Partial Payment No. 2	\$317,240.25
Partial Payment No. 3	\$393,824.92
Partial Payment No. 4	\$240,881.39
Partial Payment No. 5	\$328,600.29
Partial Payment No. 6	\$319,954.39
Partial Payment No. 7	\$388,567.70
Partial Payment No. 8	\$333,093.74
Partial Payment No. 9	\$623,604.27
Partial Payment No. 10	\$171,399.78
Partial Payment No. 11	\$174,109.17
Partial Payment No. 12	\$272,958.06

Partial Payment No. 13	\$561,634.42
Partial Payment No. 14	\$263,748.38
Partial Payment No. 15	\$41,504.85
Partial Payment No. 16	\$88,303.23
Total of All Payments	\$4,657,654.96
Total Earned	\$4,801,706.14
3% Retainage	\$144,051.18
Total Contract Price	\$5,087,554.58
Percent Complete	99%

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

Respectfully,

SNYDER & ASSOCIATES, INC.



Travis Warnke, P.E.
Project Engineer

Enclosure

APPLICATION FOR PARTIAL PAYMENT NO. 16

PROJECT: E Hillcrest Ave Reconstruction

S&A PROJECT NO.: 121.0558.01

OWNER: City Of Indianola
CONTRACTOR: Vanderpool Construction, Inc.
ADDRESS: 1100 N 14th St
Indianola, IA 50125
DATE: 11/17/2025

PAYMENT PERIOD: 4/1/2025
to 4/30/2025

1. CONTRACT SUMMARY:

Original Contract Amount: \$ 5,098,494.70
Net Change by Change Order: \$ (10,540.12)
Contract Amount to Date: \$ 5,087,954.58

CONTRACT PERIOD: TOTAL WORKING DAYS:

Notice to Proceed: May 16, 2023

Number of Contract Working Days: 260

Working Days Used: 250

Working Days Remaining: 10.0

Percentage of Working Days Remaining: 3.8%

Percentage of Construction Remaining: 5.6%

2. WORK SUMMARY:

Total Work Performed to Date: \$ 4,801,706.14
Retainage: 3% \$ 144,051.18
Total Earned Less Retainage: \$ 4,657,654.96
Less Previous Applications for Payment: \$ 4,569,351.73
AMOUNT DUE THIS APPLICATION: \$ 88,303.23

3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:

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

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

Vanderpool Construction, Inc.

CONTRACTOR

By

DATE:

11/11/2025

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.

ENGINEER

By

DATE:

12/24/2025

5. OWNER'S APPROVAL

OWNER

By

DATE:

6 DETAILED ESTIMATE OF WORK COMPLETED:

ITEM NO.	Item	DESCRIPTION	CONTRACT ITEMS				COMPLETED WORK		
			PLAN QTY.	UNIT	UNIT COST	TOTAL	QTY. TO DATE	CO #	COST TOTAL
2101-0850001	1	CLEARING AND GRUBBING	0.41	ACRE	\$ 20,500.00	\$ 8,405.00	0.41		8,405.00
2101-0850002	2	CLEARING AND GRUBBING	113.80	UNIT	\$ 130.00	\$ 14,794.00	113.80		14,794.00
2102-271007	3	EXCAVATION, CLASS 10, ROADWAY AND BORROW	18,887.00	CY	\$ 10.50	\$ 198,313.50	18,887.00		198,313.50
2102-271009	4	EXCAVATION, CLASS 10, WASTE	2,412.00	CY	\$ 11.00	\$ 26,532.00	2,412.00		26,532.00
2105-8425005	5	TOPSOIL, FURNISH AND SPREAD	106.00	CY	\$ 26.00	\$ 2,756.00	106.00		2,756.00
2105-8425015	6	TOPSOIL, STRIP, SALVAGE AND SPREAD	5,332.00	CY	\$ 20.00	\$ 106,640.00	5,332.00		106,640.00
2109-8225100	7	SPECIAL COMPACTION OF SUBGRADE	48.30	STA	\$ 1,680.00	\$ 81,144.00	48.30		81,144.00
2115-0100000	8	MODIFIED SUBBASE	3,846.00	CY	\$ 65.00	\$ 249,636.00	3,846.00		249,636.00
2123-7450020	9	SHOULDER FINISHING, EARTH	101.20	STA	\$ 405.00	\$ 40,986.00	101.20		40,986.00
2213-7100400	10	RELOCATION OF MAILBOXES	5.00	EACH	\$ 765.00	\$ 3,825.00	5.00		3,825.00
2301-1033070	11	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 7 IN.	543.30	SY	\$ 92.00	\$ 49,983.60	575.72	7	52,966.24
2301-1033080	12	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 8 IN.	19,254.50	SY	\$ 76.50	\$ 1,472,969.25	19,254.50		1,472,969.25
2301-4875008	13	MEDIAN, P. C. CONCRETE, 8 IN.	33.90	SY	\$ 155.00	\$ 5,254.50	33.90		5,254.50
2301-6911722	14	PORTLAND CEMENT CONCRETE PAVEMENT SAMPLES	1.00	LS	\$ 15,000.00	\$ 15,000.00	1.00		15,000.00
2304-0101000	15	TEMPORARY PAVEMENT	3,230.50	SY	\$ 63.00	\$ 203,621.50	430.80	12	27,140.40
2312-8226061	16	GRANULAR SURFACING ON ROAD, CLASS A CRUSHED STONE	553.00	TON	\$ 55.00	\$ 30,415.00	594.67	11	32,706.85
2315-8275025	17	SURFACING, DRIVEWAY, CLASS A CRUSHED STONE	52.70	TON	\$ 60.00	\$ 3,162.00	60.95	11	3,657.00
2402-0425040	18	FLOODED BACKFILL	71.00	CY	\$ 80.00	\$ 5,680.00	11.10	12	888.00
2402-2720100	19	EXCAVATION, CLASS 20, FOR ROADWAY PIPE CULVERT	26.60	CY	\$ 45.00	\$ 1,197.00	26.60		1,197.00
2416-0100015	20	APRONS, CONCRETE, 15 IN. DIA.	2.00	EACH	\$ 2,900.00	\$ 5,800.00	2.00		5,800.00
2416-0100018	21	APRONS, CONCRETE, 18 IN. DIA.	4.00	EACH	\$ 3,100.00	\$ 12,400.00	4.00		12,400.00
2416-0100024	22	APRONS, CONCRETE, 24 IN. DIA.	2.00	EACH	\$ 4,100.00	\$ 8,200.00	2.00		8,200.00
2416-0100030	23	APRONS, CONCRETE, 30 IN. DIA.	2.00	EACH	\$ 5,100.00	\$ 10,200.00	2.00		10,200.00
2416-0100036	24	APRONS, CONCRETE, 36 IN. DIA.	2.00	EACH	\$ 6,100.00	\$ 12,200.00	2.00		12,200.00
2416-1165015	25	CULVERT, 2000D CONCRETE, ENTRANCE PIPE 15 IN. DIA.	38.00	LF	\$ 79.00	\$ 3,002.00	38.00		3,002.00
2416-1165018	26	CULVERT, 2000D CONCRETE, ENTRANCE PIPE 18 IN. DIA.	88.00	LF	\$ 89.00	\$ 7,832.00	88.00		7,832.00
2435-0140148	27	MANHOLE, STORM SEWER, SW-401, 48 IN.	5.00	EACH	\$ 5,400.00	\$ 27,000.00	6.00	7,11	32,400.00
2435-0140160	28	MANHOLE, STORM SEWER, SW-401, 60 IN.	4.00	EACH	\$ 9,100.00	\$ 36,400.00	4.00	7,8	36,400.00
2435-0250500	29	INTAKE, SW-505	13.00	EACH	\$ 6,800.00	\$ 88,800.00	12.00	4	79,200.00
2435-0250600	30	INTAKE, SW-506	16.00	EACH	\$ 10,800.00	\$ 172,800.00	16.00		172,800.00
2435-0250604	31	INTAKE, SW-506, TOP ONLY	2.00	EACH	\$ 4,900.00	\$ 9,800.00	0.00	12	-
2435-0251224	33	INTAKE, SW-512, 24 IN.	15.00	EACH	\$ 3,000.00	\$ 45,000.00	15.00		45,000.00
2435-0251230	34	INTAKE, SW-512, 30 IN.	1.00	EACH	\$ 3,600.00	\$ 3,600.00	1.00		3,600.00
2435-0251300	35	INTAKE, SW-513	1.00	EACH	\$ 7,000.00	\$ 7,000.00	1.00		7,000.00
2435-0600010	36	MANHOLE ADJUSTMENT, MINOR	2.00	EACH	\$ 3,300.00	\$ 6,600.00	3.00	12	9,900.00
2435-0600020	37	MANHOLE ADJUSTMENT, MAJOR	2.00	EACH	\$ 3,300.00	\$ 6,600.00	2.00		6,600.00
2435-0600120	38	INTAKE ADJUSTMENT, MAJOR	1.00	EACH	\$ 700.00	\$ 700.00	0.00	12	-
2502-8212036	39	SUBDRAIN, LONGITUDINAL, (SHOULDER) 6 IN. DIA.	8,837.80	LF	\$ 17.00	\$ 150,242.80	8,837.80		150,242.80
2502-8215106	40	SUBDRAIN, CORRUGATED METAL PIPE, 6 IN. DIA.	12.00	LF	\$ 40.00	\$ 480.00	28.00	7	1,120.00
2502-8221303	41	SUBDRAIN OUTLET, DR-303	37.00	EACH	\$ 600.00	\$ 22,200.00	59.00	7	35,400.00
2503-0114212	42	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 12 IN.	96.00	LF	\$ 99.00	\$ 9,504.00	4.00	12	396.00
2503-0114215	43	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 15 IN.	1,454.00	LF	\$ 113.00	\$ 164,302.00	1,483.00	12	167,579.00
2503-0114218	44	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 18 IN.	1,218.00	LF	\$ 124.00	\$ 151,032.00	1,318.00	12	163,432.00
2503-0114224	45	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 24 IN.	654.00	LF	\$ 137.00	\$ 89,598.00	630.00	12	86,310.00
2503-0114230	46	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 30 IN.	140.00	LF	\$ 163.00	\$ 22,820.00	140.00		22,820.00
2503-0114236	47	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 36 IN.	144.00	LF	\$ 207.00	\$ 29,808.00	157.00	7	32,499.00
2503-0200036	48	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	1,431.00	LF	\$ 18.00	\$ 25,758.00	1,431.00		25,758.00
2503-0200341	49	STORM SEWER ABANDONMENT, FILL AND PLUG, LESS THAN OR EQUAL TO 36 IN.	193.00	LF	\$ 18.00	\$ 3,474.00	193.00		3,474.00
2504-0200404	50	SANITARY SEWER SERVICE STUB, POLYVINYL CHLORIDE PIPE (PVC), 4 IN.	120.00	LF	\$ 164.00	\$ 19,680.00	120.00		19,680.00
2504-0240035	51	REMOVE SANITARY SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	266.00	LF	\$ 36.00	\$ 9,576.00	65.00	12	2,340.00
2504-0240145	52	SANITARY SEWER CLEANOUT	1.00	EACH	\$ 1,500.00	\$ 1,500.00	1.00		1,500.00
2506-4994000	53	FLOWABLE MORTAR	24.90	CY	\$ 200.00	\$ 4,980.00	0.00	12	-
2507-3250005	54	ENGINEERING FABRIC	129.30	SY	\$ 8.00	\$ 1,034.40	129.30		1,034.40
2507-6900061	55	REVEITEMENT, CLASS E	112.30	TON	\$ 98.00	\$ 11,005.40	136.12	8	13,339.76
2510-6745860	56	REMOVAL OF PAVEMENT	13,968.40	SY	\$ 5.00	\$ 69,842.00	14,417.20	11	72,086.00
2510-6750600	57	REMOVAL OF INTAKES AND UTILITY ACCESSES	9.00	EACH	\$ 800.00	\$ 7,200.00	9.00		7,200.00
2511-0300000	58	REMOVAL OF RECREATIONAL TRAIL	843.10	SY	\$ 7.00	\$ 5,901.70	887.54	11	6,212.78
2511-0302600	59	RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 6 IN.	882.00	SY	\$ 56.00	\$ 49,392.00	944.05	12	52,866.80
2511-0310100	60	SPECIAL COMPACTION OF SUBGRADE FOR RECREATIONAL TRAIL	8.30	STA	\$ 635.00	\$ 5,270.50	8.74	11	5,549.90
2511-6745800	61	REMOVAL OF SIDEWALK	61.70	SY	\$ 11.00	\$ 678.70	61.70		678.70
2511-7526004	62	SIDEWALK, P.C. CONCRETE, 4 IN.	1,870.00	SY	\$ 51.00	\$ 95,370.00	1,896.36	12	96,714.36
2511-7526006	63	SIDEWALK, P.C. CONCRETE, 6 IN.	179.10	SY	\$ 56.00	\$ 10,029.60	225.11	12	12,606.18
2511-7528101	64	DETECTABLE WARNINGS	474.00	SF	\$ 66.00	\$ 31,284.00	417.00	12	27,522.00
2512-1725356	65	CURB AND GUTTER, P.C. CONCRETE, 3.5 FT.	89.70	LF	\$ 63.00	\$ 5,651.10	40.00	12	2,520.00
2515-2475006	66	DRIVEWAY, P.C. CONCRETE, 6 IN.	104.70	SY	\$ 66.00	\$ 6,910.20	103.58	12	6,836.28
2515-2475008	67	DRIVEWAY, P.C. CONCRETE, 8 IN.	1,411.30	SY	\$ 81.00	\$ 114,315.30	1,593.82	12	129,099.42
2515-6745600	68	REMOVAL OF PAVED DRIVEWAY	1,349.90	SY	\$ 6.00	\$ 8,099.40	1,349.90		8,099.40
2520-3350015	69	FIELD OFFICE	1.00	EACH	\$ 20,000.00	\$ 20,000.00	0.00	2	-
2524-6765010	70	REMOVE AND REINSTALL SIGN AS PER PLAN	26.00	EACH	\$ 355.00	\$ 9,230.00	29.00	12	10,295.00
2524-6765110	71	REMOVAL OF TYPE A SIGN	6.00	EACH	\$ 255.00	\$ 1,530.00	6.00		1,530.00
2524-9276010	72	PERFORATED SQUARE STEEL TUBE POSTS	145.50	LF	\$ 45.00	\$ 6,547.50	211.50	7	9,517.50
2524-9276021	73	PERFORATED SQUARE STEEL TUBE POST ANCHOR, BREAK-AWAY SOIL INSTALLATION	9.00	EACH	\$ 205.00	\$ 1,845.00	0.00	12	-
2524-9325001	74	TYPE A SIGNS, SHEET ALUMINUM	65.25	SF	\$ 45.00	\$ 2,936.25	58.30		2,623.50
2526-8285000	75	CONSTRUCTION SURVEY	1.00	LS	\$ 35,500.00	\$ 35,500.00	0.00	3	-
2527-9263117	76	PAINTED PAVEMENT MARKINGS, DURABLE	135.48	STA	\$ 153.00	\$ 20,728.44	166.97	12	25,546.41
2527-9263131	77	WET RETROREFLECTIVE REMOVABLE TAPE MARKINGS	85.25	STA	\$ 153.00	\$ 13,043.25	0.00	12	-
2527-9263143	78	PAINTED SYMBOLS AND LEGENDS, DURABLE	27.00	EACH	\$ 560.00	\$ 15,120.00	27.00		15,120.00
2527-9263180	79	PAVEMENT MARKINGS REMOVED	12.92	STA	\$ 205.00	\$ 2,648.60	13.23	7	2,712.15
2527-9270111	80	GROOVES CUT FOR PAVEMENT MARKINGS	135.48	STA	\$ 115.00	\$ 15,580.20	166.97	12	19,201.56
2527-9270120	81	GROOVES CUT FOR SYMBOLS AND LEGENDS	27.00	EACH	\$ 205.00	\$ 5,535.00	27.00		5,535.00
2528-2518000	82	SAFETY CLOSURE	22.00	EACH	\$ 305.00	\$ 6,710.00	13.00	12	3,865.00
2528-8400048	83	TEMPORARY BARRIER RAIL, CONCRETE	887.50	LF	\$ 40.00	\$ 35,500.00	0.00	12	-
2528-8445110	84	TRAFFIC CONTROL	1.00	LS	\$ 61,000.00	\$ 61,000.00	3.00	5,8	81,240.00
2528-8290050	85	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	60.00	CDAY	\$ 76.00	\$ 4,560.00	56.00	12	4,256.00
2533-4880005	86	MOBILIZATION	1.00	LS	\$ 321,175.51	\$ 321,175.51	1.00		321,175.51
2551-0000110	87	TEMP CRASH CUSHION	2.00	EACH	\$ 2,550.00	\$ 5,100.00	0.00	12	-
2552-0000210	88	TRENCH FOUNDATION	200.00	TON	\$ 45.00	\$ 9,000.00	15.00	12	810.00
2552-0000220	88	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	200.00	CY	\$ 35.00	\$ 7,000.00	10.00	12	350.00

2552-0000300	90	TRENCH COMPACTION TESTING	1.00	LS	\$	16,000.00	\$	16,000.00	1.00		16,000.00
2554-0112004	91	WATER MAIN, TRENCHED, DUCTILE IRON PIPE (DIP), 4 IN.	23.00	LF	\$	320.00	\$	7,360.00	0.00	7	
2554-0114012	92	WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 12 IN.	285.00	LF	\$	185.00	\$	52,725.00	0.00	7	
2554-0203000	93	FITTINGS BY WEIGHT, DUCTILE IRON	2,117.00	LB	\$	18.00	\$	38,106.00	0.00	7	
2554-0204110	94	WATER SERVICE STUB, COPPER, 1 IN.	1.00	EACH	\$	1,900.00	\$	1,900.00	1.00		1,900.00
2554-0205710	95	WATER SERVICE CURB STOP AND BOX, COPPER, 1 IN.	1.00	EACH	\$	800.00	\$	800.00	1.00		800.00
2554-0212040	96	VALVE BOX ADJUSTMENT, MINOR	13.00	EACH	\$	500.00	\$	6,500.00	14.00	-11	7,000.00
2554-0214000	97	FIRE HYDRANT ADJUSTMENT	5.00	EACH	\$	5,500.00	\$	27,500.00	5.00		27,500.00
2599-9999006	98	(EACH' ITEM) CLEANOUT (SUBDRAIN)	13.00	EACH	\$	2,200.00	\$	28,600.00	15.00	7	33,000.00
2599-9999005	99	(EACH' ITEM) CONNECTION TO STORM SEWER PIPE	3.00	EACH	\$	3,000.00	\$	9,000.00	3.00		9,000.00
2599-9999005	100	(EACH' ITEM) GRID TIED MAT GROUND ANCHOR TYPE 1	364.00	EACH	\$	32.00	\$	11,648.00	26.00	12	832.00
2599-9999005	101	(EACH' ITEM) REMOVE AND REINSTALL GATE	2.00	EACH	\$	2,500.00	\$	5,000.00	2.00		5,000.00
2599-9999005	102	(EACH' ITEM) WATER METER PIT	1.00	EACH	\$	2,300.00	\$	2,300.00	1.00		2,300.00
2599-9999009	103	(LINEAR FEET' ITEM) REMOVAL OF EXISTING WATER MAIN	275.00	LF	\$	25.00	\$	6,875.00	0.00	7	
2599-9999010	104	(LUMP SUM' ITEM) CONCRETE WASHOUT	1.00	LS	\$	10,500.00	\$	10,500.00	1.00		10,500.00
2599-9999010	105	(LUMP SUM' ITEM) MAINTENANCE OF SOLID WASTE AND RECYCLING COLLECTION	1.00	LS	\$	5,600.00	\$	5,600.00	1.00		5,600.00
2599-9999010	106	(LUMP SUM' ITEM) REMOVE AND REINSTALL MAILBOX CLUSTER	1.00	LS	\$	7,300.00	\$	7,300.00	1.00		7,300.00
2599-9999018	107	(SQUARE YARDS' ITEM) GRID TIED CONCRETE BLOCK MAT, RIVERINE	128.00	SY	\$	119.00	\$	15,232.00	128.01	12	15,233.19
2599-9999020	108	(TONS' ITEM) REMOVAL OF CLASS E REVETMENT	88.00	TON	\$	26.00	\$	2,288.00	70.00	12	1,820.00
2601-2634105	109	MULCHING, BONDED FIBER MATRIX	10.50	ACRE	\$	3,700.00	\$	38,850.00	9.28	12	34,336.00
2601-2636043	110	SEEDING AND FERTILIZING (RURAL)	1.50	ACRE	\$	1,000.00	\$	1,500.00	0.00	12	
2601-2636044	111	SEEDING AND FERTILIZING (URBAN)	4.00	ACRE	\$	1,550.00	\$	6,200.00	6.39	12	9,904.50
2601-2638362	112	SLOPE PROTECTION, WOOD EXCELSIOR MAT	340.00	SQ	\$	11.00	\$	3,740.00	442.40	12	4,866.40
2601-2643110	113	WATERING FOR SOD, SPECIAL DITCH CONTROL, OR SLOPE PROTECTION	17.00	MGAL	\$	60.00	\$	1,020.00	0.00	12	
2601-2643300	114	MOBILIZATION FOR WATERING	3.00	EACH	\$	350.00	\$	1,050.00	0.00	12	
2602-0000150	115	STABILIZED CONSTRUCTION ENTRANCE, EC-303	450.00	LF	\$	66.00	\$	29,700.00	360.00	12	23,760.00
2602-0000312	116	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 12 IN.	10,884.00	LF	\$	3.40	\$	37,005.60	2,435.00	12	8,279.00
2602-0000351	117	REMOVAL OF PERIMETER AND SLOPE OR DITCH CHECK SEDIMENT CONTROL DEVICE	12,858.00	LF	\$	0.25	\$	3,214.50	2,435.00	12	608.75
2602-0000362	118	DITCH CHECK SEDIMENT CONTROL DEVICE, 12 IN. DIA.	1,974.00	LF	\$	3.40	\$	6,711.60	0.00	12	
2602-0000500	119	OPEN THROAT CURB INTAKE SEDIMENT FILTER EC-602	88.00	LF	\$	18.00	\$	1,584.00	29.00	12	522.00
2602-0000510	120	MAINTENANCE OF OPEN-THROAT CURB INTAKE SEDIMENT FILTER	8.00	EACH	\$	10.00	\$	80.00	0.00	12	
2602-0000520	121	REMOVAL OF OPEN-THROAT CURB INTAKE SEDIMENT FILTER	8.00	EACH	\$	10.00	\$	80.00	8.00		80.00
2602-0000530	122	GRATE INTAKE SEDIMENT FILTER BAG	62.00	EACH	\$	189.00	\$	11,718.00	35.00	12	6,615.00
2602-0000540	123	MAINTENANCE OF GRATE INTAKE SEDIMENT FILTER BAG	62.00	EACH	\$	10.00	\$	620.00	26.00	12	260.00
2602-0000550	124	REMOVAL OF GRATE INTAKE SEDIMENT FILTER BAG	62.00	EACH	\$	10.00	\$	620.00	20.00	12	200.00
2602-0010010	125	MOBILIZATIONS, EROSION CONTROL	1.00	EACH	\$	500.00	\$	500.00	17.00	7	8,500.00
2602-0010020	126	MOBILIZATIONS, EMERGENCY EROSION CONTROL	1.00	EACH	\$	1,000.00	\$	1,000.00	0.00	12	
2610-0000120	127	TREES	11.00	EACH	\$	600.00	\$	6,600.00	0.00	12	

CERTIFICATE OF COMPLETION

E. HILLCREST AVENUE RECONSTRUCTION

Indianola, Iowa

January 5, 2026

We hereby declare that we have made an on-site review of the completed construction of the *E. Hillcrest Avenue Reconstruction project* as performed by Vanderpool 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 **\$5,087,554.58**. 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: Jackie Raffety, City Clerk/Finance Director
Date: January 19, 2026
Subject: Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.

Introduction: Council approval of the certification of liens against properties that have not paid their nuisance abatements is requested.

Background: Per Iowa Code, property owners have the option to pay nuisance abatement costs (or any portion) within 30 days after the first publication of this list (date) at City Hall at 110 N 1st St.

Discussion: The assessment term is for 10 years. The resolution authorizes publication of the list twice in the newspaper, mailing it to property owners and the submission to the county.

Budget Impact: The costs will be paid through property taxes, generally received in October and April.

Recommendation: Staff recommends approval.

Attachments:

1. Res 2026- Authorizing nuisance abatements to county
2. Nuisance Abatements

City of Indianola
RESOLUTION NO. 2026-

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

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

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

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

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

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

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

Adopted this 19th day of January 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

Notice of Filing of Assessments for Nuisance Abatement									
To the person(s) owning land located with the City of Indianola, Warren County, Iowa, particularly described as follows:									
Parcel #	Legal Description	Property Address	Deed Holder	Reason	Fee	Admin Fee	Amount Paid	Amount Due	Invoice #
48120270010	25-76-24 CHESHIRE ADD N 83 1/2' LOT 1 BLK 27	101 S F ST	Cassandra L Westphal, 101 S F St, Indianola, IA 50125	Sidewalk Replacement	\$ 800.00	\$ 125.00	\$ -	\$ 925.00	INV00077
48390160030	25-76-24 JONES & WINDLES ADD LOT 3 & W 1/2 LOT 2 BLK 16	405 W SALEM AVE	Thomas M Dougherty, 405 W Salem Ave, Indianola, IA 50125	Sidewalk Replacement	\$ 1,900.00	\$ 125.00	\$ -	\$ 2,025.00	INV00076
48060070040	30-76-23 WILLIAMS SUB DIV OF BOWERYS ADD LOT 4 BLK 7	306 N 9TH ST	Michael D Morrow, 306 N 9th St, Indianola, IA 50125	Junk Hauling, Landfill Fees	\$ 490.00	\$ 125.00	\$ -	\$ 615.00	INV00106
48060070040	30-76-23 WILLIAMS SUB DIV OF BOWERYS ADD LOT 4 BLK 7	306 N 9TH ST	Michael D Morrow, 306 N 9th St, Indianola, IA 50125	Junk Hauling	\$ 55.00	\$ 125.00	\$ -	\$ 180.00	INV00110
48020170030	25-76-24 INDIANOLA OTP W 20' LOT 3 & E 19' LOT 4 BLK 17	107 W SALEM AVE	Smother's Commercial LLC, PO Box 356, Carlisle, IA 50047	Snow Removal	\$ 110.00	\$ 125.00	\$ -	\$ 235.00	INV00108
48860001060	30-76-23 AUDITORS OUT LOTS OL 106	503 N 5TH ST	Shawn P/Bobbie S Young, 6000 Creston Ave, Bld E - Apt 2, Des Moines, IA 50321	Junk Hauling, Landfill Fees	\$ 740.00	\$ 125.00	\$ -	\$ 865.00	INV00109



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: January 19, 2026
Subject: Consideration of the approval of a Home Base Iowa Initiative Application from Billy Ragan and authorization of a handwritten warrant in the amount of \$1500.00.

Introduction: Staff recommends that Council waive the requirement that a veteran submit the application in-person and approve a Home Base Iowa Initiative Application and a handwritten warrant in an amount of \$1,500.00. A Veteran who was discharged under honorable conditions according to Chapter 35.1 Code of Iowa and had Title 10 active service duty for 90 days is eligible for this benefit. The applicant must complete the application, provide proof of DD Form 214 or Certificate of Release or Discharge from Active Duty and proof of previous residency outside of Indianola.

Background: City Guidelines:

1. Veteran shall make an application in person. Vouchers will only be issued to a qualified Veteran in person.
2. Purchase a home in Indianola in the past six months at the time of application. Only new residents shall receive the \$1500 incentive.
3. Ownership title/deed must be transferred, or in the process of being transferred, to the individual requesting payment of incentive.
4. Complete the certification form (City application) and have it signed by the Warren County Auditor and Veteran's Affairs.
5. Allow two weeks for Auditor to process, sign, and return the form to the applicant.
6. Bring the completed form to City Hall, 110 N 1st St, Indianola, IA 50125.
7. The program will be administered through the City of Indianola and will be provided on a first come, first served basis, with up to ten incentives per fiscal year.
8. Payment must be used for closing costs or other similar expenses related to the purchase of a home.

Discussion: Billy Ragan purchased their home on December 2, 2025, and the application was received on January 7, 2026. Staff have reviewed the application and found that it complies with the City guidelines, except for item number one; he did not make the application in-person as he is currently in the hospital. His wife submitted in-person on his behalf.

Budget Impact: This will be the sixth application which has been approved for this fiscal year.

Recommendation: Staff recommends approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: January 19, 2026
Subject: Approval of Urban Revitalization Designations

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

Background:

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

Address	Titleholder or Contract Buyer	Estimated or Actual Cost of Improvements	Approval Step
2307 N 7th St	Baltes, Steven C/Kimberly J	\$615,000	Prior
504 N 20th St	Jerry's Homes, Inc	\$266,900	Final
2309 N 7th St	Crubaugh, Jamie D/Spring M	\$625,000	Final

Budget Impact:

Recommendation: All applications are in order for approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From:
Date: January 19, 2026
Subject: Resolution approving salaries.

Introduction: Staff recommends the 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 2026- Approving salaries 1-19-26

City of Indianola
RESOLUTION NO. 2026-

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:

Grace Dooley, to Part-time Non-benefitted Learn & Play, \$11.00/hour, effective January 13, 2025; and

Kennedie Rumley, to Part-time Non-benefitted Learn & Play, \$11.00/hour, effective January 13, 2026.

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 19th day of January 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: January 19, 2026
Subject: Receive and file the Treasurer's Report

Introduction: Staff recommends that Council receive and file the Treasurer's Report for December 2025.

Background: The bank account balances and interest earned in December are shown in the chart below.

<u>Account Balances</u>	
Bankers Trust - Investment Acct	\$ 23,228,209.04
Bankers Trust - EMS Account	\$ 691,242.29
IA Public Agency Inv. Trust	\$ 135,025.84
Payroll - TruBank -9582	
Comm. - Trubank	\$ 110,037.37
Sweep - TruBank -9579	\$ 4,545,547.87
Indianola Hometown Pride - TruBank	\$ 25,902.90
Indianola EMS - TruBank	\$ 358,442.53
	\$ 29,094,407.84
<u>Interest</u>	
TruBank - Comm	\$ 37.37
Sweep	\$ 15,548.09
Commerce Bank	
IPAIT	\$ 409.51
Bankers Trust City Inv	\$29,176.25
Bankers Trust City Inv - Gains/Losses	\$ 3.22
	\$ 45,174.44

Discussion: The monthly reports show the revenues and expenses for the month, the year-to-date activity, and the percent remaining for this fiscal year. At the end of December, there should be 50% of the budget remaining.

The street capital project fund, WWTP construction fund and vehicle and equipment fund have a lower percentage due to the timing of projects and one-time capital purchases. The city hall bldg

project fund only has 19% remaining; a budget amendment may need to be made to include the property taxes that were due this fiscal year (they won't be charged in the future).

A breakout of the general fund departments for December is also attached to this memorandum. The pool is under the benchmark due to the timing of the expenses during the fiscal year. Fire and Ambulance are also lower, but are being closely monitored by the department. Wages for special events have caused the expenses to be higher than projected at this point of the year.

Budget Impact: None.

Recommendation: Receive and file the report.

Attachments:

1. December 2025 General Fund Budget Report
2. December 2025 Budget Report
3. December 2025 Fund Balance Report

General Fund Expense Breakout for December 2025			Percent Remaining for Year
Department	December Activity	YTD Activity	
1100 - Police	\$ 307,936.95	\$ 2,150,045.47	50%
1109 - Police	\$ -	\$ 450.00	93%
1500 - Fire	\$ 64,913.70	\$ 630,025.44	45%
1530 - Fire	\$ 3,925.23	\$ 3,925.23	86%
1600 - Ambulance	\$ 177,436.46	\$ 1,719,087.52	43%
1700 - Community Development	\$ 64,053.25	\$ 332,552.73	55%
2900 - Brush Facility	\$ 3,943.10	\$ 62,675.39	54%
4100 - Library	\$ 59,282.93	\$ 475,103.64	49%
4200 - Park & Rec Administration	\$ 42,834.43	\$ 367,254.32	53%
4300 - Parks	\$ 41,126.56	\$ 365,766.19	53%
4500 - Pool (Memorial)	\$ 3,712.19	\$ 205,111.24	38%
5100 - Community Betterment	\$ 4,051.61	\$ 162,384.35	29%
5200 - Economic Development	\$ 2,106.50	\$ 21,696.00	84%
6100 - Mayor and Council	\$ 4,443.06	\$ 25,196.50	57%
6150 - City Manager	\$ 19,178.46	\$ 126,817.31	52%
6200 - Clerk/Finance	\$ 25,306.25	\$ 175,541.05	52%
6210 - Info & Tech	\$ 72,203.01	\$ 486,263.56	48%
6220 - Facilities	\$ 7,716.69	\$ 62,294.90	53%
6250 - Human Resources	\$ 21,232.67	\$ 139,964.16	49%
6500 - General Govt and Buildings	\$ 47,791.15	\$ 261,711.55	46%

December 2025

	Account Type	November Activity	YTDActivity	Percent Remaining for Year
Fund: 001 - General				
	Revenue	\$ 551,497.47	\$ 8,751,691.26	
	Expense	\$ 973,194.20	\$ 7,773,904.05	48.30%
Fund: 099 - Franchise Fee Fund				
	Revenue	\$ -	\$ 32,547.31	
Fund: 110 - Road Use Tax Fund				
	Revenue	\$ 200,694.82	\$ 1,264,251.55	
	Expense	\$ 178,564.69	\$ 1,073,344.62	56.50%
Fund: 112 - Trust & Agency Fund				
	Revenue	\$ 70,027.93	\$ 1,490,326.95	
	Expense	\$ -	\$ 1,420,298.98	47.47%
Fund: 121 - Local Option Sales Tax				
	Revenue	\$ 365,850.91	\$ 1,247,873.90	
	Expense	\$ 149,420.84	\$ 869,576.20	54.60%
Fund: 125 - TIF Downtown Fund				
	Revenue	\$ 38,902.54	\$ 848,363.29	
	Expense	\$ 115,148.75	\$ 575,743.75	60.13%
Fund: 141 - Library Special Revenue				
	Revenue	\$ 5,884.56	\$ 22,024.01	
	Expense	\$ 708.34	\$ 9,277.26	79.38%
Fund: 142 - Park & Rec Special Rev Fund				
	Expense	\$ 1,292.50	\$ 6,140.00	0.00%
Fund: 161 - Downtown Biz Incentive Program				
	Revenue	\$ -	\$ 4,547.93	
	Expense	\$ -	\$ 2,894.63	99.74%
Fund: 200 - Debt Service Fund				
	Revenue	\$ 221,885.14	\$ 1,546,779.63	
	Expense	\$ 135,710.00	\$ 321,341.25	90.50%
Fund: 301 - Capital Projects Fund				
	Revenue	\$ 1,375.00	\$ 6,875.00	
	Expense	\$ 8,726.95	\$ 19,823.13	0.00%
Fund: 321 - Street Capital Projects Fund				
	Revenue	\$ 225,025.00	\$ 390,295.70	
	Expense	\$ 25,670.28	\$ 406,037.85	43.20%
Fund: 322 - Square Streetscape Project				
	Revenue	\$ -	\$ 5,000.00	
Fund: 323 - Hillcrest Avenue				
	Expense	\$ -	\$ 41,504.85	91.63%
Fund: 324 - K Street Construction				
	Revenue	\$ 3,043.35	\$ 215,595.33	
	Expense	\$ -	\$ 17,845.00	86.96%
Fund: 327 - Willowcrest Avenue				
	Revenue	\$ -	\$ -	
	Expense	\$ -	\$ -	100.00%
Fund: 340 - City Hall Bldg Project				
	Revenue	\$ -	\$ 1,141.15	
	Expense	\$ 535.63	\$ 20,148.28	19.40%
Fund: 354 - Industrial Park Infrastructure				
	Expense	\$ -	\$ 60,774.70	0.00%
Fund: 541 - Library Endowment				
	Revenue	\$ 451.74	\$ 2,873.54	

Fund: 610 - Sewer Fund					
	Revenue	\$	237,500.00	\$ 1,187,500.00	
	Expense	\$	215,755.00	\$ 1,441,404.46	53.41%
Fund: 650 - Stormwater Utility Fund					
	Revenue	\$	56,151.28	\$ 344,803.20	
	Expense	\$	48,273.54	\$ 249,585.20	66.82%
Fund: 670 - Recycling Fund					
	Revenue	\$	38,278.40	\$ 233,074.96	
	Expense	\$	38,337.94	\$ 221,841.30	51.63%
Fund: 680 - Wellness Campus Fund					
	Revenue	\$	110,011.31	\$ 587,567.87	
	Expense	\$	96,854.32	\$ 654,654.97	52.16%
Fund: 681 - Wellness Campus Capital					
	Revenue	\$	639.24	\$ 4,195.72	
	Expense	\$	-	\$ -	100.00%
Fund: 710 - Sewer Capital Projects Fund					
	Revenue	\$	489,014.05	\$ 3,005,685.09	
	Expense	\$	459,567.85	\$ 2,285,533.69	65.04%
Fund: 781 - WWTP Facility Construction					
	Expense	\$	-	\$ 665,223.63	11.34%
Fund: 791 - Sewer Revenue Bonds Fund					
	Revenue	\$	205,524.60	\$ 1,027,622.94	
	Expense	\$	484,331.99	\$ 484,331.99	80.36%
Fund: 820 - Health Insurance Fund					
	Revenue	\$	6,031.33	\$ 365,139.97	
	Expense	\$	188,050.20	\$ 1,033,383.94	47.33%
Fund: 840 - Flex/STD Fund					
	Revenue	\$	-	\$ 725.00	
	Expense	\$	90.00	\$ 1,020.50	67.08%
Fund: 850 - City Liab Ins Reserve Fund					
	Expense	\$	10,000.00	\$ 10,000.00	0.00%
Fund: 890 - Vehicle and Equipment					
	Revenue	\$	11,750.00	\$ 438,750.00	
	Expense	\$	908.24	\$ 315,699.38	39.41%



Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
001 - General	5,540,769.34	8,751,691.26	7,784,814.39	6,507,646.21
011 - Police	0.00	0.00	928,482.58	-928,482.58
015 - Fire	0.00	0.00	0.00	0.00
016 - Ambulance	0.00	0.00	218,736.01	-218,736.01
041 - Library	0.00	0.00	0.00	0.00
042 - Park and Rec Admin	0.00	0.00	0.00	0.00
045 - Pool	100,611.98	0.00	0.00	100,611.98
071 - GF Debt Service Fund	0.00	0.00	0.00	0.00
099 - Franchise Fee Fund	666,828.17	32,547.31	0.00	699,375.48
110 - Road Use Tax Fund	1,956,689.50	1,264,251.55	1,073,344.62	2,147,596.43
112 - Trust & Agency Fund	180,420.00	1,490,326.95	1,420,298.98	250,447.97
121 - Local Option Sales Tax	339,031.48	1,247,873.90	869,576.20	717,329.18
125 - TIF Downtown Fund	6,247,864.18	848,363.29	575,743.75	6,520,483.72
126 - TIF E Hwy 92 Fund	0.00	0.00	0.00	0.00
127 - TIF Hillcrest/Ind Park Fund	0.00	0.00	0.00	0.00
141 - Library Special Revenue	66,113.74	22,024.01	9,277.26	78,860.49
142 - Park & Rec Special Rev Fund	44,198.25	0.00	6,140.00	38,058.25
160 - Downtown Revolving Loan Fund	340.43	0.00	0.00	340.43
161 - Downtown Biz Incentive Program	181,713.44	4,547.93	2,894.63	183,366.74
177 - Police Forfeiture Fund	0.00	0.00	0.00	0.00
190 - Vehicle Reserve Fund	0.00	0.00	0.00	0.00
200 - Debt Service Fund	334,936.02	1,546,779.63	321,341.25	1,560,374.40
301 - Capital Projects Fund	768,441.48	6,875.00	19,823.13	755,493.35
321 - Street Capital Projects Fund	1,750,843.62	390,295.70	406,037.85	1,735,101.47
322 - Square Streetscape Project	160,807.91	5,000.00	0.00	165,807.91
323 - Hillcrest Avenue	-251,665.51	0.00	41,504.85	-293,170.36
324 - K Street Construction	1,027,433.03	215,595.33	17,845.00	1,225,183.36
325 - American Rescue Fund	0.00	0.00	0.00	0.00
327 - Willowcrest Avenue	0.00	0.00	0.00	0.00
340 - City Hall Bldg Project	-256,544.14	1,141.15	20,148.28	-275,551.27
344 - CP - CAF Fund	0.00	0.00	0.00	0.00
353 - Real Property Improvement Fund	-1,681.52	0.00	0.00	-1,681.52
354 - Industrial Park Infrastructure	496,170.22	0.00	60,774.70	435,395.52
541 - Library Endowment	67,229.03	2,873.54	0.00	70,102.57
610 - Sewer Fund	634,062.06	1,187,500.00	1,441,404.46	380,157.60
650 - Stormwater Utility Fund	919,310.26	344,803.20	249,585.20	1,014,528.26
670 - Recycling Fund	232,759.85	233,074.96	221,841.30	243,993.51
680 - Wellness Campus Fund	-207,157.56	587,567.87	654,654.97	-274,244.66
681 - Wellness Campus Capital	22,995.24	4,195.72	0.00	27,190.96
710 - Sewer Capital Projects Fund	910,839.12	3,005,685.09	2,285,533.69	1,630,990.52
771 - Sewer Reserve Fund	114,238.70	0.00	0.00	114,238.70
781 - WWTP Facility Construction	746,627.14	0.00	665,223.63	81,403.51
791 - Sewer Revenue Bonds Fund	516,591.16	1,027,622.94	484,331.99	1,059,882.11
820 - Health Insurance Fund	2,565,531.89	365,139.97	1,033,383.94	1,897,287.92
830 - HRA Fund	0.00	0.00	0.00	0.00
840 - Flex/STD Fund	37,876.66	725.00	1,020.50	37,581.16
850 - City Liab Ins Reserve Fund	1,303.91	0.00	10,000.00	-8,696.09
860 - Maintenance	0.00	0.00	0.00	0.00
890 - Vehicle and Equipment	947,402.05	438,750.00	315,699.38	1,070,452.67
Report Total:	26,862,931.13	23,025,251.30	21,139,462.54	28,748,719.89



MEMORANDUM

To: Mayor and City Council

From: Bryce Johnson, Community and Economic Development Director

Date: January 19, 2026

Subject: Resolution accepting Community Development Block Grant (CDBG) Facade Easement Agreements.

Introduction: Staff is recommending City Council approval to grant the Mayor permission to sign the Façade Easement Agreements as part of the Community Development Block Grant (CDBG) Downtown Façade Improvement project.

Background: On May 22, 2024, the City of Indianola was notified it had received a significant grant through the State of Iowa's CDBG program in the amount of \$650,000. On December 15, 2025, City Council approved an additional \$12,555.00 to fund a gap for increased material costs and new domestic sourcing requirements. The city has budgeted \$362,555.000 to facilitate the façade improvement project. The Total Project Cost is \$1,370,361.01.

Discussion: With the funding completed for the CDBG Façade Improvement Project, each property owner is required to sign a Façade Easement Agreement. On September 24, 2025, the city's legal counsel reviewed and approved the language within the agreements. The Façade Easement Agreement establishes a three-year temporary façade easement between each property owner and the City of Indianola to support participation in the downtown revitalization project. It allows the City access to ensure that grant-funded exterior improvements are maintained in good condition and not altered without approval for the duration of the grant period. All property owners have signed this agreement for their property. The next step in the process would be the Mayor's signature.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments:

1. Res 2026- Execute CDBG Construction and Facade Agreements
2. Facade Easement Agreements

City of Indianola
RESOLUTION NO 2026-

**RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE COMMUNITY
DEVELOPMENT BLOCK GRANT FAÇADE EASEMENT AGREEMENTS**

WHEREAS, the Indianola City Council approved the Iowa Economic Development Authority Community Development Block Grant (CDBG) Program Contract, which would be used for exterior renovations of downtown building façades, on June 3, 2024, with Resolution No 2024-127; and

WHEREAS, the Mid Iowa Planning Alliance has finalized the façade easement agreements, which must be executed in order to proceed with construction; and

WHEREAS, the attached agreements set forth the terms and conditions of the project for all parties involved.

NOW, THEREFORE, BE IT RESOLVED, that the Indianola City Council hereby approves the attached agreements and directs the Mayor to execute the façade easement agreements on behalf of the City of Indianola.

Approved this 19th day of January 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

Prepared by: Zhi Chen, 939 Office Park Road, Suite 306, West Des Moines, Iowa 50265; 515-304-3524
Return to: City of Indianola, 110 N 1st St, Indianola, Iowa 50125

Facade Easement Agreement

This Easement Agreement is made on this date 12-22-25, between I Street Holdings LLC, "Property Owner" and the City of Indianola, Iowa "Easement Holder", a municipality organized under the laws of the State of Iowa,

WITNESSETH:

WHEREAS, the Property Owner's Property, located in Warren County, Iowa, legally described as:

Legal description: Parcel "C" of the survey in Lots 9, 10 & 11, Block 18, ORIGINAL TOWN PLAT OF INDIANOLA, Warren County, Iowa, as shown in Irregular Plat Book 6, Page 6 of Indianola in the office of the Warren County Recorder

And locally known as 101 E Salem Ave, 102 S Howard St, and 104 S Howard St, Indianola, Iowa 50125; and.

WHEREAS, this property is located in the Downtown Business District and Designated DTR Target Area; and

WHEREAS, the property owner desires to participate in the City of Indianola Façade Improvement Project and the property is hereafter referred to as "the Easement Property" or "the Property Owner's property"; and

WHEREAS, the Property Owner has been thoroughly acquainted and advised of the terms, conditions and provisions of the City of Indianola Façade Improvement Project; and

WHEREAS, the Easement Holder, the City of Indianola is carrying out a program to revitalize the Downtown Business District and Designated DTR Target Area; and

WHEREAS, the grant of this easement will assist in protecting and preserving the quality of the area in which the property is located.

NOW THEREFORE, in consideration of the mutual covenants and promises in this Easement Agreement and for the benefit of all parties, Property Owner hereby grants, conveys and transfers to the Easement Holder, a Façade Easement for a term lasting three years from the date of the signing of this document, (as long as that period is equal to or longer than the grant period) or for the actual length of the grant period, in and over, that portion of the herein described property consisting of the roof and front and side exterior-facing 24 inches of the structure. This includes all architectural and construction features visible

from any point on the public way outside of the building, including without limitation structural materials, facing materials, windows, doors, trim, sills, steps, railings, roofing materials, cornices, moldings, fences and other associated features, in addition to connected interior features that necessitate modification or maintenance in order to rehabilitate and maintain the publicly visible features.

For the period of the grant agreement contract with IEDA, or as stated in the immediately preceding paragraph above, the following restrictions are imposed upon the use of the Easement Property. In accordance with the policy of the City and Property Owner, its successors and assigns covenant to take and not take the following actions in and upon the Easement Property that Easement Holder is entitled to enforce as follows:

1. For the easement period, Property Owner will retain and maintain the façade on the building(s) now located on the property and will at all times maintain the same in good condition and repair. In the event of the total destruction beyond the control of the Property Owner, the easement shall become null and void.

2. The Easement Holder, to ensure the effective enforcement of this Easement, shall have, and the Property Owner hereby grants the following rights:

- a. If Property Owner knowingly or willfully violates or allows the violation of this easement, upon reasonable notice to the Property Owner, Easement Holder may enter upon the Easement Property and correct such violations and hold Property Owner responsible for the corrective costs, and

3. Property Owner shall seek no reimbursement from Easement Holder for any taxes, mortgages, liens, deeds to secure debt, or other obligations attaching to or constituting a lien on the property. Property Owner agrees to indemnify and hold Easement Holder harmless from any claims of third persons, including court costs and attorney's fees, arising out of Easement Holder's acceptance and holding of this easement. Easement Holder shall not be liable to contribute to the maintenance of the Premises. If Easement Holder would have to file suit or take any other action to enforce this agreement, Property Owner shall pay Easement Holder's reasonable attorney's fees and all other costs associated with any such required action.

4. At any time during the duration of the easement, any alterations, modifications, destruction or additions made to the facade improvements funded in part by CDBG funds shall be subject to the prior written approval of the City of Indianola. Such written approval, or disapproval, shall be issued by the city within not more than thirty (30) days of the owner's submittal of a written request or the request shall be considered approved. Provided however that nothing in this paragraph shall be construed to prevent ordinary or emergency maintenance, repair, cleaning, repainting, refinishing, remodeling, etc. so long as it does not change the appearance, or detrimentally affect the condition of the facades as they exist at the time of completion of the improvements hereunder.

This agreement is binding on the Property Owner, their heirs, assigns or successors in interest to the property and shall run with the land on the Easement Property until expiration.

Prepared by: Zhi Chen, 939 Office Park Road, Suite 306, West Des Moines, Iowa 50265; 515-304-3524
Return to: City of Indianola, 110 N 1st St, Indianola, Iowa 50125

Facade Easement Agreement

This Easement Agreement is made on this date 12/22/25, between I Street Holdings, LLC (deed holder) and Savor The Rise LLC (contract buyer), collectively "Property Owner" and the City of Indianola, Iowa "Easement Holder", a municipality organized under the laws of the State of Iowa,

WITNESSETH

WHEREAS, the Property Owner's Property, located in Warren County, Iowa, legally described as:

Legal description: The West 7 ½ feet of the North 100 feet of Lot 8; and the East 15 feet of the North 100 feet of Lot 9; all in Block 18 in the ORIGINAL TOWN PLAT of Indianola, Warren County, Iowa.

And locally known as **107 E Salem Ave, Indianola, Iowa 50125**; and.

WHEREAS, this property is located in the Downtown Business District and Designated DTR Target Area; and

WHEREAS, the property owner desires to participate in the City of Indianola Facade Improvement Project and the property is hereafter referred to as "the Easement Property" or "the Property Owner's property"; and

WHEREAS, the Property Owner has been thoroughly acquainted and advised of the terms, conditions and provisions of the City of Indianola Facade Improvement Project; and

WHEREAS, the Easement Holder, the City of Indianola is carrying out a program to revitalize the Downtown Business District and Designated DTR Target Area; and

WHEREAS, the grant of this easement will assist in protecting and preserving the quality of the area in which the property is located.

NOW THEREFORE, in consideration of the mutual covenants and promises in this Easement Agreement and for the benefit of all parties, Property Owner hereby grants, conveys and transfers to the Easement

Holder, a Façade Easement for a term lasting three years from the date of the signing of this document, (as long as that period is equal to or longer than the grant period) or for the actual length of the grant period, in and over, that portion of the herein described property consisting of the roof and front exterior-facing 24 inches of the structure. This includes all architectural and construction features visible from any point on the public way outside of the building, including without limitation structural materials, facing materials, windows, doors, trim, sills, steps, railings, roofing materials, cornices, moldings, fences and other associated features, in addition to connected interior features that necessitate modification or maintenance in order to rehabilitate and maintain the publicly visible features.

For the period of the grant agreement contract with IEDA, or as stated in the immediately preceding paragraph above, the following restrictions are imposed upon the use of the Easement Property. In accordance with the policy of the City and Property Owner, its successors and assigns covenant to take and not take the following actions in and upon the Easement Property that Easement Holder is entitled to enforce as follows:

1. For the easement period, Property Owner will retain and maintain the facade on the building(s) now located on the property and will at all times maintain the same in good condition and repair. In the event of the total destruction beyond the control of the Property Owner, the easement shall become null and void.
2. The Easement Holder, to ensure the effective enforcement of this Easement, shall have, and the Property Owner hereby grants the following rights:
 - a. If Property Owner knowingly or willfully violates or allows the violation of this easement, upon reasonable notice to the Property Owner, Easement Holder may enter upon the Easement Property and correct such violations and hold Property Owner responsible for the corrective costs, and
3. Property Owner shall seek no reimbursement from Easement Holder for any taxes, mortgages, liens, deeds to secure debt, or other obligations attaching to or constituting a lien on the property. Property Owner agrees to indemnify and hold Easement Holder harmless from any claims of third persons, including court costs and attorney's fees, arising out of Easement Holder's acceptance and holding of this easement. Easement Holder shall not be liable to contribute to the maintenance of the Premises. If Easement Holder would have to file suit or take any other action to enforce this agreement, Property Owner shall pay Easement Holder's reasonable attorney's fees and all other costs associated with any such required action.
4. At any time during the duration of the easement, any alterations, modifications, destruction or additions made to the facade improvements funded in part by CDBG funds shall be subject to the prior written approval of the City of Indianola. Such written approval, or disapproval, shall be issued by the city within not more than thirty (30) days of the owner's submittal of a written request or the request shall be considered approved. Provided however that nothing in this paragraph shall be construed to prevent ordinary or emergency maintenance, repair, cleaning, repainting, refinishing, remodeling, etc. so long as it does not change the appearance, or detrimentally affect the condition of the facades as they exist at the time of completion of the improvements hereunder.

Prepared by: Zhi Chen, 939 Office Park Road, Suite 306, West Des Moines, Iowa 50265; 515-304-3524
Return to: City of Indianola, 110 N 1st St, Indianola, Iowa 50125

Façade Easement Agreement

This Easement Agreement is made on this date 12/30/25, between Slim Investments, LLC "Property Owner" and the City of Indianola, Iowa "Easement Holder", a municipality organized under the laws of the State of Iowa,

WITNESSETH

WHEREAS, the Property Owner's Property, located in Warren County, Iowa, legally described as:

Legal description: The First Floor of building lying South of the middle of stairway on the East side of said building (EXCEPT toilet room below stairway), and all of second floor of said building on and including the following real estate: Lots 1 and 24 in Block 17, Original Town Plat, Indianola, Iowa, EXCEPT the South 58 feet of Lot 24 and EXCEPT the North 42 feet and 5 inches of Lot 1 and EXCEPT the West 2 feet of 1 and 24

AND

The second floor of the building now located on the West 2 feet of Lot 1 and the East 19 feet of Lot 2 and the West 11 feet of Lot 2 and the East 10 feet of Lot 3 in Block 17, Original Town Plat, Indianola, Iowa;

And locally known as 105 S Howard St, Indianola, Iowa 50125; and.

WHEREAS, this property is located in the Downtown Business District and Designated DTR Target Area; and

WHEREAS, the property owner desires to participate in the City of Indianola Façade Improvement Project and the property is hereafter referred to as "the Easement Property" or "the Property Owner's property"; and

WHEREAS, the Property Owner has been thoroughly acquainted and advised of the terms, conditions and provisions of the City of Indianola Façade Improvement Project; and

WHEREAS, the Easement Holder, the City of Indianola is carrying out a program to revitalize the Downtown Business District and Designated DTR Target Area; and

WHEREAS, the grant of this easement will assist in protecting and preserving the quality of the area in which the property is located.

NOW THEREFORE, in consideration of the mutual covenants and promises in this Easement Agreement and for the benefit of all parties, Property Owner hereby grants, conveys and transfers to the Easement Holder, a Façade

Easement for a term lasting three years from the date of the signing of this document, (as long as that period is equal to or longer than the grant period) or for the actual length of the grant period, in and over, that portion of the herein described property consisting of the roof and front, side, and rear exterior-facing 24 inches of the structure. This includes all architectural and construction features visible from any point on the public way outside of the building, including without limitation structural materials, facing materials, windows, doors, trim, sills, steps, railings, roofing materials, cornices, moldings, fences and other associated features, in addition to connected interior features that necessitate modification or maintenance in order to rehabilitate and maintain the publicly visible features.

For the period of the grant agreement contract with IEDA, or as stated in the immediately preceding paragraph above, the following restrictions are imposed upon the use of the Easement Property. In accordance with the policy of the City and Property Owner, its successors and assigns covenant to take and not take the following actions in and upon the Easement Property that Easement Holder is entitled to enforce as follows:

1. For the easement period, Property Owner will retain and maintain the façade on the building(s) now located on the property and will at all times maintain the same in good condition and repair. In the event of the total destruction beyond the control of the Property Owner, the easement shall become null and void.
2. The Easement Holder, to ensure the effective enforcement of this Easement, shall have, and the Property Owner hereby grants the following rights:
 - a. If Property Owner knowingly or willfully violates or allows the violation of this easement, upon reasonable notice to the Property Owner, Easement Holder may enter upon the Easement Property and correct such violations and hold Property Owner responsible for the corrective costs, and
3. Property Owner shall seek no reimbursement from Easement Holder for any taxes, mortgages, liens, deeds to secure debt, or other obligations attaching to or constituting a lien on the property. Property Owner agrees to indemnify and hold Easement Holder harmless from any claims of third persons, including court costs and attorney's fees, arising out of Easement Holder's acceptance and holding of this easement. Easement Holder shall not be liable to contribute to the maintenance of the Premises. If Easement Holder would have to file suit or take any other action to enforce this agreement, Property Owner shall pay Easement Holder's reasonable attorney's fees and all other costs associated with any such required action.
4. At any time during the duration of the easement, any alterations, modifications, destruction or additions made to the facade improvements funded in part by CDBG funds shall be subject to the prior written approval of the City of Indianola. Such written approval, or disapproval, shall be issued by the city within not more than thirty (30) days of the owner's submittal of a written request or the request shall be considered approved. Provided however that nothing in this paragraph shall be construed to prevent ordinary or emergency maintenance, repair, cleaning, repainting, refinishing, remodeling, etc. so long as it does not change the appearance, or detrimentally affect the condition of the facades as they exist at the time of completion of the improvements hereunder.

Prepared by: Zhi Chen, 939 Office Park Road, Suite 306, West Des Moines, Iowa 50265; 515-304-3524
Return to: City of Indianola, 110 N 1st St, Indianola, Iowa 50125

Façade Easement Agreement

This Easement Agreement is made on this date 11-19-25, between NR Properties, LLC "Property Owner" and the City of Indianola, Iowa "Easement Holder", a municipality organized under the laws of the State of Iowa,

WITNESSETH

WHEREAS, the Property Owner's Property, located in Warren County, Iowa, legally described as:

Legal description: Lots 17C, 15D, 17B and 15C in Subdivision of the South 70 feet of the SW1/4 of Block 12, Original Town Plat, Indianola, Iowa

And locally known as 106 E Salem Ave, Indianola, Iowa 50125; and.

WHEREAS, this property is located in the Downtown Business District and Designated DTR Target Area; and

WHEREAS, the property owner desires to participate in the City of Indianola Façade Improvement Project and the property is hereafter referred to as "the Easement Property" or "the Property Owner's property"; and

WHEREAS, the Property Owner has been thoroughly acquainted and advised of the terms, conditions and provisions of the City of Indianola Façade Improvement Project; and

WHEREAS, the Easement Holder, the City of Indianola is carrying out a program to revitalize the Downtown Business District and Designated DTR Target Area; and

WHEREAS, the grant of this easement will assist in protecting and preserving the quality of the area in which the property is located.

NOW THEREFORE, in consideration of the mutual covenants and promises in this Easement Agreement and for the benefit of all parties, Property Owner hereby grants, conveys and transfers to the Easement Holder, a Façade Easement for a term lasting three years from the date of the signing of this document, (as long as that period is equal to or longer than the grant period) or for the actual length of the grant period, in and over, that portion of the herein described property consisting of the roof and front exterior-facing 24 inches of the structure. This includes all architectural and construction features visible from any point on the public way outside of the building, including without limitation structural materials, facing materials, windows, doors, trim, sills, steps, railings, roofing materials, cornices, moldings, fences and other associated features, in addition to connected interior features that necessitate modification or maintenance in order to rehabilitate and maintain the publicly visible features.

For the period of the grant agreement contract with IEDA, or as stated in the immediately preceding paragraph above, the following restrictions are imposed upon the use of the Easement Property. In accordance with the policy of the City and Property Owner, its successors and assigns covenant to take and not take the following actions in and upon the Easement Property that Easement Holder is entitled to enforce as follows:

1. For the easement period, Property Owner will retain and maintain the façade on the building(s) now located on the property and will at all times maintain the same in good condition and repair. In the event of the total destruction beyond the control of the Property Owner, the easement shall become null and void.
2. The Easement Holder, to ensure the effective enforcement of this Easement, shall have, and the Property Owner hereby grants the following rights:
 - a. If Property Owner knowingly or willfully violates or allows the violation of this easement, upon reasonable notice to the Property Owner, Easement Holder may enter upon the Easement Property and correct such violations and hold Property Owner responsible for the corrective costs, and

3. Property Owner shall seek no reimbursement from Easement Holder for any taxes, mortgages, liens, deeds to secure debt, or other obligations attaching to or constituting a lien on the property. Property Owner agrees to indemnify and hold Easement Holder harmless from any claims of third persons, including court costs and attorney's fees, arising out of Easement Holder's acceptance and holding of this easement. Easement Holder shall not be liable to contribute to the maintenance of the Premises. If Easement Holder would have to file suit or take any other action to enforce this agreement, Property Owner shall pay Easement Holder's reasonable attorney's fees and all other costs associated with any such required action.
4. At any time during the duration of the easement, any alterations, modifications, destruction or additions made to the facade improvements funded in part by CDBG funds shall be subject to the prior written approval of the City of Indianola. Such written approval, or disapproval, shall be issued by the city within not more than thirty (30) days of the owner's submittal of a written request or the request shall be considered approved. Provided however that nothing in this paragraph shall be construed to prevent ordinary or emergency maintenance, repair, cleaning, repainting, refinishing, remodeling, etc. so long as it does not change the appearance, or detrimentally affect the condition of the facades as they exist at the time of completion of the improvements hereunder.

This agreement is binding on the Property Owner, their heirs, assigns or successors in interest to the property and shall run with the land on the Easement Property until expiration.

Signed this 19 day of Nov., 2025.

NR Properties, LLC

[Redacted Signature] Signed [Redacted] (Print Name), member (Title)

STATE OF IOWA, COUNTY OF WARREN:

On the 19 day of Nov., 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Catherine Krapfl, to me personally known, who, being by me duly sworn, did say that they are the member of NR Properties, LLC, that said instrument was authorized by Resolution adopted by the Members who acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said company, by it and by them voluntarily executed.

[Redacted Signature]



Notary Public in and for the State of Iowa.

EASEMENT HOLDER – City of Indianola

Steve Richardson, Mayor

STATE OF IOWA, COUNTY OF WARREN:

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Steve Richardson, to me personally known, who, being by me duly sworn, did say that they are the Mayor of Indianola, respectively, of the City of Indianola, Iowa; a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, and Mayor Steve Richardson acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State of Iowa.

Prepared by: Zhi Chen, 939 Office Park Road, Suite 306, West Des Moines, Iowa 50265; 515-304-3524
Return to: City of Indianola, 110 N 1st St, Indianola, Iowa 50125

Facade Easement Agreement

This Easement Agreement is made on this date 10-7-2025, between Danlee Corp "Property Owner" and the City of Indianola, Iowa "Easement Holder", a municipality organized under the laws of the State of Iowa,

WITNESSETH

WHEREAS, the Property Owner's Property, located in Warren County, Iowa, legally described as:

Legal description: Lots Six and Seven (6 & 7) and the North 20 feet of Lot (8), Block Twelve (12), Original Town Plat, Indianola, Warren County, Iowa

And locally known as **126 N Howard St, Indianola, Iowa 50125**; and.

WHEREAS, this property is located in the Downtown Business District and Designated DTR Target Area; and

WHEREAS, the property owner desires to participate in the City of Indianola Façade Improvement Project and the property is hereafter referred to as "the Easement Property" or "the Property Owner's property"; and

WHEREAS, the Property Owner has been thoroughly acquainted and advised of the terms, conditions and provisions of the City of Indianola Façade Improvement Project; and

WHEREAS, the Easement Holder, the City of Indianola is carrying out a program to revitalize the Downtown Business District and Designated DTR Target Area; and

WHEREAS, the grant of this easement will assist in protecting and preserving the quality of the area in which the property is located.

NOW THEREFORE, in consideration of the mutual covenants and promises in this Easement Agreement and for the benefit of all parties, Property Owner hereby grants, conveys and transfers to the Easement Holder, a Façade Easement for a term lasting three years from the date of the signing of this document, (as

long as that period is equal to or longer than the grant period) or for the actual length of the grant period, in and over, that portion of the herein described property consisting of the roof and front and side exterior-facing 24 inches of the structure. This includes all architectural and construction features visible from any point on the public way outside of the building, including without limitation structural materials, facing materials, windows, doors, trim, sills, steps, railings, roofing materials, cornices, moldings, fences and other associated features, in addition to connected interior features that necessitate modification or maintenance in order to rehabilitate and maintain the publicly visible features.

For the period of the grant agreement contract with IEDA, or as stated in the immediately preceding paragraph above, the following restrictions are imposed upon the use of the Easement Property. In accordance with the policy of the City and Property Owner, its successors and assigns covenant to take and not take the following actions in and upon the Easement Property that Easement Holder is entitled to enforce as follows:

1. For the easement period, Property Owner will retain and maintain the façade on the building(s) now located on the property and will at all times maintain the same in good condition and repair. In the event of the total destruction beyond the control of the Property Owner, the easement shall become null and void.
2. The Easement Holder, to ensure the effective enforcement of this Easement, shall have, and the Property Owner hereby grants the following rights:
 - a. If Property Owner knowingly or willfully violates or allows the violation of this easement, upon reasonable notice to the Property Owner, Easement Holder may enter upon the Easement Property and correct such violations and hold Property Owner responsible for the corrective costs, and
3. Property Owner shall seek no reimbursement from Easement Holder for any taxes, mortgages, liens, deeds to secure debt, or other obligations attaching to or constituting a lien on the property. Property Owner agrees to indemnify and hold Easement Holder harmless from any claims of third persons, including court costs and attorney's fees, arising out of Easement Holder's acceptance and holding of this easement. Easement Holder shall not be liable to contribute to the maintenance of the Premises. If Easement Holder would have to file suit or take any other action to enforce this agreement, Property Owner shall pay Easement Holder's reasonable attorney's fees and all other costs associated with any such required action.
4. At any time during the duration of the easement, any alterations, modifications, destruction or additions made to the facade improvements funded in part by CDBG funds shall be subject to the prior written approval of the City of Indianola. Such written approval, or disapproval, shall be issued by the city within not more than thirty (30) days of the owner's submittal of a written request or the request shall be considered approved. Provided however that nothing in this paragraph shall be construed to prevent ordinary or emergency maintenance, repair, cleaning, repainting, refinishing, remodeling, etc. so long as it does not change the appearance, or detrimentally affect the condition of the facades as they exist at the time of completion of the improvements hereunder.

Prepared by: Zhi Chen, 939 Office Park Road, Suite 306, West Des Moines, Iowa 50265; 515-304-3524
Return to: City of Indianola, 110 N 1st St, Indianola, Iowa 50125

Facade Easement Agreement

This Easement Agreement is made on this date 10/21/25, between Apple Tree Inn Company of Indianola Inc "Property Owner" and the City of Indianola, Iowa "Easement Holder", a municipality organized under the laws of the State of Iowa,

WITNESSETH

WHEREAS, the Property Owner's Property, located in Warren County, Iowa, legally described as:

Legal description: The First floor of the Building and ground thereunder located on the North 42 feet and 5 inches of the East 28 feet of Lot One (1), Block Seventeen (17), ORIGINAL TOWN PLAT OF INDIANOLA, Warren County, Iowa; the South line of the said description being the middle of the stairway leading to the second floor of the said building

And locally known as **101 W Salem Ave, Indianola, Iowa 50125**; and

WHEREAS, this property is located in the Downtown Business District and Designated DTR Target Area; and

WHEREAS, the property owner desires to participate in the City of Indianola Facade Improvement Project and the property is hereafter referred to as "the Easement Property" or "the Property Owner's property"; and

WHEREAS, the Property Owner has been thoroughly acquainted and advised of the terms, conditions and provisions of the City of Indianola Facade Improvement Project; and

WHEREAS, the Easement Holder, the City of Indianola is carrying out a program to revitalize the Downtown Business District and Designated DTR Target Area; and

WHEREAS, the grant of this easement will assist in protecting and preserving the quality of the area in which the property is located.

NOW THEREFORE, in consideration of the mutual covenants and promises in this Easement Agreement and for the benefit of all parties, Property Owner hereby grants, conveys and transfers to the Easement Holder, a Façade Easement for a term lasting three years from the date of the signing of this document, (as long as that period is equal to or longer than the grant period) or for the actual length of the grant period, in and over, that portion of the herein described property consisting of the roof and front and side exterior-facing 24 inches of the structure. This includes all architectural and construction features visible from any point on the public way outside of the building, including without limitation structural materials, facing materials, windows, doors, trim, sills, steps, railings, roofing materials, cornices, moldings, fences and other associated features, in addition to connected interior features that necessitate modification or maintenance in order to rehabilitate and maintain the publicly visible features.

For the period of the grant agreement contract with IEDA, or as stated in the immediately preceding paragraph above, the following restrictions are imposed upon the use of the Easement Property. In accordance with the policy of the City and Property Owner, its successors and assigns covenant to take and not take the following actions in and upon the Easement Property that Easement Holder is entitled to enforce as follows:

1. For the easement period, Property Owner will retain and maintain the façade on the building(s) now located on the property and will at all times maintain the same in good condition and repair. In the event of the total destruction beyond the control of the Property Owner, the easement shall become null and void.
2. The Easement Holder, to ensure the effective enforcement of this Easement, shall have, and the Property Owner hereby grants the following rights:
 - a. If Property Owner knowingly or willfully violates or allows the violation of this easement, upon reasonable notice to the Property Owner, Easement Holder may enter upon the Easement Property and correct such violations and hold Property Owner responsible for the corrective costs, and
3. Property Owner shall seek no reimbursement from Easement Holder for any taxes, mortgages, liens, deeds to secure debt, or other obligations attaching to or constituting a lien on the property. Property Owner agrees to indemnify and hold Easement Holder harmless from any claims of third persons, including court costs and attorney's fees, arising out of Easement Holder's acceptance and holding of this easement. Easement Holder shall not be liable to contribute to the maintenance of the Premises. If Easement Holder would have to file suit or take any other action to enforce this agreement, Property Owner shall pay Easement Holder's reasonable attorney's fees and all other costs associated with any such required action.
4. At any time during the duration of the easement, any alterations, modifications, destruction or additions made to the facade improvements funded in part by CDBG funds shall be subject to the prior written approval of the City of Indianola. Such written approval, or disapproval, shall be issued by the city within not more than thirty (30) days of the owner's submittal of a written request or the request shall be considered approved. Provided however that nothing in this paragraph shall be construed to prevent ordinary

5. or emergency maintenance, repair, cleaning, repainting, refinishing, remodeling, etc. so long as it does not change the appearance, or detrimentally affect the condition of the facades as they exist at the time of completion of the improvements hereunder.

This agreement is binding on the Property Owner, their heirs, assigns or successors in interest to the property and shall run with the land on the Easement Property until expiration.

Signed this 20th day of October, 2025.

PROPERTY OWNER – Apple Tree Inn Company of Indianola, Inc

Signed:

Ardene Downing,

Title

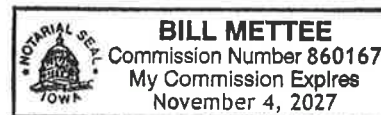
STATE OF IOWA, COUNTY OF WARREN, ss:

On the 20 day of October, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ardene Downing, to me personally known, who, being by me duly sworn, did say that they are the President of Apple Tree Inn Company of Indianola, Inc., that said instrument was authorized by Resolution adopted by the Board of Directors who acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said company, by it and by them voluntarily executed.


Notary Public in and for the State of Iowa

EASEMENT HOLDER – City of Indianola

Signed:



Steve Richardson, Mayor

STATE OF IOWA, COUNTY OF WARREN:

On this ___ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Steve Richardson, to me personally known, who, being by me duly sworn, did say that they are the Mayor of Indianola, respectively, of the City of Indianola, Iowa; a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and

that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, and Mayor Steve Richardson acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State of Iowa





MEMORANDUM

To: Mayor and City Council
From: Jacob Meshke, City Manager
Date: January 19, 2026
Subject: Discussion and possible action regarding the Strategic Goals.

Introduction: Mayor and City Council will have an opportunity to review and discuss the goal-setting report which was crafted from the December 2025 goal-setting session. Staff recommends City Council adopt the goal-setting document with any desired modifications.

Background: The City of Indianola previously adopted 2024 - 2027 Strategic Priorities to include Our Welcoming Hometown, Thriving Hub of Economic Development and Innovation, Resource Optimization, and Protect and Promote Public Health and Safety. Each of the strategic priorities are supported by key impact areas and desired outcomes.

To enhance specificity, clarity, and organizational alignment, the City Council and staff participated in a goal-setting session to identify and refine key goals that support, supplement, advance the Strategic Priorities.

Discussion: The City of Indianola partnered with Callahan Municipal Consultants to hold a goal-setting session in December 2025. In advance of the goal-setting session, elected officials and staff were asked to complete a preliminary questionnaire on the following areas:

1. Major accomplishments over the past two (2) years
2. Important issues, concerns, and trends
3. Potential initiatives, policies, and programs
4. Potential capital projects
5. Comments and suggestions regarding teamwork objectives

The insight ascertained from the preliminary questionnaire was reviewed, refined, and served as the foundation for establishing prioritized goals. Based on the results of the goal-setting session, the Mayor and City Council identified 12 initiatives and programs as the most urgent or important.

This agenda item will provide the Mayor and City Council with an opportunity to discuss the goal-setting report, make any desired modifications, and ultimately provide staff direction on priorities.

Budget Impact: Goals will be prioritized and funded based on available budget capacity.

Recommendation: Staff recommends City Council adopt the goal-setting document with any desired modifications.

Attachments: 1. Goal Setting - Final Report

2. Strategic Priorities 2024-27

**CITY OF INDIANOLA, IOWA
MAYOR & CITY COUNCIL GOAL SETTING REPORT
2026-2027**

Mayor:

Steve Richardson

City Council:

Bob J. Lane

Josh Rabe

Mellisa Sones

Ron Dalby

Steve Armstrong

Christina Beach – 2025

Tiffany Davis – 2026

Finance Director/City Clerk:

Jackie Raffety

City Manager:

Jacob Meshke

Library Director:

Michele Patrick

Public Works Director:

Eric Stevens

Police Chief:

Rob Hawkins

Human Resources Director:

Courtney Silliman

Culture & Recreation Director:

Doug Bylund

Wastewater Superintendent:

Jared Keenan

Street Superintendent:

Caleb Adams-Brown

Fire Chief:

Aaron Hurt

Internal Services Director:

Jason Holder

Community & Economic

Development Director:

Bryce Johnson

Facilitated by:

Patrick Callahan

Callahan Municipal Consultants, LLC

December 12, 2025

City of Indianola, Iowa

Mayor & City Council Goal Setting Session

2026-2027

Introduction

The City of Indianola requested assistance from Patrick Callahan in October 2025 with a Mayor and City Council goal setting process. Mr. Callahan agreed to organize and facilitate a process that involved the following steps:

1. Prepare a questionnaire to identify department needs, capital projects, accomplishments, programs, issues, trends, and team building suggestions.
2. Prepare a list of the overall capital projects and suggested initiatives and programs based upon the comments of the elected officials and city department heads.
3. Facilitate two strategic planning and goal setting sessions with the elected officials and department heads.
4. Preparation of this final report.

Goal Setting Work Sessions

City Council Members and the Mayor held an informal non-binding work session that was conducted by Mr. Callahan on December 12, 2025. The City's elected officials and department heads were asked to do the following:

1. Identify the major accomplishments of the in 2024 and 2025, as listed by the Mayor, Council Members, and the City Department Heads. **(Exhibit A)**
2. Review the list of most important issues, concerns and trends facing the City in 2026, as listed by the Mayor and Council Members and by the City Department Heads. **(Exhibit B)**
3. Review and revise the list of potential initiatives, policies, and programs. **(Exhibit C)**
4. Indicate those initiatives and programs that are currently the most urgent or important.
5. Review and revise the list of potential capital projects. **(Exhibit D)**
6. Indicate those capital projects that are currently the most urgent or important.
7. Provide comments and suggestions regarding teamwork objectives. **(Exhibits E)**

Note: The Letter of Introduction, the Agenda for the Goal Setting Session, and the Preliminary Questionnaire are attached to this report as Appendix A, Appendix B and Appendix C, respectively.

The Consultant facilitated a goal setting session with the City Department Heads prior to the City Council goal setting session. The Department Heads reviewed and updated the

exhibits attached to the report. The twelve Department Heads also reviewed and ranked the programs & policies and the capital projects and equipment purchases. The first column on Exhibits C and D shows the number of department heads who selected these particular items as one of their “top fifteen” goals or objectives on Exhibit C and their “top ten” projects on Exhibit D.

There were eight elected officials who reviewed the responses on the questionnaires that were submitted. The mayor and city council members reviewed and ranked the programs and policies on Exhibit C and the capital projects and equipment purchases on Exhibit D. Their scores are listed in the last column on Exhibits C and D. The final rankings of the items on Exhibits C and D were based upon the scores of the elected officials, who were asked to list their top fifteen items on Exhibit C and their top ten items on Exhibit D. The maximum score for items was eight for the elected officials’ column.

THE CITY COUNCIL LIST OF “GIVENS”

After reviewing the list of proposed programs, policies and capital projects the Mayor and City Council Members concluded that the City was already committed to the completion of the following programs, policies, and initiatives:

1. 10-Year Capital Improvement Plan
2. Compensation ATB policy – use Midwest CPI-U.
3. Unified Security Platform Expansion
4. Develop a Downtown Occupancy Ordinance to define “occupancy,” allowed uses on first floor length of vacancies subject to fines, and maintenance of buildings per International Property Maintenance Code.
5. Develop a Property Rehabilitation Program to assist in the remodel/cleanup of our dilapidated properties throughout the city – supporting the change in the tax abatement.
6. City Codification Project – review of ordinances to make sure they are up-to-date and accurate.
7. Disaster Recovery – Conduct formal and annual simulations.

Since the City Council had already committed to the completion of these items, it was agreed that the Mayor and City Council would not need to rank or prioritize these programs and projects.

INITIATIVES AND PROGRAMS – 2026-2027

The Mayor and City Council identified the following initiatives and programs as the most urgent or important.

1. Determine properties that the city currently owns that can be sold and or repurposed – For example - Could the Brush Facility be moved to the old Wastewater Treatment Facility site to allow for the sale of the Brush Facility land for development?
2. Develop a sustainable long-term city budget for the future.
3. Implementation of the pavement management plan and street improvement plan – including gravel roads.
4. Review and study of how Local Options Sales Tax (LOST) revenues are allocated.

5. In-depth review/study of all city fees and charges and utility rates and continue to evaluate on an annual basis.
6. Creation of an economic development master plan, potentially through partnership with Iowa State Extension.
7. Small business support – Downtown Mainstreet initiative.
8. Tax increment Financing (TIF) review to maximize the benefit and appropriate sunset provisions to increase General Fund revenues.
9. Traffic Study on Highways 65 & 69 from Burger King to the Highway 92 turning lane.
10. Identify additional sources of revenue to offset the revenues lost from the state mandated property tax reform.
11. Develop Sidewalk Construction Program and Sidewalk Inspection Program – Areas of infill and areas along highway without curb and gutter.
12. Evaluation and Analysis of Employee Compensation Plan:
 - *Analysis of city benefit package to ensure it is comparable – such as the number of days carried forward in banked vacation/personal/sick days, etc. for payout if an employee leaves/retires.

*Adjust the City’s “comparable cities” list and remove those cities that do not match Indianola’s tax base, debt capacity, growth, etc.

*Evaluate cell phone premium policy.

*Evaluate employee wellness credit.

*Evaluate all other employer paid benefit/allowance – compared to industry standard in these areas.

*Wellness – outcomes-based programming instead of self-attestation, education, engagement, and reimbursement to utilize 820 health funds.

*IWC Wellness Membership incentives for staff.

NOTE: A complete list of all programs and initiatives, as ranked by the Mayor and City Council Members, is attached as **Exhibit C**.

CAPITAL IMPROVEMENT PROJECTS – 2026-2027

The Mayor and City Council identified the following capital projects and equipment purchases as the most urgent or important.

1. Trail repair/maintenance and Failed Trail by High School.
2. Public Safety – Mobile/Portable radios – Phased Process - \$200,000.
3. Secure site for new public library and build or purchase new public library.
4. Build or purchase new public safety building.
5. Additional funding – street/road construction projects per pavement management study.
6. West Iowa Ave Sewer Replacement Project FY27 (\$950,000)

7. Parks Department – Van & utility vehicle.
8. Determining best use of current city facilities/property and turning back over to the private sector or other partners as appropriate.

Note: A complete summary of the rankings of all capital projects and equipment purchases is attached as **Exhibit D**.

TEAM BUILDING AGREEMENTS

The Mayor and City Council reviewed a list of ideas and suggestions relating to team building and building a better working relationship. The list of team building suggestions is identified as **Exhibits E**.

FUTURE PLANNING SUGGESTIONS

It is recommended that the city staff and management team prepare an “action plan” for the capital projects, and the initiatives & programs. The action plan for each goal would define the steps needed to accomplish the various tasks or objectives. This action plan could then be presented to the Mayor and City Council for review and approval and made a part of this Goal Setting Report.

It is recommended that the goals and objectives be posted in the Council Chambers at City Hall. The posting of the City Council’s goals and objectives will serve as a reminder to the City Department Heads and Staff Members as to the priorities that were established by the Mayor and City Council.

It is recommended that the City Council review the lists of capital projects and equipment purchases, and initiatives, programs, and monitor the progress that is made on each item on a quarterly basis. The City could use a format that shows the project or item side by side with a comment that updates the City Council and the residents of the City on the progress that has been made on each item at the end of each quarter. The tentative dates in 2026-2027 for the quarterly updates are: May 4, August 3, & November 2 in 2026 and February 1 in 2027.

It is important to note that the prioritizing of all the capital projects and various initiatives is not “cast in stone.” The two lists can be modified as new circumstances may dictate. Hopefully, the Mayor and City Council will repeat this process in 2027, which may result in some additional modifications.

It is recommended that the City complete the preparation of a capital improvements plan to identify the City’s capital projects over the next four to six years. The plan could include cost estimates, descriptions of the projects, the justification, and sources of funding. A handout on the preparation of a capital improvements plan has been made available to the City Manager.

COMMUNICATION OF COUNCIL GOALS AND OBJECTIVES TO CITIZENS

Since the citizens of Indianola are basically the “stockholders” or owners of the City, it is important that they are informed about the goals and objectives that have been established by the Mayor and City Council. The following is a summary of various activities that have

been used in other cities to communicate the City Council's goals and objectives to residents.

1. **City Website.** After the Mayor and City Council have reviewed and formally adopted the Goal Setting Report, a copy of the report can be placed on the City's website for review by the citizens of Indianola.
2. **Town Hall Meeting.** The City Council could schedule a town hall meeting or public forum to present a summary of the City's goals and objectives and to seek comments and observations from residents.
3. **City Hall Posting of Goals.** The Council's goals and objectives could be posted in the lobby area at City Hall for interested residents to review.
4. **Open Houses – City Facilities.** Annual "open houses" at various City buildings, such as City Hall, Fire Station, Police Station, Library, Public Works Shop, and Wastewater Treatment Plant could be held to inform the citizens about the upcoming city projects and programs that have been proposed.
5. **Community Leaders' Meeting.** The Mayor and City Council could schedule an annual or semi-annual meeting with the IMU Board of Trustees, Warren County Supervisors, Indianola Community School Board, and the Indianola Chamber/Economic Development Board of Directors, to review and discuss the City Council's goals and objectives. These meetings could also provide an opportunity to learn more about the projects, programs, and objectives under consideration by these same organizations.
6. **Presentations to Service Clubs.** The Mayor, Council Members, and City Manager could make brief presentations to local services clubs and organizations outlining the goals and objectives.
7. **Public Places –Reading Material.** A copy of this goal-setting report or a summary of the City's goals and objectives could be made available in public places, or where residents could read this report.

FINAL COMMENTS

It was a pleasure to assist the City of Indianola with this goal setting process. We were impressed with the level of cooperation of the city staff and the elected officials.

Once again, thanks to the City Manager, Mayor, the City Council Members, and City Department Heads for their great cooperation and timely responses during this process.

Patrick Callahan
Callahan Municipal Consultants, LLC

December 20, 2025

EXHIBIT A

MAJOR ACCOMPLISHMENTS

Infrastructure Improvement Projects

1. Completed the paving of once gravel South K Street utilizing a new “Rural/Urban Design” saving taxpayers a few million dollars – special assessment project.
2. Completed the re-paving of East Hillcrest Ave. by adding a turn lane, curb and gutter, a walking trail on one side, and wider lanes for farm equipment/industrial equipment.
3. The streetscape project on the downtown square.
4. Culvert upgrade over by NN and Boston.
5. New Wastewater Treatment Facility (2022) - \$47 million
6. The Indianola Municipal Utilities Solar Array Project
7. Fire Department Station Repairs – drains and door.
8. Purchased new capital equipment – sewer jet vac truck, street sweeper and ambulance.

Public Safety Projects

9. Buxton Stoplight
10. Camera installations
11. Startup of Special Response Team.
12. Addition of 2nd SRO position at Indianola Community School District.

Parks and Recreation Projects

13. Parks – Buxton, McCord, Moats awarded best parks; 100’s of programs and activities across departments.

14. Acquisition of Indianola YMCA, now Indianola Wellness Campus – voted best health club in Warren County.

15. Continue to increase attendance at cultural and recreational events.

Administration and Personnel Enhancements

16. Improved professional communication to our community through the hiring of a communications manager.

17. Hire community and economic development director.

18. Appointment of a fire chief.

19. Hired a new city manager.

20. The city weathered many staff and city council member changes.

21. Establishment of the CSO Position.

22. Development agreement checklist.

23. Completed SWOT Analysis to move us forward in staffing maturity – Staffing studies are underway to assist in confirming whether City is properly staffed across the organization.

24. Compensation & Classification Study.

25. Staffing Study - MGT & CPSM

26. Approximately 20 new PT and FT positions added.

27. Update and adoption of the employee handbook, including some IT policies.

28. Updated subcommittee, hotel/motel tax, meeting length, and public comment policies.

Financial Enhancements and Success Stories

29. The city was able to find a way “to do more with less.”

30. Improved the budget process for two consecutive years to be more transparent.

- 31. Review and consider revisions to the residential property tax abatement program.
- 32. Implementation of new financial software.
- 33. Transition to a new financial and timekeeping system (almost done!)
- 34. After operating the new sewer treatment plant for a couple of years, the city tracked data to learn the financial needs of the new system.
- 35. Grants – many City departments submitted and received grant dollars.

Information, Technology & Communications

- 36. Cybersecurity Hardening (IT): Successfully implemented Multi-Factor Authentication (MFA) city-wide and deployed advanced endpoint protection.
- 37. Unified City Branding (Comms): Standardized the City's visual identity, communication templates and policies and procedures across all departments.
- 38. Facilities Security Overhaul (Facilities.IT): Upgraded physical access controls and integrated security camera systems at City Hall and key infrastructure sites, merging physical security with network management.
- 39. Cloud Migration (IT): Transitioning key on-premises legacy systems to the Microsoft 365 cloud environment, improving uptime and remote work capabilities.
- 40. Deferred Maintenance (Facilities): Successfully identified and executed critical repairs on aging system.
- 41. Digital Engagement Growth (Comms): Revamped our social media and web content strategy, resulting in higher engagement and faster dissemination of critical information and timely updates.
- 42. Network Resilience (IT): Completed major upgrades to the city IT backbone increasing redundancy for public safety and city operations.
- 43. Website Redesign (Comms): Launched a citywide website redesign, slated for January 2026.

- 44. High-Impact Storytelling (Comms): Produced compelling stories, videos, photographs, podcasts and other types of content that showcase the City's collective impact.
- 45. Strengthened Media Relations & Earned Broad Trust (Comms): Proactively engaged with local and regional media, resulting in heightened coverage and increased awareness of City projects, services, staff and achievements.

Economic Development Success Stories

- 46. Commercial Development – restaurants, Starbucks, and Kwik Star.
- 47. Improved the development process through the creation of a standing cross discipline Development Review Meeting, forming an Ad Hoc Community Development Committee, and further refining City Development process for consistency and efficiency.
- 48. Continue to work with developers on five ongoing projects with TIF and other incentives to encourage economic development.
- 49. Created tax increment finance development opportunities for retail, grocery, tourism, entertainment, and housing.

Community Betterment Projects

- 50. Housing developments – townhouses
- 51. Community Development led the effort in applying for and subsequently being awarded a Mainstreet Community in 2024.
- 52. Received Community Development Block Grants for downtown façade improvement.
- 53. Creation of a non-profit designation for the Indianola Wellness Center (IWC).
- 54. Adopt a new model for animal control services.

Miscellaneous Projects

- 55. Moving MIPA to a Council on Governments.

56. WRRF received top honors for Engineering Excellence 2024.

57. RAGBRIA coming through Indianola – Just Eat it/50125 Day

58. Implementation of the land swap with Warren County.

59. Finally finishing Kiya Koda to ARL move.

60. Tyler Conversion.

EXHIBIT B

ISSUES, CONCERNS, TRENDS, AND OPPORTUNITIES

Community Development and Demographic Issues

1. Lack of affordable housing to draw younger population
2. Aging population and lack of housing they may during the retirement years
3. Balancing the needs of the public and non-profits with our operational needs
4. Working with the State regarding control on mental health and housing

Economic Development Issues and Opportunities

5. Commercial growth balance with farming community's mindset – strategic growth
6. Economic development opportunities if there are changes to TIF with changes to property tax.
7. Erosion of local control.
8. Declining industrial and commercial investment in the City.
9. The impact of property tax abatement.

Infrastructure Needs and Concerns

10. Aging facilities/equipment
11. Aging streets and roads that continue to fall further and further behind on repairs
12. City facilities – public safety, library, streets, and city hall
13. Prioritizing new projects versus maintaining/repairing current infrastructure
14. Rising costs of maintaining infrastructure and rising employee costs

15. Rising Construction Costs (Facilities): Inflation in materials and labor is eating into facilities budget, making it harder to address aging infrastructure without larger capital outlays.
16. Reactive vs. Proactive Maintenance (Facilities): City is still too often in “break-fix mode with our buildings. We need to shift to preventive maintenance to save money in the long-term.

Financial Constraints and Concerns

17. State Imposed Property Tax Restrictions
- Inability to address aging facilities due to property tax reform
 - Operating budget deficit
 - Revenue instability with HF 718 and continued legislative discussions on property tax reform
 - Budget crisis which greatly affects daily operations and long-term plans
18. Potential Impact of Additional State and Federal Restrictions & Regulations
- State property tax reform in 2026
 - Reduction of LOST money
 - Impact on such things as the services to our community in the Library and IWC?
 - The street conditions continue to deteriorate due to deferred maintenance
 - Long term impact of the on-going reduction in weed control, reduced mowing, and maintenance in city parks.
 - City’s ability to fund STEP and COLA increases of employee wages
 - Removal of tax-exempt bonds
19. Property acquisitions without funding plans
20. Budget concerns - oversight vs management
21. Prioritize of needs vs wants

22. Credit card fees

23. The disparity between what our city residents pay for EMS/emergency services vs what county residents pay through their levy. Effort has been made to implement Township/County EMS Levy to recover the cost of city services that will help off-setting City cost of service.

24. Increasing fees for services and facilities will deter usage.

25. Adding staff/positions over the past few years in a way that may not be financially sustainable.

26. New EPA/DNR regulations and the impact on city costs.

27. Increase cost on imported equipment.

28. Allocation of LOST revenues.

29. The increasing number of federal and state regulations and the impact on the City's cost of operations.

Technology and Communication Issues and Opportunities

30. AI Adoption & Ethics (IT/Innovation): Generative AI offers massive productivity gains, but poses significant risks regarding data leakage and "shadow IT".

31. Combating Misinformation (Comms): The speed at which misinformation can spread in person and online often outpaces our traditional communication channels and current workflows. Early notification by elected officials and City leadership is critical.

32. Digital Equity (IT/Comms): There's a significant disparity between residents who have easy access to digital city services and those who don't. Multichannel communication, including print, in-person interactions, and digital platforms, remains crucial for raising awareness.

33. Cyber Insurance Compliance (IT): Insurance requirements are becoming stricter and more expensive, staying compliant is a moving target that requires constant investment.

34. Digital Accessibility & Legal Compliance (Comms/IT): Federal regulations around ADA -compliant digital content continue to evolve, and the City is accountable for

ensuring equal access to public information for every digital communication that is produced by the organization and all departments.

- 35. Data – Driven Decision Making (Comm/IT/Facilities): We're beginning to track performance, but there are significant opportunities to expand analytics and guide strategy for stronger cases of needed resources and solutions.
- 36. Internal Communications priorities (Comm/Administration): Staff may feel overwhelmed by uncoordinated messages from multiple sources. We need a clear structure that defines who leads internal messaging, what channels are to be used and how we prioritize /streamline updates.

Personnel Issues and Concerns

- 37. Time study and salary reviews
- 38. Maintaining competitive salaries for all employees
- 39. Understaffed in some areas & perhaps expect too much from too few
- 40. Lack of interest in volunteers wanting to serve on Boards/Commissions and running for Office.
- 41. Collective bargaining – public and non-public safety.
- 42. Lack of staff in certain departments and no funding to support more employees.
- 43. Education needed in Care Facilities to reduce resource drain and calls for EMS service when their staff should be handling the lifts and getting patients back into bed so that our resources are not being dispatched as staff fillers for these centers

Opportunities Going Forward

- 44. Stability, collaboration, and cohesion among department heads given the challenging hiring environment/job market.
- 45. Cohesive, collaborative, respectful, and positive relationships between Mayor/City Council with each other and staff.
- 46. Creating and implementing a well-defined, shared organizational culture.

47. Continue to assess contracts across the organization to see what can be consolidated for cost savings. Any time a contract is up for renewal, an assessment should be required.
48. Creating, committing to, and implementing established goals from this session.

EXHIBIT C

SIGNIFICANT INITIATIVES, PROGRAMS OR POLICIES

Program, Policy or Initiative	Dept Heads	Elected Officials
1. Determine properties that the city currently owns that can be sold and or repurposed – Could the Brush Facility be moved to the old Wastewater Treatment Facility site to allow for the sale of the Brush Facility land for development?	2	8
2. Develop a sustainable long-term city budget for the future	11	7
3. Implementation of the pavement management plan and street improvement plan – including gravel roads.	5	7
4. Review and study of how Local Options Sales Tax (LOST) revenues are allocated.	2	7
5. In-depth review/study of all city fees and charges and utility rates: *Continue to evaluate annually all of the utility rates to see if the city needs to make any adjustments to avoid massive increases down the road. *How does the city become more efficient with the sewer fund.	6	6
6. Creation of an economic development master plan, potentially through partnership with Iowa State Extension.	4	6
7. Small business support – Downtown Mainstreet initiative.	3	6
8. Tax Increment Financing (TIF) review to maximize the benefit and appropriate sunset provisions to increase General Fund revenues.	2	6
9. Traffic Study on Highways 65 & 69 from Burger King to the Highway 92 turning lane.	0	6
10. Identify additional sources of revenue to offset revenues lost from the state mandated property tax reform.	7	5

11. Develop Sidewalk Construction Program – and Sidewalk Inspection Program – Areas of infill and areas along highway without curb and gutter.	6	5
12. Evaluation and Analysis of Employee Compensation Plan: *Analysis of city benefit package to ensure it is comparable – such as the number of days carried forward in banked vacation/personal/sick days, etc. for payout if an employee leaves/retires. *Adjust the City’s “comparable cities” list and remove those cities that do not match Indianola’s tax base, debt capacity, growth, etc. *Evaluate cell phone premium policy. *Evaluate employee wellness credit. *Evaluate all other employer paid benefit/allowance – compared to industry standard in these areas. *Wellness-outcomes-based programming instead of self-attestation, education, engagement, reimbursement, etc., to utilize 820 health fund funds. *IWC Wellness Membership incentives for staff,	0	5
13. Streamline the Performance Management and Merit Increase System: *Implement a more robust performance management and merit increase system. *Consolidation of duties and responsibilities in roles to become more efficient with what the city does and the financial constraints being place on the city. *Cross training of city employees. *Deepen internal communications training/support (Comms/IT) – training and guidance for staff *Embrace technology to streamline processes.	11	4

14. Implementation of a facility improvement plan	10	4
15. Review and Update City Policies and Manuals: *Update the Indianola Police Department (IPD) policy manual *Review and update City Council Policy Folder *Volunteer Board and Commission Policy *Review and update the City's snow removal policy. *Write a new policy for dust control *AI Governances & Usage Policy: Develop and adopt a clear policy for how city staff can and cannot use AI tools. *Department Policy Standardization (Guide & Structure) Create a unified framework and guide for writing department policies. *Study and possible revisions to the relationship between the City and the Indianola Municipal Utilities (IMU).	10	4
16. Financial policy to include reserve targets for all funds and a dedicated sinking fund for emergency repairs.	8	4
17. Proactive pursuit of shared services with other entities in the region.	X	4
18. Social media policy for elected officials and staff – policy on certain types of postings.	7	3
19. Low-income housing incentive program and program to address homelessness.	5	3
20. Urban renewal to support growth of the town- Library displacement.	2	3
21. Consider bringing the staff of the South-Central Iowa Landfill Agency into the City of Indianola as a third party, which will provide the employees with access to better benefits and systems, as well as help mitigate some of the audit risks we have had.	0	3

22. Storm shelters for the slab-on-grade housing sites.	0	3
23. Issue RFP's and RFQ's for new contracts for services.		
24. Study and consider new public safety facilities funding models.	0	2
25. Review city regulations and guidelines on e-bikes, and scooters, and golf carts on trails and sidewalks and the use of helmets.	0	2
26. 10 year capital improvements plan that identifies and correctly labels needs versus wants.	10	1
27. Partner with other cities, school districts and/or counties for health insurance.	2	1
28. Review and study of how Road Use Tax Frund (RUT) money is allocated.	1	1
29. Strengthen the City's nuisance abatement process to allow quicker enforcement.	0	1
30. Historic preservation- Regions Bank & Optima buildings.	0	1
31. Develop an orientation/continuing education program for those who serve on City Boards/Commissions, and those who have been elected to office and "City 101" Public Education Series : Launch a friendly, easy-to-understand, multichannel, content series that explains how the city works.	10	0
32. Implement storm water master plan recommendations in older neighborhoods	7	0
33. Data Governance Strategy: Classify city data types (public, confidential, restricted) to streamline FOIA requests and improve security.	4	0
34. Digital Literacy/Equity Program: Partner with local stakeholders to offer resources or training for residents struggling to navigate city digital services.	3	0

35. Use the studies/plans that have been created to determine goals for the departments/city.	3	0
36. Match development incentives to community needs and the comprehensive plan.	3	0
37. Conduct and implement a growth management study.	3	0
38. Add a public safety designated IT technician.	2	0
39. Explore collaborative programs with the school district and college (i.e. work study kids@The Zone).	2	0
40. Move forward with getting Buxton Park on National Historical Registry for preservation and tourism advances.	2	0
41. Conduct a study of other community owned wellness centers and their funding/program policies.	1	0
42. Start a special response team.	0	0
43. Parkland Dedication Ordinance – the formula needs updated to be in-line with surrounding communities for new development.	0	0

Ranking Process: There were twelve department heads and eight elected officials who were each given fifteen dots or votes to identify their most important programs and policies. The order or ranking, as shown above, was based upon the dots of the elected officials.

EXHIBIT D

CAPITAL PROJECTS/CONSTRUCTION PROJECTS/EQUIPMENT PURCHASES

RANKING PROCESS – DECEMBER 12, 2025

Capital Projects/Equipment Purchases	Dept Heads	Elected Officials
1. Trail repair/maintenance and Failed Trail by High School	3	8
2. Public Safety – Mobile/Portable radios – Phased Process - \$200,000	10	7
3. Secure site for new public library and build or purchase new public library	8	7
4. Build or purchase new public safety building	9	5
5. Additional funding – street/road construction projects per pavement management study.	4	5
6. West Iowa Ave Sewer Replacement Project FY27 (\$950,000)	4	5
7. Parks Department – Van & utility vehicle	1	5
8. Determining best use of current city facilities/property and turning back over to the private sector or other partners as appropriate.	0	5
9. Public Safety- Command Pickup Truck (\$70,000)	5	4
10. Sidewalk to South Highway 65 residences	1	4
11. Morlock Transformer Replacement FY27 (\$50,000)	10	3
12. Build or purchase new city hall building	9	3
13. Focus on replacing and repairing what city has today before looking at new (excluding facilities in cases where existing isn't advantageous) and consider the financial operating impact to any projects beyond one-time investments.	1	3

14. Additional funding – Asphalt overlay of gravel roads in city limits	0	3
15. Facility vehicle with snowplow	10	2
16. City Hall Wellness Campus – HVAC & Envelope improvements	9	2
17. Build or purchase new public works/parks facility	9	2
18. Collaborate with groups proposing pickleball and splash pad projects	1	2
19. Additional funding – street overlay program for existing streets	1	2
20. Rehabilitation of the ICW and Activity Center	0	2
21. North 14 th St. storm sewer repair	1	1
22. Public Safety – Police Department Cruisers	5	0
23. Additional funding -implementation of storm water master plan	3	0
24. Wastewater – 2015 F250 pickup replacement FY27 (\$50,000)	2	0
25. Social Media Archiving platform	2	0
26. Brand Implementation & wayfinding/signage upgrades	2	0
27. Willowcrest Paving Project	1	0
28. West Clinton Sewer Addition FY28 (\$135,000)	1	0
29. Consider City Council and community wants/desires and a mechanism for funding (e.g. City Council priority projects fund)	1	0
30. Wastewater - New dump truck FY 27 with snowplow (\$50,000)	0	0
31. Wastewater – 2018 F250 pickup replacement FY28 (\$50,000)	0	0

32. Public Safety – fire engine (\$750,000)	0	0
33. Police Department – Third unmarked detective vehicle	0	0
34. Core Infrastructure Refresh: Replacement of end-of-life servers and storage area networks (SAN)	0	0
35. McCord Transformer Replacement FY28 (\$50,000)	0	0
36. Pipe addition between MH15 to NW-9 FY29 (\$125,000)	0	0
37. Plainview Transformer Replacement FY29 (\$50,000)	0	0
38. Replacement equipment and vehicles in earlier time frame	0	0

Ranking Process – Twelve department heads and eight elected officials were each given ten dots (or votes) and were asked to select their most important projects. The order or ranking in this exhibit was based upon the dots placed by the elected officials.

EXHIBIT E

TEAMWORK SUGGESTIONS

Mayor & City Council Members Comments

1. Make time for community events to build relationships and trust with the public and key stakeholders. It is not necessary to be at every event, however our presence is important.
2. Peer to peer exploration meetings.
3. Attend informal gatherings with city staff to get to know them on a personal level
4. Rotate committee assignments every other year.
5. Transparency within umbrella of city departments.
6. Priority meetings – prioritize items and set clear timelines and goals.
7. Encourage continued education and growth of council members – courses etc.
8. Be open to ideas.
9. Compromise is not a bad word – needed to accomplish goals.
10. More open dialogue.
11. Once the goals are agreed upon, all need to work to accomplish them.
12. Schedule work sessions with city department heads and city council members to share information and provide updates on ongoing and upcoming projects.
13. Stronger teamwork between elected officials and city staff can be achieved by utilizing more cross-functional ad hoc committees.
14. Break down barriers within Council by eliminating the silo that exists today. Pick up the phone and have a conversation. Everyone needs to do their part in building relationships outside of the chamber.
15. Assign Council and Staff Liaisons to each Board/Commission to share information and to enhance the working relationships.

16. Be engaged – come prepared to have good dialogue and make good decisions.

City Departments Heads' Comments

17. Encouraging the mayor and council to have citizens call city departments with complaints instead of relaying messages.

18. Be open to new information when presented.

19. Not making decisions on emotions.

20. Listen to staff.

21. Be careful with public statements and the impact on public perception.

22. Listen to each other, consider other viewpoints, and speak civilly.

23. Recognize that city employees are dedicated and work hard to make Indianola a great community. They are your allies.

24. Be on the same page and understand staff decision making so they can back our decisions in public/private/social media conversations.

25. When decisions need to be made to cut things council/mayor need to understand the outcomes and be able to speak to those to the public.

26. Continue working together to accomplish the stated goals, as developed during the goal setting process

27. Research or questioning with an open mind prior to council meeting.

28. Enforce and respect current policies in place.

29. Utilization of the subcommittee model for good discussion opportunities.

30. Keep elected officials focused on policy and trust staff to handle operations.

31. Mayor serves as a facilitator of City Council conversation on agenda items and shares perspective and input, as needed.

32. Emphasize positivity and respect towards each other and staff during conversation while still being able to make their points.

33. Focus on building relationships with each other and not rely on city manager to mediate.
34. Remember the human element to managing the city – without qualified and happy employees, the budget doesn't mean much.
35. Remember that words matter – clearly state what you mean. Comments may sometimes not be interpreted as originally intended.
36. There are no sides – city councils are a-political.
37. The mayor and council members are the leaders of the city's citizens and the leaders of this organization and our teammates.
38. Decisions are made as one body; individuals cannot give new or conflicting directions after a meeting.
39. Talk to one another. Build relationships to gain respect of each other. It's okay to disagree respectfully.
40. Decisions need to be made so that the city keeps moving forward. Otherwise, the City just goes in circles constantly and nothing improves. Decide on goals and stick with them.
41. The Council's role is to make policy decisions and sometimes not every citizen is going to be happy with those decisions and that's okay.
42. Key Elements of Success – Trust- Communication- Collaboration- Listen – Engage – Kindness – Open-minded – Educate yourself – Educate others – Be proactive – Not Reactive.
43. Plan the work and work the plan.
44. Stick to the chain of command.
45. Adopt and follow a unified decision-making process.
46. Work to unify external communications.
47. Establish clear consistent goals.
48. Learn your own individual strengths.

49. Strategic Alignment on “Tech & Physical Debt” – Need for the Council to view IT and Facilities spending, not just as utility bills, but as risk management.
50. Early involvement: Ensure IT, Comms, and Facilities are brought into major city projects at the design phase.
51. Demystifying Complex Projects: Do short, plain-English “Infrastructure Updates” during workshops to explain complex investments.
52. Unified Voice: Council and Staff should coordinate closely on public messaging to avoid creating confusion or mixed messages in the community.



Callahan Municipal Consultants, LLC

417 Kaitlynn Ave Anamosa, IA 52205 Cell: 563-599-3708 callahan.cmc@gmail.com

November 13, 2025

APPENDIX A

To: Mayor and City Council
Indianola, Iowa

From: Patrick Callahan, Municipal Consultant

Re: Goal Setting Session – 2026

The Mayor and City Council will conduct a goal setting session on Friday, December 12, 2025 starting at 1:00 PM at City Hall. The agenda for the session is enclosed for your review. The City Department Heads will also meet on December 12th at 9:00 AM to review and discuss potential goals and objectives. An overview of the comments and suggestions of the City Department Heads will be made available to the City Council at your 1:00 PM meeting.

We would like to thank you for selecting Callahan Municipal Consultants, LLC to conduct the City Council's goal setting session. We are looking forward to assisting the City on this process.

Strategic Planning or Goal Setting Session

We have facilitated numerous goal setting sessions for cities in Iowa from 2004 to 2025. Each session is unique and informative. When we started doing goal setting sessions in 2004, we developed an advance questionnaire in order to enhance the productivity of the session and reduce the amount of time spent on the more routine portions of the meeting. The questionnaire allows us to review issues in advance and thus provides more time for the primary focus of the session, which is to discuss, review, and prioritize the City Council's goals and objectives. We would like to thank you for responding to the advance questionnaire for this year's goal setting session.

City Accomplishments

The first thing that we like to do at these sessions is to reflect upon the City's recent accomplishments. Many council members in other cities are so focused on the current or most pressing issues of the time that they sometimes lose track of all the city's accomplishments. Most council members are pleasantly surprised to review how much has actually been accomplished by their city over a span of two years.

Issues, Concerns, and Trends

We also like to take the time to look to the future as to issues or trends that have the potential to impact the City in either a positive or negative manner. A positive trend might be an increase in new housing construction. Whereas, a negative concern could be the passage of a bill by the Iowa General Assembly that might drastically impact city expenditures or revenues. While the City may have little or no control over some of these trends or issues, it is usually better to acknowledge them and possibly develop a "game plan" as to how to address them in the future.

Policies, Programs, and Initiatives

It is important that we take time to review and discuss the list of potential programs, policies, and

initiatives. Examples might include updating the City's employee's handbook or the development of another source of revenue for the general fund. The Council will be asked to prioritize these proposals.

Capital Projects & Equipment Purchases

It is also important to take the time to itemize and prioritize the City's future capital projects and major equipment needs. If the City does not have a capital improvements plan (CIP) for all City departments, we will want to identify any projects or equipment purchases that could be included in the City's CIP. We will review, discuss, and prioritize the City's capital projects and equipment needs. The direction provided by the City Council at this session will be very useful to the City Department Heads, as they develop or update the City's capital improvements plan.

Team Work Objectives

The final part of the session will be a discussion regarding team work and how the City Council members interact with each other and the City employees. We may identify and discuss ways to enhance the level of communication between the City Council and the organizations or persons who interact with the Council. If you are pleased with the current level of interaction with each other, the City employees, the local residents, and outside agencies, then this portion of the session may be brief.

Completion of Questionnaire

There is enclosed a questionnaire that we would ask all the elected officials and city department heads to complete prior to the goal setting session. We will summarize the results of the questionnaire and make them available prior to the meeting. In order to have enough time to summarize the results, please return the questionnaire to us by November 26.

If it is more convenient to list your responses to the questionnaire on separate sheets, you are welcome to do so. You can list the five headings and provide your comments under each of the topics. The questionnaire will also be made available as a word document.

We promise to maintain the confidentiality of the responses to the questions on the questionnaire. The summary of the responses to the questions will not make reference to any names or individuals.

You are welcome to mail your completed questionnaire to Patrick Callahan, 417 Kaitlynn Avenue, Anamosa, Iowa 52205 or you can send it to our e-mail at callahan.cmc@gmail.com. You can also send your questionnaire to Jackie Raffety and she will forward it to us.

Final Goal Setting Report

We will prepare a final report summarizing the Council's 2026 goal setting session. We will also provide you with some suggestions on how to monitor the progress of accomplishing the Council's goals and objectives and ways to communicate these goals to the ultimate "bosses or owners" – the citizens of Indianola.

Thank you for making the commitment to attend this goal setting session on December 12th. We look forward to meeting with you.

APPENDIX B

CITY OF INDOANOLA, IOWA MAYOR AND CITY COUNCIL CITY COUNCIL GOAL SETTING – 2026

**Friday, December 12, 2025
1:00 PM
Indianola City Hall – 110 North 1st Street**

AGENDA

1. Introduction and Opening Comments
2. General Overview of the Meeting and the Goal Setting Report
3. Brief Review of City Accomplishments – Past Two Years – Exhibit A
4. Brief Review of Issues, Concerns and Trends – Exhibit B
5. Review and Ranking of Programs, Policies, and Initiatives – Exhibit C
 - A. Review of Proposed Initiatives
 - B. Clarification of Items
 - C. Revisions, Additions, Deletions and Combinations of Items
 - D. Ranking of Items – Placing of the “Dots”
 - E. Review List of “Givens” or Ongoing Projects
6. Review and Ranking of Capital Projects & Equipment Purchases – Exhibit D
 - A. Review of proposed projects
 - B. Clarification of items
 - C. Revisions, Additions, Deletions and Combinations of Projects
 - D. Ranking of Items – Placing of the “Dots”
 - E. Review List of “Givens” or Ongoing Projects
7. Review & Evaluate “Team Work Objectives” – Exhibit E
8. Final Report to the Mayor and City Council – 2026 Goal Setting Process
9. Questions, Comments, and Suggestions
10. Adjourn

APPENDIX C

MAYOR & CITY COUNCIL GOAL SETTING SESSION – 2026 INDIANOLA, IOWA

PRELIMINARY QUESTIONNAIRE (Due – November 26, 2025)

Introduction

The Mayor and City Council of the City of Indianola will be conducting a goal setting session on Friday, December 12, 2025 at 1:00 PM, at City Hall. The purpose of the session will be to identify and prioritize the City's overall goals and objectives for the next two years. In order to prepare for this session, you have been asked to help identify key issues and potential objectives that will be reviewed by the Mayor and City Council prior to the ranking of any goals for the City. It is requested that you list your responses to the following questions.

I. Major Accomplishments

Please list the top five to ten major accomplishments of the City of Indianola over the past two years. These accomplishments could be as large as a street project or as simple as a newly adopted city policy. The items do not need to be in any particular order.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

II. Issues, Concerns, Trends, and Opportunities

Please list specific issues, concerns that you have regarding future city services, policies or operations. These issues or concerns can relate to such things as an aging population or loss of state revenues. You do not need to identify the potential answers or solutions to your concerns.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

III. Significant Initiatives, Programs or Policies

It is requested that you list any initiative, program or policy that you think that the City should consider in the next two years. Examples of such items from other cities have included such things as updating employee job descriptions, writing a policy on open burning, conducting an annexation study, reviewing water and sewer rates, etc. These suggestions should not include construction projects or equipment purchases, as these will be listed in the following section. These items do not have to be listed in any particular order.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

IV. Capital Projects / Construction Projects / Equipment Purchases

Please list the capital projects or equipment purchases that you think the City should consider over the next three years. These capital projects could include such things as street construction, public works equipment, public safety equipment, etc. If you have a rough estimate on the cost of such projects, please note it.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

V. Teamwork

In order to accomplish the selected goals and objectives, it is important that the City's elected officials work as a team and have good decision making skills. Please list some suggestions that the Mayor and City Council members could do in the future to improve the Council's teamwork, decision making process, and ability to accomplish the stated goals and objectives.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Please designate your role with the City: _____ Elected Official _____ City Dept. Head

Return of Questionnaire

Please complete and return this questionnaire to Jackie Raffety or Patrick Callahan (callahan.cmc@gmail.com) by November 26th.

Note: If it more convenient to list your responses to the questionnaire on separate sheets, you are welcome to do so. You can list the five headings and provide your comments under each of the topics.



2024-2027 Strategic Priorities

Prepared by: Cassandra Halls
c.halls@2ttop.com | 515.473.4980



About the City of Indianola

<u>About Indianola</u> The City of Indianola is the county seat of Warren County, Iowa, located 14 miles south of Des Moines. Indianola is home to Simpson College and serves more than 16,000 residents and numerous visitors who come to explore Indianola's vibrant downtown, restaurants, shops, parks, cultural attractions—such as the Des Moines Metropolitan Opera—and events, including the National Balloon Classic and the Des Moines Disc Golf Challenge on the 12th best course in the world. <u>Mayor and City Council</u> • Mayor Stephanie Erickson • Mellisa Sones, 1st Ward • Ron Dalby, 2nd Ward • Steve Armstrong, 3rd Ward • Christina Beach, 4th Ward • Steve Richardson, At-Large • Josh Rabe, At-Large <u>City Data</u> • Founded in 1849 • Land Area: 11.3 sq mi • 15 City Parks/Park Facilities	<u>Mission Statement</u> The mission of the City of Indianola is to provide its citizens with quality and ample services at a fair and affordable price. We strive to improve the livability in our community through personal dedication, integrity, accountability, innovation and sensitivity to the needs of our citizens whom we serve. Livability will be improved through the provision of first-rate public safety and public utilities, education and leisure programs and administrative services. Our goal is to make each and every citizen proud to be a part of the City of Indianola and to have those who visit, want to be part of it. <u>City Departments</u> • 234 City Staff (Full-time and Part-time) • City Manager • City Clerk/Finance • Community Development • Fire Department • Human Resources • Information Technology • Library • Parks & Recreation • Police Department • Public Works Department • Water Resource Recovery Department • Indianola Wellness Campus	<u>Values:</u> • Integrity: Our actions are honest and consistent, whether or not anyone is watching, and we maintain high moral character. • Equitable: Community investment is made in the interest of the common good and based on need and long-term impact. We do not choose favorites. • Stewardship: We thoughtfully care for the assets with which we are entrusted for the long-term benefit of the community. • Transparent: We engage each other and the community with open and honest dialog. • Persistent: Our long-term growth takes continuous effort and commitment to always strive for collective success. 
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City of Indianola Strategic Priorities



OUR WELCOMING HOMETOWN: The City of Indianola will provide exceptional city services and facilities that enhance the quality of life for our residents. We will focus on investing in modern and sustainable infrastructure and technology to ensure seamless delivery of city services. Our ultimate goal is to create a welcoming community, with housing options to fit every need, second to none, in terms of livability, comfort and satisfaction.



THRIVING HUB OF ECONOMIC DEVELOPMENT & INNOVATION: We will cultivate a thriving business community that promotes economic growth and prosperity for our city. By leveraging our city's unique strengths and resources, we will create an environment that encourages business growth and investment.



RESOURCE OPTIMIZATION: Through efficient and effective utilization of the city's financial, human and material resources we will empower our teams to achieve our strategic goals and objectives, building a more resilient, dynamic, and sustainable city that meets the needs of all our residents and stakeholders.



PROTECT & PROMOTE PUBLIC HEALTH AND SAFETY: We place ensuring the safety and well-being of our citizens, staff, and visitors as a top priority, and we are committed to protecting it every day. By prioritizing safety and well-being, we create a secure, inclusive, and prosperous city for everyone.

Strategic Priority: OUR WELCOMING HOMETOWN

The City of Indianola will provide exceptional city services and facilities that enhance the quality of life for our residents. We will focus on investing in modern and sustainable infrastructure and technology to ensure seamless delivery of city services. Our ultimate goal is to create a welcoming community, with housing options to fit every need, second to none, in terms of livability, comfort and satisfaction.

Key Impact Areas:

Well-planned, reliable infrastructure: It is vital to plan for infrastructure projects, regular maintenance and repairs to existing infrastructure, and a range of services that meet the needs of our changing community. By doing so, we will create a more resilient and sustainable city capable of facing future challenges while still delivering essential services.

Modern, maintained facilities: We will regularly assess and evaluate property and facilities and align improvements with timely care and available resources.

Citizen engagement and quality of life: We will provide high-quality customer service responsive to needs and be proactive to identify trends in changing service expectations. Further, we will offer active opportunities for citizens to participate in a variety of events and activities that enhance civic pride and foster a sense of community.

Desired Outcomes:

- Inclusive and Future-Oriented Community Building
- Welcoming and Inviting Facilities Accessible for Everyone
- Excellence in Delivery of City Services

Strategic Priority: THRIVING HUB OF ECONOMIC DEVELOPMENT & INNOVATION

We will cultivate a thriving business community that promotes economic growth and prosperity for our city. By leveraging our city's unique strengths and resources, we will create an environment that encourages business growth and investment.

Key Impact Areas:

Partnerships and Collaborations: Leveraging local, regional, state and other partnerships and collaborations, we will seek programs, incentives, grants and new ideas to benefit our local economy, businesses, workforce and industry.

Planning and forecasting for managed growth: As our city continues to evolve, we will practice strategic development, preservation of green spaces, sustainability of resources while being good stewards of city capital.

Expansion of the Indianola commerce platform: Targeted marketing initiatives and community outreach activities will bolster Indianola's reputation as a preferred choice in the area for business, industry, entrepreneurship and innovation.

Desired Outcomes:

- Comprehensive Community Planning
- Robust Technology Infrastructure
- Prosperous Businesses and Industries

Strategic Priority: RESOURCE OPTIMIZATION

Through efficient and effective utilization of the city's financial, human and material resources we will empower our teams to achieve our strategic goals and objectives, building a more resilient, dynamic, and sustainable city that meets the needs of all our residents and stakeholders.

Key Impact Areas:

Inspire, empower, grow and unite our team: Our team is the staff, Mayor and City Council. By working together, we can accomplish our shared vision, establish an empowered culture to pursue advancement and support each other for success.

Responsible budget management and finance administration: Indianola will continue to maintain adequate reserves and plan for future capital investments seeking new revenue streams with an eye on practical expenditure controls. We will endeavor to champion regionalization efforts within Warren County to efficiently optimize the use of taxpayer resources.

Governance through transparency and accountability: We will approach our work by using open communication and effective policy development, promoting collaboration and teamwork. By fostering an environment in which all stakeholders feel heard and valued, and by implementing policies and procedures that promote fairness and equity, we will build public trust and strong relationships with staff, stakeholders, and the community.

Desired Outcomes:

- Transparent and Accountable Governance
- Empowered and Unified Team
- Responsible Budget Management and Finance Administration

Strategic Priority: PROTECT AND PROMOTE PUBLIC HEALTH & SAFETY

We place ensuring the safety and well-being of our citizens, staff, and visitors as a top priority, and we are committed to protecting it every day. By prioritizing safety and well-being, we create a secure, inclusive, and prosperous city for everyone.

Key Impact Areas:

Community Safety Practices and Collaborations: We are committed to working closely with regional law enforcement and emergency services, and community organizations to develop comprehensive safety plans and policies that address the unique needs of our city and keep us safe.

Emergency Preparedness and Response: We will invest in advanced safety technology, infrastructure, and provide training and unique growth opportunities for our staff and community, ensuring that we are well-prepared and provide high-quality care responding to all emergencies.

Desired Outcomes:

- Safe and Connected Community
- Efficient Emergency Management and Infrastructure Upgrades
- Expanded Emergency Preparedness and Training