CITY OF INDIANOLA COUNCIL MEETING
February 17, 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. **Public Comment**
5. **Consent Agenda**
    - A. Approval of Agenda
    - B. Approval of Claims
    - C. Approval of Minutes of the prior meetings
    - D. Setting dates for future public hearings
        1. Resolution setting a public hearing for March 23, 2026 at 6:00 PM and setting date of a consultation meeting on a proposed Amendment No. 1 to the Emerald Bay Urban Renewal Plan in the City of Indianola, State of Iowa.
        2. Resolution fixing date for a public hearing on the proposal to enter into a First Amendment to the Agreement for Private Development with Sunstone Investments, LLC for March 23, 2026, at 6:00 PM.
        3. Resolution setting a public hearing for March 23, 2026 at 6:00 PM and setting date of a consultation meeting on a proposed Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.
        4. Resolution setting a public hearing for Monday, March 23, 2026, at 6:00 PM and bid letting dates for the South C Street Sanitary Sewer Improvement Project.
    - E. Approval of Applications
        1. Consideration of the approval of liquor license amendments for Walmart Inc.
        2. Consideration of the approval of liquor license amendments for Walgreens Inc.

3. Consideration of the approval of a liquor license renewal for Casey's #3512.
4. Consideration of the approval of a liquor license renewal for Dolgencorp LLC doing business as Dollar General #6777.
5. Consideration of the approval of a liquor license renewal for A Wesley Active Life Community doing business as The Village.
6. Consideration of the approval of a temporary liquor license for Apres Bar Co LLC.

F. Second consideration of an ordinance amending Chapter 165.10(8), Zoning Regulations, of the Code of Ordinances, Indianola, Iowa.

G. Second consideration of an ordinance amending Chapter 170.05(1)(C), Subdivision Regulations, of the Code of Ordinances, Indianola, Iowa.

H. Second consideration of an ordinance amending Chapter 170.05(2)(A), Subdivision Regulations, of the Code of Ordinances, Indianola, Iowa.

I. Resolution naming depositories and setting depository limits.

J. Resolution approving the City of Indianola Investment Policy.

K. Resolution designating Highway 92 (Mile Marker 107 to Mile Marker 130) as the “George W. Carver Memorial Highway” in honor of his contributions to the State of Iowa and the communities of Indianola and Winterset.

L. Consideration of the approval of a Home Base Iowa Initiative Application from Mark Crane and authorization of a handwritten warrant in the amount of $1,500.00.

6. Council Reports

A. Resolution opposing the REACH Act.

B. Fiscal Year 27 Budget Workshop

C. Receive and file the January 2026 Treasurer's Report.

D. Council Committee Reports

E. Committee Appointments

7. Mayor's Report

A. State of the City Address

B. Community Update

C. Approval of the appointment of Gwen Schroder to the Indianola Municipal Board of Trustees for a term beginning July 1 2026, and ending July 1, 2033.

8. Public Consideration

A. Old Business

1. Fuel Facility
    a. Resolution terminating the 28E Agreement for the joint fuel facility.

b. Resolution accepting a proposal from Unified Contracting Services for the removal of the joint fuel facility at 702 North 6th Street.

c. Resolution authorizing a cost-share agreement for the demolition of the fuel facility.

B. New Business

1. Resolution approving Brush Facility Services for 2026.

9. Other Business

A. City Manager's Report - Jacob Meshke

B. Discussion and action regarding future agenda items.

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

D. Possible action regarding items discussed closed session.

10. Adjourn

MEMORANDUM

To: Mayor and City Council

From:

Date: February 17, 2026

Subject: Approval of Claims

Introduction: The claims report for Council approval totals $232,568.03.

Recommendation: Staff recommends approval of all claims.

Attachments: 1. APPKT00439 Expense Approval Register

City of Indianola Claims - February 17, 2026					
Vendor Name	**Payable Number**	**Post Date**	**Description (Item)**	**Account Number**	**Amount**
Vendor: ACE HARDWARE					
Fund: 001 - General					
ACE HARDWARE	10392	02/17/2026	CLAMP CONN	001-6220-63100	$ 5.59
ACE HARDWARE	10429	02/17/2026	CRIMPER & WIRE STRIPPER	001-6220-65070	$ 37.98
ACE HARDWARE	10495	02/17/2026	SPRAY PAINT	001-4300-65070	$ 35.94
ACE HARDWARE	10535	02/17/2026	FASTNERS	001-6220-63100	$ 4.84
ACE HARDWARE	10536	02/17/2026	DEGREASER	001-4300-65070	$ 11.98
ACE HARDWARE	10680	02/17/2026	SPRAY PAINT/MARKING PAINT	001-1700-65070	$ 19.58
ACE HARDWARE	10583	02/17/2026	CLOROX	001-4300-65070	$ 7.59
Fund: 610 - Sewer Fund					
ACE HARDWARE	10565	02/17/2026	MTL CUT WHL	610-8350-65070	$ 12.99
Vendor: ADAMS DOOR COMPANY INC.					
Fund: 110 - Road Use Tax Fund					
ADAMS DOOR COMPANY INC.	SVC/271-132800	02/17/2026	REPAIR DOOR	110-2100-63100	$ 1,454.16
Vendor: AGRILAND FS INC					
Fund: 001 - General					
AGRILAND FS INC	JANUARY FACILITIES	02/17/2026	FUEL DISTRIBUTION	001-6220-65050	$ 61.24
AGRILAND FS INC	JANUARY PARKS	02/17/2026	FUEL DISTRIBUTION	001-4300-65050	$ 338.84
Fund: 110 - Road Use Tax Fund					
AGRILAND FS INC	JANUARY STREETS	02/17/2026	FUEL DISTRIBUTION	110-2100-65050	$ 1,951.51
Fund: 610 - Sewer Fund					
AGRILAND FS INC	JANUARY SEWER	02/17/2026	FUEL DISTRIBUTION	610-8300-65050	$ 519.36
Vendor: AGSOURCE COOPERATIVE SERVICES					
Fund: 680 - Wellness Campus Fund					
AGSOURCE COOPERATIVE SERVICES	PS-INV453740	02/17/2026	POOL MONTHLY BACTERIA TESTING	680-8700-64200	$ 57.50
Vendor: AHLERS & COONEY P.C.					
Fund: 001 - General					
AHLERS & COONEY P.C.	906487	02/17/2026	URBAN RENEWAL GENERAL	001-5200-64110	$ 743.00
AHLERS & COONEY P.C.	906488	02/17/2026	(RESIDENTIAL) DEER RUN URP	001-5200-64110	$ 35.00
AHLERS & COONEY P.C.	906489	02/17/2026	AMEND NO 1 TO KENTUCKY RIDGE URP	001-5200-64110	$ 210.00
AHLERS & COONEY P.C.	906490	02/17/2026	FIRST AMEND TO INCEPTION GROUP LLC DA	001-5200-64110	$ 140.00
AHLERS & COONEY P.C.	906492	02/17/2026	A&R IDG 3, LLC DA	001-5200-64110	$ 1,110.00
AHLERS & COONEY P.C.	906493	02/17/2026	AMEND NO 2 OT A&R URBAN REVIT PLAN	001-5200-64110	$ 458.00
AHLERS & COONEY P.C.	906494	02/17/2026	AMEND NO 1 TO EMERALD BAY URP	001-5200-64110	$ 345.00
AHLERS & COONEY P.C.	906495	02/17/2026	AMEND NO 9 TO UNIFIED HILLCREST URP	001-5200-64110	$ 648.00
AHLERS & COONEY P.C.	906496	02/17/2026	FIRST AMEND TO SUNSTONE INVESTMENTS DA	001-5200-64110	$ 558.00
Vendor: AMAZON CAPITAL SERVICES					
Fund: 001 - General					
AMAZON CAPITAL SERVICES	1DR9-RWC3-QDCR	02/17/2026	RETURN STYLUS PEN	001-4100-65060	$ (24.69)
AMAZON CAPITAL SERVICES	1VH6-YMNK-D3PW	02/17/2026	HOLIDAY LIGHTS - SQUARE & WREATHS	001-4200-65070	$ 400.95
AMAZON CAPITAL SERVICES	1PL7-CRRC-RN6M	02/17/2026	Rubber feet for display	001-4100-63100	$ 13.99
AMAZON CAPITAL SERVICES	1PL7-CRRC-RN6M	02/17/2026	Marketing supplies	001-4100-64020	$ 32.86
AMAZON CAPITAL SERVICES	1PL7-CRRC-RN6M	02/17/2026	Janitorial supplies	001-4100-64090	$ 16.99
AMAZON CAPITAL SERVICES	1PL7-CRRC-RN6M	02/17/2026	LIBRARY BOOKS & PERIODICALS	001-4100-65020	$ 2,708.36
AMAZON CAPITAL SERVICES	1PL7-CRRC-RN6M	02/17/2026	Special collection materials	001-4100-65022	$ 398.23
AMAZON CAPITAL SERVICES	1PL7-CRRC-RN6M	02/17/2026	Office supplies	001-4100-65060	$ 64.89
AMAZON CAPITAL SERVICES	1PL7-CRRC-RN6M	02/17/2026	Special use materials and supplies	001-4100-65070	$ 76.26
AMAZON CAPITAL SERVICES	1PL7-CRRC-RN6M	02/17/2026	Program supplies	001-4100-65079	$ 327.29
AMAZON CAPITAL SERVICES	1PLH-NM3Y-337H	02/17/2026	RETURN HEROES IN TRAINING COLLECTION	001-4100-65020	$ (32.91)
AMAZON CAPITAL SERVICES	1WM1-41L7-WJWH	02/17/2026	RETURN EVELYN IN TRANSIT	001-4100-65020	$ (16.49)
AMAZON CAPITAL SERVICES	1XG4-D1FK-111K	02/17/2026	DVD Price Guarantee Refund	001-4100-65020	$ (3.03)
AMAZON CAPITAL SERVICES	17Y1-J4C6-4LWR	02/17/2026	ZONE & SENIOR CENTER SUPPLIES	001-4200-65070	$ 111.63
AMAZON CAPITAL SERVICES	1TKM-3QMV-969T	02/17/2026	DADDY/DAUGHTER DANCE SUPPLIES	001-4200-65070	$ 73.07
AMAZON CAPITAL SERVICES	16TD-DLX1-C6JH	02/17/2026	REFUND SHIPPING	001-4200-65070	$ (12.96)
AMAZON CAPITAL SERVICES	1JXD-6471-XPXD	02/17/2026	REPLACEMENT LATCH SET FOR DRUG BOX	001-1600-65070	$ 32.00
AMAZON CAPITAL SERVICES	149G-6NMG-PJQG	02/17/2026	CLEANING SUPPLIES	001-4200-65070	$ 77.04
AMAZON CAPITAL SERVICES	1NKH-PWGK-MM4J	02/17/2026	Event Decorations	001-4200-65070	$ 102.08
AMAZON CAPITAL SERVICES	1Y1P-F34K-DGK1	02/17/2026	EXERCISE BANDS	001-4200-65070	$ 57.40
Fund: 141 - Library Special Revenue					
AMAZON CAPITAL SERVICES	19NN-1XWD-W7RG	02/17/2026	RETURN TABLET HAND STRAP HOLDER	141-4100-65025	$ (9.99)
AMAZON CAPITAL SERVICES	1PL7-CRRC-RN6M	02/17/2026	Memorial purchases	141-4100-65020	$ 272.32
AMAZON CAPITAL SERVICES	1PL7-CRRC-RN6M	02/17/2026	Friends purchases	141-4100-65024	$ 1,112.51
Fund: 610 - Sewer Fund					
AMAZON CAPITAL SERVICES	1CPN-Y7FQ-PC4J	02/17/2026	WIRE STRIPPER, CABLE STRIPPER	610-8350-65072	$ 59.99
Fund: 680 - Wellness Campus Fund					
AMAZON CAPITAL SERVICES	1LGJ-J7MR-KKVY	02/17/2026	DPD POWDER	680-8700-65073	$ 43.38
AMAZON CAPITAL SERVICES	1LGJ-J7MR-KKVY	02/17/2026	CLEANER & WIPES	680-8700-65074	$ 111.77
AMAZON CAPITAL SERVICES	1FT7-QQFK-3CDN	02/17/2026	SUPPLIES - OFFICE	680-8700-65060	$ 20.98
AMAZON CAPITAL SERVICES	1FT7-QQFK-3CDN	02/17/2026	SUPPLIES - POOL	680-8700-65073	$ 93.45
AMAZON CAPITAL SERVICES	1FT7-QQFK-3CDN	02/17/2026	SUPPLIES - MEMBERSHIP	680-8700-65074	$ 89.76
AMAZON CAPITAL SERVICES	1FT7-QQFK-3CDN	02/17/2026	SUPPLIES - PROGRAMS	680-8700-65075	$ 74.82
AMAZON CAPITAL SERVICES	1PWV-H441-PY9W	02/17/2026	RETURN FOAM CUPS	680-8700-65074	$ (35.02)
Vendor: BERNIE LOWE & ASSOCIATES INC					
Fund: 001 - General					
BERNIE LOWE & ASSOCIATES INC	4694	02/17/2026	411 MED CLAIM	001-1100-64120	$ 341.00
Vendor: BLUEMARK ENERGY LLC					
Fund: 680 - Wellness Campus Fund					
BLUEMARK ENERGY LLC	1-2828-12-20261	02/17/2026	UTILITIES	680-8700-63710	$ 10,288.24
Vendor: BOEGE, LISA					
Fund: 001 - General					

BOEGE, LISA	2526	02/17/2026	OFFICIALS - 3RD/4TH YTH BB	001-4200-64250	$ 120.00
Vendor: BOUND TREE MEDICAL LLC					
Fund: 001 - General					
BOUND TREE MEDICAL LLC	86083658	02/17/2026	AMBULANCE SUPPLIES	001-1600-65070	$ 1,539.38
BOUND TREE MEDICAL LLC	86090775	02/17/2026	AMBULANCE SUPPLIES - IV START KIT	001-1600-65070	$ 1,138.80
Vendor: BRAVO GREATER DES MOINES					
Fund: 001 - General					
BRAVO GREATER DES MOINES	28E 2ND FY26	02/17/2026	28E 2ND FY26 CONTRIBUTION	001-5100-64130	$ 14,472.36
Vendor: BRICK GENTRY P.C.					
Fund: 001 - General					
BRICK GENTRY P.C.	473071	02/17/2026	LEGAL SERVICE FEES - NUISANCE	001-1700-64110	$ 1,108.75
BRICK GENTRY P.C.	473072	02/17/2026	LEGAL SERVICE FEES - FIRE	001-1500-64110	$ 1,660.00
BRICK GENTRY P.C.	473073 COMM DEV	02/17/2026	LEGAL SERVICE FEES - COMM DEV	001-1700-64110	$ 240.00
BRICK GENTRY P.C.	473073 COMM DEV	02/17/2026	LEGAL SERVICE FEES - COMM BETTERMENT	001-5200-64110	$ 240.00
BRICK GENTRY P.C.	473073 P&R	02/17/2026	LEGAL SERVICE FEES - P&R	001-4200-64110	$ 300.00
BRICK GENTRY P.C.	473073 PD	02/17/2026	LEGAL SERVICE FEES - POLICE	001-1100-64110	$ 1,910.00
BRICK GENTRY P.C.	473073	02/17/2026	GENERAL LEGAL SERVICE FEES	001-6500-64110	$ 5,960.00
BRICK GENTRY P.C.	473074	02/17/2026	LEGAL SERVICE FEES - HUMAN RESOURCES	001-6250-64110	$ 2,420.00
BRICK GENTRY P.C.	473076	02/17/2026	LEGAL SERVICE FEES - PROSECUTIONS	001-1100-64110	$ 1,045.00
Fund: 110 - Road Use Tax Fund					
BRICK GENTRY P.C.	473073 STREETS	02/17/2026	LEGAL SERVICE FEES - STREETS	110-2100-64110	$ 40.00
Fund: 650 - Stormwater Utility Fund					
BRICK GENTRY P.C.	473073 STWTR	02/17/2026	LEGAL SERVICE FEES - STORMWATER	650-9000-64110	$ 40.00
Vendor: BUCHANAN, JACKSON					
Fund: 001 - General					
BUCHANAN, JACKSON	12926	02/17/2026	OFFICIALS 3RD/4TH YTH BB	001-4200-64250	$ 45.00
BUCHANAN, JACKSON	2526	02/17/2026	OFFICIALS - 3RD/4TH YTH BB	001-4200-64250	$ 135.00
Vendor: CELLEBRITE INC					
Fund: 001 - General					
CELLEBRITE INC	Q-481191-1	02/17/2026	CELLEBRITE CONTRACT	001-1100-64990	$ 9,525.00
Vendor: CENTRAL IOWA PEST CONTROL SRVCS					
Fund: 001 - General					
CENTRAL IOWA PEST CONTROL SRVCS	21335	02/17/2026	PEST CONTROL	001-6500-63100	$ 195.00
Fund: 610 - Sewer Fund					
CENTRAL IOWA PEST CONTROL SRVCS	21331	02/17/2026	PEST CONTROL-SOUTH PLANT	610-8350-64990	$ 65.00
Vendor: CINTAS CORPORATION					
Fund: 610 - Sewer Fund					
CINTAS CORPORATION	9357656626	02/17/2026	CINTAS	610-8300-64990	$ 234.00
CINTAS CORPORATION	5317409010	02/17/2026	CINTAS	610-8300-64990	$ 23.40
Vendor: CLEANING CONNECTION, INC					
Fund: 680 - Wellness Campus Fund					
CLEANING CONNECTION, INC	1230708	02/17/2026	JANITORIAL SERVICES - JANUARY 2026	680-8700-64090	$ 3,700.00
Vendor: CNM OUTDOOR EQUIPMENT					
Fund: 001 - General					
CNM OUTDOOR EQUIPMENT	254779	02/17/2026	CHAIN LOOP, FILE & SHARPEN	001-4300-63410	$ 88.98
Vendor: CRANE, MARK					
Fund: 001 - General					
CRANE, MARK	FY26 APP#7	02/17/2026	HOME BASE FY26 APP#7	001-5200-65990	$ 1,500.00
Vendor: DANLEE CORPORATION/JIFFY 921					
Fund: 001 - General					
DANLEE CORPORATION/JIFFY 921	929/921	02/17/2026	REFUND TOBACCO PERMIT #921	001-9500-66990	$ 50.00
DANLEE CORPORATION/JIFFY 921	929/921	02/17/2026	REFUND TOBACCO PERMIT #929	001-9500-66990	$ 50.00
Vendor: DELTA DENTAL OF IOWA					
Fund: 001 - General					
DELTA DENTAL OF IOWA	43309000000202602	02/17/2026	Vision Insurance	001-0000-21219	$ 377.00
DELTA DENTAL OF IOWA	43309000000202602	02/17/2026	Vision Insurance	001-1100-61502	$ 176.86
DELTA DENTAL OF IOWA	43309000000202602	02/17/2026	Vision Insurance	001-1500-61502	$ 19.50
DELTA DENTAL OF IOWA	43309000000202602	02/17/2026	Vision Insurance	001-1600-61502	$ 110.52
DELTA DENTAL OF IOWA	43309000000202602	02/17/2026	Vision Insurance	001-1700-61502	$ 39.74
DELTA DENTAL OF IOWA	43309000000202602	02/17/2026	Vision Insurance	001-4100-61502	$ 32.92
DELTA DENTAL OF IOWA	43309000000202602	02/17/2026	Vision Insurance	001-4200-61502	$ 18.02
DELTA DENTAL OF IOWA	43309000000202602	02/17/2026	Vision Insurance	001-4300-61502	$ 14.78
DELTA DENTAL OF IOWA	43309000000202602	02/17/2026	Vision Insurance	001-6150-61502	$ 3.58
DELTA DENTAL OF IOWA	43309000000202602	02/17/2026	Vision Insurance	001-6200-61502	$ 22.06
DELTA DENTAL OF IOWA	43309000000202602	02/17/2026	Vision Insurance	001-6210-61502	$ 25.64
DELTA DENTAL OF IOWA	43309000000202602	02/17/2026	Vision Insurance	001-6250-61502	$ 21.72
Fund: 110 - Road Use Tax Fund					
DELTA DENTAL OF IOWA	43309000000202602	02/17/2026	Vision Insurance	110-2100-61502	$ 88.86
Fund: 610 - Sewer Fund					
DELTA DENTAL OF IOWA	43309000000202602	02/17/2026	Vision Insurance	610-8300-61502	$ 52.88
Fund: 680 - Wellness Campus Fund					
DELTA DENTAL OF IOWA	43309000000202602	02/17/2026	Vision Insurance	680-8700-61502	$ 14.04
Fund: 820 - Health Insurance Fund					
DELTA DENTAL OF IOWA	43309000000202602	02/17/2026	Vision Insurance	820-9302-64080	$ 27.20
Vendor: DUST PROS JANITORIAL					
Fund: 001 - General					
DUST PROS JANITORIAL	3519	02/17/2026	JANITORIAL SUPPLIES ACTIVITY CENTER	001-4200-64090	$ 124.25
Vendor: GALLS LLC					
Fund: 001 - General					
GALLS LLC	033732791	02/17/2026	HATS - GILDER	001-1100-61810	$ 105.38
GALLS LLC	033843831	02/17/2026	SHIRTS - GILDER	001-1100-61810	$ 150.18
GALLS LLC	033862605	02/17/2026	TROUSER BELT - GILDER	001-1100-61810	$ 34.49
GALLS LLC	033896981	02/17/2026	BOOTS - FROST	001-1500-61810	$ 96.99
Vendor: GRAINGER INC					
Fund: 001 - General					

GRAINGER INC	9787517532	02/17/2026	FAUCET INSERTS	001-6220-63100	$ 4.68
Fund: 610 - Sewer Fund					
GRAINGER INC	9792511165	02/17/2026	CABLE CUTTER & PAPER TOWELS	610-8350-65072	$ 399.67
Vendor: GREATER DM CONVENTION & VISITORS BUREAU					
Fund: 001 - General					
GREATER DM CONVENTION & VISITORS BUREAU	24954	02/17/2026	JANUARY 2026 CVB CONTRIBUTION	001-5100-64130	$ 3,648.97
Vendor: HACH COMPANY					
Fund: 610 - Sewer Fund					
HACH COMPANY	14861694	02/17/2026	LAB SUPPLIES	610-8350-65012	$ 1,610.10
Vendor: HD ON THE GO BIG SCREEN LLC					
Fund: 001 - General					
HD ON THE GO BIG SCREEN LLC	4199	02/17/2026	MOVIE IN THE PARK JUMBO TRUCK	001-4200-64990	$ 3,500.00
Vendor: HR GREEN INC					
Fund: 321 - Street Capital Projects Fund					
HR GREEN INC	196378	02/17/2026	PAVEMENT MGMT STUDY	321-2100-67900	$ 5,623.75
Vendor: IMU - UTILITIES					
Fund: 001 - General					
IMU - UTILITIES	10529125 IT	02/17/2026	TELEPHONE SERVICE`	001-6210-63730	$ 516.00
IMU - UTILITIES	10529125 IT	02/17/2026	FIBER	001-6210-64190	$ 569.00
IMU - UTILITIES	10529847 TRAIL	02/17/2026	UTILITIES MCVAY TRAILHEAD	001-4300-63710	$ 68.39
IMU - UTILITIES	10530455 SHOP	02/17/2026	UTILITIES SHOP	001-4300-63710	$ 350.79
IMU - UTILITIES	10530597 BUXTON	02/17/2026	UTILITIES BUXTON	001-4300-63710	$ 176.33
IMU - UTILITIES	10531173 PICKARD	02/17/2026	UTILTIES PICKARD YOUTH	001-4200-63710	$ 102.12
IMU - UTILITIES	10532059 DOG	02/17/2026	UTILITIES DOWNEY (DOG PARK)	001-4300-63710	$ 31.37
IMU - UTILITIES	10532192 CAMP	02/17/2026	UTILITIES CAMPGROUND	001-4300-63710	$ 235.40
IMU - UTILITIES	10532767 MCCORD	02/17/2026	UTILITIES MCCORD PARK	001-4300-63710	$ 24.00
IMU - UTILITIES	10533351 ACT CTR	02/17/2026	IMU UTILITIES ACTIVITY CENTER	001-4200-63710	$ 665.54
IMU - UTILITIES	10533629 MEM	02/17/2026	UTILITIES MEMORIAL PARK	001-4300-63710	$ 37.39
IMU - UTILITIES	10533635 FIRE	02/17/2026	UTILITIES - 206 N 1ST	001-1500-63710	$ 55.47
IMU - UTILITIES	10533762 CITY	02/17/2026	RENEWABLE	001-1500-63710	$ 53.00
IMU - UTILITIES	10533762 CITY	02/17/2026	UTILTIES	001-6500-63710	$ 3,941.31
IMU - UTILITIES	10533762 CITY	02/17/2026	UTILTIES - BUXTON OFFICES	001-6500-63710	$ 196.17
IMU - UTILITIES	10533814 MEM BLDG	02/17/2026	IMU UTILTIES VMAC	001-4500-63710	$ 372.83
IMU - UTILITIES	10534297 MOATS	02/17/2026	UTILITIES MOATS	001-4300-63710	$ 41.41
IMU - UTILITIES	10534935 ADULT SB	02/17/2026	UTILTIES ADULT SOFTBALL	001-4200-63710	$ 274.85
IMU - UTILITIES	10534975 BARKER	02/17/2026	UTILITIES BARKER	001-4300-63710	$ 36.05
IMU - UTILITIES	10535944 JEFFERSON	02/17/2026	UTILITIES - 410 N JEFFERSON	001-1100-63710	$ 179.88
Fund: 110 - Road Use Tax Fund					
IMU - UTILITIES	10533762 CITY	02/17/2026	STREETLIGHTS	110-2300-63780	$ 14,882.13
IMU - UTILITIES	10533809 STREET	02/17/2026	UTILITIES - 706 N 6TH	110-2100-63710	$ 2,357.18
Fund: 340 - City Hall Bldg Project					
IMU - UTILITIES	10529125 IT	02/17/2026	FIBER N HOWARD	340-7500-63100	$ 53.39
IMU - UTILITIES	10529854 114	02/17/2026	UTILITIES 114 N HOWARD	340-7500-63710	$ 383.66
IMU - UTILITIES	10533653 110	02/17/2026	UTILITIES 110 N HOWARD	340-7500-63710	$ 121.76
Fund: 610 - Sewer Fund					
IMU - UTILITIES	10536137	02/17/2026	LIFT STATIONS UTILITIES	610-8325-63710	$ 8,081.78
Fund: 680 - Wellness Campus Fund					
IMU - UTILITIES	10531520 IWC	02/17/2026	IMU UTILITIES	680-8700-63710	$ 12,385.03
Vendor: INDEPENDENT ADVOCATE					
Fund: 001 - General					
INDEPENDENT ADVOCATE	7501	02/17/2026	20260119 CC MINUTES	001-6500-64020	$ 483.21
INDEPENDENT ADVOCATE	7501	02/17/2026	PH 170 SUBDIVISION REGULATIONS	001-6500-64020	$ 13.86
INDEPENDENT ADVOCATE	7501	02/17/2026	PH 165 ZONING REGULATIONS	001-6500-64020	$ 12.60
INDEPENDENT ADVOCATE	7501	02/17/2026	NUISANCE ABATEMENT	001-6500-64020	$ 70.53
INDEPENDENT ADVOCATE	7492	02/17/2026	20260112 SS MINUTES	001-6500-64020	$ 13.23
Vendor: INDIANOLA MUNICIPAL UTILITIES					
Fund: 001 - General					
INDIANOLA MUNICIPAL UTILITIES	2617	02/17/2026	BUXTON GAS, TRASH, RECYCLING	001-6500-63710	$ 246.08
Fund: 610 - Sewer Fund					
INDIANOLA MUNICIPAL UTILITIES	2615	02/17/2026	UTILITY SERVICES - SEWER	610-8300-64905	$ 13,836.67
INDIANOLA MUNICIPAL UTILITIES	2618	02/17/2026	SEWER CREDIT CARD PROCESSING FEES	610-8300-64990	$ 4,648.46
Fund: 650 - Stormwater Utility Fund					
INDIANOLA MUNICIPAL UTILITIES	2615	02/17/2026	UTILITY SERVICES - STORM WATER	650-9000-64905	$ 4,348.67
INDIANOLA MUNICIPAL UTILITIES	2618	02/17/2026	SWU CREDIT CARD PROCESSING FEES	650-9000-64990	$ 264.12
Fund: 670 - Recycling Fund					
INDIANOLA MUNICIPAL UTILITIES	2615	02/17/2026	UTILITY SERVICES - RECYCLING	670-8400-64905	$ 1,581.33
INDIANOLA MUNICIPAL UTILITIES	2618	02/17/2026	RECYCLING CREDIT CARD PROCESSING FEES	670-8400-64990	$ 369.76
Vendor: INGRAM LIBRARY SERVICES					
Fund: 001 - General					
INGRAM LIBRARY SERVICES	93654413	02/17/2026	BOOKS	001-4100-65020	$ 4.79
INGRAM LIBRARY SERVICES	93694828	02/17/2026	BOOKS	001-4100-65020	$ 40.78
INGRAM LIBRARY SERVICES	93725090	02/17/2026	BOOKS	001-4100-65020	$ 11.99
INGRAM LIBRARY SERVICES	93748214	02/17/2026	BOOKS	001-4100-65020	$ 11.39
INGRAM LIBRARY SERVICES	93767529	02/17/2026	BOOKS	001-4100-65020	$ 11.99
INGRAM LIBRARY SERVICES	93809884	02/17/2026	BOOKS	001-4100-65020	$ 11.99
INGRAM LIBRARY SERVICES	93862007	02/17/2026	BOOKS	001-4100-65020	$ 11.99
INGRAM LIBRARY SERVICES	93892205	02/17/2026	BOOKS	001-4100-65020	$ 11.19
INGRAM LIBRARY SERVICES	93899259	02/17/2026	BOOKS	001-4100-65020	$ 69.74
INGRAM LIBRARY SERVICES	93914257	02/17/2026	BOOKS	001-4100-65020	$ 6.39
INGRAM LIBRARY SERVICES	93945651	02/17/2026	BOOKS	001-4100-65020	$ 9.59
INGRAM LIBRARY SERVICES	93970615	02/17/2026	BOOKS	001-4100-65020	$ 11.99
INGRAM LIBRARY SERVICES	93991121.1	02/17/2026	BOOKS	001-4100-65020	$ 11.99
INGRAM LIBRARY SERVICES	93991122	02/17/2026	BOOKS	001-4100-65020	$ 22.78
INGRAM LIBRARY SERVICES	93991123	02/17/2026	BOOKS	001-4100-65020	$ 10.79
INGRAM LIBRARY SERVICES	94023781	02/17/2026	BOOKS	001-4100-65020	$ 10.79

INGRAM LIBRARY SERVICES	94023782	02/17/2026	BOOKS	001-4100-65020	$ 11.99
INGRAM LIBRARY SERVICES	94073545	02/17/2026	BOOKS	001-4100-65020	$ 12.78
INGRAM LIBRARY SERVICES	94073546	02/17/2026	BOOKS	001-4100-65020	$ 9.59
INGRAM LIBRARY SERVICES	94091833	02/17/2026	BOOKS	001-4100-65020	$ 18.78
INGRAM LIBRARY SERVICES	94091834	02/17/2026	BOOKS	001-4100-65020	$ 11.39
INGRAM LIBRARY SERVICES	94091835	02/17/2026	BOOKS	001-4100-65020	$ 41.76
INGRAM LIBRARY SERVICES	93528538	02/17/2026	BOOKS	001-4100-65020	$ 78.13
INGRAM LIBRARY SERVICES	93561483	02/17/2026	BOOKS	001-4100-65020	$ 11.99
INGRAM LIBRARY SERVICES	93561484	02/17/2026	BOOKS	001-4100-65020	$ 11.39
INGRAM LIBRARY SERVICES	93575696	02/17/2026	BOOKS	001-4100-65020	$ 10.38
INGRAM LIBRARY SERVICES	93587472	02/17/2026	BOOKS	001-4100-65020	$ 11.99
INGRAM LIBRARY SERVICES	94131618	02/17/2026	BOOKS	001-4100-65020	$ 10.79
INGRAM LIBRARY SERVICES	94131619	02/17/2026	BOOKS	001-4100-65020	$ 11.39
INGRAM LIBRARY SERVICES	94153255	02/17/2026	BOOKS	001-4100-65020	$ 10.39
INGRAM LIBRARY SERVICES	94153256	02/17/2026	BOOKS	001-4100-65020	$ 28.77
Vendor: IOWA DEPT OF INSPECTIONS, APPEALS & LICENSING					
Fund: 001 - General					
IOWA DEPT OF INSPECTIONS, APPEALS & LICENSING	FEB 2026	02/17/2026	GAMBLING LICENSE RENEWAL 2 YEAR	001-4200-64990	$ 150.00
Vendor: IOWA ONE CALL					
Fund: 610 - Sewer Fund					
IOWA ONE CALL	279502	02/17/2026	WRRD LOCATES	610-8300-64990	$ 262.10
Vendor: IOWA SOCIETY OF FIRE SERVICE INSTRUCTORS					
Fund: 001 - General					
IOWA SOCIETY OF FIRE SERVICE INSTRUCTORS	2026 CONFERENCE	02/17/2026	2026 CONFERENCE - THAD WHITE	001-1500-62300	$ 140.00
Vendor: IOWA WATER MANAGEMENT CO.					
Fund: 001 - General					
IOWA WATER MANAGEMENT CO.	230543	02/17/2026	WATER MGMT LIBRARY	001-4100-63100	$ 54.48
IOWA WATER MANAGEMENT CO.	230543	02/17/2026	WATER MGMT MUNICIPAL	001-6500-63100	$ 169.98
Vendor: IOWA-DES MOINES SUPPLY INC.					
Fund: 680 - Wellness Campus Fund					
IOWA-DES MOINES SUPPLY INC.	518985	02/17/2026	MATERIALS/SUPPLIES MEMBERSHIP	680-8700-65074	$ 803.24
IOWA-DES MOINES SUPPLY INC.	521006	02/17/2026	MATERIALS/SUPPLIES MEMBERSHIP	680-8700-65074	$ 540.35
Vendor: JOHN DEERE FINANCIAL					
Fund: 610 - Sewer Fund					
JOHN DEERE FINANCIAL	4203685	02/17/2026	PINS	610-8350-65072	$ 2.99
JOHN DEERE FINANCIAL	4204188	02/17/2026	TORCH BLADE	610-8350-65072	$ 24.99
JOHN DEERE FINANCIAL	4206365	02/17/2026	PRESSURE PVC SLIP CAP	610-8350-65072	$ 1.39
JOHN DEERE FINANCIAL	4206764	02/17/2026	IMPACT ADAPTER, GLOVES	610-8350-65072	$ 26.98
JOHN DEERE FINANCIAL	4206875	02/17/2026	BOLTS, NUTS, WASHER	610-8350-65072	$ 2.62
Vendor: JOHNSON, BRYCE					
Fund: 001 - General					
JOHNSON, BRYCE	2226	02/17/2026	MILEAGE - GREATER DM PARTNERSHIP LUNCH	001-1700-62700	$ 24.65
Vendor: JOHNSTON, JILL					
Fund: 001 - General					
JOHNSTON, JILL	306-26	02/17/2026	REFUND RENTAL REGISTRATION RENEWAL FEE	001-1700-66990	$ 75.00
Vendor: KELLER'S GARAGE					
Fund: 001 - General					
KELLER'S GARAGE	9443	02/17/2026	REPAIR BRAKES #245	001-1500-65051	$ 1,150.13
Vendor: KEYSTONE LABORATORIES INC					
Fund: 610 - Sewer Fund					
KEYSTONE LABORATORIES INC	NT2600764	02/17/2026	KEYSTONE LAB	610-8350-64990	$ 2,295.00
Vendor: KWIK TRIP INC					
Fund: 001 - General					
KWIK TRIP INC	JANUARY 2026 FIRE	02/17/2026	FUEL DISTRIBUTION	001-1500-65050	$ 1,972.18
KWIK TRIP INC	JANUARY 2026	02/17/2026	FUEL DISTRIBUTION	001-1100-65050	$ 3,012.04
Vendor: LINDE GAS & EQUIPMENT, INC					
Fund: 001 - General					
LINDE GAS & EQUIPMENT, INC	54730901	02/17/2026	CYLINDER LEASE	001-4300-63410	$ 270.12
Vendor: MAJCO LLC					
Fund: 001 - General					
MAJCO LLC	7001-8313529	02/17/2026	MULTI TRAC TIRE PURCHASE	001-4300-63320	$ 152.99
Vendor: MATERIAL HANDLING INNOVATIONS					
Fund: 001 - General					
MATERIAL HANDLING INNOVATIONS	65877	02/17/2026	ANNUAL INSPECTION - HOIST	001-4300-63410	$ 231.00
Fund: 610 - Sewer Fund					
MATERIAL HANDLING INNOVATIONS	65876	02/17/2026	2026 ANNUAL HOIST INSPECTIONS/TESTING	610-8350-64200	$ 1,188.00
Vendor: MCCORMICK ENTERPRISES					
Fund: 110 - Road Use Tax Fund					
MCCORMICK ENTERPRISES	13814	02/17/2026	COUPLING	110-2100-65070	$ 5.86
Vendor: MERCYONE CLIVE PHARMACY					
Fund: 001 - General					
MERCYONE CLIVE PHARMACY	DECEMBER STMT	02/17/2026	AMBULANCE SUPPLIES	001-1600-65070	$ 397.18
MERCYONE CLIVE PHARMACY	FEBRUARY STMT	02/17/2026	AMBULANCE SUPPLIES	001-1600-65070	$ 569.75
Vendor: MID AMERICAN ENERGY CO.					
Fund: 001 - General					
MID AMERICAN ENERGY CO.	576259390 LIBRARY	02/17/2026	NATURAL GAS	001-4100-63710	$ 421.85
Vendor: MUTUAL OF OMAHA					
Fund: 001 - General					
MUTUAL OF OMAHA	002030008247	02/17/2026	Dental Insurance	001-0000-21218	$ 1,618.71
MUTUAL OF OMAHA	002030008247	02/17/2026	Dental Insurance	001-1100-61501	$ 1,434.25
MUTUAL OF OMAHA	002030008247	02/17/2026	Dental Insurance	001-1500-61501	$ 155.17
MUTUAL OF OMAHA	002030008247	02/17/2026	Dental Insurance	001-1600-61501	$ 879.29
MUTUAL OF OMAHA	002030008247	02/17/2026	Dental Insurance	001-1700-61501	$ 345.11
MUTUAL OF OMAHA	002030008247	02/17/2026	Dental Insurance	001-4100-61501	$ 287.32

MUTUAL OF OMAHA	002030008247	02/17/2026	Dental Insurance	001-4200-61501	$ 245.98
MUTUAL OF OMAHA	002030008247	02/17/2026	Dental Insurance	001-4300-61501	$ 89.06
MUTUAL OF OMAHA	002030008247	02/17/2026	Dental Insurance	001-6150-61501	$ 23.86
MUTUAL OF OMAHA	002030008247	02/17/2026	Dental Insurance	001-6200-61501	$ 188.19
MUTUAL OF OMAHA	002030008247	02/17/2026	Dental Insurance	001-6210-61501	$ 212.05
MUTUAL OF OMAHA	002030008247	02/17/2026	Dental Insurance	001-6250-61501	$ 198.26
MUTUAL OF OMAHA	2014099629	02/17/2026	LIFE, AD&D,LTD, STD	001-0000-21206	$ 1,496.16
MUTUAL OF OMAHA	2014099629	02/17/2026	LIFE, AD&D,LTD, STD	001-1100-61550	$ 1,846.71
MUTUAL OF OMAHA	2014099629	02/17/2026	LIFE, AD&D,LTD, STD	001-1500-61550	$ 231.25
MUTUAL OF OMAHA	2014099629	02/17/2026	LIFE, AD&D,LTD, STD	001-1600-61550	$ 1,310.41
MUTUAL OF OMAHA	2014099629	02/17/2026	LIFE, AD&D,LTD, STD	001-1700-61550	$ 399.80
MUTUAL OF OMAHA	2014099629	02/17/2026	LIFE, AD&D,LTD, STD	001-4100-61550	$ 380.89
MUTUAL OF OMAHA	2014099629	02/17/2026	LIFE, AD&D,LTD, STD	001-4200-61550	$ 311.26
MUTUAL OF OMAHA	2014099629	02/17/2026	LIFE, AD&D,LTD, STD	001-4300-61550	$ 279.34
MUTUAL OF OMAHA	2014099629	02/17/2026	LIFE, AD&D,LTD, STD	001-6150-61550	$ 94.00
MUTUAL OF OMAHA	2014099629	02/17/2026	LIFE, AD&D,LTD, STD	001-6200-61550	$ 238.30
MUTUAL OF OMAHA	2014099629	02/17/2026	LIFE, AD&D,LTD, STD	001-6210-61550	$ 406.02
MUTUAL OF OMAHA	2014099629	02/17/2026	LIFE, AD&D,LTD, STD	001-6250-61550	$ 173.56
Fund: 110 - Road Use Tax Fund					
MUTUAL OF OMAHA	002030008247	02/17/2026	Dental Insurance	110-2100-61501	$ 721.49
MUTUAL OF OMAHA	2014099629	02/17/2026	LIFE, AD&D,LTD, STD	110-2100-61550	$ 653.62
Fund: 610 - Sewer Fund					
MUTUAL OF OMAHA	002030008247	02/17/2026	Dental Insurance	610-8300-61501	$ 519.51
MUTUAL OF OMAHA	2014099629	02/17/2026	LIFE, AD&D,LTD, STD	610-8300-61550	$ 415.37
Fund: 680 - Wellness Campus Fund					
MUTUAL OF OMAHA	002030008247	02/17/2026	Dental Insurance	680-8700-61501	$ 113.84
MUTUAL OF OMAHA	2014099629	02/17/2026	LIFE, AD&D,LTD, STD	680-8700-61550	$ 244.08
Vendor: NAPA AUTO PARTS					
Fund: 001 - General					
NAPA AUTO PARTS	130213	02/17/2026	PURPLE POWER CAR WASH	001-1500-65050	$ 37.47
NAPA AUTO PARTS	130831	02/17/2026	FILTERS	001-1500-65050	$ 183.90
NAPA AUTO PARTS	129192	02/17/2026	OIL FILTER & OIL	001-1500-65050	$ 49.47
NAPA AUTO PARTS	129335	02/17/2026	WIPER BLADES	001-1500-65050	$ 13.49
Vendor: O'REILLY AUTO PARTS					
Fund: 001 - General					
O'REILLY AUTO PARTS	0337-188522	02/17/2026	RUBBER UNDER	001-4300-65070	$ 27.47
O'REILLY AUTO PARTS	0337-189883	02/17/2026	MINI BULB	001-4300-63320	$ 7.48
O'REILLY AUTO PARTS	0337-190123	02/17/2026	BATTERY	001-4300-63320	$ 60.38
O'REILLY AUTO PARTS	0337-190772	02/17/2026	FILTER, OIL, ETC	001-4300-63320	$ 52.39
O'REILLY AUTO PARTS	0337-190772	02/17/2026	FILTER, OIL, ETC	001-4300-65070	$ 39.48
Vendor: PIERCE BROTHERS REPAIR					
Fund: 110 - Road Use Tax Fund					
PIERCE BROTHERS REPAIR	21869	02/17/2026	REPAIRS/MAINTENANCE	110-2100-63100	$ 72.00
Vendor: PITT, DAVID					
Fund: 001 - General					
PITT, DAVID	2026-1	02/17/2026	BEEN THERE DONE THAT BAND	001-4200-64990	$ 250.00
Vendor: PLAYAWAY PRODUCTS LLC					
Fund: 001 - General					
PLAYAWAY PRODUCTS LLC	523154	02/17/2026	BOOKS`	001-4100-65020	$ 325.64
Vendor: PROSCREENING LLC					
Fund: 680 - Wellness Campus Fund					
PROSCREENING LLC	255949-3	02/17/2026	PRE EMPLOYMENT SCREEN-REGENOLD,VOSS,THOMPSON	680-8700-64990	$ 102.00
Vendor: PURCHASE POWER					
Fund: 001 - General					
PURCHASE POWER	REFILL 2/3	02/17/2026	POSTAGE REFILL 2/3/26	001-6500-65080	$ 500.00
Vendor: RELIANT FIRE APPARATUS					
Fund: 001 - General					
RELIANT FIRE APPARATUS	INV-IA-6217	02/17/2026	AIR COMPRESSOR PUMP #333	001-1500-65051	$ 1,570.68
Vendor: SPRINGER PROFESSIONAL HOME SERVICES					
Fund: 001 - General					
SPRINGER PROFESSIONAL HOME SERVICES	982463.1	02/17/2026	PEST CONTROL LIBRARY	001-4100-63100	$ 91.30
Vendor: STAPLES					
Fund: 680 - Wellness Campus Fund					
STAPLES	7008632853	02/17/2026	COPY PAPER & FRAME	680-8700-65060	$ 92.09
Vendor: STATE CHEMICAL SOLUTIONS					
Fund: 001 - General					
STATE CHEMICAL SOLUTIONS	904083388	02/17/2026	PATCH-15 45LB	001-4300-65070	$ 513.01
Vendor: STEVENS, ERIC					
Fund: 110 - Road Use Tax Fund					
STEVENS, ERIC	11626	02/17/2026	MILEAGE	110-2100-65990	$ 48.14
STEVENS, ERIC	1232026	02/17/2026	MILEAGE	110-2100-65990	$ 4.28
STEVENS, ERIC	10926	02/17/2026	MILEAGE	110-2100-65990	$ 5.08
Vendor: STORM, BARB					
Fund: 001 - General					
STORM, BARB	2001719.004.1	02/17/2026	REFUND FLASHLIGHT EASTER EGG HUNT	001-4200-66990	$ 9.00
Vendor: T.R.M. DISPOSAL LLC					
Fund: 001 - General					
T.R.M. DISPOSAL LLC	38960	02/17/2026	TRASH REMOVAL	001-4100-64090	$ 133.00
Fund: 680 - Wellness Campus Fund					
T.R.M. DISPOSAL LLC	38963	02/17/2026	TRASH REMOVAL	680-8700-64090	$ 132.00
Vendor: TEXTCASTER					
Fund: 001 - General					
TEXTCASTER	41561	02/17/2026	TEXTING SERVICES	001-4200-64190	$ 164.51
Vendor: TRANSUNION RISK AND ALTERNATIVE					
Fund: 001 - General					
TRANSUNION RISK AND ALTERNATIVE	305736-202601-1	02/17/2026	TRANSUNION CONTRACT	001-1100-64990	$ 100.00

Vendor: TRINITY CONSULTANTS INC					
Fund: 610 - Sewer Fund					
TRINITY CONSULTANTS INC	1545134	02/17/2026	MISC CONSULTING SERVICES	610-8300-64900	$ 744.19
Vendor: VERIZON WIRELESS					
Fund: 610 - Sewer Fund					
VERIZON WIRELESS	6134535666	02/17/2026	LAPTOP	610-8300-63730	$ 80.02
Vendor: VETTER EQUIPMENT CO					
Fund: 001 - General					
VETTER EQUIPMENT CO	W727886.1	02/17/2026	INJECTOR LINE LEAK & WATER PUMP	001-4300-63320	$ 2,023.38
VETTER EQUIPMENT CO	I745095.1	02/17/2026	BLADES SEC PBL	001-4300-63320	$ 304.08
Vendor: VISSER, MICHAEL					
Fund: 001 - General					
VISSER, MICHAEL	DEC/JAN 2026	02/17/2026	DEC/JAN 2026	001-1700-61440	$ 50.00
Vendor: WARREN COUNTY EXTENSION					
Fund: 001 - General					
WARREN COUNTY EXTENSION	PARKS CONT ED 2026	02/17/2026	CIC PESTICIDE -CHITTENDEN, BUCHANAN, SKULTETY	001-4300-62300	$ 135.00
Vendor: WARREN COUNTY RECORDER					
Fund: 001 - General					
WARREN COUNTY RECORDER	JANUARY 2026	02/17/2026	RECORDING FEES	001-6500-64050	$ 137.00
Vendor: WASTE MANAGEMENT OF IOWA					
Fund: 001 - General					
WASTE MANAGEMENT OF IOWA	9306694-0516-7	02/17/2026	YARD WASTE - BRUSH FACILITY	001-2900-64990	$ 1,030.49
Fund: 110 - Road Use Tax Fund					
WASTE MANAGEMENT OF IOWA	9347256-0516-6	02/17/2026	706 N 6TH DUMPSTER	110-2100-63710	$ 52.56
Fund: 670 - Recycling Fund					
WASTE MANAGEMENT OF IOWA	9347234-0516-3	02/17/2026	RECYLCING - RESIDENTIAL	670-8400-64700	$ 26,394.88
WASTE MANAGEMENT OF IOWA	9347235-0516-0	02/17/2026	RECYLCING - APARTMENTS	670-8400-64701	$ 4,679.92
WASTE MANAGEMENT OF IOWA	9348091-0516-6	02/17/2026	RECYCLING-APARTMENTS SUNRISE	670-8400-64701	$ 80.37
Vendor: WIEGERT DISPOSAL CO.					
Fund: 001 - General					
WIEGERT DISPOSAL CO.	JANUARY 2026	02/17/2026	JANITORIAL SERVICES	001-4200-64090	$ 50.00
WIEGERT DISPOSAL CO.	JANUARY 2026	02/17/2026	JANITORIAL SERVICES	001-4300-64090	$ 175.00
WIEGERT DISPOSAL CO.	JANUARY BRUSH 2026	02/17/2026	BRUSH FACILITY KYBO	001-2900-64990	$ 65.00
Vendor: WILLIAMS-WALLACE, GABRIEL					
Fund: 001 - General					
WILLIAMS-WALLACE, GABRIEL	12926	02/17/2026	OFFICIALS 3RD/4TH YTH BB	001-4200-64250	$ 60.00
Fund					
001 - General	$ 100,908.50				
110 - Road Use Tax Fund	$ 22,336.87				
141 - Library Special Revenue	$ 1,374.84				
321 - Street Capital Projects Fund	$ 5,623.75				
340 - City Hall Bldg Project	$ 558.81				
610 - Sewer Fund	$ 35,107.46				
650 - Stormwater Utility Fund	$ 4,652.79				
670 - Recycling Fund	$ 33,106.26				
680 - Wellness Campus Fund	$ 28,871.55				
820 - Health Insurance Fund	$ 27.20				
Expense Amount	$ 232,568.03				

MEMORANDUM

To: Mayor and City Council

From:

Date: February 17, 2026

Subject: Approval of Minutes of the prior meetings

Introduction: Attached are the meeting minutes of the January 30 and February 9th Study Sessions, as well as the February 2nd City Council meeting for review and approval.

Recommendation: Staff recommends approval of the meeting minutes from the January 30 and February 9th Study Sessions and the February 2nd City Council meeting.

Attachments:
1. 20260130 CC Study Session Minutes
2. 20260202 CC Minutes
3. 20260209 CC Study Session Minutes

CITY OF INDIANOLA COUNCIL STUDY MEETING
January 30, 2026
2:00 PM
City Council Chambers
110 N 1st St., Indianola, IA
Minutes

Presentation from legal counsel regarding the roles and responsibilities of elected officials.

The Indianola City Council met in study session at 2:00 PM on January 30, 2026, in the City Hall Council Chambers. Mayor Steve Richardson called the meeting to order and on roll call the following members were present: Ron Dalby, Tiffany Davis, Mellisa Sones, Bob Lane. Absent: Josh Rabe, Steve Armstrong.

Erin Clanton, legal counsel, presented roles and responsibilities of elected officials.

The study session adjourned at 3:20 PM.

____
Steve Richardson, Mayor

Attest:

____
Jackie Raffety, City Clerk

CITY OF INDIANOLA COUNCIL MEETING
February 2, 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 February 2, 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, Steve Armstrong, Tiffany Davis, Mellisa Sones, Bob Lane. Absent: Ron Dalby.

Public Comment
DeMorris Dean, 2208 Sugar Creek Ln, Marshalltown, IA, and Sue Stuebner, 824 Trail Ridge Rd, Indianola, spoke in favor of the council passing a resolution to designate Hwy 92 as the George Washington Memorial Highway.

Consent Agenda
Council Member Dalby joined the meeting at 6:08 PM.

Council Member Rabe moved to approve the Consent Agenda and Armstrong 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 meeting
- Approval of Applications
- Consideration of the approval of a liquor license renewal for Indianola Country Club, doing business as Indianola Golf Club.
- Resolution 2026-014 accepting a grant for the Fire Department.
- Resolution 2026-015 approving salaries.

Council Reports
Council Member Sones provided a report on the South-Central Iowa Landfill Board.

Council Member Armstrong moved to confirm the appointment of Council Member Lane to the Community and Economic Development Committee. Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones. NAYS: None. ABSTAIN: Lane. Whereas the Mayor declared the motion carried unanimously.

Mayor's Report
Mayor Richardson issued a proclamation for Burn Awareness Week February 1-7, 2026, in Indianola.

Mayor Richardson proclaimed February 2, 2026, as Chris Street Day in Indianola.

Mayor Richardson reported on recent and upcoming committee meetings and events.

Council Member Dalby was appointed Mayor Pro Tem.

New Business
Council Member Lane moved to open the public hearing regarding an ordinance amending Chapter 165.10(8), Zoning Regulations, of the Code of Ordinances, Indianola, Iowa. Rabe 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.

Senior Planner, Bill Mettee discussed the proposed ordinance amendment. No other comments were offered.

Sones moved to close the public hearing 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 Sones moved to approve the first consideration of an ordinance amending Chapter 165.10(8), Zoning Regulations, of the Code of Ordinances, Indianola, Iowa. 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 Davis moved to open the public hearing regarding an ordinance amending Chapter 170.05(1)(C), Subdivision Regulations, of the Code of Ordinances, Indianola, Iowa. Rabe 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.

Senior Planner Mettee discussed the proposed subdivision regulation ordinance amendment. No other comments were offered.

Lane moved to close the public hearing and Armstrong 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 Rabe moved to approve the first consideration of an ordinance amending Chapter 170.05(1)(C), Subdivision Regulations, of the Code of Ordinances, Indianola, Iowa. Davis 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 Armstrong moved to open the public hearing regarding an ordinance amending Chapter 170.05(2)(A), Subdivision Regulations, of the Code of Ordinances, Indianola, Iowa. 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.

Senior Planner Mettee discussed the ordinance amending subdivision regulations for final plats.

No other comments were offered.

Council Member Davis moved to close the public hearing and 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 Sones moved to approve the first consideration of an ordinance amending Chapter 170.05(2)(A), Subdivision Regulations, of the Code of Ordinances, Indianola, Iowa. Rabe 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 Armstrong moved to approve Resolution 2026-016 approving purchase of Weight and Fitness Equipment for the Indianola Wellness Campus. Davis 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.

Other Business
City Manager Jacob Meshke updated the Council on staff projects and tours of the Suns Facility and Simpson's Gymnastic facility.

A resolution for the George W. Carver Highway designation, council committee appointments, and goals for the city manager will be added to a future agenda on direction by Mayor Richardson.

Adjourn
The meeting was adjourned at 6:44 PM on a motion by Lane and seconded by Davis. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Following the regular meeting, the Council met in exempt session.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

CITY OF INDIANOLA COUNCIL STUDY MEETING
February 9, 2026
6:00 PM
City Council Chambers
Minutes

The Indianola City Council met in study session at 6:00 PM on February 9, 2026 in the City Hall Council Chambers. Mayor Steve Richardson called the meeting to order and on roll call the following members were present: Ron Dalby, Tiffany Davis, Mellisa Sones, Bob Lane. Council Member Josh Rabe joined via teams. Absent: Steve Armstrong.

Presentation Regarding Public Works
A presentation on Duties and Accomplishments of the Streets Division of Public Works was given to Council by Eric Stevens, Public Works Director. Caleb Adams-Brown, Streets Superintendent, and Dave Moeller, Snyder & Associates, were also present and answered questions from the Council.

Discussion on Study Session Dates
City Manager, Jacob Meshke introduced the study session dates agenda item as requested in an October 2025 Council meeting. The Council discussed and would like to include study session agenda items on the regular meeting agendas. The Council also requested the flexibility to use a second Monday meeting if needed for more in-depth conversations.

Council Member Josh Rabe left the meeting at 7:27 PM.

The meeting adjourned at 7:30 PM.

____

Steve Richardson, Mayor

Attest:

____

Jackie Raffety, City Clerk

MEMORANDUM

To: Mayor and City Council

From: Bryce Johnson, Community and Economic Development Director

Date: February 17, 2026

Subject: Resolution setting a public hearing for March 23, 2026 at 6:00 PM and setting date of a consultation meeting on a proposed Amendment No. 1 to the Emerald Bay Urban Renewal Plan in the City of Indianola, State of Iowa.

Introduction:

Background: The City of Indianola approved the Emerald Bay Urban Renewal Plan (URP) on January 21, 2025. The City entered into a Development Agreement (DA) with the developer, Sunstone Investment LLC, on April 7, 2025. The URP and DA are proposed to be amended to update the description of a previously approved urban renewal project within the area and reflect similar changes within the DA.

The developer is requesting several amendments to the development agreement due to increased costs relating to roadway surface material changes.

State law requires several other actions to occur before a URP or DA is amended or approved. The following is a list of outstanding actions:

- Consultation Meeting. The URP amendment is to be discussed with taxing entities on February 24, 2026.
- Public Hearing. The amendment to both URP and DA are to be formally presented to City Council as an official public hearing for the adoption on March 23, 2026.

The purpose of this action is to set the dates for the above outstanding action items where the details of the URP and DA can be discussed in detail.

Discussion: The City and developer have discussed the following amendments to the development agreement:

- Updating “Developer Public Improvements” to require the road loop be constructed using Portland Cement Concrete (PCC) rather than the originally approved Roller-Compacted Concrete (RCC).

- The developer is also requesting an increase in maximum economic development incentives from approximately $3.9 million to $4.2 million (not to exceed/aggregate) to cover the additional cost associated with PCC pavement.

- Allow alternative paving standards for the portion of the road loop where RCC pavement was used (currently providing access to the vet clinic and Kwik Star – see attached map). The developer will be required to submit a four-year maintenance bond from the date the City Council formally accepts the public improvements currently on-site. Additionally, upon expiration of the four-year maintenance bond, this amendment will require the developer submit an additional warranty valid through July 1, 2034.

- City must also approve an access easement, in a form deemed acceptable by the City, giving the developer access to complete the road loop.

The developer has nearly completed all the public improvement requirements outlined in the original development agreement. This proposed amendment does not replace or restate those originally required improvements.

This item went to the Community & Economic Development Subcommittee on February 12, 2026, for discussion.

Budget Impact: The City of Indianola is considering amending a Development Agreement with Sunstone Investment, LLC part of the Emerald Bay Urban Renewal Plan to incentivize the construction of certain public infrastructure improvements, commercial and low-to-moderate income (LMI) housing pads, and other associated improvements. The development agreement provides twenty (20) semi-annual Economic Development Grant payments to the Developer in the amount of 100% of the Tax Increment generated by development in the Area.

The TIF increment generated comes directly from what the developer constructs. The more the developer constructs, and the faster things are constructed, the more taxable value generated within this TIF district thus goes to the developer up to the proposed $4.2 million. The Economic Development Grants terminate upon the earliest of the following: (i) twenty (20) semi-annual grants have been paid to Developer; (ii) the City's ability to collect Tax Increment from the Urban Renewal Area has expired; (iii) the maximum aggregate amount of grants have been paid to Developer; or (iv) the Agreement has been terminated pursuant to its terms.

The Developer agrees to amend the development agreement and will complete additional public improvements in the Area, specifically a public street that loops through the Area and is necessary to facilitate development on the LMI housing and commercial pads. In exchange, the City would agree to increase the aggregate, maximum amount of the Economic Development Grants from $3,883,219 to an amount not to exceed $4,200,000.

Recommendation: Staff recommends that the City Council approve a resolution setting February 24, 2026, as the Consultation Meeting date, and March 23, 2026, as the public hearing date for the Emerald Bay Urban Renewal Plan, Amendment No. 1 and Sunstone Investment LLC Development Agreement, Amendment No. 1.

Attachments:
1. Amend No. 1 to Emerald Bay URP - Resolution Setting Dates
2. Road Loop Map

ITEM TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA
February 17, 2026
6:00 P.M.

Emerald Bay Urban Renewal Plan

- Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 1 to the Emerald Bay Urban Renewal Plan in the City of Indianola, State of Iowa.

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.

2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.

3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

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

February 17, 2026

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

____

Absent: ____

Vacant: ____

* * * * * * * *

Council Member ____________________ then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 1 TO THE EMERALD BAY URBAN RENEWAL PLAN IN THE CITY OF INDIANOLA, STATE OF IOWA", and moved that the same be adopted. Council Member ____________________ seconded the motion to adopt. The roll was called, and the vote was:

AYES: ____

____

NAYS: ____

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

RESOLUTION NO. ______

RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 1 TO THE EMERALD BAY URBAN RENEWAL PLAN IN THE CITY OF INDIANOLA, STATE OF IOWA

WHEREAS, by Resolution No. 2025-011, adopted January 21, 2025, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Emerald Bay Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Emerald Bay Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Warren County; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 in Block B; Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Lots 1, 2, 3 and 4 in Block C, Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 in Block D, Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Lots 1, 2, 3, 4, 29, 30, 31 and 32 in Block E, Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Former 1st Avenue between Lots 9 and 10 in Block B and Lots 1 and 4 in Block C, continuing West and including the former 1st Avenue between Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 in Block D and Lots 1, 2, 3, 4 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 in Block E, Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Former South Bank Avenue between Lots 29, 30, 31, and 32 in Block E and Lots 1, 6 and 7 in Block F, all in Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Former 1st Street between Lots 3 and 4 in Block C and Lot 1 in Block D, and continuing North and including the former 1st Street between Lots 10, 11, 12, 13 and 14 in Block B and Lots 1 and 32 in Block E, and the former 1st Street adjacent to Lot 14, Block B, all in Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

The SE 1/4 of the SE 1/4 EXCEPT the South 400 feet thereof in Section 13, Township 76 North, Range 24 West of the 5th P.M., City of Indianola, Warren County, Iowa;

AND

The full right of way of N Jefferson Way from 750 feet north of its intersection with Trail Ridge Avenue to 750 feet south of such intersection; and

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 1 to the Plan ("Amendment No. 1" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to update the description of a previously approved urban renewal project to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 1 does not add new land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 1 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 1 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 1 required by Section 403.5(2), Code of Iowa, as amended, shall be held on February 24, 2026, in the South Boardroom, City Hall, 110 North First Street, Indianola, Iowa, at 1:00 P.M., and the Director of Community and Economic Development, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 1, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF INDIANOLA, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 1 TO THE EMERALD BAY URBAN RENEWAL PLAN FOR THE CITY OF INDIANOLA, STATE OF IOWA

The City of Indianola, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 1:00 P.M. on February 24, 2026, in the South Boardroom, City Hall, 110 North First Street, Indianola, Iowa concerning a proposed Amendment No. 1 to the Emerald Bay Urban Renewal Plan for a proposed Urban Renewal Area, a copy of which is attached hereto. The consultation meeting will also be accessible virtually, at https://tinyurl.com/4n8p4wjp.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Director of Community and Economic Development, or his delegate, as the designated representative of the City of Indianola, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 1 to the Emerald Bay Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this __________ day of _______________, 2026.

____

City Clerk, City of Indianola, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 1 before the City Council at its meeting which commences at 6:00 P.M. on March 23, 2026, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Indianola Record Herald, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 1 TO THE EMERALD BAY URBAN RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF INDIANOLA, STATE OF IOWA

The City Council of the City of Indianola, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:00 P.M. on March 23, 2026 in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, to consider adoption of a proposed Amendment No. 1 to the Emerald Bay Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Indianola, State of Iowa.

The Emerald Bay Urban Renewal Area contains the land legally described as follows:

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 in Block B; Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Lots 1, 2, 3 and 4 in Block C, Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 in Block D, Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Lots 1, 2, 3, 4, 29, 30, 31 and 32 in Block E, Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Former 1st Avenue between Lots 9 and 10 in Block B and Lots 1 and 4 in Block C, continuing West and including the former 1st Avenue between Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 in Block D and Lots 1, 2, 3, 4 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 in Block E, Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Former South Bank Avenue between Lots 29, 30, 31, and 32 in Block E and Lots 1, 6 and 7 in Block F, all in Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

Former 1st Street between Lots 3 and 4 in Block C and Lot 1 in Block D, and continuing North and including the former 1st Street between Lots 10, 11, 12, 13 and 14 in Block B and Lots 1 and 32 in Block E, and the former 1st Street adjacent to Lot 14, Block B, all in Fairacres Addition, now annexed to the City of Indianola, Warren County, Iowa;

AND

The SE 1/4 of the SE 1/4 EXCEPT the South 400 feet thereof in Section 13, Township 76 North, Range 24 West of the 5th P.M., City of Indianola, Warren County, Iowa;

AND

The full right of way of N Jefferson Way from 750 feet north of its intersection with Trail Ridge Avenue to 750 feet south of such intersection.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Indianola, Iowa.

The City of Indianola, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the development and retention of qualified industries and businesses and to stimulate, through public involvement and commitment, private investment in low and moderate income residential development in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 1 would update the description of a previously approved urban renewal project to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this __________ day of _______________, 2026.

____
City Clerk, City of Indianola, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 1, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 1 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 17th day of February, 2026.

____
Mayor

ATTEST:

____
City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

AMENDMENT
EXHIBIT 1

AMENDMENT NO. 1

to the

EMERALD BAY
URBAN RENEWAL PLAN

for the

EMERALD BAY
URBAN RENEWAL AREA

CITY OF INDIANOLA, IOWA

Original Area - January 2025
Amendment No. 1 - March 2026

**Amendment No. 1
to the
Emerald Bay Urban Renewal Plan
for the
Emerald Bay Urban Renewal Area
City of Indianola, Iowa**

INTRODUCTION AND HISTORY

The Emerald bay Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Emerald Bay Urban Renewal Area ("Area" or "Urban Renewal Area"), was adopted on January 21, 2025. The Urban Renewal Plan is now being amended by the adoption of this Amendment No. 1 to the Plan ("Amendment" or "Amendment No. 1") to update the description of a previously approved urban renewal project to be undertaken within the Urban Renewal Area.

No land is being added to or removed from the Urban Renewal Area by this Amendment. Accordingly, the previously established "base values" or "base valuations" of the original Urban Renewal Area and any subareas added by prior amendments to the Plan will remain unchanged by this Amendment.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsection of the Plan not mentioned in this Amendment shall continue to apply to the Plan.

AREA DESIGNATION

The Urban Renewal Area continues to be an economic development area that is appropriate for the promotion of commercial, industrial, and low and moderate income housing development, as described in the Plan.

DEVELOPMENT PLAN

The City has a general plan for the physical development of the City as a whole outlined in the Elevate Indianola Comprehensive Plan, adopted in May 2020 and last updated in October 2025. The Urban Renewal Plan as amended, including the urban renewal project updated by this Amendment, are in conformity with the Elevate Indianola Comprehensive Plan.

This Urban Renewal Plan does not in any way replace the City's current land use planning or zoning regulations process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

UPDATE TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

The City has previously approved several urban renewal projects to be undertaken in the Urban Renewal Area. This Amendment does not restate all the previously approved urban renewal projects. However, with the adoption of this Amendment No. 1, the City is approving certain changes to the following previously authorized urban renewal project ("Updated Project"):

1. Development Agreement with Sunstone Investments, LLC: As authorized by the Plan, the City entered into a development agreement with Sunstone Investments, LLC ("the "Developer") related to Developer's construction of certain public infrastructure improvements, commercial and LMI housing pads, and other improvements in the Area. The development agreement provides detailed terms and conditions under which the City may make semi-annual Economic Development Grant payments to the Developer in the amount of 100% of the Tax Increment generated by development in the Area. The Economic Development Grants terminate upon the earliest of the following: (i) twenty (20) semi-annual grants have been paid to Developer; (ii) the City's ability to collect Tax Increment from the Urban Renewal Area has expired; (iii) the maximum aggregate amount of grants have been paid to Developer; or (iv) the Agreement has been terminated pursuant to its terms. The Developer is willing to amend the development agreement and agree to complete additional public improvements in the Area, specifically a public street that loops through the Area and is necessary to facilitate development on the LMI housing and commercial pads, which infrastructure would be dedicated to the City following completion, at no cost to the City. In exchange for Developer assuming this additional obligation, the City would agree to increase the aggregate, maximum amount of the Economic Development Grants from $3,883,219 to an amount not to exceed $4,200,000.

FINANCIAL DATA

1.	Current constitutional debt limit:	$72,597,616
2.	Current outstanding general obligation debt:	$26,821,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Updated Project described in this Amendment has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. Subject to the foregoing, it is estimated that the City's costs for the Updated Project (Amendment No. 1) described above will be approximately as stated in the next column:	Updated Projects: $4,200,000 (an increase of $316,781) This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area

URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.
   Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.
   Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area, as amended, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area, as amended.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

EFFECTIVE PERIOD

This Amendment No. 1 will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. Notwithstanding anything to the contrary in the Plan, any prior amendment, resolution, or document, the Plan, as amended, shall remain in effect until terminated by the City Council.

The use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the Iowa Code. Nothing in this Amendment shall alter the duration of the division of revenue as previously explained in the Plan.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the previous Plan in conflict with this Amendment are hereby repealed.

If any part of this Amendment or the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Amendment or the Plan as a whole, or any part of the Amendment or the Plan not determined to be invalid or unconstitutional.

4920-5568-7814-2\13538-197

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WARREN)

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

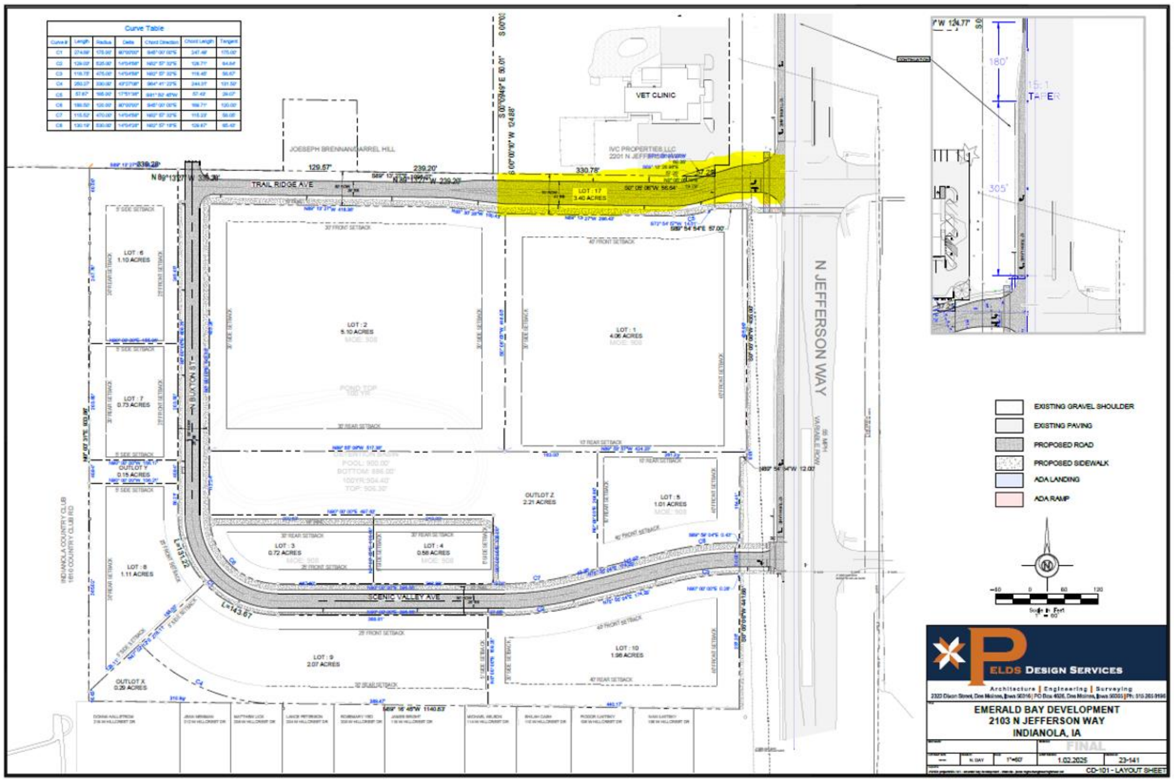
WITNESS my hand and the seal of the Council hereto affixed this __________ day of _______________, 2026.

____
City Clerk, City of Indianola, State of Iowa

(SEAL)

4908-0382-9900-1\13538-197

Road Loop Depiction



The yellow highlighted area represents the section of the paving that has been constructed as Roller Compacted Concrete (RCC). The balance of the street loop will be constructed as PCC per this agreement.

4914-2224-2189-1\13538-199

MEMORANDUM

To: Mayor and City Council

From:

Date: February 17, 2026

Subject: Resolution fixing date for a public hearing on the proposal to enter into a First Amendment to the Agreement for Private Development with Sunstone Investments, LLC for March 23, 2026, at 6:00 PM.

Introduction: The purpose for this action is to set the date for a public hearing where the details of the development agreement can be discussed in detail.

Recommendation: Staff recommends that the City Council approve a resolution setting March 23, 2026, as the public hearing date for the Sunstone Investment LLC Development Agreement, Amendment No. 1.

Attachments: 1. First Amend to Sunstone Investments, LLC DA - Resolution Setting Date

ITEM TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA
February 17, 2026
6:00 P.M.

Emerald Bay Urban Renewal Plan

- Resolution fixing date for a public hearing on the proposal to enter into a First Amendment to the Agreement for Private Development with Sunstone Investments, LLC

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.

2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.

3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

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

February 17, 2026

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

____

____

Absent: ____

* * * * * * *

Council Member ____________________ then introduced the following proposed Resolution entitled "RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO ENTER INTO A FIRST AMENDMENT TO THE AGREEMENT FOR PRIVATE DEVELOPMENT WITH SUNSTONE INVESTMENTS, LLC, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member ____________________ seconded the motion to adopt. The roll was called and the vote was,

AYES: ____

____

NAYS: ____

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

RESOLUTION NO. _____________

RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO ENTER INTO A FIRST AMENDMENT TO THE AGREEMENT FOR PRIVATE DEVELOPMENT WITH SUNSTONE INVESTMENTS, LLC, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, by Resolution No. 2025-011, adopted January 21, 2025, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Emerald Bay Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Emerald Bay Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is expected to be amended on March 23, 2026, and is on file in the office of the Recorder of Warren County; and

WHEREAS, the City and Sunstone Investments, LLC (the "Developer") have previously entered into that certain Agreement for Private Development dated April 7, 2025 (the "Agreement"), pursuant to which, Developer agreed to construct certain Required Improvements, Additional Improvements, Developer Public Improvements, and the Vet Clinic Driveway Re-alignment, and all related site improvements, on certain real property located within the Emerald Bay Urban Renewal Area, pursuant to the terms of the Agreement and the City agreed to provide certain Economic Development Grant incentives to the Developer, subject to the Developer's compliance with the Agreement; and

WHEREAS, the City has received a proposal from the Developer, in the form of a proposed First Amendment to the Agreement for Private Development (the "Amendment") by and between the City and the Developer in order to, among other things: (i) revise the description of the Developer Public Improvements, and (ii) adjust the maximum aggregate amount of Economic Development Grants to be paid to the Developer to $4,200,000, subject to the Developer's compliance with the Agreement; and

WHEREAS, neither the Agreement, as amended, nor any other Code provision sets forth any procedural action required to be taken before said economic development activities can occur under the Agreement, as amended, and pursuant to Section 364.6, Code of Iowa, it is deemed sufficient if the action hereinafter described be taken and the City Clerk publish notice of the proposal and of the time and place of the meeting at which the Council proposes to take action thereon and to receive oral and/or written objections from any resident or property owner of said City to such action.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, at 6:00 P.M. on March 23, 2026, for the purpose of taking action on the matter of the proposal to enter into a First Amendment to the Agreement for Private Development with Sunstone Investments, LLC.

Section 2. That the City Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

Section 3. The notice of the proposed action shall be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF INDIANOLA IN THE STATE OF IOWA, ON THE MATTER OF THE PROPOSAL TO ENTER INTO A FIRST AMENDMENT TO THE AGREEMENT FOR PRIVATE DEVELOPMENT WITH SUNSTONE INVESTMENTS, LLC, AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Indianola in the State of Iowa, will hold a public hearing on March 23, 2026, at 6:00 P.M. in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, at which meeting the Council proposes to take action on the proposal to enter into a First Amendment (the "Amendment") to the Agreement for Private Development with Sunstone Investments, LLC (the "Developer") dated as of April 7, 2025 (the “Agreement”).

Pursuant to the Agreement, the Developer agreed to construct certain Required Improvements, Additional Improvements, Developer Public Improvements, and the Vet Clinic Driveway Re-alignment, and all related site improvements, and the City agreed to provide certain Economic Development Grant incentives to the Developer, subject to the Developer’s compliance with the Agreement.

The City and Developer desire to make changes to the terms of the Agreement, pursuant to the proposed Amendment, to, among other things: (i) revise the description of the Developer Public Improvements, and (ii) adjust the maximum aggregate amount of Economic Development Grants to be paid to the Developer to $4,200,000, subject to the Developer’s compliance with the Agreement.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of said City, to the proposal to enter into the Amendment with the Developer. After all objections have been received and considered, the Council will at this meeting or at any adjournment thereof, take additional action on the proposal or will abandon the proposal to authorize said Amendment. A copy of the Amendment is available for inspection at City Hall.

This notice is given by order of the City Council of the City of Indianola in the State of Iowa, as provided by Section 364.6 of the City Code of Iowa.

Dated this __________ day of _______________, 2026.

____

City Clerk, City of Indianola in the State of Iowa

(End of Notice)

PASSED AND APPROVED this 17th day of February, 2026.

____
Mayor

ATTEST:

____
City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WARREN)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of __________, 2026.

____

City Clerk, City of Indianola, State of Iowa

(SEAL)

4900-3074-1900-1\13538-199

MEMORANDUM

To: Mayor and City Council

From: Bryce Johnson, Community and Economic Development Director

Date: February 17, 2026

Subject: Resolution setting a public hearing for March 23, 2026 at 6:00 PM and setting date of a consultation meeting on a proposed Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.

Introduction:

Background: The Hillcrest/Downtown Unified Urban Renewal Plan (URP) consolidated the City's former Hillcrest Urban Renewal Area and Downtown Urban Renewal Area into a single unified area and combined the respective urban renewal plans under one name. Since adoption, the Unified Plan has been amended twice in 2019, once in 2020, three times in 2021, once in 2022, and once in 2024. The City now proposes Amendment No. 9 to the URP to authorize additional projects within the Urban Renewal Area.

State law requires other actions to occur before a URP is amended or approved. The following is a list of outstanding actions:

- Consultation Meeting. The amendment is to be discussed with taxing entities on February 24, 2026.
- Public Hearing. The amendment is to be formally presented to City Council as an official public hearing for the adoption of the amended URP on March 23, 2026.

The purpose of this action is to set the dates for the above outstanding action items where the details of the URP and DA can be discussed in detail.

Discussion: Under Section 403.19 of the Code of Iowa, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, property acquisition, redevelopment incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects.

Staff is proposing updating the URP to include two public improvement projects and an urban renewal project listed below. The inclusion of these projects in the proposed URP does not grant approval of such but rather enables their costs to be reimbursed by TIF. Ultimately, adding projects to a URP does not constitute approval or funding, but gives the city the opportunity to use TIF as a funding mechanism if available.

This item went to the Community & Economic Development Subcommittee on February 12, 2026, for discussion ***and was found to be in favor of the project.***

Budget Impact: The below public improvement projects are proposed to be added to this URP.

Project	**Estimated Date**	**Estimated cost to be Reimbursed by Incremental Tax Revenues**	**Rationale**
*Sidewalk/Trail Improvement - Installing trail and sidewalk to eliminate gaps made from recent development. The location of such is along N. Jefferson Way and E. Scenic Valley Avenue and will include 350’ of 10” wide trail and 85’ of 5’ wide sidewalk.	2026 - 2027	$60,000	Promote pedestrian travel to and from commercial businesses along major streets
N. 14th Street Stormwater Improvement - Installation of additional storm sewer & culvert outlet to improve drainage and alleviate flooding along N 14th Street.	2026 - 2027	$425,000	Improve storm water management in industrial/commercial park to encourage development/expansion
	Total:	$485,000	

*There is a small portion of this sidewalk outside the Hillcrest URA which will not be eligible for TIF reimbursement. See cross-hatching in Hillcrest URA Sidewalk Location Map attached.

Additionally, the following eligible urban renewal project will be included in this amendment:

- Wellness Center Project: The City expects to renovate and make improvements to the Wellness Center to include, but are not limited to, the following: cardio and weight equipment replacement; installation of entry access system; HVAC automation communications migration; HVAC unit repair and/or replacement; plumbing, mechanical and electrical updating; flooring repair and/or replacement; roof repair and/or replacement; IWC competition pool painting and rebuild. The costs of this project being reimbursed through Tax Increment Financing (TIF) are expected not to exceed $2,500,000.

These three projects are proposed to be funded using tax increment generated from the developments occurring within the Urban Renewal Area. Staff has confirmed with financial advisor, DA Davidson, TIF increment is available and will be used to fund these projects.

Recommendation: Staff recommends City Council approve a resolution setting February 24, 2026, as the Consultation Meeting date, and March 23, 2026, as the public hearing date for the Hillcrest/Downtown Unified Urban Renewal Plan, Amendment No. 9.

Attachments:

1. Amend No. 9 to Unified URP - Resolution Setting Dates
2. All Hillcrest URA Map
3. Hillcrest URA Sidewalk Map

ITEM TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA
February 17, 2026
6:00 P.M.

Hillcrest/Downtown Unified Urban Renewal Plan

- Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.

2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.

3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

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

February 17, 2026

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

____

Absent: ____

Vacant: ____

* * * * * * * *

Council Member ____________________ then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 9 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN IN THE CITY OF INDIANOLA, STATE OF IOWA", and moved that the same be adopted. Council Member ____________________ seconded the motion to adopt. The roll was called, and the vote was:

AYES: ____

____

NAYS: ____

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

RESOLUTION NO. ______

RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 9 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN IN THE CITY OF INDIANOLA, STATE OF IOWA

WHEREAS, the City of Indianola, Iowa (the "City") adopted the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area by Resolution No. 11-94 on July 5, 1994, and subsequently amended the Hillcrest Urban Renewal Plan six times; and

WHEREAS, the City adopted the Downtown Urban Renewal Plan for the Downtown Urban Renewal Area by Resolution No. 08-01 on September 4, 2001 and subsequently amended the Downtown Urban Renewal Plan two times; and

WHEREAS, the City adopted the Hillcrest/Downtown Unified Urban Renewal Plan (the "Unified Plan" or "Unified Urban Renewal Plan") for the Hillcrest/Downtown Unified Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, by Resolution No. 2015-44 on November 16, 2015, when the City unified the existing Hillcrest Urban Renewal Area and Downtown Urban Renewal Area, and combined and renamed the original urban renewal plans for the two areas; and

WHEREAS, the Unified Plan has subsequently been amended eight times, lastly by Amendment No. 8 to the Unified Plan, adopted in 2024; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

HILLCREST ORIGINAL URBAN RENEWAL AREA

A part of the North ½ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa described as follows: Beginning at the North 1/4 corner of said Section 19, thence North 89° 06' West 6.15 feet, thence South 01° 36' 20" East 1323.7 feet to the Southwest corner of the NW 1/4 NE 1/4 of said Section 19; thence East 1552.0 feet to the West right-of-way line of the C.R. I. & P.R.R.; thence Northwesterly along a 3° 36' 36" curve with a central angle of 51° 58' a distance of 659.0 feet, thence North 21° 03' West 711.24 feet to the North line of said Section 19; thence West 1263.0 feet to the point of beginning, and being a part of the City of Indianola, Iowa. (Also known as a portion of Parcels K & L of the Replat of Hillcrest Industrial Park 1.)

HILLCREST AMENDMENT NO. 1 SUBAREA

Beginning at a point 269.5' North of the Southeast corner of the NW 1/4 of the SE 1/4 of Section 19-76-23 thence North along West line until said line intersects the East boundary of the former C.R.I. & P. Railroad, thence North following R.R. ROW to North line of Section 19, thence East along Section line a distance of 1,980' to East Corporate Limits; thence South along East Corporate Limits line within Section 20 a distance of 3,300', thence East along East Corporate Limits line 660' to East line of the NW 1/4 SW 1/4 of 20-76-23, thence South along corporate limits line to the center line of East Iowa Avenue, thence West along center line a distance of 2,458.22', thence North (N 00-05'-00" E) 269.5', thence West (N 00-08'-00" W) 165' to point of beginning. (Area includes Indianola Industrial Park Plats 1 & 2 and additional property.)

HILLCREST AMENDMENT NO. 2 SUBAREA

The East 808.65' of North 777.46' of the NE ¼ of the NW ¼ of Section 19, Township 76, Range 23, Indianola, Iowa. (Also known as a portion of Hillcrest Industrial Park Plat 2.)

HILLCREST AMENDMENT NO. 3 SUBAREA

All of the SW ¼ SE ¼ of Section 18-76-23, now known as Quail Meadows Subdivision, lying west of the east line of the former Railroad Right of Way including all adjacent Public Right of Way and Road Easements of record.

Beginning 555' South of the NW corner of Section 18-76-23 and running thence East 289'; thence South 170'; thence West 289'; thence North 170' to the P.O.B, and including all adjacent highway right-of-way of record.

All of the NE ¼ NW ¼ of Section 19-76-23 including all adjacent Public Right of Way and Road Easements of record except 18.54 acres in the NE Corner.

West 50' of the East 43 Acres in the N ½ of the NW ¼ of Section 19-76-23.

Lots 1-7 of Hulen's Subdivision including all north and west adjacent Public Right of Way and Road Easements of record.

Lots 1-5 of Scenic Pointe Subdivision including all adjacent Public Right of Way and Road Easements of record.

Lots C, D, E, F, G, and H of Goodale Place within SE ¼ SE ¼ of Section 12-76-24 including all adjacent Public Right of Way and Road Easements of record.

Part of the SE ¼ SE ¼ of Section 12-76-24 described as follows: Beginning 294' West of SE Corner of said Section 12, thence West 156', thence North 170', thence East 156', thence South 170' to Point of Beginning including all adjacent Public Right of Way and Road Easements of record.

Part of the SE ¼ SE ¼ of Section 12-76-24 described as follows: Beginning 450' West of the SE Corner of said Section 12, thence West 242', thence North 120', thence East 242', thence South 120' to the point of beginning including all adjacent Public Right of Way and Road Easements of record.

Lots 1, 2, 3, 4 and Parcel A of Lot 2 of Langfitt Subdivision Plat 2 including all adjacent Public Right of Way and Road Easements of record. Lot 2 was included in the Amendment No. 3 map but inadvertently omitted from the legal description.

Lots 1 & 2 of Langfitt Subdivision Plat 1 including all adjacent Public Right of Way and Road Easements of record.

Lots 1, 2, 3, and 4 of Bob Moore Subdivision including all adjacent Public Right of Way and Road Easements of record.

All of the West 229' of the North 96' of the South 242' of the NW ¼ NW ¼ of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

Lots 10-12 of the SW ¼ NW ¼ of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

All of the SE ¼ NE ¼ of Section 13-76-24 including all adjacent Public Right of Way and Road Easements of record except West 200' East 355.5' North 96' and except South 416' North 512' West 416' East 571.5'.

All Public Right of Way and Road Easements of record along the north boundary of the NW ¼ NE ¼ Section 19-76-23, all Public Right of Way and Road Easements of record along the south boundary of the SE ¼ SW ¼ Section 18-76-23, all Public Right of Way and Road Easements of record along the south and west boundary of the SW ¼ SW ¼ Section 18-76-23, all Public Right of Way and Road Easements of record along the west boundary of the NW ¼ SW ¼ Section 18-76-23, all Public Right of Way and Road Easements of record along the E ½ SE ¼ of Section 13-76-24, all Public Right of Way and Road Easements of record along the east boundary of the NE ¼ NE ¼ of Section 13-76-24, all Public Right of Way and Road Easement of record along the west boundary of NW ¼ NW ¼ of Section 18-76-23, and all Public Right of Way and Road Easements of record along the west boundary of the SW ¼ SW ¼ of Section 7-76-24.

<u>HILLCREST AMENDMENT NO. 4 SUBAREA</u>

The Northwest ¼ of the Southeast ¼ lying west of railroad right-of-way except the North 100' of 18-76-23:

AND

The Northeast ¼ of the Southwest ¼ except the North 100' of 18-76-23:

AND

The Southwest ¼ of the Southwest ¼ except U.S. Highway right-of-way of 18-76-23 (Area includes a portion of Summercrest Hills Plat 3):

AND

The Northwest ¼ of the Southwest ¼ except the U.S. Highway right-of-way and except the North 100' (Area includes Summercrest Hills Plat 1.)

AND

The Southeast ¼ of the Southwest ¼ of Section 18, Township 76, Section 23 (Area includes Summercrest Hills Plat 2 and a portion of Summercrest Hills Plat 3.)

AND

Parcel "J"

All that part of the Northeast ¼ of the Northeast ¼ of Section 24, Township 76 North, Range 24 West of the 5th P.M., Indianola, Warren County, Iowa being more accurately described as follows: Commencing at the Northeast corner of said Section 24, thence South 00 -00'-00" East along the East line of the Northeast ¼ of said Section 24 a distance of 1330.90 feet to the Southeast corner of the Northeast ¼ of the Northeast ¼ of said Section 24; thence North 88 -59'-20" West along the South line of the Northeast 1/4 of the Northeast ¼ of said Section 24 a distance of 85.01 feet to a point on the West Right of Way line of U.S. Highway 65-69, as it is presently established, said point being the POINT OF BEGINNING; thence continuing North 88-59'-20" West along the South line of the Northeast ¼ of the Northeast ¼ of said Section 24 a distance of 159.59 feet to the Southeast corner of Lot 1, Brookwood, an Official Plat, Indianola, Warren County, Iowa; thence North 45 -00'-00" West along the East lines of Lots 1, 2 and 3 of said Brookwood, a distance of 352.76 feet to the Northeast corner of said Lot 3; thence North 88 -59'-20" West along the North line of said Lot 3 a distance of 80.00 feet to the Northwest corner of said Lot 3; thence North 01 -00'-40" East a distance of 130.00 feet; thence South 88 -59'-20" East a distance of 486.77 feet to a point on the West Right of Way line of said U.S. Highway 65- 69; thence South 00 -00'-00" East along the West Right of Way line of said U.S. Highway 65-69 a distance of 375.06 feet to the POINT OF BEGINNING. Said tract of land contains 3.055 acres more or less:

AND

The east 140 feet of Outlot 2 in Berry's Addition to Indianola, Iowa, except the East 30 feet thereof, and except the South 150 feet thereof, and except beginning 30 feet west of the northeast corner of said Outlot 2, thence South 86.4 feet, thence northwest 121 feet to a point of beginning, thence east 85 feet to point of beginning:

AND

The South 150 feet of the East 140 feet of Outlot 2, Berry's Addition to Indianola, Iowa, EXCEPT the East 30 feet thereof:

AND

Beginning at the Northeast corner of Outlot No. 1 of Berry's Addition to the City of Indianola, Warren County, Iowa, thence West 270 feet; thence South 83 feet; thence East 20 feet; thence South 75 feet; thence East to the East line of said Outlot No. 1; thence North 158 feet to the place of beginning.

AND

Commencing at the Northeast Corner of Outlot No. 1 of Berry's Addition to the City of Indianola, Warren County, Iowa, thence West 270 feet to the point of beginning, thence South 01 26'46" East 83.00 feet, thence South 90 00'00" East 20.00 feet, thence South 01 26'46" East 75 feet, thence South 90 00'00" West 38.30 feet, thence North 01 26'46" West 158 feet, thence North 90 00'00" East 18.31 feet to the point of beginning:

AND

The West 60 feet of the East 120 feet of the S ½ of Outlot 1 in Berry's Addition to Indianola, Iowa; NOW KNOWN as Lot 2 in Auditor's Sub-division of the East 420 feet of the S ½ of Outlot 1 in Berry's Addition to Indianola, Iowa.

The W ½ of the East 60 feet of the S ½ of Outlot 1 in Berry's Addition to the City of Indianola, Iowa, also known as the W ½ of Lot 1, Auditors Subdivision of Outlot 1, Berry's Addition to the City of Indianola, Iowa.

Lot 3 in Auditor's Subdivision of the East 420 feet of the South one-half of Outlot 1 in Berry's Addition to Indianola, Iowa:

AND

All of Auditor's Outlot 111, except the North 30 feet thereof, in Indianola, Warren County, Iowa; and

AND

Parcel 1:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

AND

Beginning at a point 33 feet East of the Southwest corner of the said Northwest Quarter of the Southwest Quarter of Section 19; thence North 238.5 feet; thence East 208.5 feet; thence South 238.5 feet; thence West 208.5 feet to the Point of Beginning, EXCEPTING therefrom the South 30 feet thereof AND EXCEPTING therefrom the North 108.5 feet thereof.

Parcel 2:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

Beginning at a point 33 feet East and 238.5 feet North of the Southwest corner of the said Northwest Quarter of the Southwest Quarter of Section 19; thence East 208.5 feet; thence South 108.5 feet; thence West 208.5 feet; thence North 108.5 feet to the Point of Beginning.

Parcel 3:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

The South 210.0 feet of the West 158.93 feet of the following described parcel of land; Commencing at the lead plug in the pavement marking the West Quarter corner of said Section 19; thence South 1332.5 feet; thence South 87 25' East, 241.5 feet to the Point of

Beginning; thence continuing South 87 25' East, 710.18 feet; thence North 392 feet; thence West 710.18 feet; thence South 392 feet to the Point of Beginning; EXCEPT the South 30 feet thereof. (The West line of said Section 19 is taken as due North in describing this parcel of land.):

Beginning at a point 33 feet East and 238 ½ feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, thence North 103 feet, thence East 208 ½ feet, thence South 103 feet, thence West 208 ½ feet to the place of beginning:

AND

The North 50 feet of the South Half (S ½) of the following described real estate: Beginning 33 feet East and 238 ½ feet North of the Southwest corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township 76 North, Range 23 West of the 5th P.M. of Iowa, in Indianola, Iowa, thence North 306 feet, thence East 208 ½ feet, thence South 306 feet, thence West 208 ½ feet to the place of beginning:

AND

The N ½ of the following described real estate: Beginning at a point 33 feet East and 238 ½ feet North of the Southwest corner of the NW ¼ SW ¼ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Iowa, in Indianola, Iowa thence North 306 feet, thence East 208 ½ feet thence South 306 feet, thence West 208 ½ feet to the place of beginning.

AND

Lot 9 of Woodward's Subdivision in Indianola, Iowa (also described below).

AND

The Northwest ¼ of the Southwest ¼ of Section 19, Township 76, Range 23 Except Sunset Knolls Subdivision and except Sunset Terrace Plat 1 and except Parcel P and except parcel Q.

AND

Southwest ¼ of the Northwest ¼ of Section 19, Township 76, Range 23 except Sunset Terrace Plat 1 and except Hulen's Subdivision and except the east 110' of the North 250' of the Southwest ¼ of the Northwest ¼ of Section 19, Township 76, Range 23.

AND

A tract of land located in the SW ¼ of the NW ¼ of Section 19, Township 76, Range 23 West of the 5th P.M. in the City of Indianola, Warren County, Iowa more particularly described as: Beginning at the West ¼ corner of said Section 19, thence S87 36'50"E along the South line of the SW ¼ of the NW ¼ of said Section 19, a distance of 60.06' to an iron pin, said pin being on the East right of way line of U.S. Highways 65 & 69, thence N06 10'10"E along the East right of way line of U.S. Highways 65 & 69, a distance of 269.99' to an iron pin, thence N15 37'30"E along the East right of way line of U.S. Highways 65

& 69 a distance of 158.07' to an iron pin. Said pin being the true point of beginning, thence N15 37'30"E along the East right of way line of U.S. Highway 65 & 69, a distance of 116.76' to an iron pin. Thence N 89 47'20"E a distance of 210.00' to an iron pin, thence N00 12'40"W a distance of 399.00' to an iron pin, thence N89 47'20"E a distance of 560.00' to an iron pin, thence S00 12'40"E a distance of 360.60' to an iron pin, thence S89 47'20"W a distance of 290.00' to an iron pin, thence N00 12'40"W a distance of 25.50' to an iron pin, thence S89 47'20"W a distance of 198.53' to an iron pin, thence S14 20'30"W a distance of 182.20' to an iron pin, thence S89 48'50"W a distance of 267.55' to an iron pin, said pin being the true point of beginning, containing 5.257 acres. SUBJECT to all easements, restrictions, encumbrances, and other matters, if any, of record:

AND

A lot 399 feet by 275 feet situated 530 feet north and 100 feet east of the west ¼ corner, Section 19, Township 76, Range 23, Warren County, Iowa, and locally known as 1508 North Jefferson, Indianola, Iowa.

AND

Lots 1 and 4 of Orchard Plaza Plat

AND

Lots 1, 2, 3, 4, 5 and 6 of Orchard Plaza Replat

AND

Berry's Outlots 3 and 4 except the West 75' of the South 150' of Lot 4

AND

Parcels A and C of Berry's Outlot 5

AND

Lots 1, 4 and 5 and 12' alley adjoining West, Except the East 5.5', Block 25, College Addition

AND

All of Block 9 and alleys except the former Railroad R.O.W., All of Block 10 and alleys and former street R.O.W. between Blocks 9 and 10 and All of Block 12 and alleys except the West 5.5' of Windle's Addition

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 of Woodward's Subdivision

AND

All of the Wal-Mart Subdivision

AND

The area includes the full right-of-way of all streets forming the boundary.

AND

DOWNTOWN ORIGINAL URBAN RENEWAL AREA

Beginning at the intersection of Highway 65/69 and Highway 92, then North on Highway 65/69 to Franklin Avenue, then West to North 1st Street, then South on North 1st Street to East Detroit Avenue, then West on East Detroit Avenue to North Buxton Street, then South on North Buxton Street to Boston Avenue, then West on Boston Avenue to B Street, then South on B Street to Highway 92, then East on Highway 92 to the point of beginning.

The area includes the full right-of-way of all the streets forming the boundary.

DOWNTOWN AMENDMENT NO. 1 SUBAREA

All of Blocks 1, 2, 3, 4, & 8 of South Indianola Addition; all of Blocks 3 & 4 of Hayworths Addition; all of Blocks 3, 4, 9, 10, & 15 of East Indianola Addition; all of Parcel A and Parcel B of Auditors Outlot 93, and Parcel D, E, & F of former Railroad Right of Way west of Auditors Outlots 103, 104, & 106, and all of Auditors Outlots 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, and former Railroad Right of Way; all of Blocks 13, 14, & 15 Windles Addition; all of the public street Right of Ways of record adjacent thereof.

DOWNTOWN AMENDMENT NO. 2 SUBAREA

All of Block 24, Original Town Plat; all of Blocks 18 and 19, Jones and Windles Addition; All of Lots 15 and 16, Jones and Windles Outlots; All of North/South alley between Lots 15 and 16, Jones and Windles Outlots and Block 31, Cheshires Addition; All of Blocks 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40, Cheshires Addition; All of Block 4, Fairview Addition; All of Lots 4, 5 and 6, Block 3 and North/South alley between Lots 4, 5 and 6, Block 3, Fairview Addition; All of Lots 1 and 9, Van-El Addition; All of Auditor's Outlot 121; Lots 1through 11 of Day's Outlots; All of Lot 122 of Auditor's Outlots; Lots 1, 2, 3 and 24 of Replat of Lots 45 through 52 of Kenwood Place; Lots 1, 2 and 3 of Kenwood Place; All of Parcel G in the NE ¼ of the SW ¼ of Section 26, Township 76 North, Range 24, Lots 5 and 6, Leonard Subdivision, Plat 2; Beginning at a point 2119.55' east and 559.0' south of the NW corner of the North ½ of the SW ¼ of Section 26, Township 76 North, Range 24, Thence South 300' to North right-of-way, Thence West 200', thence North 300', thence East 200' to point of beginning. Lots 1, 2, 3, 4 and 5 in Leonard's Subdivision; Parcels A, B and C in the NW ¼ of the SW ¼ of Section 26, Township 76 North, Range 24; The West 150' of the NW ¼ of Section 26, Township 76 North, Range 24; Lots 1, 2, 3, 4 and 5 of the Newsome Subdivision; The West 677.6' of the SW ¼ of the SW ¼, except the South 436' of Section 23, Township 76 North, Range 24; The East 150' of the SE ¼ of the SE ¼ of Section 22, Township 76 North, Range 24; The East 150' of the NE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24; The east 660' of the SE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24, The N ½ of the SE ¼ Section 27, Township 76 North, Range 24; And the South 421.5' of the North 1066.1' of East 319' of the NE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24; Outlot X of Wesley Corner Plat 1; The East ½ of the SE ¼ of the SE ¼ of Section 27, Township 76 North, Range 24; Lot

1 of Naberhaus Subdivision; Lots l, 2 and 3 of the Subdivision of Lot 1, except the South 125' of the Naberhaus Subdivision Plat 2; South·125' of Lot 1 of Naberhaus Subdivision Plat 2; South 150' of East 512.5' and the West 2' of the East 512.15' of North 125' South 275' of Lot 2 Naberhaus Subdivision Plat 2; The East 512.15' of the NE '¼ of the NE ¼ of 1 Section 34, Township 76 North, Range 24, except the North 950'; East 512.15' of the SE ¼ of the NE ¼ except the South 438.9'of Section 34, Township 76 North, Range 24; Lots 1, 2, 3, 39, 40 and 41 Deer Run Plat 2; Lot 1 Deer Run Plat 4; All portions of Lot 3 Deer Run Subdivision which lies in the NW ¼ of the SW ¼ of Section 26, Township 76 North, Range 24; All portions of Lot 3 Deer Run Subdivision which lies in NE ¼ of SW ¼ of Section 26, Township 76 North, Range 24; Parcel A of Lot 3 Deer Run Plat the West 430' of SW ¼ of the SW ¼ Section 26, Township 76 North, Range 24; The West 430' of the NW ¼ of the .NW ¼ of Section 35, Township 76 North, Range 24 except Deer Run Subdivision Plat 2; The West 430' of the SW ¼ of the NW ¼ Section 35, Township 76 North , Range 24 which lies within the corporate limits except for Deer Run Subdivision Plat 2: Lot 1 and Lots 8 through 29 Lennie's Subdivision; Lots 1 through 7 Block 2, Buxton Addition; Lots 1 and 2, Block 1, Buxton Addition: Lots 1, 2 and Outlot X in the F.S.I. Addition; Auditor's Outlot 123; All of Blocks 1, 4 and 5 of Day's Addition; Auditor's Outlots 133, 134, 135, 137, 138 and Lot 136 except the South 282' and Lot A of Auditor's Outlot 139, 140 and 141; All of Auditor's Outlots 142, 143, 144, 145 and 146, all of the Public Alley and Street Right of Ways of Record Adjacent Thereof.

The Unified Urban Renewal Area also includes the full boundary of any City-owned right-of-way within or adjacent to any Hillcrest Urban Renewal Subarea and any Downtown Urban Renewal Subarea as unified by the Hilcrest/Downtown Unified Urban Renewal Plan.

UNIFIED AMENDMENT NO. 1 SUBAREA

The following property was REMOVED from the Area by Unified Amendment No. 1:

Beginning at a point 269.5’ North of the Southeast corner of the NW ¼ of the SE ¼ of Section 19-76-23 thence North along the West line until said line intersects the East boundary of the former C.R.I. & P. Railroad, thence North following R.R. ROW to North line of Section 19, thence East along Section line a distance of 1,980’ to the Northeast corner of the West ¼ of the NW ¼ of Section 20-76-23; thence South along the East line of the of the West ¼ of the NW ¼ of Section 20-76-23 to the Northeast corner of the NW ¼ of the NW ¼ of the SW ¼ of Section 20-76-23; thence South along the East line of the of the NW ¼ of the NW ¼ of the SW ¼ of Section 20-76-23 to the Southeast corner of the NW ¼ of the NW ¼ of the SW ¼ of Section 20-76-23; thence East along the North line of the SE ¼ of the NW ¼ of the SW ¼ of Section 20-76-23, 660’ to East line of the NW ¼ SW ¼ of Section 20-76-23, thence South along the East line of the of the NW ¼ of the SW ¼ of Section 20-76-23 to center line of East Iowa Avenue, thence West along center line a distance of 2,458.22’, thence North (N 00°-05’-00” E) 269.5’, thence West (N 00°-08’-00” W) 165’ to point of beginning. (area includes Indianola Industrial Park Plats 1 & 2 and additional property).

UNIFIED AMENDMENT NO. 2 SUBAREA

The South 50' of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼), of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa; and

The South 50' of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼), lying East of the railroad right-of-way, of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa; and

The East Half of the North Three-quarters of the East Half (E ½ N ¾ E ½), lying East of the railroad right-of-way, of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa, except the West 306.32 feet of Lots One and Two; Lot Three; Lot Four, except the North 38 feet thereof; and Lots Five, Six, Seven, Eight, Nine, Ten and Eleven of the Indianola Industrial Park Addition to the City of Indianola, Iowa; and except a tract beginning at the Southwest Corner of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼), thence North 16 rods, thence East 10 rods, thence South 16 rods, thence West 10 rods to point of beginning; and except Lot Two on the Indianola Industrial Park Plat Two, an Official Plat in Indianola, Iowa; and except Tract "D" on the plat of survey prepared by Anderson-Bogert Engineers and Surveyors, Inc., and recorded at Irregular Plat Book 6, Page 14 of Indianola, with the Recorder of Warren County, Iowa; and except the South 11.92 acres of the West Half of the Southeast Quarter of the Northeast Quarter (W ½ SE ¼ NE ¼) lying East of the railroad right-of-way, except the East 30 feet thereof; and,

The North Half of the Southwest Quarter (N ½ SW ¼) and the West Half of the Northwest Quarter (W ½ NW ¼) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa (Parcel IDs 49023200440, 49023200441, 49023200460, 49023200462, 49023200469, 49023200500, 49023200620, 49023200643 and 49023200644); and

The North 33' of the South Half of the Southwest Quarter (S ½ SW ¼) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa.

UNIFIED AMENDMENT NO. 3

No land added or removed.

UNIFIED AMENDMENT NO. 4 SUBAREA

(REMOVED the following property from the Urban Renewal Area)

The South 480 feet of Lot 1, Langfitt Subdivision Plat 2, an official plat in Warren County, Iowa

UNIFIED AMENDMENT NO. 5 SUBAREA

The South 480 feet of Lot 1, Langfitt Subdivision Plat 2, an official plat in Warren County, Iowa

AND

Parcel “D” as shown on the Plat of Survey, recorded November 21, 2016, in Book 2016 Page 10418 of the Warren County Recorder’s Office, Iowa, and as more particularly described as:

Beginning at the Southwest Corner of LOT 1 in said LANGFITT SUBDIVISION PLAT NO.2; thence South 87°50’46” East along the South Line of said LOT 1, a distance of 590.00 feet to the Southeast Corner of said LOT 1 and the Southwest Corner of said LOT 2; thence North 00°01’10” East along the East Line of said LOT 1 and the West Line of said LOT 2, a distance of 476.32 feet ; thence North 89°40’27” East, a distance of 118.72 feet; thence South 01°12’59” East, a distance of 582.13 feet to a point on the South Line of the North 100 feet of the Southwest Quarter of said Section 18; thence North 87°50’46” West along the South Line of the North 100 feet of the Southwest Quarter of said Section 18, a distance of 721.49 feet to a point on the East Right-of-Way Line of North Jefferson and U.S. Highway 65/69; thence North 00°05’43” East along the East Right-of-Way Line of North Jefferson and U.S. Highway 65/69, a distance of 100.06 feet to the Point of Beginning, containing 3.02 Acres, subject to all easements, covenants and restrictions.

AND

Lot 1 in DeYarman Park Minor Subdivision, now included in and forming park of the City of Indianola, Iowa

AND

Lot A in DeYarman Park Minor Subdivision, now included in and forming park of the City of Indianola, Iowa

AND

The North 100’ of the Northeast Quarter of the Southwest Quarter, except for the DeYarman Park Minor Subdivision, of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa

AND

The North 100’ of the Northwest Quarter of the Southeast Quarter of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, lying west of the Railroad Right-of-way

UNIFIED AMENDMENT NO.6
No land added or removed.

UNIFIED AMENDMENT NO.7
No land added or removed.

UNIFIED AMENDMENT NO.8
Removed:

Area to be removed from Indianola Hillcrest 4 (Amendment No. 4 to Hillcrest URA):
All those portions in the S ½ of SW¼ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County Iowa

AND

All those portions in the NW ¼ of the SW¼ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County Iowa
EXCEPT
Lots 1-7 of Woodward's Subdivision, an Official Plats now included in and forming a part of the City of Indianola, Warren County, Iowa
AND EXCEPT
All portions platted as a part of Wal-Mart Subdivision, an Official Plats now included in and forming a part of the City of Indianola, Warren County, Iowa
AND EXCEPT
All portions platted as Sunset Terrace 1, an Official Plats now included in and forming a part of the City of Indianola, Warren County, Iowa
AND EXCEPT
All portions platted as Sunset Knolls, an Official Plats now included in and forming a part of the City of Indianola, Warren County, Iowa

AND

The NW ¼ of the SE ¼ of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County Iowa lying West of the Railroad Right of Way EXCEPT the North 100 feet thereof AND EXCEPT all portions platted as a part of Quail Meadows Plat 3 and Quail Meadows Plat 4, Official Plats, now included in and forming a part of the City of Indianola, Warren County, Iowa.

AND

The North ½ of the SW¼ of Section 18, Township 76 North, Range 23 West of P.M., Warren County, Iowa EXCEPT the North 100 feet thereof
AND EXCEPT
Any real property located thereon platted as a part of Quail Meadow Plat 4, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa
AND EXCEPT
Lot 4, Summercrest Hills Plat 4, an Official Plat now included in and forming a part of the City of Indianola, Warren County,

Area to be removed from Indianola Downtown Amended (Amendment No. 1 to Downtown URA):

All those portions in the SW ¼ of SW ¼ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County Iowa.

Area to be removed from Indianola Downtown Amended Hwy 92 West (Amendment No. 2 to Downtown URA):

All those portions located in a part of Lot 3, Deer Run, an Official Plat, recorded in the Office of the Warren County Recorder in Book: 10, Page 533, all being in the City of Indianola, Warren County, Iowa, being more particularly described as follows:

Beginning at a Northwesterly corner of Lot 1 of Deer Run Plat 8, an Official Plat, recorded in the Office of the Warren County Recorder in Instrument #: 2022-07825, said point also being the South right-of-way line of West 2nd Avenue (State Highway 92), as presently established;

THENCE South 88°59'03" East, along the said South right-of-way line, a distance of 484.37 feet;
THENCE South 89°45'56" East, along the said South right-of-way line, a distance of 630.02 feet;
THENCE South 89°48'32" East, along the said South right-of-way line, a distance of 90.19 feet;
THENCE South 89°45'54" East, along the said South right-of-way line, a distance of 254.86 feet, to the West line of Parcel A, recorded in the Office of the Warren County Recorder in Book 10, Page 9;
THENCE South 0°19'51" West, along the said West line, a distance of 370.31 feet;
THENCE North 89°40'09" West, a distance of 533.38 feet;
THENCE along a curve to the left having a radius of 290.00 feet, a delta of 17°01'08", an arc length of 86.14 feet and a chord which bears North 81°09'35" West having a chord distance of 85.82 feet;
THENCE North 72°39'02" West, a distance of 28.63 feet;
THENCE South 11°38'18" East, a distance of 250.12 feet;
THENCE South 12°43'23" West, a distance of 98.24 feet;
THENCE South 57°35'26" West, a distance of 68.62 feet;
THENCE North 77°25'13" West, a distance of 94.05 feet;
THENCE North 63°24'57" West, a distance of 338.07 feet;
THENCE North 25°14'25" West, a distance of 91.70 feet;
THENCE North 44°25'11" East, a distance of 124.33 feet;
THENCE North 0°11'13" West, a distance of 115.39 feet;
THENCE South 89°48'47" West, a distance of 272.16 feet, to a corner of said Lot 1;
THENCE, continuing, South 89°48'47" West, along a Southerly line of said Lot 1, a distance of 200.00 feet, to the Southwesterly corner of said Lot 1, said point also being the East right-of-way line of South Y Street, as presently established;
THENCE North 0°14'11" West, along the West line of said Lot 1, a distance of 200.03 feet;
THENCE North 11°43'02" East, along the said West line, a distance of 59.45 feet;
THENCE along a curve to the left having a radius of 25.00 feet, a delta of 79°22'29", an arc length of 34.63 feet and a chord which bears North 51°15'14" East having a chord distance of 31.93 feet, to the POINT OF BEGINNING, containing 14.63 acres, more or less
AND
Al those portions located in a part of Lot 3, Deer Run, an Official Plat, recorded in the Office of the Warren County Recorder in Book: 10, Page 533, all being in the City of Indianola, Warren County, Iowa, being more particularly described as follows:
COMMENCING at the Northeasterly corner of said Lot 3, said point also being the South right-of-way line of West 2nd Avenue (State Highway 92), as presently established;
THENCE South 0°16'09" West, along the East line of said Lot 3, a distance of 684.91 feet, to a Northeasterly corner of said Lot 3, which is also the POINT OF BEGINNING;
THENCE North 88°44'33" East, along the Northerly line of said Lot 3, a distance of 100.47 feet, to a Northeasterly corner of said Lot 3;
THENCE South 0°11'56" West, along the Easterly line of said Lot 3, a distance of 468.14 feet, to a Northeasterly corner of said Lot 3;
THENCE North 89°11'10" East, along a Northerly line of said Lot 3, a distance of 142.87 feet, to a Northeasterly corner of said Lot 3;
THENCE South 0°35'17" East, along an Easterly line of said Lot 3, a distance of 545.71 feet, to a Northeasterly corner of said Lot 3;

THENCE South 88°44'12" East, along a Northerly line of said Lot 3, a distance of 386.90 feet, to a Northerly corner of Lot 1, Deer Run, said point also being the West right-of-way line of South R Street;
THENCE continuing along the said West right-of-way, along a curve to the right having a radius of 335.00 feet, a delta of 25°54'31", an arc length of 151.48 feet and a chord which bears South 50°04’59” East having a chord distance of 150.20 feet, to a point on the said West right-of-way;
THENCE continuing along the said West right-of-way, along a curve to the right having a radius of 265.00 feet, a delta of 37°02'17", an arc length of 171.31 feet and a chord which bears South 44°56’59” East having a chord distance of 168.34 feet, to a point on the said West right-of-way;
THENCE South 25°26'49" East, along the said West right-of-way, a distance of 23.83 feet, to a Northerly corner of said Lot 1;
THENCE South 52°40'38" West, along a Northerly line of said Lot 1, a distance of 179.42 feet, to a Northerly line of said Lot 1;
THENCE North 88°31'03" West, a distance of 492.45 feet;
THENCE North 1°28'57" East, a distance of 150.27 feet;
THENCE along a curve to the left having a radius of 280.00 feet, a delta of 6°59'57", an arc length of 34.20 feet and a chord which bears North 62°06’26” West having a chord distance of 34.18 feet;
THENCE North 58°36'28" West, a distance of 175.22 feet;
THENCE a curve to the left having a radius of 280.00 feet, a delta of 20°51'54", an arc length of 101.97 feet and a chord which bears North 48°10’31” West having a chord distance of 101.40 feet;
THENCE South 64°14'50" West, a distance of 159.85 feet;
THENCE North 45°22'52" West, a distance of 528.88 feet;
THENCE North 0°00'00" East, a distance of 678.32 feet;
THENCE North 15°27'57" West, a distance of 295.82 feet;
THENCE North 0°00'00" West, a distance of 78.74 feet;
THENCE South 89°40'09" East, a distance of 471.08 feet;
THENCE along a curve to the right having a radius of 60.00 feet, a delta of 89°40'09", an arc length of 93.90 feet and a chord which bears South 44°50’05” East having a chord distance of 84.61 feet;
THENCE South 2°14'15" East, a distance of 256.12 feet;
THENCE North 90°00'00" East, a distance of 60.00 feet;
THENCE North 85°19'38" East, a distance of 6.58 feet, to the POINT OF BEGINNING, containing 24.25 acres, more or less.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 9 to the Plan ("Amendment No. 9" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to authorize additional projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 9 adds no new land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 9 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 9 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 9 required by Section 403.5(2), Code of Iowa, as amended, shall be held on February 24, 2026, in the South Boardroom, City Hall, 110 North First Street, Indianola, Iowa, at 1:00 P.M., and the Director of Community and Economic Development, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 9, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF INDIANOLA, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 9 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN FOR THE CITY OF INDIANOLA, STATE OF IOWA

The City of Indianola, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 1:00 P.M. on February 24, 2026, in the South Boardroom, City Hall, 110 North First Street, Indianola, Iowa concerning a proposed Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan for a proposed Urban Renewal Area, a copy of which is attached hereto. The consultation meeting will also be accessible virtually, at https://tinyurl.com/4n8p4wjp.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment. Note that the Amendment includes an analysis of alternative development options and funding for public building(s) and why such options are less feasible than the proposed urban renewal project(s).

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Director of Community and Economic Development, or his delegate, as the designated representative of the City of Indianola, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this __________ day of _______________, 2026.

____

City Clerk, City of Indianola, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 9 before the City Council at its meeting which commences at 6:00 P.M. on March 23, 2026, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa.

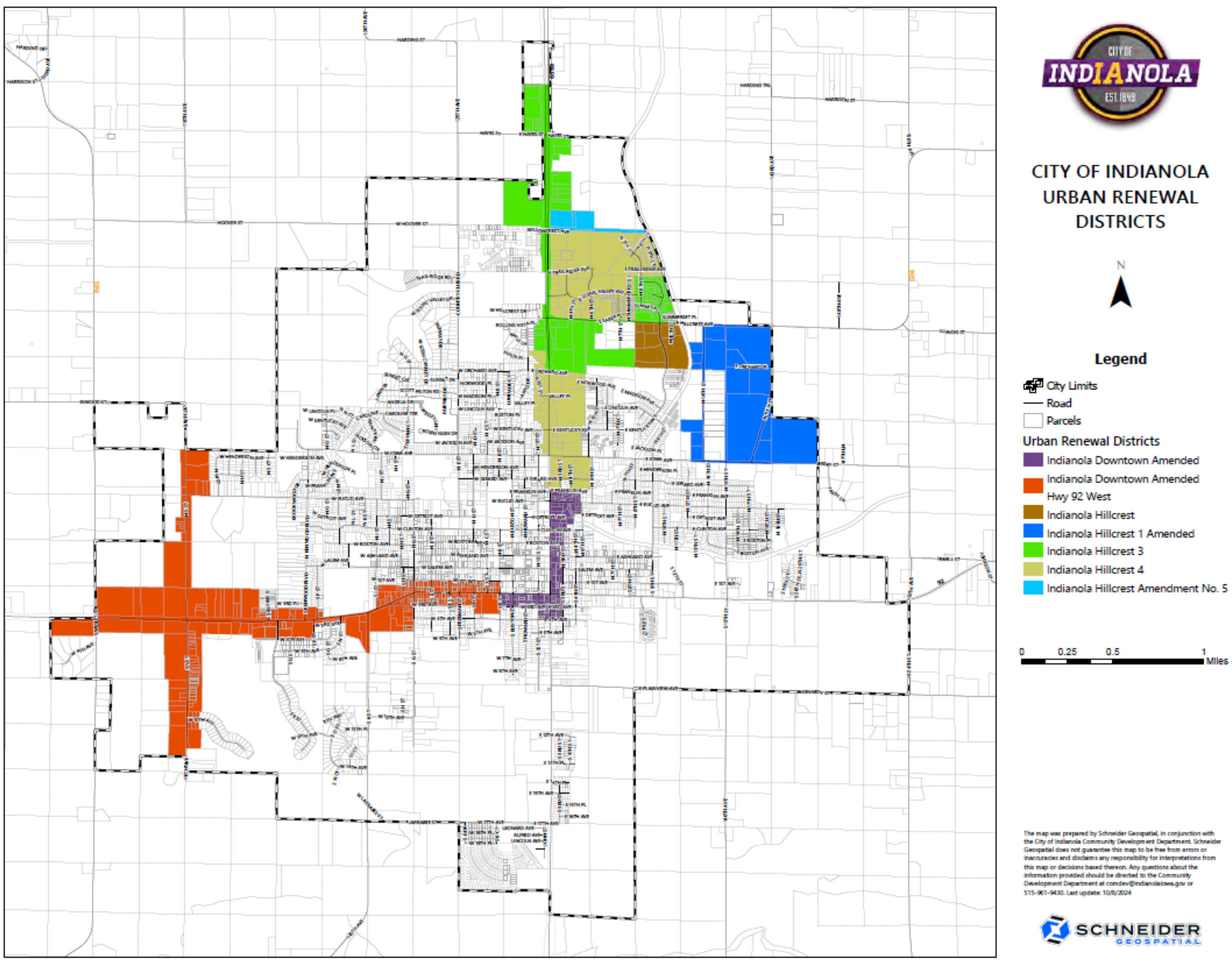
Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Indianola Record Herald, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 9 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF INDIANOLA, STATE OF IOWA

The City Council of the City of Indianola, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:00 P.M. on March 23, 2026 in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, to consider adoption of a proposed Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Indianola, State of Iowa.

The Urban Renewal Area, as amended, contains the land generally depicted in the following map:



A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Indianola, Iowa.

The City of Indianola, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 9 would authorize additional projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this __________ day of _______________, 2026.

____
City Clerk, City of Indianola, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 9, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 9 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 17th day of February, 2026.

____
Mayor

ATTEST:

____
City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

AMENDMENT
EXHIBIT 1

Exhibit 1

AMENDMENT NO. 9

TO

HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN

CITY OF INDIANOLA, IOWA

Hillcrest Urban Renewal Area – 1994
Amendments #1 – #6
(#1 – 1998, #2 – 2001, #3 – 2005, #4 – 2009, #5 – 2010, #6 – 2015)

Downtown Urban Renewal Area – 2001
Amendment #1 – 2005
Amendment #2 – 2007

Unified Urban Renewal Plan 2015
Amendment No. 1 – 2019
Amendment No. 2 - 2019
Amendment No. 3 - 2020
Amendment No. 4 – 2021
Amendment No. 5 - 2021
Amendment No. 6 – 2021
Amendment No. 7 – 2022
Amendment No. 8 – 2024
Amendment No. 9 - 2026

Final

AMENDMENT NO. 9
TO THE
HILLCREST/DOWNTOWN UNIFIED
URBAN RENEWAL PLAN

CITY OF INDIANOLA, IOWA

The Hillcrest/Downtown Unified Urban Renewal Plan (the "Plan" or "Unified Plan") for the Hillcrest/Downtown Unified Urban Renewal Area (the "Area" or "Urban Renewal Area") was adopted in 2015 when the City of Indianola (the "City") unified the City's existing Hillcrest Urban Renewal Area and Downtown Urban Renewal Area, and combined and renamed the original urban renewal plans for the two areas. The Unified Plan has been amended twice in 2019, once in 2020, three times in 2021, once in 2022, and once in 2024.

The City is further amending the Unified Plan with the adoption of this Amendment No. 9 ("Amendment No. 9" or "Amendment") to authorize additional projects to be undertaken within the Urban Renewal Area.

No land is being added to or removed from the Urban Renewal Area by this Amendment. Accordingly, the previously established "base values" or "base valuations" for the tax increment districts/subareas in the Urban Renewal Area will remain unchanged by this Amendment.

Except as modified by this Amendment No. 9, the provisions of the Unified Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment No. 9 shall control. Any subsections not mentioned in this Amendment No. 9 shall continue to apply to the Unified Plan, as previously amended.

DEVELOPMENT PLAN

The City has a general plan for the physical development of the City as a whole outlined in the Elevate Indianola Comprehensive Plan, adopted in May 2020 and last updated in October 2025. The Unified Plan, as amended, including the urban renewal projects added by this Amendment, are in conformity with the Elevate Indianola Comprehensive Plan.

The Unified Plan, as amended, does not in any way replace or modify the City's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area, if any, is set forth in the Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

Exhibit 1

PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

Numerous urban renewal projects were authorized prior to the date of this Amendment, and are continuing. Such projects are not listed in this Amendment but consist of a variety of urban renewal projects that are not being modified by this Amendment.

ELIGIBLE URBAN RENEWAL PROJECTS (Amendment No. 9)

Although certain project activities may occur over a period of years, the Eligible Urban Renewal Projects under this Amendment include:

1. Public Improvements:

Project	Estimated Date	Estimated cost to be Reimbursed by Incremental Tax Revenues	Rationale
Sidewalk/Trail Improvement - Installing trail and sidewalk to eliminate gaps made from recent development. The location of such is along N. Jefferson Way and E. Scenic Valley Avenue and will include 350' of 10" wide trail and 85' of 5' wide sidewalk.	2026 - 2027	$60,000	Promote pedestrian travel to and from commercial businesses along major streets
N. 14th Street Stormwater Improvement - Installation of additional storm sewer & culvert outlet to improve drainage and alleviate flooding along N 14th Street.	2026 - 2027	$425,000	Improve storm water management in industrial/commercial park to encourage development/expansion
	Total:	$485,000	

2. Wellness Center Project: The City expects to renovate and make improvements to the Wellness Center, a fitness center used by residents and businesses in the City and Area. The improvements to the Wellness Center are expected to include, but are not limited to, the following: cardio and weight equipment replacement; installation of entry access system; HVAC automation communications migration; HVAC unit repair and/or replacement; plumbing, mechanical and electrical updating; flooring repair and/or replacement; roof repair and/or replacement; IWC competition pool painting and rebuild. The costs of this project being reimbursed through Tax Increment Financing (TIF) are expected not to exceed $2,500,000. A public building analysis for this project is included in this Amendment.

3. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning:

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to exceed $15,000

FINANCIAL DATA

1.	Current constitutional debt limit:	$72,597,616
2.	Current outstanding general obligation debt:	$26,821,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 9) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	$3,000,000 This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.

PUBLIC BUILDING ANALYSIS

The Wellness Center project in this Amendment involves a public building, specifically the renovation of the existing Wellness Center. The Wellness Center is used by various businesses and members of the City, County and School communities to enhance quality of life and promote livability and economic development in those communities.

The Wellness Center is a hub of social, organizational, and other community activity. It is used by local and regional businesses and the general citizenry for a variety of activities that contribute to a quality of life that is sought by employers and employees in the community. Increased employment opportunities and enhanced livability are necessary factors in sustaining the population of the City. An attractive, vibrant and developing community, in turn, will benefit the School District and County. Therefore, improving the Wellness Center, in order to enable the community center to remain open, enhances the community's attractiveness to employers and employees and provides benefits to the citizenry of all the contributing taxing entities.

If this project is ultimately approved by the City, the City may reimburse the project costs through tax increment financing. Under these circumstances, Iowa law requires an analysis of alternative development options and funding for the projects and reasons why such options would be less feasible than the use of incremental tax revenues for the project.

The City has considered alternative funding sources for this project, including the following:

One alternative funding option for this project is the issuance of general obligation bonds that would be paid by the City's debt service levy (i.e. without using incremental tax revenues). Using the City's debt service levy to repay bonds/notes for the cost of the project would mean only residents within City limits would be responsible for repaying the costs of the project, but the Wellness Center also benefits residents of other taxing jurisdictions outside the City limits.

Another alternative for funding this project could include grant programs. However, funding from most grant programs is extremely competitive and, even if successful, generally can be expected only to provide a small percentage of the total funds needed for a building renovation project like this one.

Another alternative funding source for this project would be to pull the monies from the City's general fund. This would be a less feasible option, however, due to general fund levy limit constraints imposed by the Iowa legislature.

The Wellness Center is utilized by businesses, organizations, and school districts beyond the City's borders, and renovation of the Wellness Center benefits the other taxing jurisdictions which, through using tax incremental financing, will contribute to repaying costs of the renovation project. As a result of the proposed Urban Renewal Project benefiting County residents and School patrons, the use of tax increment is the most appropriate funding mechanism because it is fair for the School District and the County to share in the costs for the project. The project demonstrates regional benefit to both the County and School District. For all of the aforementioned reasons, the tax increment revenue funding alternative option is the most feasible, fair, and equitable mechanism for funding the project described above. Alternative funding described above have been considered and are deemed less feasible than the use of incremental tax revenues to fund the project.

URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.
Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, property acquisition, redevelopment incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.
Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition of property, construction of

certain public improvements within the Area, and for other urban renewal projects or incentives for development consistent with this Unified Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Unified Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Unified Plan.

EFFECTIVE PERIOD

This Amendment No. 9 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Unified Plan, any prior amendment, resolution, or document, the Unified Plan, as amended, shall remain in effect until terminated by the City Council.

The use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the Iowa Code. Nothing in this Amendment shall alter the duration of the division of revenue as previously explained in the Unified Plan, as previously amended.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the Unified Plan, as previously amended, in conflict with this Amendment are hereby repealed.

If any part of this Amendment or the Unified Plan, as previously amended, is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Amendment or the Unified Plan as a whole, or any part of the Amendment or the Unified Plan not determined to be invalid or unconstitutional.

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF WARREN)

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

WITNESS my hand and the seal of the Council hereto affixed this __________ day of _______________, 2026.

____

City Clerk, City of Indianola, State of Iowa

(SEAL)

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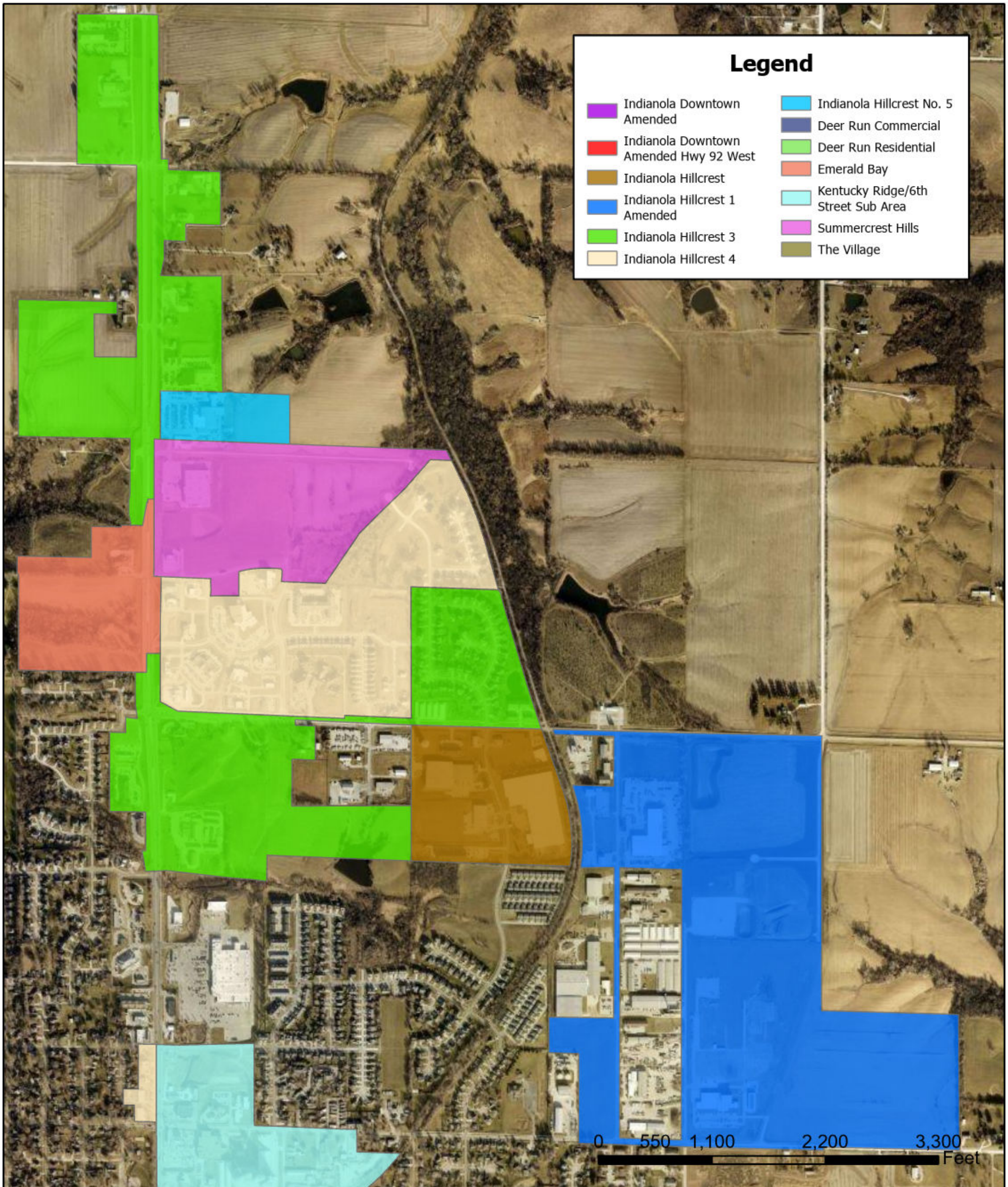
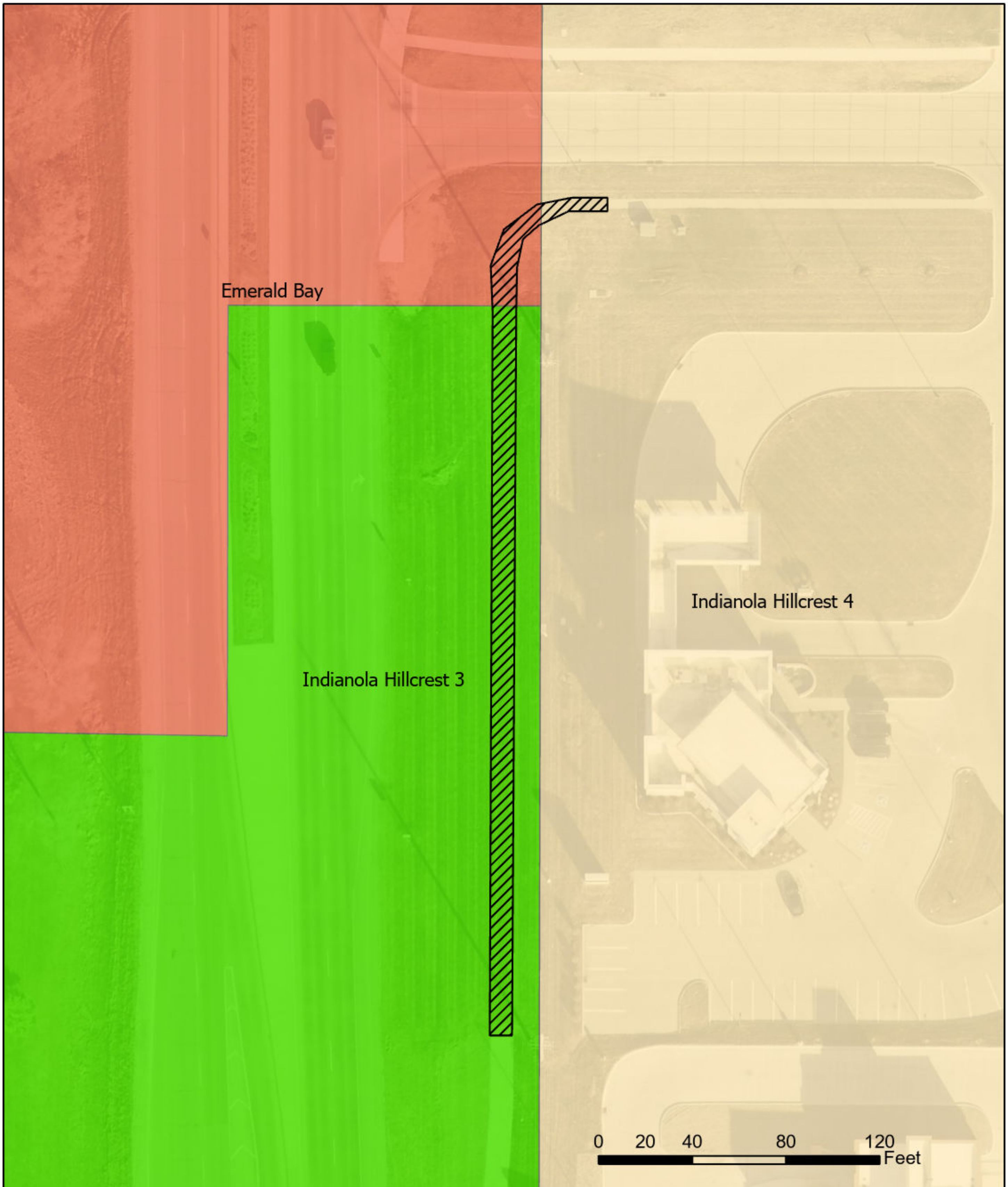


Hillcrest URA Location Map

N

Last Update: 2/10/2026

This Geographic Information System (GIS) product is for informational purposes only and is not a legal document, survey, or substitute for professional services such as land surveying, engineering, or legal advice.



CITY OF INDIANOLA EST. 1849

Hillcrest URA
Sidewalk Location Map

N

Last Update: 2/10/2026

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MEMORANDUM

To: Mayor and City Council

From: Eric Stevens, Public Works Director

Date: February 17, 2026

Subject: Resolution setting a public hearing for Monday, March 23, 2026, at 6:00 PM and bid letting dates for the South C Street Sanitary Sewer Improvement Project.

Introduction:
South C Street Sanitary Sewer Improvements are primarily intended to replace a deteriorated sewer line that is beyond the state of rehabilitation or repair. Secondarily, because the depth of the required trenching will disturb the entirety of the roadway, this project also includes replacement of storm sewer, roadway paving, roadway and curb ramps, and driveway aprons.

Background:
The South C Street Sanitary Sewer Improvement Project consists of the following scope-of-work:

Replacement of 8-inch sanitary sewer, service lines, sewer manholes, storm sewer, roadway paving, roadway and curb ramps, driveway aprons, together with related subsidiary and incidental work in accordance with the project plans and specifications.

Discussion:
South C Street Sanitary Sewer Improvements will improve the sewer main line, service lines, sewer manholes, storm sewer, roadway paving, roadway and curb ramps, and driveway aprons. The following is the current project schedule.

Bid Advertisement: February 16, 2026
Bid Opening: March 12, 2026
Public Hearing: March 23, 2026
Issue Notice-to-Proceed: March 30, 2026
Final Completion: August 28, 2026

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 amount of $70,000.00. 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) = ($125,200.00)
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- Set PH South C St Sewer Repairs

City of Indianola

RESOLUTION NO. 2026-

RESOLUTION SETTING PUBLIC HEARING AND BID LETTING DATES FOR THE SOUTH C STREET SANITARY SEWER IMPROVEMENT PROJECT

WHEREAS, the City Council of the City of Indianola, Iowa (the “City”) has determined it appropriate to work on the South C Street Sanitary Sewer Improvements Project, (“Project”); and

WHEREAS, the scope of work for this project will allow the repair of the failed sanitary sewer infrastructure; and

WHEREAS, the estimated cost for the base bid is $468,000; and

WHEREAS, a public hearing upon the proposed plans, specifications, form of contract, and estimate of cost should be held and a time and place for hearing thereon should be fixed; and

WHEREAS, a letting date for the acceptance of bids should be held and a time and place for the letting thereon should be fixed; and

WHEREAS, said plans and specifications, along with the notice of public hearing and notice to bidders, have been filed with the City Clerk of Indianola, Iowa.

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

Section 1. That this Council will meet on March 23, 2026, at 6:00 P.M., at which time they will hold a public hearing on the plans and specifications for the aforementioned project. At the hearing, any interested person may appear and file objections to the proposed plans, specifications, form of contract, or estimated cost of the project.

Section 2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders as part of said specifications.

Section 3. That the Clerk shall publish the Notice of Public Hearing In a newspaper of general circulation in the City of Indianola, Iowa, which shall be in accordance with the State Code of Iowa.

Section 4. That the Notice to Bidders shall be posted in a relevant contractor plan room service with statewide circulation, in a relevant construction lead generating service with statewide circulation, and on the City of Indianola’s website, which shall be in accordance with the State Code of Iowa.

Section 5. That bids will be received by the City of Indianola at the Office of the City Clerk at City Hall at 110 N 1st Street, Indianola, Iowa until 2:00

P.M. on March 12, 2026, in connection with the aforementioned project.

Section 6. That this Council will meet at the City Council Chambers, City Hall, Indianola, Iowa, on March 23, 2026, at 6:00 P.M., and subsequent to the public hearing on said documents it will consider all bids filed pursuant to the plans, specifications, form of contract, and cost for the aforementioned project.

Section 7. That all resolutions or parts of resolutions thereof in conflict herewith be and same hereby repealed.

PASSED AND APPROVED this 17th day of February 2026.

____
Steve Richardson, Mayor

ATTEST:

____
Jackie Raffety, City Clerk

MEMORANDUM

To: Mayor and City Council

From: Cassandra Hofer, Deputy City Clerk

Date: February 17, 2026

Subject: Consideration of the approval of liquor license amendments for Walmart Inc.

Introduction: Walmart Inc. has updated the owners on their liquor license. This amendment requires Council approval.

Background:

Discussion: The owners listed on the amended application are Carl McMillion, Matthew Allen, Doug McMillon, and Sarah Little. Staff has reviewed the application.

Budget Impact: None

Recommendation: Staff recommends approval.

Attachments: None

MEMORANDUM

To: Mayor and City Council

From: Cassandra Hofer, Deputy City Clerk

Date: February 17, 2026

Subject: Consideration of the approval of liquor license amendments for Walgreens Inc.

Introduction: Walgreens Inc. has updated the owners on their liquor license. This amendment requires Council approval.

Background:

Discussion: The owners listed on the amended application are Richard Gates, Paul Lim, Michael Motz, and Michael Handal. Staff has reviewed the application.

Budget Impact: None

Recommendation: Staff recommends approval.

Attachments: None

MEMORANDUM

To: Mayor and City Council

From: Cassandra Hofer, Deputy City Clerk

Date: February 17, 2026

Subject: Consideration of the approval of a liquor license renewal for Casey's #3512.

Introduction: This is a renewal of Casey's #3512 Class E Retail Alcohol License.

Background: Their current license expires on March 6, 2026.

Discussion: Casey's #3512 is a corporation located at 301 E Trail Ridge Ave. Owners listed on the application are Scott Faber, Eric Larsen, Douglas Beech, Casey's General Stores, Inc., Brian Johnson and Samuel James.

Budget Impact: None

Recommendation: Staff recommends approval.

Attachments: None

MEMORANDUM

To: Mayor and City Council

From: Cassandra Hofer, Deputy City Clerk

Date: February 17, 2026

Subject: Consideration of the approval of a liquor license renewal for Dolgencorp LLC doing business as Dollar General #6777.

Introduction: This is a renewal of Dollar General #6777 Class B Retail Alcohol License.

Background: Their current permit expires on March 1, 2026.

Discussion: Dolgencorp is a limited liability company located at 1803 W 2nd Avenue. Owners listed on the application are Emily Taylor and Zachary Brininng. Staff has reviewed the application and inspected the premises.

Budget Impact: None

Recommendation: Staff recommends approval.

Attachments: None

MEMORANDUM

To: Mayor and City Council

From: Cassandra Hofer, Deputy City Clerk

Date: February 17, 2026

Subject: Consideration of the approval of a liquor license renewal for A Wesley Active Life Community doing business as The Village.

Introduction: The Village has submitted an application for a Class C Retail Alcohol License.

Background: Their current license expires on February 14, 2026.

Discussion: The Village is located at 1203 N E Street and is a corporation. The owner listed on the application is Janet Simpson. Staff has reviewed the application and inspected the premises.

Budget Impact:

Recommendation: Staff recommends approval.

Attachments: None

MEMORANDUM

To: Mayor and City Council

From: Cassandra Hofer, Deputy City Clerk

Date: February 17, 2026

Subject: Consideration of the approval of a temporary liquor license for Apres Bar Co LLC.

Introduction: Apres Bar Co LLC., has submitted an application for a temporary five-day Class C Retail Alcohol License.

Background:

Discussion: This temporary license is for an event at the St. Thomas Aquinas Catholic Church located at 210 S Wesley Street. Apres Bar Co is a limited liability company. The owner listed on the application is Jillian Harrington. The permit would be active for five days, February 17, 2026 - February 21, 2026. Staff has reviewed the application and inspected the premises.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: None

MEMORANDUM

To: Mayor and City Council

From: Bill Mettee, Senior Planner

Date: February 17, 2026

Subject: Second consideration of an ordinance amending Chapter 165.10(8), Zoning Regulations, of the Code of Ordinances, Indianola, Iowa.

Introduction: Approval is recommended for an amendment to the sign ordinance regarding building and wall signage.

Background: Community Development staff identified discrepancies in the zoning code regarding wall signage. The codified version differs from the condensed version, which was approved in 2020 by City Council. The intent of this ordinance amendment is to have consistency across all mediums.

Discussion: The City of Indianola undertook a zoning code update over the course of 2019–2020 and was ultimately approved in 2020 by City Council. The consulting firm provided a "condensed" version of the zoning code which is intended to be in a more user-friendly format. Staff recently noticed a discrepancy in the building sign section about sizes. The condensed version offers a maximum size allotment whereas the codified version does not. Staff wishes to amend the ordinance to provide the maximum size requirements as follows:

- 1.5 sq. ft./linear foot of the wall of a principal building facing a public street, for a maximum sign area of 100 Square Feet. For properties which exceed 200 feet in street frontage and are setback from the front property line over 250 feet, the maximum sign area shall be 200 square feet.

The Planning and Zoning Commission discussed this amendment at their meeting on January 13, 2026. The Commission voted unanimously to recommend approval as proposed.

City Council approved the first reading of this ordinance at their February 2, 2026 meeting with a 6-0 vote.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments:
1. Sign Amendment
2. ORD Amending Chapter 165.10 Sign Regulations

1. Code Section: 165.10(8) – Sign Regulations

Area of Concern: The sign code is different in the codified version versus the "condensed" version available on the city website, versus what was approved by Planning Commission on 11/8/22 and City Council on November 21, 2022. Community Development wishes to bring the condensed version of the building sign requirements to the codified version regarding sizes of building signs.

Existing Codified Language:
1.5 sq. ft./lin. ft. of the wall of a principal building facing a public street. No more than two sides of a building facing a street shall be used to calculate the allowable signage.

The sign area of all building signs (including wall, awning, and window signs) shall be calculated using sign area Formula A as defined herein this chapter.

Proposed Language (Currently in "condensed" version):
1.5 sq. ft./lin. ft. of the wall of a principal building facing a public street, for a maximum sign area of 100 Square Feet. For properties which exceed 200 feet in street frontage and are setback from the front property line over 250 feet, the maximum sign area shall be 200 square feet.

No more than two sides of a building facing a street shall be used to calculate the allowable signage.

The sign area of all building signs (including wall, awning, and window signs) shall be calculated using sign area Formula A as defined herein this chapter.

ORDINANCE NO. 2026- ______

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

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

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

165.10(8)(A) SIGN REGULATIONS
~~1.5 sq. ft./lin. ft. of the wall of a principal building facing a public street. No more than two sides of a building facing a street shall be used to calculate the allowable signage. The sign area of all building signs (including wall, awning, and window signs) shall be calculated using sign area Formula A as defined herein this chapter.~~

1.5 sq. ft./lin. ft. of the wall of a principal building facing a public street, for a maximum sign area of 100 Square Feet. For properties which exceed 200 feet in street frontage and are setback from the front property line over 250 feet, the maximum sign area shall be 200 square feet.

No more than two sides of a building facing a street shall be used to calculate the allowable signage.

The sign area of all building signs (including wall, awning, and window signs) shall be calculated using sign area Formula A as defined herein this chapter.

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

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

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

Passed by the City Council on the ________ day of __________________, 2026, and approved this _____________________ day of ___________, 2026.

____
Steve Richardson, Mayor

ATTEST:

____

Jackie Raffety, City Clerk

The foregoing Ordinance No. ____________ was adopted by the Council for the City of Indianola, Iowa, on ______________, 2026, and was published on __________, 2026.

MEMORANDUM

To: Mayor and City Council

From: Bill Mettee, Senior Planner

Date: February 17, 2026

Subject: Second consideration of an ordinance amending Chapter 170.05(1)(C), Subdivision Regulations, of the Code of Ordinances, Indianola, Iowa.

Introduction: Staff is recommending approval of an amendment to the subdivision regulations regarding preliminary plat procedures.

Background: In April, 2025, a code amendment was approved eliminating the requirement of mailings for preliminary plats, but would instead require the developer to post on-site signage to notify the public about the preliminary plat.

Since this time, Community Development has had internal discussions and wishes to remove the on-site signage requirement for preliminary plats from the zoning code. There is no state requirement for such and is an unnecessary burden to the city and developer in the review process.

Discussion: Historically, the City of Indianola sent mailings to property owners within 200' of the subject property for preliminary plats. In 2025, the subdivision code was amended to remove the mailing requirement and instead require on-site signage placed by the developer. The State of Iowa does not require notice of any kind for preliminary plats and Community Development wishes to remove notice requirements. Reasons include:

1. Limited effectiveness for preliminary plats. Preliminary plats are conceptual and subject to change. On-site signage at this stage can create confusion or concern about development details that are not yet finalized.
2. Creates unnecessary delays in the review process. Missing, damaged or improperly placed signs can delay plat consideration even when all technical requirements are otherwise met, adding time and cost without improving outcomes.
3. Difficult to enforce. Staff does not have the resources to ensure on-site signage is constantly, or properly, installed during the preliminary plat process.

The goal of this amendment is to align with State code and to provide more development-friendly processes. Additionally, Community Development staff is actively reinstating and updating the Current Development Project map on the city's website to provide details relating to upcoming projects, which will be more efficient than on-site signage. Lastly, the public has several ways to receive updates on development projects in Indianola, including contacting the Community Development department, opting in for alerts relating to upcoming Commission and Council agendas, and reviewing the City's Future Land Use Map in the Comprehensive Plan.

The Planning and Zoning Commission discussed this amendment at their meeting on January 13,

2026. The Commission voted 5-1 in favor of recommending approval as proposed.

City Council approved the first reading of this ordinance at their February 2, 2026 meeting with a 6-0 vote.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments:
1. Prelim Plat Amendment
2. ORD Amending Chapter 170 Prelim Plat Procedures

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

Area of Concern:

In April, 2025, a code amendment was approved eliminating the requirement of mailings for preliminary plats, but would instead require the developer to post on-site signage to notify the public about the preliminary plat.

Since this time, Community Development has had internal discussions and wish to revisit this requirement and ultimately eliminate on-site signage from the zoning code. There is no state requirement for such and is an unnecessary burden to the city and developer in the review process.

Additional reasons to eliminate the signage requirement for Preliminary Plats:

1. Difficult to enforce. Ensuring compliance creates enforcement challenges for staff and can lead to disputes or delays unrelated to the merits of the plat.
2. Creates unnecessary delays in the review process. Missing, damaged or improperly placed signs can delay plat consideration even when all technical requirements are otherwise met, adding time and cost without improving outcomes.
3. Shifts administrative responsibility to applicants. Public notice is fundamentally a government function. Requiring applicants to prepare and maintain signage places a procedural burden on private entities.
4. Limited effectiveness for preliminary plats. Preliminary plats are conceptual and subject to change. On-site signage at this stage can create confusion or concern about development details that are not yet finalized.

Existing Language:

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

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

Proposed Language:

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

~~Before reviewing a preliminary plat, notice of the Commission's meeting shall be placed on a sign prepared and posted by the applicant. The sign shall be of such design that is approved by the zoning administrator and be in a~~

~~location that is visible from all rights-of-way. The sign shall be posted at least 10 days prior to the Commission meeting and shall remain in place until the City Council has taken final action~~

ORDINANCE NO. 2026- ______

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

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

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

170.05(1)(C) PRELIMINARY PLAT PROCEDURES

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

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

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

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

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

Passed by the City Council on the ________ day of __________________, 2026, and approved this _____________________ day of ___________, 2026.

____
Steve Richardson, Mayor

ATTEST:

____
Jackie Raffety, City Clerk

The foregoing Ordinance No. ____________ was adopted by the Council for the City of Indianola, Iowa, on ______________, 2026, and was published on __________, 2026.

MEMORANDUM

To: Mayor and City Council

From: Bill Mettee, Senior Planner

Date: February 17, 2026

Subject: Second consideration of an ordinance amending Chapter 170.05(2)(A), Subdivision Regulations, of the Code of Ordinances, Indianola, Iowa.

Introduction: Approval is recommended for an amendment to the subdivision regulations regarding final plat procedures.

Background: The goal of the Community Development Department is to perform administrative reviews on final plats for compliance with the City subdivision and zoning ordinances. Once staff determines all comments have been addressed by the developer and engineer, it gets scheduled for Planning Commission and City Council hearings. Allowing the owner or designee to request being placed on an agenda despite the zoning administrator's determination that the plat is incomplete undermines our processes and ability to present a Council-ready project. Staff is seeking to eliminate this line of the subdivision ordinance.

Discussion: In April, 2025, Community Development brought to the Planning Commission a similar code amendment that eliminated the paragraph that allowed the owner or designee request that preliminary plats be forwarded to Council for review, regardless if the Zoning Administrator determines it is complete. The same paragraph is placed within the ordinance related to final plats that the city wishes to eliminate.

Additionally, the City collects additional fees (parkland dedication fee-in-lieu) and requires that all legal documents be submitted for review prior to placing final plats on City Council agendas. Allowing owners or designees the opportunity to have plats approved at Council prior to these items being submitted leaves little room to go back and ensure complete compliance.

The Planning and Zoning Commission discussed this amendment at their meeting on January 13, 2026. The Commission voted unanimously to recommend approval as proposed.

City Council approved the first reading of this ordinance at their February 2, 2026 meeting with a 6-0 vote.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments:
1. Final Plat Amendment
2. ORD Amending Chapter 170 Final Plat Procedures

1. Code Section: 170.05(2)(A) – Procedures

Area of Concern:

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

Additionally, the City collects additional fees (parkland dedication fee-in-lieu) and requires that all legal documents be submitted for review prior to placing final plats on City Council agendas. Allowing owners or designees the opportunity to have plats approved at Council prior to these items being submitted leaves little room to go back and ensure complete compliance.

In April, 2025, Community Development brought to the Planning Commission a similar code amendment that eliminated the paragraph that allowed the owner or designee request that preliminary plats be forwarded to Council for review, regardless if the Zoning Administrator determines it is complete. The same paragraph is placed within the ordinance related to final plats that the city wishes to eliminate.

Existing Language:

A. Application and Review. Upon receipt of a final plat application form, required number of copies of the final plat, final plat application fee, and any other information and details as specified and required by the Zoning Administrator as necessary to determine compliance with all applicable codes and requirements. The Zoning Administrator or their designee shall examine said final plat application as to its completeness. If determined incomplete, the application shall be returned to the owner or their designee with a list of missing information and items. If determined complete by the Zoning Administrator or their designee, the application shall be distributed to applicable City departments and utility companies for review and comment to its completeness. The Zoning Administrator or their designee shall compile all City and utility comments and complete a review of the plat as to its compliance with these Subdivision Regulations, the Zoning Ordinance, the Comprehensive Plan and Future Transportation Network map, and other local, state, and federal requirements and shall provide the findings to the subdivider. If determined incomplete, the application shall be returned to the owner or their designee with a list of missing information and items.

At the request of the owner or designee, the final plat shall be forwarded to the Council for its review, regardless of the Zoning Administrator determination that the final plat is complete.

Proposed Language:

A. Application and Review. Upon receipt of a final plat application form, required number of copies of the final plat, final plat application fee, and any other information and details as specified and required by the Zoning Administrator as necessary to determine compliance with all applicable codes and requirements. The Zoning Administrator or their designee shall examine said final plat application as to its completeness. If determined incomplete, the application shall be returned to the owner or their designee with a list of missing information and items. If determined complete by the Zoning Administrator or their designee, the application shall be distributed to applicable City departments and utility companies for review and comment to its completeness. The Zoning Administrator or their designee shall compile all City and utility comments and complete a review of the plat as to its compliance with these Subdivision Regulations, the Zoning Ordinance, the Comprehensive Plan and Future Transportation Network map, and other local, state, and federal requirements and shall provide the findings to the subdivider. If determined incomplete, the application shall be returned to the owner or their designee with a list of missing information and items.

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

ORDINANCE NO. 2026- ______

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

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

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

170.05(2)(A) FINAL PLAT APPLICATION REQUIRED

A. Application and Review. Upon receipt of a final plat application form, required number of copies of the final plat, final plat application fee, and any other information and details as specified and required by the Zoning Administrator as necessary to determine compliance with all applicable codes and requirements. The Zoning Administrator or their designee shall examine said final plat application as to its completeness. If determined incomplete, the application shall be returned to the owner or their designee with a list of missing information and items. If determined complete by the Zoning Administrator or their designee, the application shall be distributed to applicable City departments and utility companies for review and comment to its completeness. The Zoning Administrator or their designee shall compile all City and utility comments and complete a review of the plat as to its compliance with these Subdivision Regulations, the Zoning Ordinance, the Comprehensive Plan and Future Transportation Network map, and other local, state, and federal requirements and shall provide the findings to the subdivider. If determined incomplete, the application shall be returned to the owner or their designee with a list of missing information and items. ~~At the request of the owner or designee, the final plat shall be forwarded to the Council for its review, regardless of the Zoning Administrator determination that the final plat is complete.~~

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

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

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

Passed by the City Council on the ________ day of __________________, 2026, and approved this _____________________ day of ___________, 2026.

____
Steve Richardson, Mayor

ATTEST:

____
Jackie Raffety, City Clerk

The foregoing Ordinance No. ____________ was adopted by the Council for the City of Indianola, Iowa, on ______________, 2026, and was published on __________, 2026.

MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Finance Director

Date: February 17, 2026

Subject: Resolution naming depositories and setting depository limits.

Introduction: Each year, the council shall approve a resolution naming depositories and depository limits. The depositories and limits have not changed since last year.

Recommendation: Approval of the depositories and depository limits.

Attachments: 1. Res 2026- Naming Depositories

CITY OF INDIANOLA

RESOLUTION NO. 2026-

RESOLUTION NAMING DEPOSITORIES AND SETTING DEPOSITORY LIMITS

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

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

BE IT THEREFORE RESOLVED that the City Council of Indianola

(1) approves the following list of financial institutions to be depositories of the City of Indianola funds in conformance with all applicable provisions of Iowa Code Chapter 12.

(2) authorizes the City Clerk to deposit the City of Indianola funds in amounts not to exceed the maximum approved for each respective financial institution as set out below.

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

Passed and adopted this 17th day of February 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Finance Director

Date: February 17, 2026

Subject: Resolution approving the City of Indianola Investment Policy.

Introduction: The investment policy is approved annually by the council. No changes are proposed to the policy this year.

Recommendation: Staff recommends approval.

Attachments:
1. Res 2026- approving investment policy
2. Investment Policy

City of Indianola

RESOLUTION 2026-

RESOLUTION APPROVING THE CITY OF INDIANOLA INVESTMENT POLICY

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

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

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

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

Passed and adopted this 17th day of February 2026.

____
Steve Richardson, Mayor

ATTEST:

____
Jackie Raffety, City Clerk

<table>
<tr><td colspan="2" rowspan="2">City of Indianola, Iowa
Policy And Procedures

Investment Policy</td><td>Policy Number</td><td>Applicability

Finance</td></tr>
<tr><td>Ordinance Ref</td><td>Iowa Code Reference

Chapters 12B and 12C</td></tr>
<tr><td>Effective Date

July 5, 2016
September 18, 2017
August 20, 2018
October 7, 2019
March 20, 2023
May 6, 2024</td><td>Related Policies</td><td>Responsibility</td><td>Authority</td></tr>
</table>

I. Purpose

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

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

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

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

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

II. Policy

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

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

a. Delegation of Authority

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

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

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

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

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

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

b. Prudence

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

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

c. Instruments Eligible for Investment

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

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

d. Prohibited Investments and Investment Practices

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

- Reverse repurchase agreements
- Futures and options contracts

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

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

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

e. Investment Limitations

Operating Funds: Operating funds means those funds which are reasonably expected to be expended during the current budget year or within fifteen months of receipt. Operating funds must be identified and distinguished from all other funds available for investment. Operating funds may only be invested in investments which mature within three hundred ninety-seven (397) days or less.

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

f. Safekeeping and Custody

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

III. Ethics and Conflict of Interest

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

IV. Procedure

a. Reporting

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

MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Finance Director

Date: February 17, 2026

Subject: Resolution designating Highway 92 (Mile Marker 107 to Mile Marker 130) as the "George W. Carver Memorial Highway" in honor of his contributions to the State of Iowa and the communities of Indianola and Winterset.

Introduction: At the February 2, 2026, meeting, staff was directed to add this resolution to the February 17 agenda for Council approval. Once approved, a copy of the resolution will be sent to the Iowa Department of Transportation for their approval of the designation.

Recommendation: Staff recommends approval.

Attachments: 1. Res 2026- Designating Hwy 92 as GWC Memorial Hwy

City of Indianola

RESOLUTION NO 2026-

RESOLUTION DESIGNATING HIGHWAY 92 (MILE MARKER 107 TO MILE MARKER 130) AS THE “GEORGE W. CARVER MEMORIAL HIGHWAY” IN HONOR OF HIS CONTRIBUTIONS TO THE STATE OF IOWA AND THE COMMUNITIES OF INDIANOLA AND WINTERSET

WHEREAS, the City Council recognizes the extraordinary historical, educational, and cultural impact of George W. Carver, one of America’s most influential agricultural scientists, educators, and humanitarians; and

WHEREAS, George W. Carver lived in Winterset, Iowa, and in pursuit of educational opportunity, made the historic journey on foot, not knowing if he would be accepted to enroll because of the color of his skin, from Winterset to Simpson College in Indianola, demonstrating determination, resilience, and a profound commitment to learning; and

WHEREAS, while attending Simpson College in Indianola, Carver studied art and earned recognition for his exceptional talent, and through the encouragement of his professor was guided toward the study of botany; and

WHEREAS, Carver continued his academic journey in Ames, Iowa, at what is now Iowa State University, where he became the first African American student to enroll and later the first African American graduate to earn a bachelor’s and master’s degree, and the first African American faculty, achieving excellence in agricultural research and scientific innovation; and

WHEREAS, George W. Carver’s years in Iowa were foundational to the development of his scientific career and humanitarian mission, influencing his later achievements in sustainable agriculture, soil conservation, and community empowerment; and

WHEREAS, Carver was a proud member of Phi Beta Sigma Fraternity, Inc., and throughout his lifetime exemplified the fraternity’s principles of Brotherhood, Scholarship, and Service; and

WHEREAS, Highway 92 serves as a meaningful geographical link between Winterset and Indianola, two of the Iowa communities most directly connected to Carver’s formative years, and stands as a fitting roadway for public recognition of his legacy; and

WHEREAS, the City Council believes that naming this roadway the “George W. Carver Memorial Highway” will honor Carver’s extraordinary contributions while educating travelers and future generations about his deep Iowa roots and lasting impact on the nation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, that Highway 92 within the jurisdiction of the City of Indianola is hereby designated as the “GEORGE W. CARVER MEMORIAL HIGHWAY.”

BE IT FURTHER RESOLVED, that the City supports the installation of appropriate signage, historical markers, and educational materials along Highway 92 recognizing George W. Carver’s journey from Winterset to Simpson College, his accomplishments in Winterset, his academic achievements in Indianola and Ames, and his membership in Phi Beta Sigma Fraternity, Inc.

BE IT FINALLY RESOLVED, that a copy of this Resolution be transmitted to the Iowa Department of Transportation, the Counties of Madison and Warren, the Cities of Winterset, Indianola, Patterson, Bevington, and Martensdale, Simpson College, and Phi Beta Sigma Fraternity, Inc., to acknowledge and commemorate the enduring legacy of George W. Carver.

PASSED AND APPROVED this 17th day of February 2026.

____
Steve Richardson, Mayor

ATTEST:

____
Jackie Raffety, City Clerk

MEMORANDUM

To: Mayor and City Council

From: Cassandra Hofer, Deputy City Clerk

Date: February 17, 2026

Subject: Consideration of the approval of a Home Base Iowa Initiative Application from Mark Crane and authorization of a handwritten warrant in the amount of $1,500.00.

Introduction: Staff recommends that Council 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: Mark Crane purchased their home on December 18, 2025. The application was received on February 4, 2026. Staff has reviewed the application and found that it complies with the City guidelines.

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

Recommendation: Staff recommends approval.

Attachments: None

MEMORANDUM

To: Mayor and City Council

From: Jacob Meshke, City Manager

Date: February 17, 2026

Subject: Resolution opposing the REACH Act.

Introduction: Staff recommends City Council approve the resolution in opposition of the REACH Act.

Background: The REACH Act would allow community colleges to offer four-year degrees to those whose main campus is at least 50 miles from a public or private university or college main campus.

Discussion: Simpson College has requested the City's opposition to the REACH Act due to an estimated cost to taxpayers of $20 million and potential decline in enrollment and closure of private colleges.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: 1. Res 2026- Opposition to HB Regarding Bachelors Degrees

City of Indianola

RESOLUTION NO. 2026-

RESOLUTION OPPOSING THE REACH ACT

WHEREAS, Iowa's private colleges, including Simpson College, are one of the largest employers and economic drivers in their communities; and

WHEREAS, Iowa's public and private four-year colleges offer in-person and online undergraduate and graduate education; and

WHEREAS, Iowa has a statewide transfer guarantee that allows community college students to transfer to a public or nearly any private college in Iowa to study for a bachelor's degree; and

WHEREAS, the House Higher Education Committee has moved forward a bill to allow community colleges to offer four-year degrees to those whose main campus is at least 50 miles from a public or private university or college main campus; and

WHEREAS, the approval of the bill has an estimated cost to Iowa taxpayers of $20 million to enable the community colleges to offer bachelor's degrees and could lead to a decline in enrollment and closure of private colleges; and

WHEREAS, the City Council of the City of Indianola recognizes the importance of higher education and the varied educational needs of college students; and

WHEREAS, the City Council of the City of Indianola strongly supports the institutions continuing in their well-established academic missions and opposes the proposed legislation.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Indianola, Iowa that we hereby encourage the members of Iowa's General Assembly to oppose legislation requiring community colleges to offer four-year degrees.

BE IT FURTHER RESOLVED, that copies of this Resolution shall be furnished to all members of the Warren County Delegation.

Approved this 17th day of February 2026 by the City Council of Indianola, Iowa.

____

Steve Richardson, Mayor

ATTEST:

____

Jackie Raffety, City Clerk

6.B.

MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Finance Director

Date: February 17, 2026

Subject: Fiscal Year 27 Budget Workshop

Introduction: The proposed Fiscal Year 27 budget will be presented to Council during the meeting.

A city's budget serves as a policy tool, an operational guide, a financial plan, and a communication device. While creating the budget, staff considered the Indianola City Council's strategic areas: Welcoming hometown, Thriving hub of economic development and innovation, Resource optimization, and the Protection and promotion of public health and safety.

Background: In October 2025, staff began working on the budget for Fiscal Year 27. By December, all departments had created their operating budgets, completed capital budget requests, met with HR and IT for personnel and technology discussions, and reviewed their fee schedules. During December and January, the budget team met with each department to discuss their budgets and make any needed adjustments.

Discussion: The public process for the FY27 Budget begins with the Budget Workshop being held at the February 17 City Council Meeting. Next steps in the budget process are as follows:

- April 6: Public Hearing for Maximum Property Tax Dollars
- April 20: Public Hearing for the FY27 Budget and Adoption of the Budget and Fee Schedule
- April 30: Budget filed with the State of Iowa

The budget is being broken down into three (3) primary components - General Fund, Special Revenue Funds, and Proprietary Funds. The Iowa League of Cities provides the following definitions of these funds:

- General Fund - Chief operating fund of the city that supports those operations identified with municipal services such as fire, police, parks and recreation, and library.
- Special Revenue Fund - Contains proceeds from a specific revenue source and are required by law or regulation to be accounted for separately and used for a specific purpose (Example: Road Use Tax and Local Option Sales Tax).
- Proprietary Fund - Accounts for services that operate in a manner similar to a business, such as city utilities. The intent is to establish a rate to sustain the current and long-term operation of the utility (Example: Sanitary Sewer).

The Total FY27 Recommended Budget Expenses are $43,850,459, which is a decrease of nearly 1% from the FY25 Expenses of $44,261,137. Total FY27 revenues are projected to exceed expenses by nearly $350,000.

The General Fund, which is the primary operating fund for the City, has FY27 Recommended expenses at $14,443,502 which is a slight decrease from FY26 expenses. Public Safety and Culture and Recreation account for 76% of FY27 Recommended General Fund Budget expenses. The FY27 Recommended General Fund Budget is balanced as on-going revenues are being utilized for on-going expenses with $22,588 of reserves being recommended to use towards $112,500 of non-reoccurring expenses. For reference, the City used nearly $830,000 of reserves to balance the FY25 General Fund Budget and budgeted to use nearly $850,000 in reserves to balance the FY26 Genearl Fund Budget. To achieve a balanced General Fund budget, the following considerations are included within the FY27 Recommended Budget:

- Large capital expenses were removed — a separate item will be brought forward for City Council consideration on borrowing for capital projects
- Line-by-line budget reductions
- Program reductions
- Limited use of reserves towards non-reoccurring expenses
- Personnel reductions

While these critical decisions are necessary to achieve a balanced budget, FY27 Recommended Budget Highlights include:

- $25,000 investment in Police Mobile Units
- In-state staff training added back into the budget
- COLA and merit increases for non-union staff
- Removal of credit card fees
- MGT Compensation and Benefit Study
- Parking lot resurfacing projects at the Fire Department and leased lot
- Hwy 65/69 expansion study
- Replacement of streetlights
- Engineering services for the Iowa Avenue stormwater and sewer lines
- Road and stormwater maintenance
- Investment into IWC Capital for weight and cardio equipment replacement

A recommended change for FY27 is using Hotel/Motel Tax revenues to fund economic development and tourism as opposed to the Genearl Fund. The FY27 Recommended Budget includes the city providing 80% of Hotel/Motel Tax revenues to local and regional economic development and tourism agencies while 20% would be utilized for city purposes. Notably, $20,000 is recommended to go to the Indianola Wellness Campus to fund needed exercise equipment updates. Agencies not covered under an existing funding agreement would go through the City's application process, which will be guided by the updated Hotel/Motel Tax policy.

Primary special revenue funds are Local Option Sales Tax (LOST), Road Use Tax, Tax Increment Finance, and Trust and Agency. The City is projecting a decrease of 2% in Local Option Sales Tax. Recommended FY27 Lost expenses include debt service payments and sewer capital expenses. Road Use Tax is projecting an 11% increase with key recommended expenses to include parking lot resurfacing, equipment purchase, and the transition to MyGov. Trust and Agency funds employee benefits and is increasing as streets benefits are being levied to maximize Road Use Tax dollars for projects.

The city's primary proprietary fund is Sanitary Sewer. The FY27 Recommended Budget includes capital equipment, transition to MyGov, and engineering for the Iowa Avenue Sanitary Sewer Project. An investment into sewer reserves is included in the FY27 Recommended Budget to achieve meeting the best practice for fund balance. A policy update will be brought forward memorializing the reserve target based on recommendation by the City's financial advisor.

Fund balances for the city are projected to meet or exceed policy, except for the Indianola Wellness Campus. Properly funded reserves with a structurally balanced Genearl Fund budget put the city in a financially sustainable position.

Budget Impact: The FY27 Recommended Budget includes total revenues exceeding total expenses by approximately $350,000. The FY27 Recommended Genearl Fund Budgtet is structurally balanced as on-going revenues are used for on-going expenses with $22,588 of reserves being used towards $112,500 of non-reoccurring expenses.

Recommendation: Staff recommends City Council discussion, questions, and feedback.

Attachments: None

MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Finance Director

Date: February 17, 2026

Subject: Receive and file the January 2026 Treasurer's Report.

Introduction: Staff recommends that Council receive and file the Treasurer's Report for January 2026.

Background: The bank account balance and interest earned in January are shown in the charts below.

Account Balances	
Bankers Trust - Investement Acct	$23,264,580.04
Bankers Trust - EMS Account	$721,561.69
IA Public Agency Inv. Trust	$135,425.48
Payroll - TruBank -9582	
Comm. - Trubank	$110,037.40
Sweep - TruBank -9579	$4,092,644.69
Indianola Hometown Pride - TruBank	$25,902.90
Indianola EMS - TruBank	$433,048.18
Bank Total	**$28,783,200.38**

Interest	
TruBank - Comm	$37.40
Sweep	$12,974.77
IPAIT	$ 399.64
Bankers Trust City Inv	$33,907.38
Bankers Trust City Inv - Gains/Losses	$2,463.62
	$49,782.81

Discussion: The monthly reports show the revenues and expenses for the month, year-to-date activity, and the percent remaining for the fiscal year. At the end of January, there should be about 42% of the budget remaining.

A breakout of the general fund expenses for January is also included in this report. As the Council is aware, staff is closely monitoring the expenses in the general fund to determine if a budget amendment will be needed.

Staff is working with our ERP support team to correct the revenues in the health insurance account;

this account balance should be fixed by the next Treasurer's Report. The premium amounts have been debited from the departments but not credited to the 820 fund.

Budget Impact: None.

Recommendation: Receive and file the report.

Attachments:
1. January 2026 Budget Report
2. January 2026 General Fund Expenses Budget Report
3. January 2026 Fund Balance Report

January 2026

	Account Type		January Activity	YTDActivity	Percent Remaining for Year
Fund: 001 - General					
	Revenue	$	480,287.79	$ 9,231,979.05	33%
	Expense	$	1,379,607.11	$ 9,153,561.16	39%
Fund: 099 - Franchise Fee Fund					
	Revenue	$	60,440.35	$ 92,987.66	38%
Fund: 110 - Road Use Tax Fund					
	Revenue	$	207,310.44	$ 1,471,561.99	41%
	Expense	$	205,433.05	$ 1,278,777.67	48%
Fund: 112 - Trust & Agency Fund					
	Revenue	$	18,811.44	$ 1,509,138.39	45%
	Expense	$	18,623.33	$ 1,438,922.31	47%
Fund: 121 - Local Option Sales Tax					
	Revenue	$	245,092.17	$ 1,492,966.07	35%
	Expense	$	149,420.84	$ 1,018,997.04	47%
Fund: 125 - TIF Downtown Fund					
	Revenue	$	18,934.17	$ 867,297.46	45%
	Expense	$	115,148.75	$ 690,892.50	52%
Fund: 141 - Library Special Revenue					
	Revenue	$	1,449.97	$ 23,473.98	56%
	Expense	$	2,418.92	$ 11,696.18	74%
Fund: 142 - Park & Rec Special Rev Fund					
	Expense	$	54.14	$ 6,194.14	0%
Fund: 161 - Downtown Biz Incentive Program					
	Revenue	$	4,676.98	$ 9,224.91	98%
	Expense	$	3,246.69	$ 6,141.32	99%
Fund: 200 - Debt Service Fund					
	Revenue	$	204,984.15	$ 1,751,763.78	48%
	Expense	$	-	$ 321,341.25	91%
Fund: 301 - Capital Projects Fund					
	Revenue	$	1,375.00	$ 8,250.00	50%
	Expense	$	10,177.72	$ 30,000.85	0%
Fund: 321 - Street Capital Projects Fund					
	Revenue	$	25,000.00	$ 415,295.70	38%
	Expense	$	4,642.50	$ 410,680.35	43%
Fund: 322 - Square Streetscape Project					
	Revenue	$	-	$ 5,000.00	
Fund: 323 - Hillcrest Avenue					
	Expense	$	232,354.41	$ 273,859.26	45%
Fund: 324 - K Street Construction					
	Revenue	$	1,938.75	$ 217,534.08	0%
	Expense	$	1,213.25	$ 19,058.25	86%
Fund: 327 - Willowcrest Avenue					
	Revenue	$	-	$ -	
	Expense	$	-	$ -	100%
Fund: 340 - City Hall Bldg Project					
	Revenue	$	-	$ 1,141.15	0%
	Expense	$	3,394.25	$ 23,542.53	6%
Fund: 354 - Industrial Park Infrastructure					
	Expense	$	-	$ 60,774.70	0%
Fund: 541 - Library Endowment					
	Revenue	$	497.83	$ 3,371.37	0%
Fund: 610 - Sewer Fund					

	Revenue	$	239,195.81	$ 1,426,695.81	50%
	Expense	$	202,522.33	$ 1,643,926.79	47%
Fund: 650 - Stormwater Utility Fund					
	Revenue	$	60,204.10	$ 405,007.30	42%
	Expense	$	31,489.35	$ 281,074.55	63%
Fund: 670 - Recycling Fund					
	Revenue	$	40,305.82	$ 273,380.78	41%
	Expense	$	39,523.37	$ 261,364.67	43%
Fund: 680 - Wellness Campus Fund					
	Revenue	$	120,852.63	$ 708,420.50	50%
	Expense	$	136,796.50	$ 791,451.47	42%
Fund: 681 - Wellness Campus Capital					
	Revenue	$	720.28	$ 4,916.00	51%
	Expense	$	-	$ -	100%
Fund: 710 - Sewer Capital Projects Fund					
	Revenue	$	487,345.91	$ 3,493,031.00	45%
	Expense	$	445,963.60	$ 2,731,497.29	58%
Fund: 781 - WWTP Facility Construction					
	Expense	$	-	$ 665,223.63	11%
Fund: 791 - Sewer Revenue Bonds Fund					
	Revenue	$	205,524.60	$ 1,233,147.54	50%
	Expense	$	-	$ 484,331.99	80%
Fund: 820 - Health Insurance Fund					
	Revenue	$	7,011.44	$ 372,151.41	72%
	Expense	$	179,410.99	$ 1,212,794.93	38%
Fund: 840 - Flex/STD Fund					
	Revenue	$	-	$ 725.00	45%
	Expense	$	240.96	$ 1,261.46	59%
Fund: 850 - City Liab Ins Reserve Fund					
	Expense	$	-	$ 10,000.00	0%
Fund: 890 - Vehicle and Equipment					
	Revenue	$	11,750.00	$ 450,500.00	14%
	Expense	$	5,306.17	$ 321,005.55	38%

General Fund Expense Breakout for January 2026	January Activity	YTD Activity	Percent Remaining for Year
Department			
1100 - Police	$ 476,290.36	$ 2,626,335.83	39%
1109 - Police	$ -	$ 644.97	90%
1500 - Fire	$ 79,763.05	$ 709,788.49	38%
1530 - Fire		$ 3,925.23	86%
1600 - Ambulance	$ 255,554.14	$ 1,974,641.66	34%
1700 - Community Development	$ 65,535.33	$ 398,088.06	46%
2900 - Brush Facility	$ 4,340.55	$ 67,015.94	51%
4100 - Library	$ 82,861.09	$ 557,964.73	40%
4200 - Park & Rec Administration	$ 69,382.34	$ 436,636.66	44%
4300 - Parks	$ 46,365.32	$ 412,131.51	47%
4500 - Pool (Memorial)	$ 3,272.97	$ 208,384.21	37%
5100 - Community Betterment	$ 49,962.74	$ 212,347.09	8%
5200 - Economic Development	$ 5,219.50	$ 26,915.50	80%
6100 - Mayor and Council	$ 8,183.42	$ 33,379.92	44%
6150 - City Manager	$ 28,778.71	$ 155,746.02	41%
6200 - Clerk/Finance	$ 37,398.97	$ 212,840.02	42%
6210 - Info & Tech	$ 67,881.90	$ 554,145.46	41%
6220 - Facilities	$ 9,615.68	$ 71,910.58	46%
6250 - Human Resources	$ 29,333.94	$ 169,298.10	38%
6500 - General Govt and Buildings	$ 59,672.13	$ 321,383.68	34%

Fund Balance Report

City of Indianola, IA

As Of 01/31/2026

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
001 - General	5,540,769.34	9,231,979.05	9,164,501.48	5,608,246.91
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	-544.66	101,156.64
071 - GF Debt Service Fund	0.00	0.00	0.00	0.00
099 - Franchise Fee Fund	666,828.17	92,987.66	0.00	759,815.83
110 - Road Use Tax Fund	1,956,689.50	1,471,561.99	1,278,838.99	2,149,412.50
112 - Trust & Agency Fund	180,420.00	1,509,138.39	1,438,922.31	250,636.08
121 - Local Option Sales Tax	339,031.48	1,492,966.07	1,018,997.04	813,000.51
125 - TIF Downtown Fund	6,247,864.18	867,297.46	690,892.50	6,424,269.14
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	23,473.98	11,696.18	77,891.54
142 - Park & Rec Special Rev Fund	44,198.25	0.00	6,194.14	38,004.11
160 - Downtown Revolving Loan Fund	340.43	0.00	0.00	340.43
161 - Downtown Biz Incentive Program	181,713.44	9,224.91	6,141.32	184,797.03
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	1,751,763.78	321,341.25	1,765,358.55
301 - Capital Projects Fund	768,441.48	8,250.00	30,000.85	746,690.63
321 - Street Capital Projects Fund	1,750,843.62	415,295.70	410,680.35	1,755,458.97
322 - Square Streetscape Project	160,807.91	5,000.00	0.00	165,807.91
323 - Hillcrest Avenue	-251,665.51	0.00	273,859.26	-525,524.77
324 - K Street Construction	1,027,433.03	217,534.08	19,058.25	1,225,908.86
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	23,542.53	-278,945.52
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	3,371.37	0.00	70,600.40
610 - Sewer Fund	634,062.06	1,426,695.81	1,643,926.79	416,831.08
650 - Stormwater Utility Fund	919,310.26	405,007.30	281,074.55	1,043,243.01
670 - Recycling Fund	232,759.85	273,380.78	261,364.67	244,775.96
680 - Wellness Campus Fund	-207,157.56	708,420.50	791,451.47	-290,188.53
681 - Wellness Campus Capital	22,995.24	4,916.00	0.00	27,911.24
710 - Sewer Capital Projects Fund	910,839.12	3,493,031.00	2,731,497.29	1,672,372.83
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	1,233,147.54	484,331.99	1,265,406.71
820 - Health Insurance Fund	2,565,531.89	372,151.41	1,212,794.93	1,724,888.37
830 - HRA Fund	0.00	0.00	0.00	0.00
840 - Flex/STD Fund	37,876.66	725.00	1,261.46	37,340.20
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	450,500.00	321,005.55	1,076,896.50
Report Total:	**26,862,931.13**	**25,468,960.93**	**24,306,047.41**	**28,025,844.65**

MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Finance Director

Date: February 17, 2026

Subject: Committee Appointments

Introduction: The City Council members serve on various committees to represent the City of Indianola in certain matters. The Council can update the appointments as-needed.

Recommendation: Staff recommends City Council discussion and appointment on committee assignments.

Attachments: 1. 2026 Council Member Committees

2026 Board	Current Member	Terms	Appointed by	Notes	Agreement
BRAVO			Council		28E
	Bob Kling			Can be a citizen or elected official	
CIRTPA		yearly resolution	Council	2nd Thursday of even months at 9:30 am	
Policy Committee	Mellisa Sones		2025	Policy committees should be elected officials	
	Ron Dalby				
Tech Committee	Eric Stevens				
	Jacob Meshke				
Des Moines MPO		yearly resolution	Council	1st Thursday at 9:30 am	
Policy Committee	Bob Lane		2025	Policy committees should be elected officials	
	Mellisa Sones				
Tech Committee	Bryce Johnson				
	Jacob Meshke				
E-911 Board					
	Aaron Hurt			Any staff or elected official of the City of Indianola; usually a Police or Fire Chief or elected official	
	Ron Dalby (alternate)				
Greater DM Convention Center					28E
	Steve Armstrong		2024	elected official	
Landfill Board				3rd Wednesday of odd months at 1pm	
	Mellisa Sones		2024	elected official	
	Steve Armstrong				
Mayor Pro Tem			Mayor		
	Ron Dalby		2026		
Metro Advisory					Memorandum of Understanding 12-04-00
	Steve Richardson		2024	elected official	
WCEDC					
	Jacob Meshke		2025	City Manager is usually the primary member with an elected official as secondary	
	Josh Rabe (alternate)		2024		
WCEMA					
	Steve Richardson		2026	The Mayor is usually the primary member with an elected official as secondary	
	Steve Armstrong		2026		
North and Middle Rivers Watershed Management Authority					28E Agreement
	Jacob Meshke		2025		
	Josh Rabe (alternate)		2024		
Indianola Main Street					no board seat, just attending as a city liaison
	Steve Richardson	morning meetings	2024		
	Mellisa Sones	eventing meetings	2024		
	Aaron Young	Board Member			
Mid-Iowa Planning Association for Community Development					City staff serves as board member
	Bryce Johnson	Primary			
	Jacob Meshke	Alternate			0

MEMORANDUM

To: Mayor and City Council

From: Cassandra Hofer, Deputy City Clerk

Date: February 17, 2026

Subject: Approval of the appointment of Gwen Schroder to the Indianola Municipal Board of Trustees for a term beginning July 1 2026, and ending July 1, 2033.

Introduction: The Mayor appoints members to the Indianola Municipal Utilities Board of Trustees with Council approval.

Recommendation: Council approval of the Mayor's appointment is required by Code.

Attachments: 1. Gwen Schroder IMU BOT Application

City Clerk's Office

110 N 1st Street, Indianola, IA 50125 • www.indianolaiowa.gov
515-961-9410 phone

Volunteer Application Form to Serve on a City Board or Commission

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

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

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

Personal Information

Name: Gwen Schroder		Today's Date: 1-25-26
Street Address: 1600 W 13th Ave		
City, State, Zip: Indianola, IA 50125		Years Resided in Indianola: 35 years
Email: gwenschroder74@gmail.com		
Home Phone:	Cell Phone: 515-249-4890	Work Phone:
Occupation: Self employed		
Gender (Optional):	Age (Optional):	Race (Optional):
Have you previously volunteered on a City Board, here or elsewhere?		
Board Name:	Years Served:	City:
Application for (Name of Board/Commission or Committee):		

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

Having served on the City Council from 2020-2024, I have been involved in planning and strategizing for the City of Indianola. I would like to continue to be a part of our city's growth and development.

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

My past experience with the Council provides a good basis for considering future projects. My professional experiences include fiscally responsible decision making, collaboration, goal setting and implementation. I believe I can be a positive addition to the IMU board.

Please attach additional pages if necessary.

Boards, Commissions and Committees

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

MEMORANDUM

To: Mayor and City Council

From: Eric Stevens, Public Works Director

Date: February 17, 2026

Subject: Resolution terminating the 28E Agreement for the joint fuel facility.

Introduction: This action pertains to terminating the existing 28E agreement in preparation for removal of the existing Joint Fuel Facility (702 North 6th Street), which was previously operated by Warren County in a partnership with the Indianola Community School District, the Indianola Municipal Utilities, and the City of Indianola.

Background: Proceeding in a timely manner will avoid being required by Iowa DNR (March 2026) to apply for a "temporary closure" permit, which would bring additional costs in terms of application or penalty fees and interim inspection/certification work.

The existing Joint Fuel Facility at 704 North 6th Street in Indianola was previously operated by Warren County, in a partnership with the Indianola Community School District, the Indianola Municipal Utilities (IMU), and the City of Indianola Public Works. The partners have secured other fuel providers/sources. Due to high operational costs, environmental risks, and administrative burdens, continued operation and ownership of the fuel facility is not advantageous to the City. Because the facility is situated on property now owned by the City, it is the lead agency to complete the removal. In August 2025, the City sought quotes directly from four companies but received quotes from only two of the companies. The quotes received are included below and represent two different approaches: a Turnkey Approach proposed by Seneca Companies and a Collaborative Approach proposed by Unified Contracting Services Inc.

Discussion: Proceeding in a timely manner will avoid being required by Iowa DNR (March 2026) to apply for a "temporary closure" permit, which would bring additional costs in terms of application or penalty fees and interim inspection/certification work.

Although the removal of the Joint Fuel Facility has adequate funding (e.g., local option sales tax), accomplishing it with the least cost may be done by leveraging the City’s capabilities, equipment, and labor. See the Collaborative Approach below (Alternative 2).

Alternative 1 - Turnkey (Senecca) Approach: This is a comprehensive approach where the contractor manages the project and performs all the work requirements from beginning to end. The contractor's quote for this approach is **$52,986.30**. If additional work is encountered due to extra disposal of backfill material it would be accomplished through a change order.

Advantages:

· Single source and delegation of risk (experienced project manager).

· Costs consolidated into a single line item, making proportionate sharing simple and transparent.

Disadvantages:

· More out-of-pocket costs.

· Less control of the schedule and potential for extra work.

Alternative 2 - Collaborative (Unified) Approach: It is very common for municipalities and utilities with capability to perform portions of the project to act as the “General Contractor” and provide labor, material, and equipment. A portion of the work is accomplished within existing operating budgets and generally can be completed at a lesser overall cost. The contractor's quote for this approach is **$27,261.25**. Plus, under this alternative, the City would provide approximately **$17,600** in labor, material, and equipment. The total estimated cost would be **$44,861.25**.

Advantages:

· Reduce overall and out-of-pocket costs and itemized expenses

· More control of the schedule and potential for extra work

Disadvantages:

· Cost sharing can be more complex.

· Risk associated with performing some of the work.

Budget Impact: Removal of underground storage tanks are an environmental improvement, and Iowa DNR manages the Iowa Storage Tank Management Account Financing Program (STMAFP) that offers a $15,000 maximum rebate, which will be sought to offset the out-of-pocket costs. If the funding application is successful, the net cost to the City for the removal would be approximately $30,000.

Since this work is a permanent removal of a Joint Facility, we are exploring cost-sharing opportunities. Because the City will retain the property for future use, the labor and equipment costs could be borne by the City. STMAFP is a reimbursement program. Therefore, the contractor must be paid in full prior to the reimbursement. It may be advisable for the City to manage the project and the contractor and seek cost sharing after the final costs are known, and the grant has been received.

Recommendation: Staff recommends terminating the existing 28E agreement in preparation for removing the underground fuel tanks and proceeding with the aforementioned "collaborative" approach to minimize contracting costs and avoid additional administrative and maintenance costs.

Attachments:

1. Memo_2025-11-14_FuelStation
2. 26.01.27.Resolution to Terminate 28E (002)
3. Notice of Termination of Fuel Agreement - Warren County
4. SupplementalMemoForCityCouncil 20260204 REV02

Memorandum

To: Jacob Meshke, City Manager **Date:** November 14, 2025

From: Dave Moeller, City Engineer

CC: Caleb Adams-Brown, Streets Superintendent

RE: Joint Fuel Facility Removal

Introduction

The purpose of this memorandum is to provide information related to the removal of the existing Joint Fuel Facility in cooperation with all parties, including Warren County, Indianola Community School District, Indianola Municipal Utilities, and the City of Indianola.

Background

The existing Joint Fuel Facility at 704 6th Street in Indianola was previously operated by Warren County. The continued operation of a Joint Fuel Facility is no longer desired and is not consistent with the future land use of the property. The facility is situated on property now owned by the City; therefore, the City is the lead agency to complete the removal of the facility.

In August, the City sought quotes directly from two companies as the work was estimated to be under both the bidding and formal quote threshold. The quotes received are attached and represent two different approaches: a Turnkey Approach proposed by Seneca Companies and a Collaborative Approach proposed by Unified Contracting Services Inc.

Turnkey Approach: This approach is comprehensive, and contractor manages the project and performs all the work requirements from beginning to end. The cost for this approach is $52,986.30. If additional work is encountered due to extra disposal of backfill material it would be accomplished through a change order.

Advantages:

- Single source and delegation of risk. Experienced project manager
- Costs consolidated into a single line item, making proportionate sharing simple and transparent

Disadvantages:

- More out-of-pocket costs
- Less control of the schedule and potential for extra work

Collaborative Approach: It is very common for municipalities and utilities with means to perform portions of the project to act as the "General Contractor" and provide labor, material, and equipment. A portion of the work is accomplished within existing operating budgets and generally can be completed at a lesser overall cost.

Summary of Costs	Estimated Cost
Pavement Removal *	$600(1)
UST Removal**	$15,345
Backfill*	$13,000(2)
Tank Cleaning**	$4,400
Environmental Assessment**	$3,535
Reporting**	$845
Liquid and Sludge Disposal**	$1,000
Underground Contingencies	$4,000
Total	$42,725
*Owner Provided **Unified Contracting Quote	(1) Tipping Fee (2) Granular Backfill Material, delivered

Advantages:

- Reduce overall and out-of-pocket costs and itemized expenses
- More control of the schedule and potential for extra work

Disadvantages:

- Cost sharing can be more complex.
- Risk associated with performing some of the work.

Since the removal of the Joint Fuel Facility is an unbudgeted item, accomplishing it with the least financial "out of pocket" outlay, leveraging the City's capabilities, equipment, and labor already budgeted, leads to selecting the Collaborative Approach.

Removal of UST's are an environmental improvement, and Iowa DNR manages the Iowa Storage Tank Management Account Financing Program (STMAFP) that offers a $15,000 maximum rebate that will be sought to offset the out-of-pocket costs. If the Application is successful, the net cost of the removal would be $27,725.

Since this work is a permanent removal of a Joint Facility, it is proposed that the one-time out-of-pocket expenses are split four ways, and since the City will retain the property for future use, the labor and equipment be borne by the City.

STMAFP is a reimbursement program therefore, the contractor must be paid in full prior to the reimbursement. It may be advisable for the City to manage the project and the contractor and seek cost share after the final costs are known and the grant has been received.

Snyder & Associates recommends pursuing the Collaborative Approach and implementing the project with the following next steps:

- Share the cost summary and cost-sharing proposal with the County, the School, and Indianola Municipal Utilities at the manager level.
- Draft 28E agreement for the cost share.
- Accept the quote, provide a notice to proceed and commence the work.

August 5, 2025

Proposal # CI-8052025

City of Indianola
111 South Buxton St
Indianola, IA 50125

RE: Underground Storage Tank Removal

Unified Contracting Services is pleased to present the following UST removal proposal for your approval.

Location: ***Former Warren County Hwy Dept, 702 North 6th St, Indianola, IA 50125***
DNR Reg. 199417675

Mobilization to site.
Layout work over underground storage tank and barricade area off.
Provide licensed tank remover on-site through entire process.
Excavate and expose – 2- 12,000 gal Composite Steel USTs
Monitor excavation with LEL during work activity.
Remove and dispose of remaining liquid/sludge in UST.
Inert UST to remove flammable vapors prior to removal.
Triple rinse and clean UST with Vac Truck to accommodate proper tank transfer.
Remove tank shell, product lines and dispensers from excavation area and haul-off to approved waste facility.
Provide Certified Groundwater Professional for OA1 & OA2 soil samples and temporary water wells for all reports.
Furnish closure report, notifications, and permits required by state and local authorities.
Remove barricades and clean area.

NOTE: City is responsible for disposing of all removed concrete during removal.
City will provide fill material and is responsible for backfilling the excavation and leveling.

Proposed Budget/Bid Amount:

Excavation Work	$15,345.00
Tank Cleaning	$4,400.00
Environmental Assessment	$3,535.00
Reporting	$845.00

Total: $24,125.00

Additional:	Liquid Disposal	$1.65/Gallon
	Sludge Disposal	$6.90/Gallon

Exclusions: Any applicable taxes, cost of dewatering tank pit if needed, all associated costs for contaminated soils, concrete replacement, private locates, unknown below ground objects.

Any additional cost incurred due to circumstances out of Unified Contracting Services, Inc. control will be discussed with the customer and billed accordingly. This proposal assumes that there is no contamination at this site and that all excavated material can be reused or disposed of as "clean material."

In the unfortunate event that any IA authority requires further testing or excavation, you will be charged for additional site visits, project management, and additional work that we are directed to perform. In the event a change order is discussed with the city, a plan of action is given; a cost will be determined and signed by the city.

The final balance is due when construction work is finished and/or excavations are backfilled.

-Proposal is valid for 30 days
-Payment is due net 10 days from completion of work
-Taxes are not included in above pricing

Customer Signature	Date	Company Rep	Date
			8/05/2025

DES MOINES BRANCH
4140 EAST 14TH STREET
DES MOINES, IA 50313
PHONE:
WWW.SENECACO.COM
STORE.SENECACO.COM

August 8, 2025

Seneca Proposal #20250221

Akhilesh Pal
City of Indianola
111 South Buxton Street
Indianola, IA 50125

Sent via email to APal@indianolaiowa.gov

SUBJECT: Proposal and Budget for Underground Storage Tank Closure Activities
Warren County HWY Department, 704 6th Street, Indianola, Warren County, IA
Registration No. 199417675 LUST No. NA

Dear Mr. Pal:

Thank you for the opportunity to submit this proposal for conducting Underground Storage Tank Closure Activities at Warren County HWY Department, 704 6th Street, Indianola, IA. All services described in this proposal and budget will be conducted in accordance with Iowa Department of Natural Resources (IDNR) rules and regulations in place at the time this proposal and budget was prepared. Seneca has thorough knowledge of Underground Storage Tank (UST) closures and management, and Seneca personnel have 40-hr OSHA certification.

SCOPE OF WORK

The scope of services outlined in this proposal and budget is as follows:

- Provide all necessary notifications and obtain all permits for UST Closure
- Remove concrete over top of tanks/piping
- Removal of dispensers, islands and lighting at islands
- Remove and dispose of USTs (2-12K gallon (composite) containing gasoline and diesel)
- Certify USTs clean for disposal
- Remove product piping and dispensers associated with USTs
- Backfill UST system area with sand and bring to grade with rock
- Collect all necessary soil samples to meet IDNR closure requirements.
- Install temporary monitoring well to evaluate potential groundwater contamination
- Compile and submit Tank and Line Closure Report.

PRE-CLOSURE ACTIVITIES

Seneca will submit the following notifications prior to UST removal:

- 30-day Closure notification to be provided to the IDNR Underground Storage Tank Section.
- Utility notification to Iowa One Call will be completed 48 hours prior to removal.
- A verbal 24-hour notification will be provided to IDNR Field Office.
- A verbal notification to local fire agency.

The Client will complete the following activities prior to UST removal:

- The client will remove product from the USTs prior to the initiation of on-site activities to less than 2" remaining in the tanks.
- The client will ensure the electricity to the UST system is disconnected prior to site activities.
- The client will remove any components associated with the UST system they wish to keep
- The client shall identify the location of all utilities and underground structures onsite. Seneca will take reasonable precautions to avoid damage to utilities or other underground structures. If requested a private utility locate may be completed to identify site service lines.

REMOVAL ACTIVITIES

Initial activities will include the purging of the product lines and the disconnection and disposal of the dispensers. Surface material (concrete and/or asphalt) covering the USTs will be removed and hauled offsite. Backfill material over and around the USTs will be excavated and stockpiled onsite. Backfill material will be field screened to determine if the material can be reused onsite. Field screening of the fill material will be completed utilizing a photo-ionization detector (PID). Fill samples will be placed in a labeled Zip-Lock^{TM} baggie. Following sufficient time for vapor equilibration, the PID will detect volatile organic compounds (VOCs) inside the sample bags. If field screening exceeds ten (10) parts per million on the field meter it may require disposal at an approved landfill. If backfill disposal is required a change order will be submitted.

Upon completion of the removal activities, the UST basin, product trenches, and island areas will be backfilled with sand.

If a potential new release is identified during closure activities, the client will be notified immediately, and steps will be implemented to notify the IDNR.

UST CLEANING

After the USTs have been removed from the ground, they will be cut and cleaned of any petroleum-related residues and certified clean for disposal. The tanks will be triple washed and rinsed in accordance with Federal Regulation 40 CFR 261.7(b)(3)(I,ii,iii)(a,b). Clean tank certifications will be provided.

CLOSURE SAMPLING AND REPORTING

Soil and groundwater samples will be collected as mandated under the State UST closure rules. Soil samples will be collected from beneath the USTs. Additionally, one sample per every ten linear feet of product piping will be collected; and one sample from beneath each dispenser. Soil sample totals in the budget table below are an estimate, only quantity collected will be billed.

If a potential new release is identified during closure activities, the client will be notified immediately, and steps will be implemented to notify the IDNR.

A temporary monitoring well will be installed to obtain required groundwater samples. The well will be installed, allowed to stabilize for more than 24 hours prior to sampling. Upon completion of the project, Seneca will abandon the monitoring well.

The findings of the project will be submitted in a Tank and Line Closure Report. The report will include a dimensioned site map, laboratory results of the samples, and a written discussion of the closure activities. The report will be due to the IDNR 45-days post closure.

PROJECT ASSUMPTIONS

- Dewatering is not included in this scope of work.
- No Shoring, sheeting or bracing has been included in this scope of work.
- Onsite utilities will be marked by the locating service and will not interfere with the progress of activities.
- Electricity to the UST system will be disconnected.
- Concrete removal costs assume concrete is six inches thick, if concrete exceeds six inches in thickness additional fees may apply.
- Surface removal assumes that one type of surface cover is used, if both asphalt and concrete overlay each other, additional fees may apply.
- Buildings onsite will be closed for business during all closure activities.
- Concrete replacement is not included with this scope of work, the area will be brought to grade with rock.

IOWA STORAGE TANK MANAGEMENT ACCOUNT FINANCING PROGRAM

The Iowa Storage Tank Management Account Financing Program (program) will reimburse underground storage tank removal of registered/regulated materials.

Regulation: Iowa Administrative Code 591-Chapter 11.3(11): Budget(s) shall be provided that outline the total cost and scope of work proposed. Maximum benefit payable shall be $15,000.00 for any site identified by an Iowa DNR UST registration number and prior budget approval is required.

To obtain DNR reimbursement, the UST Owner must comply with all of the following:

1. UST Owner must be registered with the Iowa Secretary of State. (If filing as Individual / Sole Proprietor, UST Owner is not required to register with the Iowa Secretary of State.) If not already registered, contact the Iowa Secretary of State's office at 515-281-5204 or https://sos.iowa.gov/. Include the "Business Entity #" on the reverse side of the application.

2. UST Owner will be required to enter into a Contract with the Iowa DNR to receive reimbursement of completed work.

3. UST Owner must upload an IRS W-9 form to be eligible to receive reimbursement from the DNR Storage Tank Management Financing Program for completed work. The following link (https://stateofiowa.seamlessdocs.com/f/W9forDNR) will direct you to a fillable W-9 form which will allow you to securely submit your tax information. On the W-9, please provide the best payment address. Once completed and your signature is applied, you must click the "Finalize & Submit" button. You will receive a signature confirmation email from SeamlessDocs confirming your submission. If you have any questions or concerns regarding the W-9 process, please contact the DNR Budget & Finance Section at budgetandfinance@dnr.iowa.gov for assistance.

4. UST Owner submission of a Cost Estimate. The cost outline must, at a minimum, include the following tasks: costs of the excavation work, tank cleaning costs (includes fluids disposal), environmental assessment, and reporting.

Do not include costs for a canopy removal, concrete replacement, claim handling, or the installation of new equipment, or other services.

Submit any questions and/or the completed UST Closure Claim Application to:
James Gastineau, Environmental Specialist Senior
Iowa Department of Natural Resources
6200 Park Ave Ste 200
Des Moines IA 50321
Phone: 515-829-2770
Email: james.gastineau@dnr.iowa.gov

Pre-approval is required to qualify for the program. The approval process for this program is estimated to take up to 30-days to complete.

ASSOCIATED COSTS

The total funds requested for these services are $52,986.30. The following table breaks out the cost for the project. If this proposal is agreeable to you, please sign the enclosed agreement, scan, and email back to us. We will countersign and return one copy to you.

Item	Description	Quantity	Unit	Unit Price	Total
1	UST Removal and Disposal	1	LS	$26,220.00	$26,220.00
2	UST Cleaning	1	LS	$3,179.75	$3,179.75

Item	Description	Quantity	Unit	Unit Price	Total
3	Fluid Disposal*	100	GALLON	$2.13	$212.75
4	Environmental Sci.	20	HR	$95.00	$1,900.00
5	Service Truck/Equipment	1	DAY	$300.00	$300.00
6	Sample Analysis* (OA1/OA2)	10	EA	$130.00	$1,300.00
7	Drilling	1	EA	$1,840.00	$1,840.00
8	Sr. Project Manager	4	HR	$135.00	$540.00
9	Closure Report	1	EA	$575.00	$575.00
10	Concrete Removal (ft2)	3000	EA	$2.88	$8,625.00
11	Rock Cap	167	LS	$41.40	$6,913.80
12	Fencing	1	LS	$1,380.00	$1,380.00
				Estimated Total	$52,986.30
*Quantity estimated, actual invoicing will be based on field observations					

ENCLOSURES

- The Iowa Storage Tank Management Account Financing Program claim form. **Pre-approval of costs is required for eligibility.**

- Seneca Customer Application. All projects completed through Environmental Services require a credit application on file with our accounting department. This form is required to be **<u>updated every two years.</u>**

If you have any questions, please contact me at jrepp@senecaco.com or 515-261-7759. Seneca Companies appreciates the opportunity to assist you in this matter.

Sincerely,

Seneca Companies, Inc.

Jennifer Repp
Consulting Manager

Encl: Terms & Conditions
The Iowa Storage Tank Management Account Financing Program claim form.
Seneca Customer Application

cc: Leslie Nagel, Environmental Manager

SENECA COMPANIES, INC. CONTRACT AGREEMENT

THIS AGREEMENT, entered on **August 8, 2025** between **City of Indianola** hereinafter called "Customer," and Seneca Companies, Inc. hereinafter called "Seneca," is as follows:

The Customer retains Seneca to conduct **Underground Storage Tank Closure Activities at: Warren County HWY Department, 704 6th Street, Indianola, Warren County, IA** hereinafter called the "Project."

The Customer and Seneca for mutual consideration, agree as follows:

GENERAL CONDITIONS

Proposal Number: 20250221

Proposal Amount: $52,986.30

Down Payment: Not applicable

Terms of Payment: See attached Seneca Companies, Inc. Contract Agreement Terms and Conditions

Taxes: Not Included

Pricing: Proposal and pricing valid for 60 days

The obligations of the client hereunder are not contingent or conditioned upon the receipt of insurance or other third-party payments.

The attached Seneca Companies, Inc. Contract Agreement Terms and Conditions are incorporated into this agreement.

Accepted By:

City of Indianola	Seneca Companies, Inc.
Authorized Signature	Authorized Signature Environmental Manager
Title	Title
Date	Date

Seneca Companies

The Complete Solution

SENECA COMPANIES, INC. CONTRACT AGREEMENT TERMS AND CONDITIONS

1. Scope of Work and Payment. Customer shall pay Seneca for the services in the amounts and at the times set forth in the Proposal and Agreement. Customer agrees to pay all account balances in full within 10 days from receipt of invoice. Balances not received in full within 30 days shall bear an interest charge of 1.5% per month (18% per year). Customer is responsible for all applicable taxes. Customer shall pay a $30.00 fee for each check returned for insufficient funds. Payment by credit card may incur additional applicable fees.

2. Price. This Proposal is expressly contingent upon all conditions being as observed, represented, and warranted at the time of bid. The price covers only those items which are specifically set forth in the Proposal for this project. All other items will be billed to Customer on a time and materials basis.

3. Returns and Cancellation. All sales to Customer are final and no returns or cancellations will be allowed except at the discretion and upon terms acceptable to Seneca.

4. Third Party Payment. Customer is responsible for full and timely payment of account balances regardless of whether Customer has received payment under any insurance policy, or from any third person or entity who may agree to or may be legally required to pay Customer's account balance. Upon request of Seneca, Customer shall assign to Seneca any and all rights it may have to third party payments. Upon assignment, Seneca is entitled to seek any remedies that Customer would have had for third party payments.

5. Authorization and Access. Customer shall provide Seneca with all necessary access to the property upon which services are to be performed. Customer warrants that it has obtained or will obtain prior to performance of the services all necessary permits, licenses, consents, and authorizations required in connection with performance of services set forth in the Proposal.

6. Warranties. Seneca is at all times acting as an independent contractor in performance of services under this Agreement. Seneca will perform services using that degree of skill and care ordinarily exercised by other members of the profession under similar circumstances. No other warranty, expressed or implied, is made or intended by Seneca. Seneca does not warrant or represent that a site is not contaminated and Client acknowledges that the risk of contamination cannot be totally eliminated.

7. Duties of the Customer. Customer shall provide a written, complete, and accurate description of the site and site conditions to Seneca. Customer warrants that it will disclose all adverse or unfavorable site conditions which may affect this Agreement. Customer shall furnish as requested by Seneca, all reports, data, studies, plans, specifications, or other information deemed necessary by Seneca for performance of all services provided hereunder. Customer represents and warrants that all information provided to Seneca is complete and accurate. Customer represents and warrants that is has and will comply with all applicable local, state, and federal laws, including all applicable insurance requirements.

8. Utilities and Underground Structures. Customer shall identify the location of all utilities and underground structures. Seneca will take reasonable precautions to avoid damage to utilities or other underground structures. Customer shall indemnify, defend, and hold Seneca harmless for any damage to utilities or underground structures, and from any claims, liability, or damages resulting from utilities or underground structures that were not properly called to Seneca's attention. Such indemnity shall include payment of litigation costs, experts fees, and attorneys fees incurred by Seneca

9. Sampling, Handling and Reporting of Materials. Customer acknowledges that Seneca has neither created nor contributed to the creation or existence of any contamination at the site and Seneca's compensation hereunder is not commensurate with the potential risk of injury of loss which may be caused by contamination. Seneca shall not be deemed a generator, owner, operator, storer, treater, transporter, arranger, or disposal facility by reason of the services it provides to Customer. All laboratory and field equipment contaminated in performance of the services hereunder which cannot be reasonably decontaminated shall become the responsibility of Customer to decontaminate or to purchase for the fair market value. Customer shall be responsible for complying with all reporting requirements under applicable law. If Customer fails to report a condition which may pose a threat to human health or the environment, Seneca may, but is not required to, report the same.

10. Force Majeure. Seneca shall not be liable for failure or delay in performing under this Agreement to the extent that such failure or delay is caused by an event or causes beyond Seneca's control.

11. Unforeseen Conditions. If unforeseen conditions arise that affect the scope of services, price of services, time for performance, or the risk involved, Seneca shall notify Customer. Seneca may then, at its sole discretion, modify the scope of work, modify the price, stop work until arrangements satisfactory to Seneca have been made, or terminate the services by notifying Customer in writing. Seneca shall be entitled to the fair and reasonable value of its services through the time of termination.

12. Limitation of Liability. Seneca shall be liable only for damages that are a direct result of the negligence of Seneca. Customer agrees that Seneca's total liability to Customer for claims arising out of or arising from Seneca's sale of goods or performance of services under this Agreement shall not exceed $50,000 or the total fees payable to Seneca for the particular project, whichever is less. Seneca shall not be liable for any special, punitive, incidental, or consequential damages (including without limitation, loss of profits or income, loss of use of property, business interruption, cost of replacing goods or services, or third party claims). Customer recognizes that the work set forth in the Proposal may effect, alter, or damage the property and Seneca shall not be responsible for such damage unless it is a direct result of negligence of Seneca. Any claims, demands, or causes of action against Seneca arising from or related in any manner to this Agreement, or to work, services, goods or products provided by Seneca pursuant to this agreement, must be brought within two (2) years from the date the work, service or provision of goods or products has been completed.

13. Remedies and Indemnity. In the event of breach of this Agreement by Customer, Seneca may proceed in law or equity to enforce its rights hereunder. Seneca, at its discretion, may elect to proceed by arbitration which shall be binding on the Parties. Customer shall pay all costs and expenses, including attorney's fees, incurred by Seneca in enforcing its rights hereunder. Customer shall indemnify, defend, and hold harmless Seneca from and against all claims, demands, and causes of actions arising out of or resulting from Customer's breach of this Agreement or Seneca's performance of services hereunder.

14. No Third Party Reliance. Seneca is providing services, including the generation of any written materials or "work product", for the sole benefit of and reliance by the Customer. Customer shall not distribute or disclose any work product of Seneca without prior written approval of Seneca. There are no intended third-party beneficiaries to this Agreement, and no party other than Customer is entitled to rely on Seneca's services or work product.

15. Termination. Seneca may, without prejudice to any right or remedy, terminate its relationship with Customer and suspend all work or delivery of goods upon notice to Customer.

16. Assignment. This Agreement may not be assigned by Customer without written consent of Seneca. If assigned, Customer will continue to be bound by this Agreement and will be liable for all terms and conditions contained herein.

17. Jurisdiction and Venue. Customer agrees that this Agreement shall be governed by Iowa law and jurisdiction and venue shall be with the Iowa District Court for Polk County or as otherwise required by law.

18. Entire Agreement. The written proposal for work, together with any referenced attachments, these terms and conditions, and any applicable Seneca Customer Application Agreement shall constitute the entire agreement between the parties, and any other understanding or representation of any kind shall not be binding upon either party.

19. Amendments. Any modification of this Agreement shall be binding only if evidenced in writing signed by each Party.

20. Severability. Should any provision herein be deemed invalid or unenforceable, all other provisions shall remain in effect.

04/2014

RESOLUTION NO. ____________________

A RESOLUTION TO APROVE TERMINATION AND NOTICE OF TERMINATION OF 28E AGREEMENT REGARDING WARREN COUNTY, CITY OF INDIANOLA, AND INDIANOLA COMMUNITY SCHOOL DISTRICT

WHEREAS, in 2010 the City of Indianola, Iowa, Indianola Community School District and Warren County, Iowa entered into a certain "28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District" ("28E Agreement") related to joint vehicle fueling; and

WHEREAS, in March of 2022, Warren County sent a Notice of Termination pursuant to Section 16 of the 28E Agreement terminating the 28E Agreement as to Warren County effective July 1, 2023; and

WHEREAS, the City of Indianola, Iowa and the Indianola Community School District continue to share a joint vehicle fueling station on property owned by the City of Indianola, Iowa and continue to be bound by the 28E Agreement for purposes of exercising their respective powers to finance, develop, construct, own, operate, and manage the vehicle fueling facility for all vehicles owned and operated by the respective parties; and

WHEREAS, the 28E Agreement provides that it shall remain in effect until written notice of termination is provided at least fifteen (15) months in advance and be effective as of July 1 of the next calendar year;

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

1. The City Council approves termination of the "28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District" effective July 1, 2027.

2. The City Manager and City Clerk are authorized to send and sign any documentation necessary to effectuate the termination including, without limitation, sending of the Notice of Termination required under Section 16.

PASSED AND APPROVED this ____ day of ____________________, 2026.

____
Steve Richardson, Mayor

ATTEST:

____
Jackie Raffety, City Clerk

WARREN COUNTY
ENGINEER

March 18, 2022

City of Indianola
110 N. 1st Street
Indianola, IA 50125

RE: Notice of Termination – 28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District

On March 15, 2022, the Warren County Board of Supervisors approved a resolution (Resolution No. 22-118) terminating the 28E Agreement for the joint vehicle fueling facility among Warren County (County), the City of Indianola (City), and the Indianola Community School District (District).

Warren County is constructing phase one of a new Secondary Road Department maintenance facility south of town which includes a new county fueling station. The maintenance facility is expected to be complete after July 2023. This date is tentative. Therefore, our goal is to continue working cooperatively with the City and District until the new County facility is fully operational and the City and District reach a solution to fuel their respective fleet of vehicles.

Per the 28E Agreement – Section 16, the agreement shall remain in effect until July 1, 2023, allowing ample time for discussions on future fuel use for all parties involved. One apparent option is to continue to use the current facility until such time that the new county fuel facility is fully operational. Should the City and/or District desire to continue using the current facility, the county may need to parcel off the fuel facility and transfer the ownership with administrative duties to the City or District. Otherwise, the County shall have unencumbered ownership of the facility, and it could be dismantled at the discretion of the Board of Supervisors with those costs being shared among all parties.

Respectfully,

David Carroll
Warren County Engineer

ATTACHMENT:
Resolution No. 22-118 (unsigned)

CC:
Warren County Board of Supervisors
Warren County Department Heads
Indianola Community School District

WARREN COUNTY ENGINEER'S OFFICE
301 North Buxton Street, Ste. 211 | Indianola, IA 50125 | P: (515) 961-1050 | F: (515) 961-1053 | engineer@warrencountyia.org

RESOLUTION 22-118

NOTICE OF TERMINATION FOR 28E AGREEMENT REGARDING WARREN COUNTY, CITY OF INDIANOLA, AND INDIANOLA COMMUNITY SCHOOL DISTRICT

Motion by _________, second by __________,

WHEREAS, Warren County, Iowa, the City of Indianola, and the Indianola Community School District share a joint vehicle fueling station on property owned by Warren County, Iowa; and

WHEREAS, the aforementioned parties are bound by a 28E Agreement for the purpose of jointly exercising their respective powers to finance, develop, construct, own, operate, and manage the vehicle fueling facility for all vehicles owned and operated by said respective parties; and

WHEREAS, the 28E Agreement shall remain in effect until terminated by any party by giving notice of termination provided there is at least 15 months of written notice and is effective on and as of July 1 of the next calendar year,

NOW THEREFORE BE IT RESOLVED THAT, the Warren County Board of Supervisors hereby moves to approve termination of the "28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District" effective on July 1, 2023.

ACCEPTED AND APPROVED this 13th day of March 2022

___ Aye ___ Nay ______________________ Aaron DeKock, Chair

___ Aye ___ Nay ______________________ Darren Heater, Vice-Chair

___ Aye ___ Nay ______________________ Crystal McIntyre, Member

ATTEST: ______________________________
Traci VanderLinden, Warren County Auditor

INTRODUCTION

The existing joint fuel facility, at 702 North 6th Street in Indianola, was previously operated by Warren County, in a partnership with the Indianola Community School District, the Indianola Municipal Utilities (IMU), and the City of Indianola Public Works. Recently, all of the other partners secured other fuel providers/sources, leaving the City with the option of operating the fuel station for its own use or pursuing removal. Because of high operational costs, liability risks, and administrative burdens, continued operation and ownership of the fuel facility do not appear to be advantageous to the City of Indianola.

Therefore, staff recommends that the City Council accept the **$27,261.25** quote from Unified Contracting Services, Inc. and proceed with removal of the two 12,000-gallon composite steel underground fuel storage tanks.

ISSUE

At issue is whether to proceed with removal of the underground fuel storage tanks now that all of the other operational partners have found other fuel providers/sources and have ceased sharing operational and maintenance costs.

RATIONALE

As a rule, underground storage tanks that are near the end of their operational life cycle pose significantly greater risks than newer tanks. Thus, operation of the old fuel tanks should be discontinued, and the old fuel tanks should be removed to avoid increased liability exposure and to minimize long-term operation and maintenance costs.

ANALYSIS

Relevant Facts:

- On site, there are two 12,000-gallon underground tanks (gasoline and diesel tanks) that were installed in 1993. These tanks were constructed using composite steel with fiberglass-reinforced plastic, combining a steel inner tank with an outer containment layer.
- In 2010 the City of Indianola, Iowa, Indianola Community School District and Warren County, Iowa entered into a "28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District" related to joint vehicle fueling.
- In March of 2022, Warren County sent a Notice of Termination pursuant to Section 16 of the 28E Agreement terminating the 28E Agreement as to Warren County effective July 1, 2023.
- On June 18, 2025, Warren County provided an email notice that they were vacating the Joint Fuel Facility (at 702 North 6th Street) effective July 1, 2025.
- The City is currently responsible for operating the fuel facility.
- The School District secured another fuel provider/source.
- The County secured another fuel provider/source.
- IMU recently moved (with the City Public Works) to use another provider/source.
- While Iowa regulations (IAC 567-135) do not establish a maximum lifespan, these require regular inspections, and tanks must be repaired or replaced if signs of deterioration appear.

- Regulatory process – we must either remove tank before 03/01/2026 (tank must be empty for 6 months, which occurred in January 2026) or renew the registration of the tank (late penalty and processing fees of $500); after providing notice to DNR, permitees have 30-day window to complete the tank removal; beyond this 30-day window, a temporary closure permit is required, which requires recertification and updating of the facility equipment to meet current operation and maintenance standards.
- Status – No active temporary closure permit: a temporary closure permit has not been filed.
- Beginning in August 2025, all City fuel was purchased exclusively through Agriland with a $0.10 per gallon fuel-card discount.
- Following successful negotiations with Kwik Star, the City fuel adjusted to purchase exclusively through Kwik Star with a $0.15 per gallon fuel-card discount.

Applicable Risks:
- Legal Risks - Continued operation and management of the fuel facility increases the City's legal exposure to high-value claims associated with leaks or spills.
- Administrative Risks - The administrative burden to provide accurate monitoring, reporting, and accounting is significant.
- Safety Risks – Staff and public exposure to risks from accidents at the facility is significant.
- Economic Risks – Continued operation of the fuel facility is not consistent with the Community and Economic Development plan for the area.

Cost Sharing Potential (opinion of City Attorney)

Per the County's previous communications, it appears that their position is that they timely withdrew from the 28E effective July 1, 2023, and therefore bear no responsibility for the dismantling costs outlined in the 28E. The language of the 28E is not great for the City in this regard. Section 6 of the 28E provides that upon termination, the City and District use of the facility ceases, and the County either assumes complete ownership or determines that it can be dismantled and the costs shared pro-rata based on the past 12-months usage. Section 16 of the 18E—Termination—is silent on what happens with regard to dismantling costs if any other party withdraws.

Pursuant to the Land Swap agreement, the City stepped into County's shoes with respect to managing the fuel facility. The anticipated legal positioning for each party is as follows:

School District's Position (opinion of City Attorney)

Unless not present in our files, the District is still party to the 28E. Based on City's desire to not continue operation of the fuel facility, the City can declare their desire to not assume complete ownership and ask the "remaining party" to share in dismantling costs pro-rata. (Section 6 of the 28E). It is anticipated that they will make an argument that this needed to be done in 2024 when the City assumed control of the facility per the Land Swap agreement and/or that this section was for the benefit of the County only. However, they are a remaining party and Section 16 of the 28E provides that upon termination of one party, the agreement shall be renegotiated as to the costs of maintenance and operations between the remaining parties. It is not clear whether this was formally done.

Warren County's Position (opinion of City Attorney)

The City undoubtedly has a weaker position with the County. They have withdrawn from the 28E and are no longer a party for purposes of shared costs. The best approach may be to remind the County that they continued using the fuel facility until (at least) June 30, 2025, and received the benefit of the continued use beyond the withdrawal period. Thus, they should share in the cost of dismantling. However, the City does not have strong footing here if challenged.

CONTINUED OPERATION

The total estimated cost for continued operation of the fuel facility is **<u>$185,000/year</u>**. But this does not account for additional costs associated with increased liability exposure (e.g., environmental cleanup costs, tort damage claims), which could be significant.

Annualized Cost for Storage Tank Operation & Maintenance = <u>$69,000/year</u>

- A - Annual Operating & Maintenance (O&M) Costs = $30,000/year
- B - Administrative Support by City Staff = $15,000/year
- C - Capital Reserve Planning (10-Year Replacement) = $24,000/year

A - Annual Operating & Maintenance (O&M) Costs:

- UST Pollution Insurance: $4,700
- Fiber Service: $1,300
- Grounds Maintenance: $10,500
- FuelMaster Premium Plan: $5,700
- Unified Services (monitoring & support): $3,000
- Annual Inspection: $1,000 (plus $1,000 triennially, averaged to $333/year)
- FuelMaster Training (periodic): $500
- Class A Operator Certification (periodic): $3,000 (averaged as $1,000/year)

Subtotal O&M: $30,033/year

B - Administrative Support by City Staff:

- Assuming Streets staff spend approximately one hour per day, and the City Clerk's Office allocates two hours per week on tasks related to customer service, coordination, and invoicing, staff has estimated a total of 364 hours annually dedicated to these administrative functions. Using a fully burdened hourly labor rate of $35, the estimated annual administrative cost is $14,560.

Subtotal Admin: $14,560/year

C - Capital Reserve Planning (10-Year Replacement):

- Future replacement of above-ground tank system: $240,790
- This preliminary estimate of $240,790 is based upon the average of the three quotes received (see Fuel Facility Replacement Quotes). Staff currently assumes a 10-year replacement schedule; however, this timeline may be adjusted if the existing tanks fail earlier or if the City Council elects to accelerate or delay the replacement.
- Quotes for Fuel Facility Replacement:
    - Agriland FS = $197,490
    - Unified Contracting Services = $248,093

- Seneca Companies = $276,787
- Average = $240,790

Subtotal: $24,000/year for capital reserve planning (Annualized reserve over 10 years).

Annualized Cost for Bulk Fuel Supply = <u>$116,000/year</u>

Table 1: Summary of 12-Month Bulk Fuel Usage and Costs (dates: 07/01/2024 to 06/30/2025)

ENTITY	UNLEADED (GAL)	UNLEADED COST	DIESEL (GAL)	DIESEL COST	TOTAL COST ($)	PROPORTIONAL COST SHARE (%)
City	28,292.07	$61,870.19	21,939.70	$53,807.31	**$115,677.50**	42.15%
IMU	13,404.99	$29,940.46	3,027.92	$7,419.05	$37,359.51	13.61%
School	8,578.00	$18,802.75	41,880.10	$102,602.17	$121,404.92	44.24%
Total	50,275.06	$110,613.40	66,847.72	$163,828.53	$274,441.93	100.00%

BULK FUEL VS FUEL CARD EXPENDITURES

The following table provides a cost comparison between the James Oil Company bulk fuel delivery and the Agriland fuel card. This table reflects a full year of actual usage and a $0.10 per gallon fuel-card discount. Accordingly, with a $0.10 per gallon fuel card discount, the City would be projected to save approximately $17,000 annually by receiving bulk fuel from James Oil Company. Hypothetically, with a $0.15 per gallon fuel card discount, the City would be projected to save approximately $11,000 annually by receiving bulk fuel from James Oil Company.

Table 2: Bulk Fuel Cost Savings Compared with a $0.10 per Gallon Discount with a Fuel Card Provider.

	Regular Unleaded				Diesel				Combined			
	Gallons Used	James Oil Cost	Agriland Cost	Unleaded Savings	Gallons Used	James Oil Cost	Agriland Cost	Diesel Savings	Total Savings	% Share	Operating Expense	Net Savings
Total	50,275.06	$ 110,613.40	128,955.53	$ 18,342.13	66,847.72	$ 163,828.53	218,592.05	$ 54,763.52	$ 73,105.65	100.00%	$ 30,000.00	$ 43,105.65
City	28,292.07	$ 61,870.19	$ 72,569.16	$ 10,698.97	21,939.70	$ 53,807.31	$ 71,742.82	$ 17,935.51	$ 28,634.48	39.17%	$ 11,750.59	$ 16,883.89
IMU	13,404.99	$ 29,940.46	$ 34,383.80	$ 4,443.34	3,027.92	$ 7,419.05	$ 9,901.30	$ 2,482.25	$ 6,925.59	9.47%	$ 2,842.02	$ 4,083.57
School	8,578.00	$ 18,802.75	$ 22,002.57	$ 3,199.82	41,880.10	$ 102,602.17	$ 136,947.93	$ 34,345.76	$ 37,545.58	51.36%	$ 15,407.39	$ 22,138.19

In Table 2, note that if the City did not have cost share partners, the total City savings of $28,634 would be eclipsed by the $30,000 in operating expenses.

Note that we have limited data for simultaneously comparing bulk fuel purchases with fuel card purchases. Also, for fuel card purchases, we do not have readily available data to differentiate between unleaded and diesel in terms of unit cost per gallon of fuel. Therefore, a complete "apples-to-apples" comparison is difficult to provide.

Table 3 below provides a snapshot comparison of bulk fuel and fuel card purchases from 2024 and 2025, over similar months of the year.

Table 3: Fuel Comparison (2024/2025 Snapshot): Bulk Fuel versus Fuel Cards

TIMEFRAME	*Warren County Engineer* BULK FUEL	FU *Kwik Trip & Agriland FS* FUEL CARDS	TOTAL
07/01/2025 to 12/31/2025	$14,484.73	$48,548.84	**$63,033.57**
07/01/2024 to 12/31/2024	$62,869.29	0	**$62,869.29**
TOTAL	**$77,354.02**	**$48,548.84**	**$125,902.86**

During this timeframe, the average unit price per gallon of fuel ranged from $2.34 to $2.80 per gallon for unleaded and $3.30 to $3.60 for diesel.

Table 4 below summarizes a continuous year of records for bulk fuel purchases, until bulk purchases ended in July 2025.

Table 4: Summary of 12-Month Bulk Fuel Usage and Costs (dates: 07/01/2024 to 06/30/2025)

ENTITY	UNLEADED (GAL)	UNLEADED COST	DIESEL (GAL)	DIESEL COST	TOTAL COST ($)
City	28,292.07	$61,870.19	21,939.70	$53,807.31	$115,677.50

Here, the average unit price per gallon of fuel was $2.20 for unleaded and $2.45 for diesel. However, the County did not pass on the operation and maintenance costs to the partners, so these fuel prices do not account for those expenses, which the city would have to bear if it continued to operate and maintain the facility.

TANK REMOVAL

Because the facility is situated on property now owned by the City, it is the lead agency to complete tank removal. In August 2025, the City sought quotes directly from four companies but received quotes from only two of the companies. The quotes received are included below and represent two different approaches: a Turnkey Approach proposed by Seneca Companies and a Collaborative Approach proposed by Unified Contracting Services Inc.

Alternative 1 - Turnkey (Senecca) Approach: This is a comprehensive approach where the contractor manages the project and performs all the work requirements from beginning to end. The contractor's quote for this approach is **<u>$52,986.30</u>**. If additional work is required, due to extra disposal of backfill material, it would be accomplished through a change order.

Advantages:
- Single source and delegation of risk (experienced project manager).
- Costs consolidated into a single line item, making proportionate sharing simple and transparent.

Disadvantages:
- More out-of-pocket costs.
- Less control of the schedule and potential for extra work.

Alternative 2 - Collaborative (Unified) Approach: It is very common for municipalities and utilities with capability to perform portions of the project to act as the “General Contractor” and provide labor, material, and equipment. A portion of the work is accomplished within existing operating budgets and generally can be completed at a less overall cost. The contractor's quote for this approach is **<u>$27,261.25</u>**. Plus, under this alternative, the City would provide approximately **<u>$17,600</u>** in labor, material, and equipment. The total estimated cost would be **<u>$44,861.25</u>**.

Advantages:
- Reduce overall and out-of-pocket costs and itemized expenses.

- More control of the schedule and potential for extra work.

Disadvantages:

- Cost sharing can be more complex.
- Risk associated with performing some of the work.

Proceeding in a timely manner with tank removal will avoid being required by Iowa DNR (March 2026) to apply for a "temporary closure" permit, which would bring additional costs in terms of application or penalty fees and interim inspection/certification work.
Although there is adequate funding for removal of the Joint Fuel Facility (e.g., local option sales tax), accomplishing it with the least cost may be done by leveraging the City's capabilities, equipment, and labor. See the Collaborative Approach below (Alternative 2).

CONCLUSION

Staff recommends proceeding with the underground storage tank removal by approving the quote from Unified for **$27,261.25**. This would transition the City away from the aging underground storage system, minimizing long-term financial and operational risks. Continuing to use the fuel card system would provide immediate cost-reduction benefits and long-term risk management advantages.

MEMORANDUM

To: Mayor and City Council

From: Eric Stevens, Public Works Director

Date: February 17, 2026

Subject: Resolution accepting a proposal from Unified Contracting Services for the removal of the joint fuel facility at 702 North 6th Street.

Introduction: This action pertains to the removal of the existing Joint Fuel Facility (702 North 6th Street), which was previously operated by Warren County in a partnership with the Indianola Community School District, the Indianola Municipal Utilities, and the City of Indianola.

Background: The existing Joint Fuel Facility at 704 North 6th Street in Indianola was previously operated by Warren County, in a partnership with the Indianola Community School District, the Indianola Municipal Utilities (IMU), and the City of Indianola Public Works. The partners have secured other fuel providers/sources. Due to high operational costs, environmental risks, and administrative burdens, continued operation and ownership of the fuel facility is not advantageous to the City. Because the facility is situated on property now owned by the City, it is the lead agency to complete the removal. In August 2025, the City sought quotes directly from four companies but received quotes from only two of the companies. The quotes received are included below and represent two different approaches: a Turnkey Approach proposed by Seneca Companies and a Collaborative Approach proposed by Unified Contracting Services Inc.

Discussion: Proceeding in a timely manner will avoid being required by Iowa DNR (March 2026) to apply for a "temporary closure" permit, which would bring additional costs in terms of application or penalty fees and interim inspection/certification work.

Although the removal of the Joint Fuel Facility has adequate funding (e.g., local option sales tax), accomplishing it with the least cost may be done by leveraging the City's capabilities, equipment, and labor. See the Collaborative Approach below (Alternative 2).

Alternative 1 - Turnkey (Senecca) Approach: This is a comprehensive approach where the contractor manages the project and performs all the work requirements from beginning to end. The contractor's quote for this approach is **$52,986.30**. If additional work is encountered due to extra disposal of backfill material it would be accomplished through a change order.

Advantages:

· Single source and delegation of risk (experienced project manager).

· Costs consolidated into a single line item, making proportionate sharing simple and transparent.

Disadvantages:

· More out-of-pocket costs.

· Less control of the schedule and potential for extra work.

Alternative 2 - Collaborative (Unified) Approach: It is very common for municipalities and utilities with capability to perform portions of the project to act as the "General Contractor" and provide labor, material, and equipment. A portion of the work is accomplished within existing operating budgets and generally can be completed at a lesser overall cost. The contractor's quote for this approach is **$27,261.25**. Plus, under this alternative, the City would provide approximately **$17,600** in labor, material, and equipment. The total estimated cost would be **$44,861.25**.

Advantages:

· Reduce overall and out-of-pocket costs and itemized expenses
· More control of the schedule and potential for extra work

Disadvantages:

· Cost sharing can be more complex.
· Risk associated with performing some of the work.

Budget Impact: Removal of underground storage tanks are an environmental improvement, and Iowa DNR manages the Iowa Storage Tank Management Account Financing Program (STMAFP) that offers a $15,000 maximum rebate, which will be sought to offset the out-of-pocket costs. If the funding application is successful, the net cost to the City for the removal would be approximately $30,000.

Since this work is a permanent removal of a Joint Facility, we are exploring cost-sharing opportunities. Because the City will retain the property for future use, the labor and equipment costs could be borne by the City. STMAFP is a reimbursement program. Therefore, the contractor must be paid in full prior to the reimbursement. It may be advisable for the City to manage the project and the contractor and seek cost sharing after the final costs are known, and the grant has been received.

Recommendation: Staff recommends proceeding with the aforementioned "collaborative" approach to minimize contracting costs and avoid additional administrative and maintenance costs.

Attachments:

1. Res 2026- Accepting Proposal Removal of Fuel Facility
2. City of Indianola Removal Quote 1.8.26
3. Memo_2025-11-14_FuelStation
4. Notice of Termination of Fuel Agreement - Warren County
5. SupplementalMemoForCityCouncil 20260204 REV02

City of Indianola

RESOLUTION NO. 2026-

RESOLUTION ACCEPTING A PROPOSAL FROM UNIFIED CONTRACTING SERVICES FOR THE REMOVAL OF THE JOINT FUEL FACILITY

WHEREAS, the City of Indianola is in need of engaging a company for the removal of the joint fuel facility (hereinafter referred to as "Services"); and

WHEREAS, the City of Indianola, Iowa, has solicited proposals for said Services; and

WHEREAS, after review of the proposals the staff believes it to be in the best interest of the City to engage with Unified Contracting Services Inc in an amount not to exceed $27,261.25; and

WHEREAS, City staff will be responsible for disposing of all removed concrete, providing fill material, backfilling the excavation and leveling; and

WHEREAS, it is the determination of the City Council that the City should accept the proposal from Unified Contracting Services in the form attached.

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

1. The proposal from Unified Contracting Services, Inc in an amount not to exceed $27,261.25 for the services is in the public interest of the citizens of the City of Indianola and is herby approved.
2. The Mayor or his designee is authorized and directed to execute an agreement on behalf of the City and the City Clerk is authorized and directed to attest to the signature and to affix the seal of the City

PASSED AND APPROVED this 17th day of February 2026.

____
Steve Richardson, Mayor

ATTEST:

____
Jackie Raffety, City Clerk

January 8, 2026

Proposal # CI-1082026

City of Indianola
111 South Buxton St
Indianola, IA 50125

RE: Underground Storage Tank Removal

Unified Contracting Services is pleased to present the following UST removal proposal for your approval.

Location: ***Former Warren County Hwy Dept, 702 North 6th St, Indianola, IA 50125***
DNR Reg. 199417675

Mobilization to site.
Layout work over underground storage tank and barricade area off.
Provide licensed tank remover on-site through entire process.
Excavate and expose – 2- 12,000 gal Composite Steel USTs
Monitor excavation with LEL during work activity.
Remove and dispose of remaining liquid/sludge in UST.
Inert UST to remove flammable vapors prior to removal.
Triple rinse and clean UST with Vac Truck to accommodate proper tank transfer.
Remove tank shell, product lines and dispensers from excavation area and haul-off to approved waste facility.
Provide Certified Groundwater Professional for OA1 & OA2 soil samples and temporary water wells for all reports.
Furnish closure report, notifications, and permits required by state and local authorities.
Remove barricades and clean area.

NOTE: City is responsible for disposing of all removed concrete during removal.
City will provide fill material and is responsible for backfilling the excavation and leveling.

Proposed Budget/Bid Amount:

Excavation Work	$16,945.00
Tank Cleaning	$4,400.00
Environmental Assessment	$4,871.25
Reporting	$1045.00

Total: $27,261.25

Additional: Liquid Disposal $1.65/Gallon
Sludge Disposal $6.90/Gallon

Exclusions: Any applicable taxes, cost of dewatering tank pit if needed, all associated costs for contaminated soils, concrete replacement, private locates, unknown below ground objects.

Any additional cost incurred due to circumstances out of Unified Contracting Services, Inc. control will be discussed with the customer and billed accordingly. This proposal assumes that there is no contamination at this site and that all excavated material can be reused or disposed of as “clean material.”

In the unfortunate event that any IA authority requires further testing or excavation, you will be charged for additional site visits, project management, and additional work that we are directed to perform. In the event a change order is discussed with the city, a plan of action is given; a cost will be determined and signed by the city.

The final balance is due when construction work is finished and/or excavations are backfilled.

-Proposal is valid for 30 days
-Payment is due net 10 days from completion of work
-Taxes are not included in above pricing

______________________	_____	______________________	1/8/2026
Customer Signature	Date	Company Rep	Date

Memorandum

To: Jacob Meshke, City Manager **Date:** November 14, 2025

From: Dave Moeller, City Engineer

CC: Caleb Adams-Brown, Streets Superintendent

RE: Joint Fuel Facility Removal

Introduction
The purpose of this memorandum is to provide information related to the removal of the existing Joint Fuel Facility in cooperation with all parties, including Warren County, Indianola Community School District, Indianola Municipal Utilities, and the City of Indianola.

Background
The existing Joint Fuel Facility at 704 6th Street in Indianola was previously operated by Warren County. The continued operation of a Joint Fuel Facility is no longer desired and is not consistent with the future land use of the property. The facility is situated on property now owned by the City; therefore, the City is the lead agency to complete the removal of the facility.

In August, the City sought quotes directly from two companies as the work was estimated to be under both the bidding and formal quote threshold. The quotes received are attached and represent two different approaches: a Turnkey Approach proposed by Seneca Companies and a Collaborative Approach proposed by Unified Contracting Services Inc.

Turnkey Approach: This approach is comprehensive, and contractor manages the project and performs all the work requirements from beginning to end. The cost for this approach is $52,986.30. If additional work is encountered due to extra disposal of backfill material it would be accomplished through a change order.

Advantages:
- Single source and delegation of risk. Experienced project manager
- Costs consolidated into a single line item, making proportionate sharing simple and transparent

Disadvantages:
- More out-of-pocket costs
- Less control of the schedule and potential for extra work

Collaborative Approach: It is very common for municipalities and utilities with means to perform portions of the project to act as the "General Contractor" and provide labor, material, and equipment. A portion of the work is accomplished within existing operating budgets and generally can be completed at a lesser overall cost.

Summary of Costs	Estimated Cost
Pavement Removal *	$600(1)
UST Removal**	$15,345
Backfill*	$13,000(2)
Tank Cleaning**	$4,400
Environmental Assessment**	$3,535
Reporting**	$845
Liquid and Sludge Disposal**	$1,000
Underground Contingencies	$4,000
Total	$42,725
*Owner Provided **Unified Contracting Quote	(1) Tipping Fee (2) Granular Backfill Material, delivered

Advantages:

- Reduce overall and out-of-pocket costs and itemized expenses
- More control of the schedule and potential for extra work

Disadvantages:

- Cost sharing can be more complex.
- Risk associated with performing some of the work.

Since the removal of the Joint Fuel Facility is an unbudgeted item, accomplishing it with the least financial "out of pocket" outlay, leveraging the City's capabilities, equipment, and labor already budgeted, leads to selecting the Collaborative Approach.

Removal of UST's are an environmental improvement, and Iowa DNR manages the Iowa Storage Tank Management Account Financing Program (STMAFP) that offers a $15,000 maximum rebate that will be sought to offset the out-of-pocket costs. If the Application is successful, the net cost of the removal would be $27,725.

Since this work is a permanent removal of a Joint Facility, it is proposed that the one-time out-of-pocket expenses are split four ways, and since the City will retain the property for future use, the labor and equipment be borne by the City.

STMAFP is a reimbursement program therefore, the contractor must be paid in full prior to the reimbursement. It may be advisable for the City to manage the project and the contractor and seek cost share after the final costs are known and the grant has been received.

Snyder & Associates recommends pursuing the Collaborative Approach and implementing the project with the following next steps:

- Share the cost summary and cost-sharing proposal with the County, the School, and Indianola Municipal Utilities at the manager level.
- Draft 28E agreement for the cost share.
- Accept the quote, provide a notice to proceed and commence the work.

August 5, 2025

Proposal # CI-8052025

City of Indianola
111 South Buxton St
Indianola, IA 50125

RE: Underground Storage Tank Removal

Unified Contracting Services is pleased to present the following UST removal proposal for your approval.

Location: ***Former Warren County Hwy Dept, 702 North 6th St, Indianola, IA 50125***
DNR Reg. 199417675

Mobilization to site.
Layout work over underground storage tank and barricade area off.
Provide licensed tank remover on-site through entire process.
Excavate and expose – 2- 12,000 gal Composite Steel USTs
Monitor excavation with LEL during work activity.
Remove and dispose of remaining liquid/sludge in UST.
Inert UST to remove flammable vapors prior to removal.
Triple rinse and clean UST with Vac Truck to accommodate proper tank transfer.
Remove tank shell, product lines and dispensers from excavation area and haul-off to approved waste facility.
Provide Certified Groundwater Professional for OA1 & OA2 soil samples and temporary water wells for all reports.
Furnish closure report, notifications, and permits required by state and local authorities.
Remove barricades and clean area.

NOTE: City is responsible for disposing of all removed concrete during removal.
City will provide fill material and is responsible for backfilling the excavation and leveling.

Proposed Budget/Bid Amount:

Excavation Work	$15,345.00
Tank Cleaning	$4,400.00
Environmental Assessment	$3,535.00
Reporting	$845.00

Total: $24,125.00

Additional:	Liquid Disposal	$1.65/Gallon
	Sludge Disposal	$6.90/Gallon

Unified Contracting Services, Inc. • 2425 NE 46th Ave • Des Moines, IA 50317
Office (515)-266-5700 • Toll Free (888)788-8860
Fax (515) 266-5720

Exclusions: Any applicable taxes, cost of dewatering tank pit if needed, all associated costs for contaminated soils, concrete replacement, private locates, unknown below ground objects.

Any additional cost incurred due to circumstances out of Unified Contracting Services, Inc. control will be discussed with the customer and billed accordingly. This proposal assumes that there is no contamination at this site and that all excavated material can be reused or disposed of as “clean material.”

In the unfortunate event that any IA authority requires further testing or excavation, you will be charged for additional site visits, project management, and additional work that we are directed to perform. In the event a change order is discussed with the city, a plan of action is given; a cost will be determined and signed by the city.

The final balance is due when construction work is finished and/or excavations are backfilled.

-Proposal is valid for 30 days
-Payment is due net 10 days from completion of work
-Taxes are not included in above pricing

		Cara Dragle	8/05/2025
Customer Signature	Date	Company Rep	Date

Seneca Companies
The Complete Solution

DES MOINES BRANCH
4140 EAST 14TH STREET
DES MOINES, IA 50313
PHONE:
WWW.SENECACO.COM
STORE.SENECACO.COM

August 8, 2025

Seneca Proposal #20250221

Akhilesh Pal
City of Indianola
111 South Buxton Street
Indianola, IA 50125

Sent via email to APal@indianolaiowa.gov

SUBJECT: Proposal and Budget for Underground Storage Tank Closure Activities
Warren County HWY Department, 704 6th Street, Indianola, Warren County, IA
Registration No. 199417675 LUST No. NA

Dear Mr. Pal:

Thank you for the opportunity to submit this proposal for conducting Underground Storage Tank Closure Activities at Warren County HWY Department, 704 6th Street, Indianola, IA. All services described in this proposal and budget will be conducted in accordance with Iowa Department of Natural Resources (IDNR) rules and regulations in place at the time this proposal and budget was prepared. Seneca has thorough knowledge of Underground Storage Tank (UST) closures and management, and Seneca personnel have 40-hr OSHA certification.

SCOPE OF WORK

The scope of services outlined in this proposal and budget is as follows:

- Provide all necessary notifications and obtain all permits for UST Closure
- Remove concrete over top of tanks/piping
- Removal of dispensers, islands and lighting at islands
- Remove and dispose of USTs (2-12K gallon (composite) containing gasoline and diesel)
- Certify USTs clean for disposal
- Remove product piping and dispensers associated with USTs
- Backfill UST system area with sand and bring to grade with rock
- Collect all necessary soil samples to meet IDNR closure requirements.
- Install temporary monitoring well to evaluate potential groundwater contamination
- Compile and submit Tank and Line Closure Report.

PRE-CLOSURE ACTIVITIES

Seneca will submit the following notifications prior to UST removal:

- 30-day Closure notification to be provided to the IDNR Underground Storage Tank Section.
- Utility notification to Iowa One Call will be completed 48 hours prior to removal.
- A verbal 24-hour notification will be provided to IDNR Field Office.
- A verbal notification to local fire agency.

The Client will complete the following activities prior to UST removal:

- The client will remove product from the USTs prior to the initiation of on-site activities to less than 2" remaining in the tanks.
- The client will ensure the electricity to the UST system is disconnected prior to site activities.
- The client will remove any components associated with the UST system they wish to keep
- The client shall identify the location of all utilities and underground structures onsite. Seneca will take reasonable precautions to avoid damage to utilities or other underground structures. If requested a private utility locate may be completed to identify site service lines.

REMOVAL ACTIVITIES

Initial activities will include the purging of the product lines and the disconnection and disposal of the dispensers. Surface material (concrete and/or asphalt) covering the USTs will be removed and hauled offsite. Backfill material over and around the USTs will be excavated and stockpiled onsite. Backfill material will be field screened to determine if the material can be reused onsite. Field screening of the fill material will be completed utilizing a photo-ionization detector (PID). Fill samples will be placed in a labeled Zip-Lock™ baggie. Following sufficient time for vapor equilibration, the PID will detect volatile organic compounds (VOCs) inside the sample bags. If field screening exceeds ten (10) parts per million on the field meter it may require disposal at an approved landfill. If backfill disposal is required a change order will be submitted.

Upon completion of the removal activities, the UST basin, product trenches, and island areas will be backfilled with sand.

If a potential new release is identified during closure activities, the client will be notified immediately, and steps will be implemented to notify the IDNR.

UST CLEANING

After the USTs have been removed from the ground, they will be cut and cleaned of any petroleum-related residues and certified clean for disposal. The tanks will be triple washed and rinsed in accordance with Federal Regulation 40 CFR 261.7(b)(3)(I,ii,iii)(a,b). Clean tank certifications will be provided.

CLOSURE SAMPLING AND REPORTING

Soil and groundwater samples will be collected as mandated under the State UST closure rules. Soil samples will be collected from beneath the USTs. Additionally, one sample per every ten linear feet of product piping will be collected; and one sample from beneath each dispenser. Soil sample totals in the budget table below are an estimate, only quantity collected will be billed.

If a potential new release is identified during closure activities, the client will be notified immediately, and steps will be implemented to notify the IDNR.

A temporary monitoring well will be installed to obtain required groundwater samples. The well will be installed, allowed to stabilize for more than 24 hours prior to sampling. Upon completion of the project, Seneca will abandon the monitoring well.

The findings of the project will be submitted in a Tank and Line Closure Report. The report will include a dimensioned site map, laboratory results of the samples, and a written discussion of the closure activities. The report will be due to the IDNR 45-days post closure.

PROJECT ASSUMPTIONS

- Dewatering is not included in this scope of work.
- No Shoring, sheeting or bracing has been included in this scope of work.
- Onsite utilities will be marked by the locating service and will not interfere with the progress of activities.
- Electricity to the UST system will be disconnected.
- Concrete removal costs assume concrete is six inches thick, if concrete exceeds six inches in thickness additional fees may apply.
- Surface removal assumes that one type of surface cover is used, if both asphalt and concrete overlay each other, additional fees may apply.
- Buildings onsite will be closed for business during all closure activities.
- Concrete replacement is not included with this scope of work, the area will be brought to grade with rock.

IOWA STORAGE TANK MANAGEMENT ACCOUNT FINANCING PROGRAM

The Iowa Storage Tank Management Account Financing Program (program) will reimburse underground storage tank removal of registered/regulated materials.

Regulation: Iowa Administrative Code 591-Chapter 11.3(11): Budget(s) shall be provided that outline the total cost and scope of work proposed. Maximum benefit payable shall be $15,000.00 for any site identified by an Iowa DNR UST registration number and prior budget approval is required.

To obtain DNR reimbursement, the UST Owner must comply with all of the following:

1. UST Owner must be registered with the Iowa Secretary of State. (If filing as Individual / Sole Proprietor, UST Owner is not required to register with the Iowa Secretary of State.) If not already registered, contact the Iowa Secretary of State's office at 515-281-5204 or https://sos.iowa.gov/. Include the "Business Entity #" on the reverse side of the application.

2. UST Owner will be required to enter into a Contract with the Iowa DNR to receive reimbursement of completed work.

3. UST Owner must upload an IRS W-9 form to be eligible to receive reimbursement from the DNR Storage Tank Management Financing Program for completed work. The following link (https://stateofiowa.seamlessdocs.com/f/W9forDNR) will direct you to a fillable W-9 form which will allow you to securely submit your tax information. On the W-9, please provide the best payment address. Once completed and your signature is applied, you must click the "Finalize & Submit" button. You will receive a signature confirmation email from SeamlessDocs confirming your submission. If you have any questions or concerns regarding the W-9 process, please contact the DNR Budget & Finance Section at budgetandfinance@dnr.iowa.gov for assistance.

4. UST Owner submission of a Cost Estimate. The cost outline must, at a minimum, include the following tasks: costs of the excavation work, tank cleaning costs (includes fluids disposal), environmental assessment, and reporting.

Do not include costs for a canopy removal, concrete replacement, claim handling, or the installation of new equipment, or other services.

Submit any questions and/or the completed UST Closure Claim Application to:
James Gastineau, Environmental Specialist Senior
Iowa Department of Natural Resources
6200 Park Ave Ste 200
Des Moines IA 50321
Phone: 515-829-2770
Email: james.gastineau@dnr.iowa.gov

Pre-approval is required to qualify for the program. The approval process for this program is estimated to take up to 30-days to complete.

ASSOCIATED COSTS

The total funds requested for these services are $52,986.30. The following table breaks out the cost for the project. If this proposal is agreeable to you, please sign the enclosed agreement, scan, and email back to us. We will countersign and return one copy to you.

Item	Description	Quantity	Unit	Unit Price	Total
1	UST Removal and Disposal	1	LS	$26,220.00	$26,220.00
2	UST Cleaning	1	LS	$3,179.75	$3,179.75

Item	Description	Quantity	Unit	Unit Price	Total
3	Fluid Disposal*	100	GALLON	$2.13	$212.75
4	Environmental Sci.	20	HR	$95.00	$1,900.00
5	Service Truck/Equipment	1	DAY	$300.00	$300.00
6	Sample Analysis* (OA1/OA2)	10	EA	$130.00	$1,300.00
7	Drilling	1	EA	$1,840.00	$1,840.00
8	Sr. Project Manager	4	HR	$135.00	$540.00
9	Closure Report	1	EA	$575.00	$575.00
10	Concrete Removal (ft2)	3000	EA	$2.88	$8,625.00
11	Rock Cap	167	LS	$41.40	$6,913.80
12	Fencing	1	LS	$1,380.00	$1,380.00
				Estimated Total	$52,986.30
*Quantity estimated, actual invoicing will be based on field observations					

ENCLOSURES

- The Iowa Storage Tank Management Account Financing Program claim form. **Pre-approval of costs is required for eligibility.**

- Seneca Customer Application. All projects completed through Environmental Services require a credit application on file with our accounting department. This form is required to be **updated every two years.**

If you have any questions, please contact me at jrepp@senecaco.com or 515-261-7759. Seneca Companies appreciates the opportunity to assist you in this matter.

Sincerely,

Seneca Companies, Inc.

Jennifer Repp

Jennifer Repp
Consulting Manager

Encl: Terms & Conditions
The Iowa Storage Tank Management Account Financing Program claim form.
Seneca Customer Application

cc: Leslie Nagel, Environmental Manager

SENECA COMPANIES, INC. CONTRACT AGREEMENT

THIS AGREEMENT, entered on **August 8, 2025** between **City of Indianola** hereinafter called "Customer," and Seneca Companies, Inc. hereinafter called "Seneca," is as follows:

The Customer retains Seneca to conduct **Underground Storage Tank Closure Activities at: Warren County HWY Department, 704 6th Street, Indianola, Warren County, IA** hereinafter called the "Project."

The Customer and Seneca for mutual consideration, agree as follows:

GENERAL CONDITIONS

Proposal Number: 20250221

Proposal Amount: $52,986.30

Down Payment: Not applicable

Terms of Payment: See attached Seneca Companies, Inc. Contract Agreement Terms and Conditions

Taxes: Not Included

Pricing: Proposal and pricing valid for 60 days

The obligations of the client hereunder are not contingent or conditioned upon the receipt of insurance or other third-party payments.

The attached Seneca Companies, Inc. Contract Agreement Terms and Conditions are incorporated into this agreement.

Accepted By:

City of Indianola	Seneca Companies, Inc.
Authorized Signature	Authorized Signature
Title	Environmental Manager Title
Date	Date

Seneca Companies

The Complete Solution

SENECA COMPANIES, INC. CONTRACT AGREEMENT TERMS AND CONDITIONS

1. Scope of Work and Payment. Customer shall pay Seneca for the services in the amounts and at the times set forth in the Proposal and Agreement. Customer agrees to pay all account balances in full within 10 days from receipt of invoice. Balances not received in full within 30 days shall bear an interest charge of 1.5% per month (18% per year). Customer is responsible for all applicable taxes. Customer shall pay a $30.00 fee for each check returned for insufficient funds. Payment by credit card may incur additional applicable fees.

2. Price. This Proposal is expressly contingent upon all conditions being as observed, represented, and warranted at the time of bid. The price covers only those items which are specifically set forth in the Proposal for this project. All other items will be billed to Customer on a time and materials basis.

3. Returns and Cancellation. All sales to Customer are final and no returns or cancellations will be allowed except at the discretion and upon terms acceptable to Seneca.

4. Third Party Payment. Customer is responsible for full and timely payment of account balances regardless of whether Customer has received payment under any insurance policy, or from any third person or entity who may agree to or may be legally required to pay Customer's account balance. Upon request of Seneca, Customer shall assign to Seneca any and all rights it may have to third party payments. Upon assignment, Seneca is entitled to seek any remedies that Customer would have had for third party payments.

5. Authorization and Access. Customer shall provide Seneca with all necessary access to the property upon which services are to be performed. Customer warrants that it has obtained or will obtain prior to performance of the services all necessary permits, licenses, consents, and authorizations required in connection with performance of services set forth in the Proposal.

6. Warranties. Seneca is at all times acting as an independent contractor in performance of services under this Agreement. Seneca will perform services using that degree of skill and care ordinarily exercised by other members of the profession under similar circumstances. No other warranty, expressed or implied, is made or intended by Seneca. Seneca does not warrant or represent that a site is not contaminated and Client acknowledges that the risk of contamination cannot be totally eliminated.

7. Duties of the Customer. Customer shall provide a written, complete, and accurate description of the site and site conditions to Seneca. Customer warrants that it will disclose all adverse or unfavorable site conditions which may affect this Agreement. Customer shall furnish as requested by Seneca, all reports, data, studies, plans, specifications, or other information deemed necessary by Seneca for performance of all services provided hereunder. Customer represents and warrants that all information provided to Seneca is complete and accurate. Customer represents and warrants that is has and will comply with all applicable local, state, and federal laws, including all applicable insurance requirements.

8. Utilities and Underground Structures. Customer shall identify the location of all utilities and underground structures. Seneca will take reasonable precautions to avoid damage to utilities or other underground structures. Customer shall indemnify, defend, and hold Seneca harmless for any damage to utilities or underground structures, and from any claims, liability, or damages resulting from utilities or underground structures that were not properly called to Seneca's attention. Such indemnity shall include payment of litigation costs, experts fees, and attorneys fees incurred by Seneca

9. Sampling, Handling and Reporting of Materials. Customer acknowledges that Seneca has neither created nor contributed to the creation or existence of any contamination at the site and Seneca's compensation hereunder is not commensurate with the potential risk of injury of loss which may be caused by contamination. Seneca shall not be deemed a generator, owner, operator, storer, treater, transporter, arranger, or disposal facility by reason of the services it provides to Customer. All laboratory and field equipment contaminated in performance of the services hereunder which cannot be reasonably decontaminated shall become the responsibility of Customer to decontaminate or to purchase for the fair market value. Customer shall be responsible for complying with all reporting requirements under applicable law. If Customer fails to report a condition which may pose a threat to human health or the environment, Seneca may, but is not required to, report the same.

10. Force Majeure. Seneca shall not be liable for failure or delay in performing under this Agreement to the extent that such failure or delay is caused by an event or causes beyond Seneca's control.

11. Unforeseen Conditions. If unforeseen conditions arise that affect the scope of services, price of services, time for performance, or the risk involved, Seneca shall notify Customer. Seneca may then, at its sole discretion, modify the scope of work, modify the price, stop work until arrangements satisfactory to Seneca have been made, or terminate the services by notifying Customer in writing. Seneca shall be entitled to the fair and reasonable value of its services through the time of termination.

12. Limitation of Liability. Seneca shall be liable only for damages that are a direct result of the negligence of Seneca. Customer agrees that Seneca's total liability to Customer for claims arising out of or arising from Seneca's sale of goods or performance of services under this Agreement shall not exceed $50,000 or the total fees payable to Seneca for the particular project, whichever is less. Seneca shall not be liable for any special, punitive, incidental, or consequential damages (including without limitation, loss of profits or income, loss of use of property, business interruption, cost of replacing goods or services, or third party claims). Customer recognizes that the work set forth in the Proposal may effect, alter, or damage the property and Seneca shall not be responsible for such damage unless it is a direct result of negligence of Seneca. Any claims, demands, or causes of action against Seneca arising from or related in any manner to this Agreement, or to work, services, goods or products provided by Seneca pursuant to this agreement, must be brought within two (2) years from the date the work, service or provision of goods or products has been completed.

13. Remedies and Indemnity. In the event of breach of this Agreement by Customer, Seneca may proceed in law or equity to enforce its rights hereunder. Seneca, at its discretion, may elect to proceed by arbitration which shall be binding on the Parties. Customer shall pay all costs and expenses, including attorney's fees, incurred by Seneca in enforcing its rights hereunder. Customer shall indemnify, defend, and hold harmless Seneca from and against all claims, demands, and causes of actions arising out of or resulting from Customer's breach of this Agreement or Seneca's performance of services hereunder.

14. No Third Party Reliance. Seneca is providing services, including the generation of any written materials or "work product", for the sole benefit of and reliance by the Customer. Customer shall not distribute or disclose any work product of Seneca without prior written approval of Seneca. There are no intended third-party beneficiaries to this Agreement, and no party other than Customer is entitled to rely on Seneca's services or work product.

15. Termination. Seneca may, without prejudice to any right or remedy, terminate its relationship with Customer and suspend all work or delivery of goods upon notice to Customer.

16. Assignment. This Agreement may not be assigned by Customer without written consent of Seneca. If assigned, Customer will continue to be bound by this Agreement and will be liable for all terms and conditions contained herein.

17. Jurisdiction and Venue. Customer agrees that this Agreement shall be governed by Iowa law and jurisdiction and venue shall be with the Iowa District Court for Polk County or as otherwise required by law.

18. Entire Agreement. The written proposal for work, together with any referenced attachments, these terms and conditions, and any applicable Seneca Customer Application Agreement shall constitute the entire agreement between the parties, and any other understanding or representation of any kind shall not be binding upon either party.

19. Amendments. Any modification of this Agreement shall be binding only if evidenced in writing signed by each Party.

20. Severability. Should any provision herein be deemed invalid or unenforceable, all other provisions shall remain in effect.

04/2014

WARREN COUNTY
ENGINEER

March 18, 2022

City of Indianola
110 N. 1st Street
Indianola, IA 50125

RE: Notice of Termination – 28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District

On March 15, 2022, the Warren County Board of Supervisors approved a resolution (Resolution No. 22-118) terminating the 28E Agreement for the joint vehicle fueling facility among Warren County (County), the City of Indianola (City), and the Indianola Community School District (District).

Warren County is constructing phase one of a new Secondary Road Department maintenance facility south of town which includes a new county fueling station. The maintenance facility is expected to be complete after July 2023. This date is tentative. Therefore, our goal is to continue working cooperatively with the City and District until the new County facility is fully operational and the City and District reach a solution to fuel their respective fleet of vehicles.

Per the 28E Agreement – Section 16, the agreement shall remain in effect until July 1, 2023, allowing ample time for discussions on future fuel use for all parties involved. One apparent option is to continue to use the current facility until such time that the new county fuel facility is fully operational. Should the City and/or District desire to continue using the current facility, the county may need to parcel off the fuel facility and transfer the ownership with administrative duties to the City or District. Otherwise, the County shall have unencumbered ownership of the facility, and it could be dismantled at the discretion of the Board of Supervisors with those costs being shared among all parties.

Respectfully,

David Carroll
Warren County Engineer

ATTACHMENT:
Resolution No. 22-118 (unsigned)

CC:
Warren County Board of Supervisors
Warren County Department Heads
Indianola Community School District

WARREN COUNTY ENGINEER'S OFFICE
301 North Buxton Street, Ste. 211 | Indianola, IA 50125 | P: (515) 961-1050 | F: (515) 961-1053 | engineer@warrencountyia.org

RESOLUTION 22-118

NOTICE OF TERMINATION FOR 28E AGREEMENT REGARDING WARREN COUNTY, CITY OF INDIANOLA, AND INDIANOLA COMMUNITY SCHOOL DISTRICT

Motion by _________, second by __________,

WHEREAS, Warren County, Iowa, the City of Indianola, and the Indianola Community School District share a joint vehicle fueling station on property owned by Warren County, Iowa; and

WHEREAS, the aforementioned parties are bound by a 28E Agreement for the purpose of jointly exercising their respective powers to finance, develop, construct, own, operate, and manage the vehicle fueling facility for all vehicles owned and operated by said respective parties; and

WHEREAS, the 28E Agreement shall remain in effect until terminated by any party by giving notice of termination provided there is at least 15 months of written notice and is effective on and as of July 1 of the next calendar year,

NOW THEREFORE BE IT RESOLVED THAT, the Warren County Board of Supervisors hereby moves to approve termination of the "28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District" effective on July 1, 2023.

ACCEPTED AND APPROVED this 13th day of March 2022

___ Aye ___ Nay ______________________ Aaron DeKock, Chair

___ Aye ___ Nay ______________________ Darren Heater, Vice-Chair

___ Aye ___ Nay ______________________ Crystal McIntyre, Member

ATTEST: ______________________________
Traci VanderLinden, Warren County Auditor

INTRODUCTION

The existing joint fuel facility, at 702 North 6th Street in Indianola, was previously operated by Warren County, in a partnership with the Indianola Community School District, the Indianola Municipal Utilities (IMU), and the City of Indianola Public Works. Recently, all of the other partners secured other fuel providers/sources, leaving the City with the option of operating the fuel station for its own use or pursuing removal. Because of high operational costs, liability risks, and administrative burdens, continued operation and ownership of the fuel facility do not appear to be advantageous to the City of Indianola.

Therefore, staff recommends that the City Council accept the **<u>$27,261.25</u>** quote from Unified Contracting Services, Inc. and proceed with removal of the two 12,000-gallon composite steel underground fuel storage tanks.

ISSUE

At issue is whether to proceed with removal of the underground fuel storage tanks now that all of the other operational partners have found other fuel providers/sources and have ceased sharing operational and maintenance costs.

RATIONALE

As a rule, underground storage tanks that are near the end of their operational life cycle pose significantly greater risks than newer tanks. Thus, operation of the old fuel tanks should be discontinued, and the old fuel tanks should be removed to avoid increased liability exposure and to minimize long-term operation and maintenance costs.

ANALYSIS

Relevant Facts:

- On site, there are two 12,000-gallon underground tanks (gasoline and diesel tanks) that were installed in 1993. These tanks were constructed using composite steel with fiberglass-reinforced plastic, combining a steel inner tank with an outer containment layer.
- In 2010 the City of Indianola, Iowa, Indianola Community School District and Warren County, Iowa entered into a "28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District" related to joint vehicle fueling.
- In March of 2022, Warren County sent a Notice of Termination pursuant to Section 16 of the 28E Agreement terminating the 28E Agreement as to Warren County effective July 1, 2023.
- On June 18, 2025, Warren County provided an email notice that they were vacating the Joint Fuel Facility (at 702 North 6th Street) effective July 1, 2025.
- The City is currently responsible for operating the fuel facility.
- The School District secured another fuel provider/source.
- The County secured another fuel provider/source.
- IMU recently moved (with the City Public Works) to use another provider/source.
- While Iowa regulations (IAC 567-135) do not establish a maximum lifespan, these require regular inspections, and tanks must be repaired or replaced if signs of deterioration appear.

- Regulatory process – we must either remove tank before 03/01/2026 (tank must be empty for 6 months, which occurred in January 2026) or renew the registration of the tank (late penalty and processing fees of $500); after providing notice to DNR, permitees have 30-day window to complete the tank removal; beyond this 30-day window, a temporary closure permit is required, which requires recertification and updating of the facility equipment to meet current operation and maintenance standards.
- Status – No active temporary closure permit: a temporary closure permit has not been filed.
- Beginning in August 2025, all City fuel was purchased exclusively through Agriland with a $0.10 per gallon fuel-card discount.
- Following successful negotiations with Kwik Star, the City fuel adjusted to purchase exclusively through Kwik Star with a $0.15 per gallon fuel-card discount.

Applicable Risks:

- Legal Risks - Continued operation and management of the fuel facility increases the City's legal exposure to high-value claims associated with leaks or spills.
- Administrative Risks - The administrative burden to provide accurate monitoring, reporting, and accounting is significant.
- Safety Risks – Staff and public exposure to risks from accidents at the facility is significant.
- Economic Risks – Continued operation of the fuel facility is not consistent with the Community and Economic Development plan for the area.

Cost Sharing Potential (opinion of City Attorney)

Per the County's previous communications, it appears that their position is that they timely withdrew from the 28E effective July 1, 2023, and therefore bear no responsibility for the dismantling costs outlined in the 28E. The language of the 28E is not great for the City in this regard. Section 6 of the 28E provides that upon termination, the City and District use of the facility ceases, and the County either assumes complete ownership or determines that it can be dismantled and the costs shared pro-rata based on the past 12-months usage. Section 16 of the 18E—Termination—is silent on what happens with regard to dismantling costs if any other party withdraws.

Pursuant to the Land Swap agreement, the City stepped into County's shoes with respect to managing the fuel facility. The anticipated legal positioning for each party is as follows:

School District's Position (opinion of City Attorney)

Unless not present in our files, the District is still party to the 28E. Based on City's desire to not continue operation of the fuel facility, the City can declare their desire to not assume complete ownership and ask the "remaining party" to share in dismantling costs pro-rata. (Section 6 of the 28E). It is anticipated that they will make an argument that this needed to be done in 2024 when the City assumed control of the facility per the Land Swap agreement and/or that this section was for the benefit of the County only. However, they are a remaining party and Section 16 of the 28E provides that upon termination of one party, the agreement shall be renegotiated as to the costs of maintenance and operations between the remaining parties. It is not clear whether this was formally done.

Warren County's Position (opinion of City Attorney)

The City undoubtedly has a weaker position with the County. They have withdrawn from the 28E and are no longer a party for purposes of shared costs. The best approach may be to remind the County that they continued using the fuel facility until (at least) June 30, 2025, and received the benefit of the continued use beyond the withdrawal period. Thus, they should share in the cost of dismantling. However, the City does not have strong footing here if challenged.

CONTINUED OPERATION

The total estimated cost for continued operation of the fuel facility is **<u>$185,000/year</u>**. But this does not account for additional costs associated with increased liability exposure (e.g., environmental cleanup costs, tort damage claims), which could be significant.

Annualized Cost for Storage Tank Operation & Maintenance = <u>$69,000/year</u>

- A - Annual Operating & Maintenance (O&M) Costs = $30,000/year
- B - Administrative Support by City Staff = $15,000/year
- C - Capital Reserve Planning (10-Year Replacement) = $24,000/year

A - Annual Operating & Maintenance (O&M) Costs:

- UST Pollution Insurance: $4,700
- Fiber Service: $1,300
- Grounds Maintenance: $10,500
- FuelMaster Premium Plan: $5,700
- Unified Services (monitoring & support): $3,000
- Annual Inspection: $1,000 (plus $1,000 triennially, averaged to $333/year)
- FuelMaster Training (periodic): $500
- Class A Operator Certification (periodic): $3,000 (averaged as $1,000/year)

Subtotal O&M: $30,033/year

B - Administrative Support by City Staff:

- Assuming Streets staff spend approximately one hour per day, and the City Clerk's Office allocates two hours per week on tasks related to customer service, coordination, and invoicing, staff has estimated a total of 364 hours annually dedicated to these administrative functions. Using a fully burdened hourly labor rate of $35, the estimated annual administrative cost is $14,560.

Subtotal Admin: $14,560/year

C - Capital Reserve Planning (10-Year Replacement):

- Future replacement of above-ground tank system: $240,790
- This preliminary estimate of $240,790 is based upon the average of the three quotes received (see Fuel Facility Replacement Quotes). Staff currently assumes a 10-year replacement schedule; however, this timeline may be adjusted if the existing tanks fail earlier or if the City Council elects to accelerate or delay the replacement.
- Quotes for Fuel Facility Replacement:
  - Agriland FS = $197,490
  - Unified Contracting Services = $248,093

- Seneca Companies = $276,787
- Average = $240,790

Subtotal: $24,000/year for capital reserve planning (Annualized reserve over 10 years).

Annualized Cost for Bulk Fuel Supply = <u>$116,000/year</u>

Table 1: Summary of 12-Month Bulk Fuel Usage and Costs (dates: 07/01/2024 to 06/30/2025)

ENTITY	UNLEADED (GAL)	UNLEADED COST	DIESEL (GAL)	DIESEL COST	TOTAL COST ($)	PROPORTIONAL COST SHARE (%)
City	28,292.07	$61,870.19	21,939.70	$53,807.31	**$115,677.50**	42.15%
IMU	13,404.99	$29,940.46	3,027.92	$7,419.05	$37,359.51	13.61%
School	8,578.00	$18,802.75	41,880.10	$102,602.17	$121,404.92	44.24%
Total	50,275.06	$110,613.40	66,847.72	$163,828.53	$274,441.93	100.00%

BULK FUEL VS FUEL CARD EXPENDITURES

The following table provides a cost comparison between the James Oil Company bulk fuel delivery and the Agriland fuel card. This table reflects a full year of actual usage and a $0.10 per gallon fuel-card discount. Accordingly, with a $0.10 per gallon fuel card discount, the City would be projected to save approximately $17,000 annually by receiving bulk fuel from James Oil Company. Hypothetically, with a $0.15 per gallon fuel card discount, the City would be projected to save approximately $11,000 annually by receiving bulk fuel from James Oil Company.

Table 2: Bulk Fuel Cost Savings Compared with a $0.10 per Gallon Discount with a Fuel Card Provider.

	Regular Unleaded				Diesel				Combined			
	Gallons Used	James Oil Cost	Agriland Cost	Unleaded Savings	Gallons Used	James Oil Cost	Agriland Cost	Diesel Savings	Total Savings	% Share	Operating Expense	Net Savings
Total	50,275.06	$ 110,613.40	128,955.53	$ 18,342.13	66,847.72	$ 163,828.53	218,592.05	$ 54,763.52	$ 73,105.65	100.00%	$ 30,000.00	$ 43,105.65
City	28,292.07	$ 61,870.19	$ 72,569.16	$ 10,698.97	21,939.70	$ 53,807.31	$ 71,742.82	$ 17,935.51	$ 28,634.48	39.17%	$ 11,750.59	$ 16,883.89
IMU	13,404.99	$ 29,940.46	$ 34,383.80	$ 4,443.34	3,027.92	$ 7,419.05	$ 9,901.30	$ 2,482.25	$ 6,925.59	9.47%	$ 2,842.02	$ 4,083.57
School	8,578.00	$ 18,802.75	$ 22,002.57	$ 3,199.82	41,880.10	$ 102,602.17	$ 136,947.93	$ 34,345.76	$ 37,545.58	51.36%	$ 15,407.39	$ 22,138.19

In Table 2, note that if the City did not have cost share partners, the total City savings of $28,634 would be eclipsed by the $30,000 in operating expenses.

Note that we have limited data for simultaneously comparing bulk fuel purchases with fuel card purchases. Also, for fuel card purchases, we do not have readily available data to differentiate between unleaded and diesel in terms of unit cost per gallon of fuel. Therefore, a complete "apples-to-apples" comparison is difficult to provide.

Table 3 below provides a snapshot comparison of bulk fuel and fuel card purchases from 2024 and 2025, over similar months of the year.

Table 3: Fuel Comparison (2024/2025 Snapshot): Bulk Fuel versus Fuel Cards

TIMEFRAME	*Warren County Engineer* BULK FUEL	FU *Kwik Trip & Agriland FS* FUEL CARDS	TOTAL
07/01/2025 to 12/31/2025	$14,484.73	$48,548.84	**$63,033.57**
07/01/2024 to 12/31/2024	$62,869.29	0	**$62,869.29**
TOTAL	**$77,354.02**	**$48,548.84**	**$125,902.86**

During this timeframe, the average unit price per gallon of fuel ranged from $2.34 to $2.80 per gallon for unleaded and $3.30 to $3.60 for diesel.

Table 4 below summarizes a continuous year of records for bulk fuel purchases, until bulk purchases ended in July 2025.

Table 4: Summary of 12-Month Bulk Fuel Usage and Costs (dates: 07/01/2024 to 06/30/2025)

ENTITY	UNLEADED (GAL)	UNLEADED COST	DIESEL (GAL)	DIESEL COST	TOTAL COST ($)
City	28,292.07	$61,870.19	21,939.70	$53,807.31	$115,677.50

Here, the average unit price per gallon of fuel was $2.20 for unleaded and $2.45 for diesel. However, the County did not pass on the operation and maintenance costs to the partners, so these fuel prices do not account for those expenses, which the city would have to bear if it continued to operate and maintain the facility.

TANK REMOVAL

Because the facility is situated on property now owned by the City, it is the lead agency to complete tank removal. In August 2025, the City sought quotes directly from four companies but received quotes from only two of the companies. The quotes received are included below and represent two different approaches: a Turnkey Approach proposed by Seneca Companies and a Collaborative Approach proposed by Unified Contracting Services Inc.

Alternative 1 - Turnkey (Senecca) Approach: This is a comprehensive approach where the contractor manages the project and performs all the work requirements from beginning to end. The contractor's quote for this approach is **$52,986.30**. If additional work is required, due to extra disposal of backfill material, it would be accomplished through a change order.

Advantages:
- Single source and delegation of risk (experienced project manager).
- Costs consolidated into a single line item, making proportionate sharing simple and transparent.

Disadvantages:
- More out-of-pocket costs.
- Less control of the schedule and potential for extra work.

Alternative 2 - Collaborative (Unified) Approach: It is very common for municipalities and utilities with capability to perform portions of the project to act as the "General Contractor" and provide labor, material, and equipment. A portion of the work is accomplished within existing operating budgets and generally can be completed at a less overall cost. The contractor's quote for this approach is **$27,261.25**. Plus, under this alternative, the City would provide approximately **$17,600** in labor, material, and equipment. The total estimated cost would be **$44,861.25**.

Advantages:
- Reduce overall and out-of-pocket costs and itemized expenses.

- More control of the schedule and potential for extra work.

Disadvantages:
- Cost sharing can be more complex.
- Risk associated with performing some of the work.

Proceeding in a timely manner with tank removal will avoid being required by Iowa DNR (March 2026) to apply for a "temporary closure" permit, which would bring additional costs in terms of application or penalty fees and interim inspection/certification work.
Although there is adequate funding for removal of the Joint Fuel Facility (e.g., local option sales tax), accomplishing it with the least cost may be done by leveraging the City's capabilities, equipment, and labor. See the Collaborative Approach below (Alternative 2).

CONCLUSION

Staff recommends proceeding with the underground storage tank removal by approving the quote from Unified for **$27,261.25**. This would transition the City away from the aging underground storage system, minimizing long-term financial and operational risks. Continuing to use the fuel card system would provide immediate cost-reduction benefits and long-term risk management advantages.

MEMORANDUM

To: Mayor and City Council

From: Eric Stevens, Public Works Director

Date: February 17, 2026

Subject: Resolution authorizing a cost-share agreement for the demolition of the fuel facility.

Introduction: This action pertains to the removal of the existing Joint Fuel Facility (702 North 6th Street), which was previously operated by Warren County in a partnership with the Indianola Community School District, the Indianola Municipal Utilities, and the City of Indianola. The subject cost-sharing agreement is specifically with the Indianola School District. Other cost-sharing agreements have been shared with the other parties involved and will be brought forward in the future as available. The Indianola Community School District has already taken action to approve its cost-sharing agreement.

Background: The existing Joint Fuel Facility at 704 North 6th Street in Indianola was previously operated by Warren County, in a partnership with the Indianola Community School District, the Indianola Municipal Utilities (IMU), and the City of Indianola Public Works. The partners have secured other fuel providers/sources. Due to high operational costs, environmental risks, and administrative burdens, continued operation and ownership of the fuel facility is not advantageous to the City. Because the facility is situated on property now owned by the City, it is the lead agency to complete the tank removal.

Discussion: Within thirty (30) days of provision of the Supporting Documents, the City seeks reimbursement for tank removal expenses from Warren County, Indianola Community School District, and Indianola Municipal Utilities (IMU), with each of the four entities (including the City of Indianola) sharing one quarter (1/4) of the actual billed costs, less any amounts paid by any applicable grant. The subject cost-sharing agreement is specifically with the Indianola School District. Other cost-sharing agreements have been shared with the other parties involved and will be brought forward in the future as available. The Indianola Community School District has already taken action to approve its cost-sharing agreement.

Budget Impact: Removal of underground storage tanks are an environmental improvement, and Iowa DNR manages the Iowa Storage Tank Management Account Financing Program (STMAFP) that offers a $15,000 maximum rebate, which will be sought to offset the out-of-pocket costs. If the funding application is successful, the net cost to the City for the removal would be approximately $30,000.

Since this work is a permanent removal of a Joint Facility, we are exploring cost-sharing opportunities. Because the City will retain the property for future use, the labor and equipment costs could be borne by the City. STMAFP is a reimbursement program. Therefore, the contractor must be paid in full prior to the reimbursement. It may be advisable for the City to manage the project and the contractor and seek cost sharing after the final costs are known, and the grant has been received.

Recommendation: Staff recommends approval.

Attachments:
1. 26.01.27.Resolution Cost Sharing Agreement
2. 26.01.27.Cost Sharing Agreement - SchoolDistrict
3. SchoolBoard-CostShare-Signed
4. SchoolBoard-Resolution-Signed

RESOLUTION NO. __________________

A RESOLUTION TO APPROVE ENTERING INTO COST SHARING AGREEMENT WITH INDIANOLA COMMUNITY SCHOOL DISTRICT FOR REMOVAL OF FUEL TANKS

WHEREAS, in 2010 the City of Indianola, Iowa, Indianola Community School District and Warren County, Iowa entered into a certain "28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District" related to joint vehicle fueling; and

WHEREAS, in March of 2022, Warren County sent a Notice of Termination pursuant to Section 16 of the 28E Agreement terminating the 28E Agreement as to Warren County effective July 1, 2023; and

WHEREAS, the City of Indianola, Iowa and the Indianola Community School District continue to share a joint vehicle fueling station on property owned by the City of Indianola, Iowa and continue to be bound by the 28E Agreement for purposes of exercising their respective powers to finance, develop, construct, own, operate, and manage the vehicle fueling facility for all vehicles owned and operated by the respective parties; and

WHEREAS, the Iowa DNR is requiring removal of the fuel tanks.

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

1. The fuel tanks should be removed and cost of same shared pursuant to the attached cost sharing agreement.

2. The City Council approves the attached cost sharing agreement between City of Indianola, Iowa and Indianola Community School District.

3. The City Manager and City Clerk are authorized to sign any documentation necessary to effectuate the cost sharing agreement.

PASSED AND APPROVED this ____ day of ___________________, 2026.

____
Steve Richardson, Mayor

ATTEST:

____
Jackie Raffety, City Clerk

<u>FUEL TANK REMOVAL COST SHARING AGREEMENT</u>

THIS AGREEMENT is entered into on the _____ day of _____________, 2026, by and between the City of Indianola, Iowa, hereinafter designated as “Indianola” and Indianola Community School District, hereinafter designated as “ICSD”, collectively referred to as “Parties.”

WHEREAS, Indianola and ICSD are parties to the “28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District” of which Warren County, Iowa is no longer a party;

WHEREAS, Indianola and ICSD continue to share a joint vehicle fueling station on real property owned by Indianola and continue to be bound by the 28E Agreement for purposes of exercising their respective powers to finance, develop, construct, own, operate, and manage the vehicle fueling facility for all vehicles owned and operated by the respective parties; and

WHEREAS, the Iowa DNR is requiring removal of the fuel tanks and Parties agree it is in the best interest of the parties that such fuel tanks be removed;

WHEREAS, the Parties wish to share the costs associated with the removal of the tanks as set forth herein;

NOW, THEREFORE Indianola and ISD agree as follows:

1. <u>Purpose.</u> The purpose of this Agreement is to fund removal of the fuel tanks that are the subject of the 28E Agreement entitled “28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District”.

2. <u>Ordinary Administration</u>. Except for certain matters specified herein, this Agreement shall be administered by the City Manager for Indianola and the School Business Official for ICSD.

3. <u>Removal</u>. Indianola shall undertake, oversee, direct and contract for the removal of the fuel tanks subject only to applicable DNR, State and Federal laws, conditions, requirements, regulations, and rules. All approvals, including final acceptance of the removal project, shall be the right and obligation of Indianola. Indianola shall have the right, but not the obligation to apply for any applicable grants to cover all or part of the cost of the removal project. The fuel tanks shall be removed no later than July 1, 2027.

4. <u>Initial Payment</u>. Indianola shall be responsible for timely payment of the costs associated with removal of the fuel tanks including any contractor invoices, less any grants obtained for payment of the fuel tank removal. Indianola shall provide Supporting Documentation including, where applicable, work invoices and proof of payment for all invoiced amounts, to ICSD within thirty (30) days of completion of the removal project.

5. Reimbursement by ICSD. Within thirty (30) days of provision of the Supporting Documents, ICSD shall reimburse Indianola for one quarter (1/4) of the actual billed costs, less any amounts paid by any applicable grant. Such reimbursement payment shall be capped at Ten Thousand Dollars ($10,000.00) and in no event shall ICSD be required to pay reimbursement greater than $10,000.00 unless this is Agreement is amended in writing by the Parties. So long as Supporting Documents are provided, ICSD shall have the obligation to reimburse pursuant to this Section 6.

6. No Amendment of 2010 28E Agreement. Nothing herein shall act to amend, change, increase, reduce, or revise any of the terms, rights or liabilities of the Parties under the certain 28E Agreement entitled "28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District" nor the ownership of the real property on which the fuel tanks are located to and until such 28E Agreement termination is effectuated and/or the purpose of such 28E Agreement has become null and void.

7. Effective Date. This Agreement shall be in full force and effect upon: a) the approval of the governing bodies of the Parties, b) execution by the parties to this Agreement.

8. Non-Assignment of Interest under This Agreement. Neither party may assign its right or responsibilities under this Agreement without prior written consent of the other party in each instance, which consent may be withheld or conditioned in the sole discretion of the consenting party.

9. Termination. This Agreement may be terminated by joint agreement of the Parties, at any time, by written termination executed by Indianola and ICSD. In the event of termination, both parties shall be relieved of all further obligations or duties beyond the date of termination, but neither party shall be relieved of its duties and obligations under this Agreement through the date of termination, including expenses incurred prior to termination.

10. Notice. All notices, requests, claims, demands and other communications between the parties shall be in writing, and shall be given by delivery in person or by regular mail or email. All notices shall be effective upon receipt, if notice is given by delivery in person or email, or on the fifth day following mailing to the other party at its respective address listed below:

City of Indianola, Iowa
Attn: City Manager
jmeshke@indianolaiowa.gov

Indianola Community School District
Attn: Indianola School Business Official
brian.bartz@indianola.k12.ia.us

11. Entire Agreement - Amendment. This Agreement contains the entire understanding between the parties and cannot be changed or terminated orally but only by an agreement in writing signed by both parties.

12. Severability. If any provisions of this Agreement are declared invalid or unenforceable, the remainder of the Agreement shall continue in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement on the _____ day of _______________, 2026.

INDIANOLA COMMUNITY SCHOOL DISTRICT **ATTEST:**

___________________________________ ___________________________________

Board President Board Secretary

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

On this _____ day of _____________, 2026, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared ________ and _______ to me personally known, and who, being by me duly sworn did state that they are the Board President and Secretary, respectively, of the Indianola Community School District, a public school corporation, that the instrument was signed on behalf of Indianola Community School District, by authority of its Board, as contained in Resolution adopted by the Board and that __________ and _______ acknowledge the execution of the instrument to be the voluntary act and deed of Indianola Community School District, by it and by them voluntarily executed.

____

Notary Public in and for the State of Iowa

CITY OF INDIANOLA, IOWA

Attest:

______________________________ ____

Steve Richardson, Mayor Jackie Raffety, City Clerk

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

On this _____ day of _____________, 2026, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared Steve Armstrong and Jackie Rafferty to me personally known, and who, being by me duly sworn did state that they are the Mayor and the City Clerk, respectively, of the City of Indianola, Iowa, a municipal corporation, that the instrument was signed on behalf of City of Indianola, Iowa by authority of City Council as contained in Resolution adopted by the City Council and that Steve Armstrong and Jackie Rafferty acknowledge the execution of the instrument to be the voluntary act and deed of City of Indianola, Iowa, by it and by them voluntarily executed.

____

Notary Public in and for the State of Iowa

FUEL TANK REMOVAL COST SHARING AGREEMENT

THIS AGREEMENT is entered into on the 9th day of February, 2026, by and between the City of Indianola, Iowa, hereinafter designated as "Indianola" and Indianola Community School District, hereinafter designated as "ICSD", collectively referred to as "Parties."

WHEREAS, Indianola and ICSD are parties to the "28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District" of which Warren County, Iowa is no longer a party;

WHEREAS, Indianola and ICSD continue to share a joint vehicle fueling station on real property owned by Indianola and continue to be bound by the 28E Agreement for purposes of exercising their respective powers to finance, develop, construct, own, operate, and manage the vehicle fueling facility for all vehicles owned and operated by the respective parties; and

WHEREAS, the Iowa DNR is requiring removal of the fuel tanks and Parties agree it is in the best interest of the parties that such fuel tanks be removed;

WHEREAS, the Parties wish to share the costs associated with the removal of the tanks as set forth herein;

NOW, THEREFORE Indianola and ISD agree as follows:

1. Purpose. The purpose of this Agreement is to fund removal of the fuel tanks that are the subject of the 28E Agreement entitled "28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District".

2. Ordinary Administration. Except for certain matters specified herein, this Agreement shall be administered by the City Manager for Indianola and the School Business Official for ICSD.

3. Removal. Indianola shall undertake, oversee, direct and contract for the removal of the fuel tanks subject only to applicable DNR, State and Federal laws, conditions, requirements, regulations, and rules. All approvals, including final acceptance of the removal project, shall be the right and obligation of Indianola. Indianola shall have the right, but not the obligation to apply for any applicable grants to cover all or part of the cost of the removal project. The fuel tanks shall be removed no later than July 1, 2027.

4. Initial Payment. Indianola shall be responsible for timely payment of the costs associated with removal of the fuel tanks including any contractor invoices, less any grants obtained for payment of the fuel tank removal. Indianola shall provide Supporting Documentation including, where applicable, work invoices and proof of payment for all invoiced amounts, to ICSD within thirty (30) days of completion of the removal project.

5. Reimbursement by ICSD. Within thirty (30) days of provision of the Supporting Documents, ICSD shall reimburse Indianola for one quarter (1/4) of the actual billed costs, less any amounts paid by any applicable grant. Such reimbursement payment shall be capped at Ten Thousand Dollars ($10,000.00) and in no event shall ICSD be required to pay reimbursement greater than $10,000.00 unless this is Agreement is amended in writing by the Parties. So long as Supporting Documents are provided, ICSD shall have the obligation to reimburse pursuant to this Section 6.

6. No Amendment of 2010 28E Agreement. Nothing herein shall act to amend, change, increase, reduce, or revise any of the terms, rights or liabilities of the Parties under the certain 28E Agreement entitled "28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District" nor the ownership of the real property on which the fuel tanks are located to and until such 28E Agreement termination is effectuated and/or the purpose of such 28E Agreement has become null and void.

7. Effective Date. This Agreement shall be in full force and effect upon: a) the approval of the governing bodies of the Parties, b) execution by the parties to this Agreement.

8. Non-Assignment of Interest under This Agreement. Neither party may assign its right or responsibilities under this Agreement without prior written consent of the other party in each instance, which consent may be withheld or conditioned in the sole discretion of the consenting party.

9. Termination. This Agreement may be terminated by joint agreement of the Parties, at any time, by written termination executed by Indianola and ICSD. In the event of termination, both parties shall be relieved of all further obligations or duties beyond the date of termination, but neither party shall be relieved of its duties and obligations under this Agreement through the date of termination, including expenses incurred prior to termination.

10. Notice. All notices, requests, claims, demands and other communications between the parties shall be in writing, and shall be given by delivery in person or by regular mail or email. All notices shall be effective upon receipt, if notice is given by delivery in person or email, or on the fifth day following mailing to the other party at its respective address listed below:

City of Indianola, Iowa
Attn: City Manager
jmeshke@indianolaiowa.gov

Indianola Community School District
Attn: Indianola School Business Official
brian.bartz@indianola.k12.ia.us

11. Entire Agreement - Amendment. This Agreement contains the entire understanding between the parties and cannot be changed or terminated orally but only by an agreement in writing signed by both parties.

12. Severability. If any provisions of this Agreement are declared invalid or unenforceable, the remainder of the Agreement shall continue in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement on the 9th day of February, 2026.

INDIANOLA COMMUNITY SCHOOL DISTRICT

ATTEST:

Sue Wilson

Board President

Board Secretary

STATE OF IOWA)

) ss:

COUNTY OF WARREN)

On this 9th day of February, 2026, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared ________ and _______ to me personally known, and who, being by me duly sworn did state that they are the Board President and Secretary, respectively, of the Indianola Community School District, a public school corporation, that the instrument was signed on behalf of Indianola Community School District, by authority of its Board, as contained in Resolution adopted by the Board and that _________ and _______ acknowledge the execution of the instrument to be the voluntary act and deed of Indianola Community School District, by it and by them voluntarily executed.

NOTARIAL SEAL IOWA
STEPHANIE A. MONTGOMERY
Commission Number
763784
My Commission Expires
2-8-2028

Stephanie A. Montgomery

Notary Public in and for the State of Iowa

CITY OF INDIANOLA, IOWA

Attest:

____________________________ ______________________________________

Steve Richardson, Mayor Jackie Raffety, City Clerk

STATE OF IOWA)

) ss:

COUNTY OF WARREN)

On this _____ day of _____________, 2026, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared Steve Armstrong and Jackie Rafferty to me personally known, and who, being by me duly sworn did state that they are the Mayor and the City Clerk, respectively, of the City of Indianola, Iowa, a municipal corporation, that the instrument was signed on behalf of City of Indianola, Iowa by authority of City Council as contained in Resolution adopted by the City Council and that Steve Armstrong and Jackie Rafferty acknowledge the execution of the instrument to be the voluntary act and deed of City of Indianola, Iowa, by it and by them voluntarily executed.

____

Notary Public in and for the State of Iowa

RESOLUTION NO. __________________

A RESOLUTION TO APROVE TERMINATION AND NOTICE OF TERMINATION OF 28E AGREEMENT REGARDING WARREN COUNTY, CITY OF INDIANOLA, AND INDIANOLA COMMUNITY SCHOOL DISTRICT

WHEREAS, in 2010 the City of Indianola, Iowa, Indianola Community School District and Warren County, Iowa entered into a certain "28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District" ("28E Agreement") related to joint vehicle fueling; and

WHEREAS, in March of 2022, Warren County sent a Notice of Termination pursuant to Section 16 of the 28E Agreement terminating the 28E Agreement as to Warren County effective July 1, 2023; and

WHEREAS, the City of Indianola, Iowa and the Indianola Community School District continue to share a joint vehicle fueling station on property owned by the City of Indianola, Iowa and continue to be bound by the 28E Agreement for purposes of exercising their respective powers to finance, develop, construct, own, operate, and manage the vehicle fueling facility for all vehicles owned and operated by the respective parties; and

WHEREAS, the 28E Agreement provides that it shall remain in effect until written notice of termination is provided at least fifteen (15) months in advance and be effective as of July 1 of the next calendar year;

NOW, THEREFORE, BE IT RESOLVED by the Indianola Community School District of Indianola City, Iowa, as follows:

1. The Indianola Community School District approves termination of the "28E Agreement Regarding Warren County, City of Indianola, and Indianola Community School District" effective July 1, 2027.

2. The Board President and Board Secretary are authorized to send and sign any documentation necessary to effectuate the termination including, without limitation, sending of the Notice of Termination required under Section 16.

PASSED AND APPROVED this 9th day of February, 2026.

Sue Wilson

Board President

ATTEST:

Board Secretary

MEMORANDUM

To: Mayor and City Council

From: Eric Stevens, Public Works Director

Date: February 17, 2026

Subject: Resolution approving Brush Facility Services for 2026.

Introduction: This resolution sets the schedule for cleanup days and applies the existing Brush Facility fees to the current year (no increase in rates).

Background: The Brush Facility is an important service the City of Indianola offers to residents. Typically, the Brush Facility is open from April through mid-November yearly. The City of Indianola charges Brush Facility fees to residents for leaves, grass, trees, and shrubs to offset administrative fees for managing the facility.

Discussion: **Primary Services:**

- Maintaining a site for residents to drop off yard waste and brush.
- Collecting fees for using the facility.
- Organizing yearly curbside cleanup in the Spring.
- Organizing fall cleanup.

Secondary Services:

- Grinding brush into mulch.
- Hauling yard waste away to be composted.

Challenges:

- Increasing contractor fees.
- Dumping of restricted and toxic materials.

Opportunities:

- Improving communication about the brush facility policies and restrictions.
- Effectively managing the use of the facility to prevent illegal dumping.

Budget Impact:

Account Title	FY24 Actual	FY25 Actual	Original FY26 Budget	FY27 Proposed
Brush Facility Fees	$ 20,558.00	$ 28,136.00	$ 26,000.00	$ 36,000.00
Transfer In From Recycling	$ -	$ 55,000.00	$ 70,000.00	$ 73,400.00
Salaries/Wages	$ 12,167.71	$ 10,454.84	$ 14,776.00	$ 15,063.00
FICA	$ 917.58	$ 792.82	$ 1,150.00	$ 1,152.32
IPERS	$ 327.37	$ 144.84	$ 561.00	$ 200.00
Workers' Comp Insurance	$ 126.00	$ 92.97	$ 150.00	$ 100.00
Advertising & Legal Notices	$ 250.00	$ -	$ 550.00	$ -
Misc Contractual	$ 68,680.54	$ 38,938.88	$ 77,000.00	$ 90,050.00
Materials/Supplies	$ 694.94	$ 1,804.33	$ 1,350.00	$ 1,350.00
Total Brush Facility Revenue	**$ 20,558.00**	**$ 83,136.00**	**$ 96,000.00**	**$ 109,400.00**
Total Brush Facility Expenses	**$ 83,164.14**	**$ 52,228.68**	**$ 95,537.00**	**$ 107,915.32**

Recommendation: Staff recommends approving the resolution to set the schedule for cleanup days and apply the existing Brush Facility fees to the current year.

Attachments: 1. Res 2026- Brush Facility Services 2026

City of Indianola

RESOLUTION NO. 2026-

RESOLUTION APPROVING BRUSH FACILITY SERVICES FOR 2026

WHEREAS, the Brush Facility is an important service the City of Indianola offers to residents; and

WHEREAS, the Brush Facility is open from April through mid-November yearly; and

WHEREAS, extended dates may be needed depending on the season; and

WHEREAS, the City of Indianola charges Brush Facility fees to residents for leaves, grass, trees, and shrubs.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Indianola, Iowa that the Brush Facility Services are hereby approved as follows:

(1) The 2026 Brush Facility season to operate on Thursdays from Noon to 7:00 P.M. or dusk; Saturdays from 9:00 A.M. to 4:00 P.M.; and Sundays from Noon to 4:00 P.M.; for the period between Thursday, April 9, 2026, and Sunday, November 22, 2026, with extended dates, if needed, to be December 3, 2026, December 5, 2026, and December 6, 2026

(2) Spring curbside pickup April 20, 2026 – April 24, 2026

(3) Fall Clean Up Day: October 17, 2026 (bulk, appliances and hazardous waste)

(4) The Brush Facility will be closed as listed below to observe the following holidays:
- Sunday, May 24, 2026, for observing Memorial Day
- Saturday, July 4, 2026, for observing Independence Day
- Sunday, July 5, 2026, for observing Independence Day
- Sunday, September 6, 2026, for observing Labor Day

(5) Authorizes City staff to keep prices at the Brush Facility as outlined below:

Fee Description	Cost	(Description
Bag/Bundle of Leaves/Grass…………	$4.00	Each
Bag/Bundle of Trees/Shrubs…………	$7.00	Each
Pickup Load……………………………	$30.00	Each
Trailer Load, up to 14’………………..	$35.00	Each

(Any grass, leaves, or brush must either be loose or in paper bags. No plastic bags will be allowed)

Mulch Load Service Fee…………………Free self-loaded

(6) Appliances will be accepted at no cost only during the annual fall cleanup event.

(7) Electronic waste, specifically including cell phones, computers, computer monitors, DVD players, fax machines, televisions, VCRs, and video games, will **only** be accepted at the fall cleanup.

PASSED AND APPROVED this 17th day of February 2026.

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Steve Richardson, Mayor

ATTEST:

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Jackie Raffety, City Clerk