



CITY OF INDIANOLA COUNCIL MEETING

March 23, 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 April 6, 2026 at 6:00 PM regarding the maximum property tax levy for Fiscal Year 27.
 2. Resolution setting a public hearing on May 4 2026, at 6:00 PM regarding the second amendment to the Fiscal Year 26 budget.
 3. Resolution fixing date for a meeting on April 6, 2026, at 6:15 PM on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. (Not to exceed \$1,900,000 General Obligation Capital Loan Notes)
 4. Resolution fixing date for a meeting on April 6, 2026, at 6:15 PM on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. (Not to exceed \$3,300,000 General Obligation Capital Loan Notes)
 5. Resolution fixing date for a meeting on April 6, 2026, at 6:15 PM on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. (Not to exceed \$2,500,000 General Obligation Urban Renewal Capital Loan Notes)
 6. Resolution fixing date for a meeting on April 6, 2026, at 6:15 PM on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. (Not to exceed \$300,000 General Obligation Capital Loan Notes)

E. Approval of Applications

1. Consideration of the issuance of a refuse hauling permit renewal to Waste Management of Iowa, Inc.
 2. Consideration of the issuance of a new tobacco license for Indianola Liquor LLC.
 3. Consideration of the approval of a device retailer permit for Indianola Liquor LLC.
 4. Consideration of the approval of a liquor license amendment for Walmart Inc.
 5. Consideration of the approval of a liquor license amendment for The Sports Page Grill Inc., doing business as Brickhouse Tavern.
 6. Consideration of the approval of a liquor license renewal for Casey's Marketing Company doing business as Casey's #2097.
 7. Consideration of the issuance of a special event permit for Undone Strength and Fitness's Community Murph Workout event to be held on May 25, 2026.
 8. Indianola Main Street - Food Truck Festival Special Event
 - a. Consideration of the issuance of a special event and noise permit for Indianola Main Street's Food Truck Festival event to be held on June 5, 2026 contingent upon staff approval.
 - b. Resolution suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on city streets during The Food Truck Festival, as requested by Indianola Main Street.
- F. Resolution suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on a portion of West Salem Avenue during the Suds on Salem event on May 29, 2026.
- G. Resolution suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol during the Indianola Chamber of Commerce's Concert Event to be held on June 12, 2026.
- H. Resolution authorizing the submission of a grant application to Warren County Philanthropic Partnership to upfit the Wildland UTV Equipment for the Indianola Fire Department.
- I. Resolution appointing the Public Works Director as the City of Indianola representative to the North and Middle Rivers Watershed Management Authority.
- J. Approval of the submission of fourth quarter utility write-offs to the State Setoff Program for collection.
- K. Receive and file the Civil Service Commission's list of certified candidates for the position of Police Lieutenant.

L. Consideration of the approval of Home Base Iowa Initiative Application from Ashton Shuff-Worrall and authorization of a handwritten warrant in the amount of \$1,500.00.

M. Resolution approving salaries.

6. Council Reports

A. Council Committee Reports

B. Receive and file the February 2026 Treasurer's Report.

C. Bravo Annual Report and Presentation

D. Discussion and direction regarding the City Manager's annual evaluation.

7. Mayor Pro Tem's Report

A. Community Update

B. Proclamation for Medal of Honor Day

C. Severe Weather Week Proclamation

8. Public Consideration

A. Old Business

1. Resolution authorizing execution of a Termination Agreement by and between the City of Indianola and Inception Group, LLC terminating the Agreement for Private Development and Minimum Assessment Agreement by and between the City of Indianola and Inception Group, LLC.
2. Resolution approving final plat for Spruce Street Townhomes Plat 1.

B. New Business

1. Emerald Bay Urban Renewal Plan
 - a. Public Hearing regarding Amendment No. 1 to the Emerald Bay Urban Renewal Plan.
 - b. Resolution approving Amendment No. 1 to the Emerald Bay Urban Renewal Plan.
2. Sunstone Investments
 - a. Public hearing regarding the proposal to enter into a First Amendment with Sunstone Investments, LLC.
 - b. Resolution approving entering into a First Amendment with Sunstone Investments, LLC.
3. Hillcrest/Downtown Unified Urban Renewal Plan
 - a. Public Hearing regarding the proposed Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan.
 - b. Resolution authorizing the proposed Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan.

4. Public hearing regarding the plans, specifications, form of contract and estimate of cost for the South C Street Sanitary Sewer Improvement Project — CANCELLED.
5. Discussion and direction regarding solicitation of proposals for the McVay Trail Repair Project.
6. Discussion and direction on COLA increases for elected and appointed officials.

9. Other Business

- A. Discussion on borrowing in Fiscal Year 27.
- B. City Manager's Report - Jacob Meshke
- C. Discussion and action regarding future agenda items.

10. Adjourn



MEMORANDUM

To: Mayor and City Council
From:
Date: March 23, 2026
Subject: Approval of Claims

Introduction: The claims report for Council approval totals \$308,456.75.

Recommendation: Staff recommends approval of all claims.

Attachments: 1. Expense Approval Report 20260323



Expense Approval Report

By Purchased From Vendor

Post Dates 3/18/2026 - 3/26/2026

APPROVAL OF BILLS - CITY

Josh Rabe, City Council

Ron Dalby, City Council

Steve Armstrong, City Council

Tiffany Davis, City Council

Mellisa Sones, City Council

Bob Lane, City Council

Vendor Name	Description (Item)	Payable Date	Amount
Purchased From Vendor: ACCO UNLIMITED CORP.			
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
ACCO UNLIMITED CORP.	POOL CHEMICALS	03/05/2026	1,795.09
Department 8700 - Wellness Campus Total:			1,795.09
Fund 680 - Wellness Campus Fund Total:			1,795.09
Purchased From Vendor ACCO UNLIMITED CORP. Total:			1,795.09
Purchased From Vendor: ACE HARDWARE			
Fund: 001 - General			
Department: 4300 - Parks			
ACE HARDWARE	BROOM, DUSTPAN, PLUNGER, SQUEEGE	02/24/2026	111.12
ACE HARDWARE	BRASS KEYCRAFTER	02/25/2026	4.99
ACE HARDWARE	BATTERIES	03/02/2026	43.57
ACE HARDWARE	MISC FASTNERS	03/10/2026	18.58
Department 4300 - Parks Total:			178.26
Fund 001 - General Total:			178.26
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
ACE HARDWARE	FASTNERS	02/25/2026	0.89
ACE HARDWARE	FASTNERS & SILICONE SPRAY	02/25/2026	30.95
Department 2100 - Streets and Debt Service Fund Total:			31.84
Fund 110 - Road Use Tax Fund Total:			31.84
Purchased From Vendor ACE HARDWARE Total:			210.10

Expense Approval Report

Post Dates: 3/18/2026 - 3/26/2026

Vendor Name	Description (Item)	Payable Date	Amount
Purchased From Vendor: ACME TOOLS			
Fund: 001 - General			
Department: 6220 - Facilities			
ACME TOOLS	FLOOD LIGHT	03/10/2026	69.00
Department 6220 - Facilities Total:			69.00
Fund 001 - General Total:			69.00
Purchased From Vendor ACME TOOLS Total:			69.00
Purchased From Vendor: AFFEKTIVE SOFTWARE LLC			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
AFFEKTIVE SOFTWARE LLC	DIGIQUATICS SOFTWARE - STAFF SCHEDULING	03/10/2026	32.57
Department 4200 - Park & Rec Administration Total:			32.57
Fund 001 - General Total:			32.57
Purchased From Vendor AFFEKTIVE SOFTWARE LLC Total:			32.57
Purchased From Vendor: AGRILAND FS INC			
Fund: 001 - General			
Department: 1500 - Fire			
AGRILAND FS INC	FUEL DISTRIBUTION	03/03/2026	191.27
Department 1500 - Fire Total:			191.27
Department: 4300 - Parks			
AGRILAND FS INC	LP GAS	02/23/2026	1,321.06
AGRILAND FS INC	FUEL DISTRIBUTION	03/03/2026	485.31
Department 4300 - Parks Total:			1,806.37
Department: 6220 - Facilities			
AGRILAND FS INC	FUEL DISTRIBUTION	03/03/2026	29.45
Department 6220 - Facilities Total:			29.45
Fund 001 - General Total:			2,027.09
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
AGRILAND FS INC	FUEL DISTRIBUTION	03/03/2026	2,629.49
Department 2100 - Streets and Debt Service Fund Total:			2,629.49
Fund 110 - Road Use Tax Fund Total:			2,629.49
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
AGRILAND FS INC	KEROSENE	01/21/2026	466.83
AGRILAND FS INC	LP	02/23/2026	30.75
AGRILAND FS INC	FUEL DISTRIBUTION	03/03/2026	468.61
Department 8300 - Sewer Total:			966.19
Fund 610 - Sewer Fund Total:			966.19
Purchased From Vendor AGRILAND FS INC Total:			5,622.77
Purchased From Vendor: AMAZON CAPITAL SERVICES			
Fund: 001 - General			
Department: 1100 - Police			
AMAZON CAPITAL SERVICES	TRASH BAGS	03/02/2026	36.05
Department 1100 - Police Total:			36.05
Department: 1500 - Fire			
AMAZON CAPITAL SERVICES	HOSE NOZZLE	02/26/2026	36.03
Department 1500 - Fire Total:			36.03
Department: 4100 - Library			
AMAZON CAPITAL SERVICES	RETURN GOOD GIRL BAD BLOOD	02/01/2026	-8.04
AMAZON CAPITAL SERVICES	RETURN AMERICAN MASTERS DVD	03/01/2026	-5.51
AMAZON CAPITAL SERVICES	RETURN JIGSAW PUZZLE	03/01/2026	-21.99

Expense Approval Report

Post Dates: 3/18/2026 - 3/26/2026

Vendor Name	Description (Item)	Payable Date	Amount
AMAZON CAPITAL SERVICES	RETURN SONIC THE HEDGEHOG	03/01/2026	-8.39
AMAZON CAPITAL SERVICES	LIBRARY BOOKS & PERIODICALS	03/01/2026	2,398.66
AMAZON CAPITAL SERVICES	LIBRARY BOOKS & PERIODICALS	03/01/2026	414.89
AMAZON CAPITAL SERVICES	LIBRARY BOOKS & PERIODICALS	03/01/2026	208.47
AMAZON CAPITAL SERVICES	LIBRARY BOOKS & PERIODICALS	03/01/2026	94.48
AMAZON CAPITAL SERVICES	LIBRARY BOOKS & PERIODICALS	03/01/2026	323.30
Department 4100 - Library Total:			<u>3,395.87</u>
Department: 4200 - Park & Rec Administration			
AMAZON CAPITAL SERVICES	FLASHLIGHT EASTER EGG HUNT PRIZES	02/28/2026	146.79
AMAZON CAPITAL SERVICES	CANDY FOR FLASHLIGHT EASTER EGG HUNT	03/02/2026	39.99
Department 4200 - Park & Rec Administration Total:			<u>186.78</u>
Department: 6210 - Info & Tech			
AMAZON CAPITAL SERVICES	USB CHARGER FOR IPHONE	02/09/2026	19.98
AMAZON CAPITAL SERVICES	SCREEN PROTECTOR	02/09/2026	29.99
AMAZON CAPITAL SERVICES	PENCIL TIPS FOR APPLE PENCIL	02/10/2026	19.99
AMAZON CAPITAL SERVICES	3D PRINTER, POWER STRIP, DRYWALL SCREWS	02/17/2026	78.55
Department 6210 - Info & Tech Total:			<u>148.51</u>
Fund 001 - General Total:			<u>3,803.24</u>
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
AMAZON CAPITAL SERVICES	PLANNER & DIGITAL LEVEL	03/16/2026	374.11
Department 2100 - Streets and Debt Service Fund Total:			<u>374.11</u>
Fund 110 - Road Use Tax Fund Total:			<u>374.11</u>
Fund: 141 - Library Special Revenue			
Department: 4100 - Library			
AMAZON CAPITAL SERVICES	LIBRARY BOOKS & PERIODICALS	03/01/2026	270.10
Department 4100 - Library Total:			<u>270.10</u>
Fund 141 - Library Special Revenue Total:			<u>270.10</u>
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
AMAZON CAPITAL SERVICES	MARKETING SUPPLIES	03/17/2026	18.38
AMAZON CAPITAL SERVICES	CORDLESS STICK VACUUM	03/17/2026	149.94
Department 8700 - Wellness Campus Total:			<u>168.32</u>
Fund 680 - Wellness Campus Fund Total:			<u>168.32</u>
Purchased From Vendor AMAZON CAPITAL SERVICES Total:			<u>4,615.77</u>
Purchased From Vendor: ARTICULATE GLOBAL LLC			
Fund: 001 - General			
Department: 6210 - Info & Tech			
ARTICULATE GLOBAL LLC	ARTICULATE 360 TEAMS, AI ASSISTANT	02/10/2026	1,749.00
Department 6210 - Info & Tech Total:			<u>1,749.00</u>
Fund 001 - General Total:			<u>1,749.00</u>
Purchased From Vendor ARTICULATE GLOBAL LLC Total:			<u>1,749.00</u>

Expense Approval Report

Post Dates: 3/18/2026 - 3/26/2026

Vendor Name	Description (Item)	Payable Date	Amount
Purchased From Vendor: BFG SUPPLY COMPANY			
Fund: 001 - General			
Department: 4300 - Parks			
BFG SUPPLY COMPANY	PLANTING SUPPLIES	02/25/2026	414.50
Department 4300 - Parks Total:			414.50
Fund 001 - General Total:			414.50
Purchased From Vendor BFG SUPPLY COMPANY Total:			414.50
Purchased From Vendor: BLUEMARK ENERGY LLC			
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
BLUEMARK ENERGY LLC	UTILITIES	03/03/2026	4,324.64
Department 8700 - Wellness Campus Total:			4,324.64
Fund 680 - Wellness Campus Fund Total:			4,324.64
Purchased From Vendor BLUEMARK ENERGY LLC Total:			4,324.64
Purchased From Vendor: BOB'S CUSTOM TROPHIES			
Fund: 001 - General			
Department: 1100 - Police			
BOB'S CUSTOM TROPHIES	PICTURE PLATE - GILDER	02/25/2026	18.50
Department 1100 - Police Total:			18.50
Fund 001 - General Total:			18.50
Purchased From Vendor BOB'S CUSTOM TROPHIES Total:			18.50
Purchased From Vendor: BOWERS, SARA L.			
Fund: 001 - General			
Department: 1600 - Ambulance			
BOWERS, SARA L.	PATIENT OVERPAID RESPONSIBILITY	03/09/2026	50.00
Department 1600 - Ambulance Total:			50.00
Fund 001 - General Total:			50.00
Purchased From Vendor BOWERS, SARA L. Total:			50.00
Purchased From Vendor: BRICK GENTRY P.C.			
Fund: 001 - General			
Department: 1100 - Police			
BRICK GENTRY P.C.	LEGAL SERVICE FEES - POLICE	02/25/2026	1,120.00
BRICK GENTRY P.C.	LEGAL SERVICE FEES	02/25/2026	1,370.00
Department 1100 - Police Total:			2,490.00
Department: 1500 - Fire			
BRICK GENTRY P.C.	LEGAL SERVICE FEES	02/25/2026	4,080.00
Department 1500 - Fire Total:			4,080.00
Department: 1700 - Community Development			
BRICK GENTRY P.C.	LEGAL SERVICE FEES	02/25/2026	1,320.83
BRICK GENTRY P.C.	LEGAL SERVICE FEES - COMM DEV	02/25/2026	1,020.00
Department 1700 - Community Development Total:			2,340.83
Department: 4100 - Library			
BRICK GENTRY P.C.	MISC CONTRACTUAL	12/25/2025	480.00
BRICK GENTRY P.C.	Legal Fees - Union negotiation	01/25/2026	1,460.00
Department 4100 - Library Total:			1,940.00
Department: 6250 - Human Resources			
BRICK GENTRY P.C.	LEGAL SERVICE FEES - HR	02/25/2026	40.00
BRICK GENTRY P.C.	LEGAL SERVICE FEES	02/25/2026	3,020.00
Department 6250 - Human Resources Total:			3,060.00

Expense Approval Report

Post Dates: 3/18/2026 - 3/26/2026

Vendor Name	Description (Item)	Payable Date	Amount
Department: 6500 - General Govt and Buildings			
BRICK GENTRY P.C.	LEGAL SERVICE FEES - GENERAL	02/25/2026	4,445.00
Department 6500 - General Govt and Buildings Total:			4,445.00
Fund 001 - General Total:			18,355.83
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
BRICK GENTRY P.C.	LEGAL SERVICE FEES - SEWER	02/25/2026	240.00
Department 8300 - Sewer Total:			240.00
Fund 610 - Sewer Fund Total:			240.00
Purchased From Vendor BRICK GENTRY P.C. Total:			18,595.83
Purchased From Vendor: CASH			
Fund: 001 - General			
Department: 2900 - Brush Facility			
CASH	BRUSH FACILITY OPENING CASH 2026	03/03/2026	450.00
Department 2900 - Brush Facility Total:			450.00
Department: 4200 - Park & Rec Administration			
CASH	PICKARD CONCESSION START UP CASH	03/06/2026	200.00
Department 4200 - Park & Rec Administration Total:			200.00
Fund 001 - General Total:			650.00
Purchased From Vendor CASH Total:			650.00
Purchased From Vendor: CENTRAL IOWA FASTENERS			
Fund: 001 - General			
Department: 4300 - Parks			
CENTRAL IOWA FASTENERS	GARBAGE LINERS, TOILET PAPER	04/04/2026	301.49
Department 4300 - Parks Total:			301.49
Fund 001 - General Total:			301.49
Purchased From Vendor CENTRAL IOWA FASTENERS Total:			301.49
Purchased From Vendor: CENTURYLINK			
Fund: 001 - General			
Department: 6210 - Info & Tech			
CENTURYLINK	MONTHLY SERVICE	02/22/2026	76.03
CENTURYLINK	MONTHLY SERVICE	02/22/2026	74.59
Department 6210 - Info & Tech Total:			150.62
Fund 001 - General Total:			150.62
Purchased From Vendor CENTURYLINK Total:			150.62
Purchased From Vendor: CERRIS SYSTEMS IOWA INC			
Fund: 610 - Sewer Fund			
Department: 8325 - Sewer Collection/Distribution			
CERRIS SYSTEMS IOWA INC	MAINTENANCE AGREEMENT	03/01/2026	8,881.25
Department 8325 - Sewer Collection/Distribution Total:			8,881.25
Fund 610 - Sewer Fund Total:			8,881.25
Purchased From Vendor CERRIS SYSTEMS IOWA INC Total:			8,881.25
Purchased From Vendor: CINTAS CORPORATION			
Fund: 001 - General			
Department: 4300 - Parks			
CINTAS CORPORATION	FIRST AID KIT	03/05/2026	17.83
Department 4300 - Parks Total:			17.83
Fund 001 - General Total:			17.83
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
CINTAS CORPORATION	CINTAS	02/28/2026	234.00

Expense Approval Report

Post Dates: 3/18/2026 - 3/26/2026

Vendor Name	Description (Item)	Payable Date	Amount
CINTAS CORPORATION	CINTAS	03/05/2026	67.03
Department 8300 - Sewer Total:			301.03
Fund 610 - Sewer Fund Total:			301.03
Purchased From Vendor CINTAS CORPORATION Total:			318.86
Purchased From Vendor: CITY SUPPLY CORPORATION			
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
CITY SUPPLY CORPORATION	ELECTRONIC CONTROL	03/03/2026	1,050.00
Department 8700 - Wellness Campus Total:			1,050.00
Fund 680 - Wellness Campus Fund Total:			1,050.00
Purchased From Vendor CITY SUPPLY CORPORATION Total:			1,050.00
Purchased From Vendor: CORRIGAN, LOU ANN			
Fund: 001 - General			
Department: 1600 - Ambulance			
CORRIGAN, LOU ANN	PATIENT OVERPAID RESPONSIBILITY	03/09/2026	135.22
Department 1600 - Ambulance Total:			135.22
Fund 001 - General Total:			135.22
Purchased From Vendor CORRIGAN, LOU ANN Total:			135.22
Purchased From Vendor: DAKOTA SUPPLY GROUP			
Fund: 110 - Road Use Tax Fund			
Department: 2500 - Snow Removal			
DAKOTA SUPPLY GROUP	WINTER PLOWGUARD CURBCAST	02/24/2026	717.00
Department 2500 - Snow Removal Total:			717.00
Fund 110 - Road Use Tax Fund Total:			717.00
Purchased From Vendor DAKOTA SUPPLY GROUP Total:			717.00
Purchased From Vendor: DELTA DENTAL OF IOWA			
Fund: 001 - General			
Department: 0000 - Non-Departmental			
DELTA DENTAL OF IOWA	Vision Insurance	02/16/2026	365.00
Department 0000 - Non-Departmental Total:			365.00
Department: 1100 - Police			
DELTA DENTAL OF IOWA	Vision Insurance	02/16/2026	171.60
Department 1100 - Police Total:			171.60
Department: 1500 - Fire			
DELTA DENTAL OF IOWA	Vision Insurance	02/16/2026	19.50
Department 1500 - Fire Total:			19.50
Department: 1600 - Ambulance			
DELTA DENTAL OF IOWA	Vision Insurance	02/16/2026	110.52
Department 1600 - Ambulance Total:			110.52
Department: 1700 - Community Development			
DELTA DENTAL OF IOWA	Vision Insurance	02/16/2026	39.74
Department 1700 - Community Development Total:			39.74
Department: 4100 - Library			
DELTA DENTAL OF IOWA	Vision Insurance	02/16/2026	32.92
Department 4100 - Library Total:			32.92
Department: 4200 - Park & Rec Administration			
DELTA DENTAL OF IOWA	Vision Insurance	02/16/2026	18.02
Department 4200 - Park & Rec Administration Total:			18.02
Department: 4300 - Parks			
DELTA DENTAL OF IOWA	Vision Insurance	02/16/2026	14.78
Department 4300 - Parks Total:			14.78

Expense Approval Report

Post Dates: 3/18/2026 - 3/26/2026

Vendor Name	Description (Item)	Payable Date	Amount
Department: 6150 - City Manager			
DELTA DENTAL OF IOWA	Vision Insurance	02/16/2026	3.58
Department 6150 - City Manager Total:			3.58
Department: 6200 - Clerk/Finance			
DELTA DENTAL OF IOWA	Vision Insurance	02/16/2026	22.06
Department 6200 - Clerk/Finance Total:			22.06
Department: 6210 - Info & Tech			
DELTA DENTAL OF IOWA	Vision Insurance	02/16/2026	25.64
Department 6210 - Info & Tech Total:			25.64
Department: 6250 - Human Resources			
DELTA DENTAL OF IOWA	Vision Insurance	02/16/2026	21.72
Department 6250 - Human Resources Total:			21.72
Fund 001 - General Total:			845.08
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
DELTA DENTAL OF IOWA	Vision Insurance	02/16/2026	73.00
Department 2100 - Streets and Debt Service Fund Total:			73.00
Fund 110 - Road Use Tax Fund Total:			73.00
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
DELTA DENTAL OF IOWA	Vision Insurance	02/16/2026	43.46
Department 8300 - Sewer Total:			43.46
Fund 610 - Sewer Fund Total:			43.46
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
DELTA DENTAL OF IOWA	Vision Insurance	02/16/2026	7.02
Department 8700 - Wellness Campus Total:			7.02
Fund 680 - Wellness Campus Fund Total:			7.02
Fund: 820 - Health Insurance Fund			
Department: 9302 - Vision Insurance			
DELTA DENTAL OF IOWA	Vision Insurance	02/16/2026	27.20
Department 9302 - Vision Insurance Total:			27.20
Fund 820 - Health Insurance Fund Total:			27.20
Purchased From Vendor DELTA DENTAL OF IOWA Total:			995.76
Purchased From Vendor: DEMCO EDUCATIONAL CORP			
Fund: 001 - General			
Department: 4100 - Library			
DEMCO EDUCATIONAL CORP	Covering supplies	01/26/2026	62.31
DEMCO EDUCATIONAL CORP	BOOKMARKS	02/12/2026	71.54
Department 4100 - Library Total:			133.85
Fund 001 - General Total:			133.85
Purchased From Vendor DEMCO EDUCATIONAL CORP Total:			133.85
Purchased From Vendor: DETAILS PLUS INC			
Fund: 001 - General			
Department: 1100 - Police			
DETAILS PLUS INC	REPLACE WINDSHIELD - 2023 TAHOE	03/05/2026	675.00
Department 1100 - Police Total:			675.00
Fund 001 - General Total:			675.00
Purchased From Vendor DETAILS PLUS INC Total:			675.00

Expense Approval Report

Post Dates: 3/18/2026 - 3/26/2026

Vendor Name	Description (Item)	Payable Date	Amount
Purchased From Vendor: DIAM PEST CONTROL			
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
DIAM PEST CONTROL	PEST CONTROL	03/02/2026	89.00
Department 8700 - Wellness Campus Total:			89.00
Fund 680 - Wellness Campus Fund Total:			89.00
Purchased From Vendor DIAM PEST CONTROL Total:			89.00
Purchased From Vendor: DIAMOND BLADE SYSTEMS			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
DIAMOND BLADE SYSTEMS	MISCELLANEOUS	03/06/2026	442.76
Department 2100 - Streets and Debt Service Fund Total:			442.76
Fund 110 - Road Use Tax Fund Total:			442.76
Purchased From Vendor DIAMOND BLADE SYSTEMS Total:			442.76
Purchased From Vendor: DLH GRAFX			
Fund: 001 - General			
Department: 4300 - Parks			
DLH GRAFX	PARK & REC STAFF T-SHIRTS	03/05/2026	259.60
Department 4300 - Parks Total:			259.60
Fund 001 - General Total:			259.60
Purchased From Vendor DLH GRAFX Total:			259.60
Purchased From Vendor: DOORS INC			
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
DOORS INC	INSTALL CLOSER ON DOOR	02/18/2026	697.00
Department 8700 - Wellness Campus Total:			697.00
Fund 680 - Wellness Campus Fund Total:			697.00
Purchased From Vendor DOORS INC Total:			697.00
Purchased From Vendor: DUST PROS JANITORIAL			
Fund: 001 - General			
Department: 4100 - Library			
DUST PROS JANITORIAL	JANITORIAL SERVICES	03/01/2026	1,500.00
DUST PROS JANITORIAL	JANITORIAL SERVICES	03/01/2026	47.50
Department 4100 - Library Total:			1,547.50
Department: 4200 - Park & Rec Administration			
DUST PROS JANITORIAL	JANITORIAL SUPPLIES - ACTIVITY CENTER	02/28/2026	113.00
DUST PROS JANITORIAL	ACTIVITY CENTER JANITORIAL - MARCH 2026	03/15/2026	800.00
Department 4200 - Park & Rec Administration Total:			913.00
Department: 6500 - General Govt and Buildings			
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	01/31/2026	170.00
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	02/28/2026	425.00
DUST PROS JANITORIAL	JANITORIAL SERVICES	03/15/2026	4,445.00
Department 6500 - General Govt and Buildings Total:			5,040.00
Fund 001 - General Total:			7,500.50
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
DUST PROS JANITORIAL	JANITORIAL SERVICES	03/15/2026	500.00
Department 2100 - Streets and Debt Service Fund Total:			500.00
Fund 110 - Road Use Tax Fund Total:			500.00

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Vendor Name	Description (Item)	Payable Date	Amount
Fund: 610 - Sewer Fund			
Department: 8350 - Sewer Plant			
DUST PROS JANITORIAL	JANITORIAL SERVICES	03/15/2026	725.00
Department 8350 - Sewer Plant Total:			725.00
Fund 610 - Sewer Fund Total:			725.00
Purchased From Vendor DUST PROS JANITORIAL Total:			8,725.50
Purchased From Vendor: ELECTRIC PUMP			
Fund: 610 - Sewer Fund			
Department: 8325 - Sewer Collection/Distribution			
ELECTRIC PUMP	PUMP REPAIRS	03/10/2026	1,187.17
Department 8325 - Sewer Collection/Distribution Total:			1,187.17
Fund 610 - Sewer Fund Total:			1,187.17
Purchased From Vendor ELECTRIC PUMP Total:			1,187.17
Purchased From Vendor: FILTER SHOP, THE			
Fund: 001 - General			
Department: 4100 - Library			
FILTER SHOP, THE	STANDARD CAPACITY PLEATS	02/18/2026	334.20
Department 4100 - Library Total:			334.20
Department: 4200 - Park & Rec Administration			
FILTER SHOP, THE	ACTIVITY CENTER HVA...	03/10/2026	159.80
Department 4200 - Park & Rec Administration Total:			159.80
Department: 6500 - General Govt and Buildings			
FILTER SHOP, THE	STANDARD PLEAT	02/27/2026	88.00
Department 6500 - General Govt and Buildings Total:			88.00
Fund 001 - General Total:			582.00
Purchased From Vendor FILTER SHOP, THE Total:			582.00
Purchased From Vendor: GALLS LLC			
Fund: 001 - General			
Department: 1100 - Police			
GALLS LLC	GILDER - SERVING SINCE	02/24/2026	28.02
Department 1100 - Police Total:			28.02
Fund 001 - General Total:			28.02
Purchased From Vendor GALLS LLC Total:			28.02
Purchased From Vendor: GRAINGER INC			
Fund: 001 - General			
Department: 6220 - Facilities			
GRAINGER INC	BATHROOM HOOK	02/27/2026	18.58
GRAINGER INC	EPOXY ADHESIVE SYRINGE	03/09/2026	7.00
GRAINGER INC	LATCHBOLT	03/10/2026	99.99
Department 6220 - Facilities Total:			125.57
Fund 001 - General Total:			125.57
Fund: 610 - Sewer Fund			
Department: 8350 - Sewer Plant			
GRAINGER INC	RETURN IMPACT WRENCH	02/23/2026	-259.70
GRAINGER INC	IMPACT WRENCH	02/23/2026	324.18
Department 8350 - Sewer Plant Total:			64.48
Fund 610 - Sewer Fund Total:			64.48
Purchased From Vendor GRAINGER INC Total:			190.05

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Vendor Name	Description (Item)	Payable Date	Amount
Purchased From Vendor: GREATER DM CONVENTION & VISITORS BUREAU			
Fund: 001 - General			
Department: 5100 - Community Betterment			
GREATER DM CONVENTION & VISITORS BUREAU	FEBRUARY 2026 CVB CONTRIBUTION	02/25/2026	1,696.41
Department 5100 - Community Betterment Total:			1,696.41
Fund 001 - General Total:			1,696.41
Purchased From Vendor GREATER DM CONVENTION & VISITORS BUREAU Total:			1,696.41
Purchased From Vendor: GRIMES ASPHALT & PAVING			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
GRIMES ASPHALT & PAVING	COLD MIX	03/06/2026	1,140.80
Department 2100 - Streets and Debt Service Fund Total:			1,140.80
Fund 110 - Road Use Tax Fund Total:			1,140.80
Purchased From Vendor GRIMES ASPHALT & PAVING Total:			1,140.80
Purchased From Vendor: HAUS ROOFING & CONST SRVS			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
HAUS ROOFING & CONST SRVS	REPAIRS TO BUILDING	03/03/2026	2,750.00
Department 2100 - Streets and Debt Service Fund Total:			2,750.00
Fund 110 - Road Use Tax Fund Total:			2,750.00
Purchased From Vendor HAUS ROOFING & CONST SRVS Total:			2,750.00
Purchased From Vendor: HENRY, BLAKE			
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
HENRY, BLAKE	TUITION - DMACC WASTEWATER GRADE 2	02/26/2026	122.05
Department 8300 - Sewer Total:			122.05
Fund 610 - Sewer Fund Total:			122.05
Purchased From Vendor HENRY, BLAKE Total:			122.05
Purchased From Vendor: HR GREEN INC			
Fund: 001 - General			
Department: 1700 - Community Development			
HR GREEN INC	CIVIL REVIEW	03/03/2026	857.50
Department 1700 - Community Development Total:			857.50
Fund 001 - General Total:			857.50
Fund: 650 - Stormwater Utility Fund			
Department: 9000 - Stormwater			
HR GREEN INC	STORM WATER	03/03/2026	410.00
Department 9000 - Stormwater Total:			410.00
Fund 650 - Stormwater Utility Fund Total:			410.00
Fund: 710 - Sewer Capital Projects Fund			
Department: 8300 - Sewer			
HR GREEN INC	SOUTH C ST SEWER IMPROVEMENTS	03/03/2026	1,852.00
HR GREEN INC	IOWA AVE SEWER IMPROVEMENTS	03/03/2026	4,673.00
HR GREEN INC	GENERAL WRRF SERVICES	03/03/2026	56.25
HR GREEN INC	SANITARY	03/03/2026	936.00
Department 8300 - Sewer Total:			7,517.25
Fund 710 - Sewer Capital Projects Fund Total:			7,517.25
Purchased From Vendor HR GREEN INC Total:			8,784.75

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Vendor Name	Description (Item)	Payable Date	Amount
Purchased From Vendor: IMU - UTILITIES			
Fund: 001 - General			
Department: 1100 - Police			
IMU - UTILITIES	UTILITIES - 410 N JEFFERSON	03/01/2026	141.04
Department 1100 - Police Total:			141.04
Department: 1500 - Fire			
IMU - UTILITIES	UTILITIES - RENEWABLE	03/01/2026	53.00
IMU - UTILITIES	UTILITIES - 206 N 1ST	03/01/2026	53.69
Department 1500 - Fire Total:			106.69
Department: 4100 - Library			
IMU - UTILITIES	UTILITIES	03/01/2026	940.57
Department 4100 - Library Total:			940.57
Department: 4200 - Park & Rec Administration			
IMU - UTILITIES	IMU UTILITIES - ACTIVITY CENTER	03/01/2026	644.75
IMU - UTILITIES	UTILITIES - ADULT SB	03/01/2026	168.60
IMU - UTILITIES	UTILITIES - PICKARD YOUTH	03/01/2026	102.12
Department 4200 - Park & Rec Administration Total:			915.47
Department: 4300 - Parks			
IMU - UTILITIES	UTILITIES - MOATS	03/01/2026	39.40
IMU - UTILITIES	UTILITIES - BARKER	03/01/2026	34.38
IMU - UTILITIES	UTILITIES - BUXTON	03/01/2026	160.82
IMU - UTILITIES	UTILITIES - PICKARD CAMPGROUND	03/01/2026	219.33
IMU - UTILITIES	UTILITIES - DOWNEY (DOG)	03/01/2026	30.58
IMU - UTILITIES	UTILITIES - MCCORD	03/01/2026	24.00
IMU - UTILITIES	UTILITIES - SHOP	03/01/2026	415.66
IMU - UTILITIES	UTILITIES - MEMORIAL	03/01/2026	30.70
Department 4300 - Parks Total:			954.87
Department: 4500 - Pool (Memorial)			
IMU - UTILITIES	UTILITIES - MEMORIAL BLDG - VMAC	03/01/2026	354.98
Department 4500 - Pool (Memorial) Total:			354.98
Department: 6210 - Info & Tech			
IMU - UTILITIES	TELEPHONE/CELL	03/01/2026	516.00
IMU - UTILITIES	FIBER	03/01/2026	569.00
Department 6210 - Info & Tech Total:			1,085.00
Department: 6500 - General Govt and Buildings			
IMU - UTILITIES	UTILITIES - BUXTON OFFICE	03/01/2026	222.95
IMU - UTILITIES	UTILITIES - UTILITIES	03/01/2026	3,937.50
Department 6500 - General Govt and Buildings Total:			4,160.45
Fund 001 - General Total:			8,659.07
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
IMU - UTILITIES	UTILITIES - SHOP	03/01/2026	2,323.96
Department 2100 - Streets and Debt Service Fund Total:			2,323.96
Department: 2300 - Street Lighting			
IMU - UTILITIES	UTILITIES - STREETLIGHTS	03/01/2026	13,784.42
Department 2300 - Street Lighting Total:			13,784.42
Fund 110 - Road Use Tax Fund Total:			16,108.38
Fund: 340 - City Hall Bldg Project			
Department: 7500 - Local Option Sales Tax & Capital Projects Revenues			
IMU - UTILITIES	FIBER N HOWARD	03/01/2026	53.39
IMU - UTILITIES	UTILITIES 114 N HOWARD	03/01/2026	374.73

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Vendor Name	Description (Item)	Payable Date	Amount
IMU - UTILITIES	UTILITIES 110 N HOWARD	03/01/2026	105.24
Department 7500 - Local Option Sales Tax & Capital Projects Revenues Total:			533.36
Fund 340 - City Hall Bldg Project Total:			533.36
Fund: 610 - Sewer Fund			
Department: 8325 - Sewer Collection/Distribution			
IMU - UTILITIES	UTILITIES - ELECTRIC	03/01/2026	8,135.35
Department 8325 - Sewer Collection/Distribution Total:			8,135.35
Fund 610 - Sewer Fund Total:			8,135.35
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
IMU - UTILITIES	UTILITIES - WELLNESS CAMPUS	03/01/2026	13,119.63
Department 8700 - Wellness Campus Total:			13,119.63
Fund 680 - Wellness Campus Fund Total:			13,119.63
Purchased From Vendor IMU - UTILITIES Total:			46,555.79
Purchased From Vendor: INDEPENDENT ADVOCATE			
Fund: 001 - General			
Department: 6500 - General Govt and Buildings			
INDEPENDENT ADVOCATE	20260217 CC MINUTES	02/24/2026	442.89
Department 6500 - General Govt and Buildings Total:			442.89
Fund 001 - General Total:			442.89
Purchased From Vendor INDEPENDENT ADVOCATE Total:			442.89
Purchased From Vendor: INDIANOLA MUNICIPAL UTILITIES			
Fund: 001 - General			
Department: 6500 - General Govt and Buildings			
INDIANOLA MUNICIPAL UTILITIES	BUXTON TRASH, RECYCLING, & GAS	03/01/2026	245.15
Department 6500 - General Govt and Buildings Total:			245.15
Fund 001 - General Total:			245.15
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
INDIANOLA MUNICIPAL UTILITIES	SEWER - UTILITY SERVICES	03/01/2026	13,836.67
INDIANOLA MUNICIPAL UTILITIES	SEWER CREDIT CARD PROCESSING FEES	03/06/2026	4,633.95
Department 8300 - Sewer Total:			18,470.62
Fund 610 - Sewer Fund Total:			18,470.62
Fund: 650 - Stormwater Utility Fund			
Department: 9000 - Stormwater			
INDIANOLA MUNICIPAL UTILITIES	STORM WATER - UTILITY SERVICES	03/01/2026	4,348.67
INDIANOLA MUNICIPAL UTILITIES	SWU CREDIT CARD PROCESSING FEES	03/06/2026	263.29
Department 9000 - Stormwater Total:			4,611.96
Fund 650 - Stormwater Utility Fund Total:			4,611.96
Fund: 670 - Recycling Fund			
Department: 8400 - Recycling			
INDIANOLA MUNICIPAL UTILITIES	RECYCLING - UTILITY SERVICES	03/01/2026	1,581.33
INDIANOLA MUNICIPAL UTILITIES	RECYCLING CREDIT CARD PROCESSING FEES	03/06/2026	368.61
Department 8400 - Recycling Total:			1,949.94
Fund 670 - Recycling Fund Total:			1,949.94
Purchased From Vendor INDIANOLA MUNICIPAL UTILITIES Total:			25,277.67

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Vendor Name	Description (Item)	Payable Date	Amount
Purchased From Vendor: INGRAM LIBRARY SERVICES			
Fund: 001 - General			
Department: 4100 - Library			
INGRAM LIBRARY SERVICES	BOOKS	02/02/2026	12.99
INGRAM LIBRARY SERVICES	BOOKS	02/03/2026	11.39
INGRAM LIBRARY SERVICES	BOOKS	02/03/2026	11.39
INGRAM LIBRARY SERVICES	BOOKS	02/04/2026	11.39
INGRAM LIBRARY SERVICES	BOOKS	02/04/2026	11.39
INGRAM LIBRARY SERVICES	BOOKS	02/04/2026	11.39
INGRAM LIBRARY SERVICES	BOOKS	02/05/2026	11.39
INGRAM LIBRARY SERVICES	BOOKS	02/12/2026	4.79
INGRAM LIBRARY SERVICES	BOOKS	02/13/2026	22.18
INGRAM LIBRARY SERVICES	BOOKS	02/13/2026	19.18
INGRAM LIBRARY SERVICES	BOOKS	02/13/2026	65.91
INGRAM LIBRARY SERVICES	BOOKS	02/18/2026	22.18
INGRAM LIBRARY SERVICES	BOOKS	02/18/2026	7.99
INGRAM LIBRARY SERVICES	BOOKS	02/19/2026	11.39
INGRAM LIBRARY SERVICES	BOOKS	02/19/2026	9.59
INGRAM LIBRARY SERVICES	BOOKS	02/20/2026	10.79
INGRAM LIBRARY SERVICES	BOOKS	02/20/2026	51.56
INGRAM LIBRARY SERVICES	BOOKS	02/20/2026	11.99
INGRAM LIBRARY SERVICES	BOOKS	02/20/2026	6.39
INGRAM LIBRARY SERVICES	BOOKS	02/20/2026	6.39
INGRAM LIBRARY SERVICES	BOOKS	02/23/2026	11.99
INGRAM LIBRARY SERVICES	BOOKS	02/23/2026	11.99
INGRAM LIBRARY SERVICES	BOOKS	02/23/2026	13.59
INGRAM LIBRARY SERVICES	BOOKS	02/23/2026	11.39
INGRAM LIBRARY SERVICES	BOOKS	02/23/2026	213.37
INGRAM LIBRARY SERVICES	BOOKS	02/23/2026	11.39
INGRAM LIBRARY SERVICES	BOOKS	02/23/2026	23.36
INGRAM LIBRARY SERVICES	BOOKS	02/24/2026	11.39
INGRAM LIBRARY SERVICES	BOOKS	02/24/2026	13.19
INGRAM LIBRARY SERVICES	BOOKS	02/25/2026	10.79
INGRAM LIBRARY SERVICES	BOOKS	02/25/2026	8.79
INGRAM LIBRARY SERVICES	BOOKS	02/25/2026	7.99
INGRAM LIBRARY SERVICES	BOOKS	02/26/2026	11.99
INGRAM LIBRARY SERVICES	BOOKS	02/27/2026	49.99
Department 4100 - Library Total:			742.87
Fund 001 - General Total:			742.87
Purchased From Vendor INGRAM LIBRARY SERVICES Total:			742.87
Purchased From Vendor: IOWA DEPT OF PUBLIC SAFETY			
Fund: 001 - General			
Department: 1100 - Police			
IOWA DEPT OF PUBLIC SAFETY	FY26 3RD QTR IOWA SYSTEM	03/13/2026	861.00
Department 1100 - Police Total:			861.00
Fund 001 - General Total:			861.00
Purchased From Vendor IOWA DEPT OF PUBLIC SAFETY Total:			861.00
Purchased From Vendor: IOWA LAW ENFORCEMENT ACADEMY			
Fund: 001 - General			
Department: 1100 - Police			
IOWA LAW ENFORCEMENT ACADEMY	MMPI ADMIN & EVAL, INTERVIEW-STARUK	02/19/2026	350.00
IOWA LAW ENFORCEMENT ACADEMY	OFFICER INTERVIEWS & INVESTIGATIONS	02/19/2026	25.00

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Vendor Name	Description (Item)	Payable Date	Amount
IOWA LAW ENFORCEMENT ACADEMY	THOMAS - FIREARMS OPERATOR COURSE	03/02/2026	250.00
Department 1100 - Police Total:			625.00
Fund 001 - General Total:			625.00
Purchased From Vendor IOWA LAW ENFORCEMENT ACADEMY Total:			625.00
Purchased From Vendor: IOWA MEDICAID ENTERPRISE			
Fund: 001 - General			
Department: 1600 - Ambulance			
IOWA MEDICAID ENTERPRISE	MARCH 2026 PAYMENTS TO OTHER AGENCIES	02/27/2026	6,167.55
Department 1600 - Ambulance Total:			6,167.55
Fund 001 - General Total:			6,167.55
Purchased From Vendor IOWA MEDICAID ENTERPRISE Total:			6,167.55
Purchased From Vendor: IOWA MUN FINANCE ASSOC			
Fund: 001 - General			
Department: 6200 - Clerk/Finance			
IOWA MUN FINANCE ASSOC	CLERK CERTIFICATION - HOFER	03/05/2026	150.00
Department 6200 - Clerk/Finance Total:			150.00
Fund 001 - General Total:			150.00
Purchased From Vendor IOWA MUN FINANCE ASSOC Total:			150.00
Purchased From Vendor: IOWA SIGNAL INC.			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
IOWA SIGNAL INC.	SERVICE CALL - GREEN ARROW - 65 & WILLOWCREST	02/25/2026	420.00
Department 2100 - Streets and Debt Service Fund Total:			420.00
Fund 110 - Road Use Tax Fund Total:			420.00
Purchased From Vendor IOWA SIGNAL INC. Total:			420.00
Purchased From Vendor: IOWA WATER MANAGEMENT CO.			
Fund: 001 - General			
Department: 4100 - Library			
IOWA WATER MANAGEMENT CO.	LIBRARY WTR MGMT	03/01/2026	54.48
Department 4100 - Library Total:			54.48
Department: 6500 - General Govt and Buildings			
IOWA WATER MANAGEMENT CO.	MUNICIPAL WTR MGMT	03/01/2026	169.98
Department 6500 - General Govt and Buildings Total:			169.98
Fund 001 - General Total:			224.46
Purchased From Vendor IOWA WATER MANAGEMENT CO. Total:			224.46
Purchased From Vendor: IOWA-DES MOINES SUPPLY INC.			
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
IOWA-DES MOINES SUPPLY INC.	MATERIALS/SUPPLIES MEMBERSHIP	03/04/2026	502.29
Department 8700 - Wellness Campus Total:			502.29
Fund 680 - Wellness Campus Fund Total:			502.29
Purchased From Vendor IOWA-DES MOINES SUPPLY INC. Total:			502.29

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Vendor Name	Description (Item)	Payable Date	Amount
Purchased From Vendor: IP PATHWAYS			
Fund: 001 - General			
Department: 6210 - Info & Tech			
IP PATHWAYS	ANNUAL LICENSING/SUPPORT	01/31/2026	404.50
Department 6210 - Info & Tech Total:			404.50
Fund 001 - General Total:			404.50
Purchased From Vendor IP PATHWAYS Total:			404.50
Purchased From Vendor: ITPIPES OPCO LLC			
Fund: 610 - Sewer Fund			
Department: 8325 - Sewer Collection/Distribution			
ITPIPES OPCO LLC	ITPIPES SOFTWARE	12/17/2025	11,970.00
Department 8325 - Sewer Collection/Distribution Total:			11,970.00
Fund 610 - Sewer Fund Total:			11,970.00
Purchased From Vendor ITPIPES OPCO LLC Total:			11,970.00
Purchased From Vendor: JV TRUCKING LLC			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
JV TRUCKING LLC	ROADSTONE TO SHOP	03/01/2026	374.11
JV TRUCKING LLC	ROADSTONE TO SHOP	03/01/2026	607.86
JV TRUCKING LLC	ROADSTONE TO SHOP	03/01/2026	745.47
Department 2100 - Streets and Debt Service Fund Total:			1,727.44
Fund 110 - Road Use Tax Fund Total:			1,727.44
Purchased From Vendor JV TRUCKING LLC Total:			1,727.44
Purchased From Vendor: KELLER'S GARAGE			
Fund: 001 - General			
Department: 1500 - Fire			
KELLER'S GARAGE	BRAKES, WHEEL BEARING, TIE ROD - 2014 TAHOE	03/05/2026	1,539.61
Department 1500 - Fire Total:			1,539.61
Fund 001 - General Total:			1,539.61
Purchased From Vendor KELLER'S GARAGE Total:			1,539.61
Purchased From Vendor: KIGER, MCKENZIE			
Fund: 001 - General			
Department: 4500 - Pool (Memorial)			
KIGER, MCKENZIE	LGI CERTIFICATION COURSE (2)	03/12/2026	700.00
Department 4500 - Pool (Memorial) Total:			700.00
Fund 001 - General Total:			700.00
Purchased From Vendor KIGER, MCKENZIE Total:			700.00
Purchased From Vendor: KRM DEVELOPMENT			
Fund: 001 - General			
Department: 1700 - Community Development			
KRM DEVELOPMENT	REFUND - 1910 E CLINTON PL	03/13/2026	200.00
Department 1700 - Community Development Total:			200.00
Fund 001 - General Total:			200.00
Purchased From Vendor KRM DEVELOPMENT Total:			200.00
Purchased From Vendor: KWIK TRIP INC			
Fund: 001 - General			
Department: 1100 - Police			
KWIK TRIP INC	FUEL DISTRIBUTION	03/03/2026	2,662.24
Department 1100 - Police Total:			2,662.24

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Vendor Name	Description (Item)	Payable Date	Amount
Department: 1500 - Fire			
KWIK TRIP INC	FUEL DISTRIBUTION	03/03/2026	1,877.31
Department 1500 - Fire Total:			1,877.31
Fund 001 - General Total:			4,539.55
Purchased From Vendor KWIK TRIP INC Total:			4,539.55
Purchased From Vendor: LANCASTER PLLC, DR. GABE			
Fund: 001 - General			
Department: 1600 - Ambulance			
LANCASTER PLLC, DR. GABE	QTRLY MEDICAL DIRECTOR SRV	12/29/2025	3,750.00
	12/1-2/28		
Department 1600 - Ambulance Total:			3,750.00
Fund 001 - General Total:			3,750.00
Purchased From Vendor LANCASTER PLLC, DR. GABE Total:			3,750.00
Purchased From Vendor: LAWSON PRODUCTS			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
LAWSON PRODUCTS	SAFETY GLASSES	03/09/2026	80.76
Department 2100 - Streets and Debt Service Fund Total:			80.76
Fund 110 - Road Use Tax Fund Total:			80.76
Purchased From Vendor LAWSON PRODUCTS Total:			80.76
Purchased From Vendor: LEGACY EMERGENCY VEHICLES LLC			
Fund: 001 - General			
Department: 1500 - Fire			
LEGACY EMERGENCY VEHICLES LLC	BOOSTER PUMP	12/19/2025	441.00
Department 1500 - Fire Total:			441.00
Department: 1600 - Ambulance			
LEGACY EMERGENCY VEHICLES LLC	REPAIRS - AMBULANCE 248	02/17/2026	1,061.29
Department 1600 - Ambulance Total:			1,061.29
Fund 001 - General Total:			1,502.29
Purchased From Vendor LEGACY EMERGENCY VEHICLES LLC Total:			1,502.29
Purchased From Vendor: MACK, AMANDA			
Fund: 001 - General			
Department: 6150 - City Manager			
MACK, AMANDA	50% WORKING GENIUS	03/10/2026	1,250.00
	FACILITATION, SUPPLIES, ETC		
Department 6150 - City Manager Total:			1,250.00
Fund 001 - General Total:			1,250.00
Purchased From Vendor MACK, AMANDA Total:			1,250.00
Purchased From Vendor: MACQUEEN EQUIPMENT LLC			
Fund: 001 - General			
Department: 1500 - Fire			
MACQUEEN EQUIPMENT LLC	SEMI ANNUAL SCBA TESTING	03/09/2026	310.00
Department 1500 - Fire Total:			310.00
Fund 001 - General Total:			310.00
Purchased From Vendor MACQUEEN EQUIPMENT LLC Total:			310.00
Purchased From Vendor: MAJCO LLC			
Fund: 001 - General			
Department: 1100 - Police			
MAJCO LLC	TIRE REPAIR #233	02/26/2026	96.60
MAJCO LLC	CREDIT ON PRIOR INVOICE -	03/02/2026	-67.27
	SALES TAX		
Department 1100 - Police Total:			29.33

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Vendor Name	Description (Item)	Payable Date	Amount
Department: 4300 - Parks			
MAJCO LLC	TIRE - 2003 FORD F-350	03/06/2026	330.79
Department 4300 - Parks Total:			330.79
Fund 001 - General Total:			360.12
Purchased From Vendor MAJCO LLC Total:			360.12
Purchased From Vendor: MARTIN MARIETTA MATERIALS			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
MARTIN MARIETTA MATERIALS	ROAD STONE	02/24/2026	749.92
MARTIN MARIETTA MATERIALS	ROAD STONE	02/25/2026	1,226.21
MARTIN MARIETTA MATERIALS	ROAD STONE	02/26/2026	1,494.33
Department 2100 - Streets and Debt Service Fund Total:			3,470.46
Fund 110 - Road Use Tax Fund Total:			3,470.46
Purchased From Vendor MARTIN MARIETTA MATERIALS Total:			3,470.46
Purchased From Vendor: MARTIN'S FLAG COMPANY			
Fund: 001 - General			
Department: 6500 - General Govt and Buildings			
MARTIN'S FLAG COMPANY	FLAGS	02/25/2026	402.98
Department 6500 - General Govt and Buildings Total:			402.98
Fund 001 - General Total:			402.98
Purchased From Vendor MARTIN'S FLAG COMPANY Total:			402.98
Purchased From Vendor: MEDIMPACT HEALTHCARE SYSTEMS INC			
Fund: 001 - General			
Department: 1100 - Police			
MEDIMPACT HEALTHCARE SYSTEMS INC	411 Rx	03/01/2026	45.55
Department 1100 - Police Total:			45.55
Fund 001 - General Total:			45.55
Purchased From Vendor MEDIMPACT HEALTHCARE SYSTEMS INC Total:			45.55
Purchased From Vendor: MEDSHRED			
Fund: 001 - General			
Department: 1600 - Ambulance			
MEDSHRED	MEDICAL WAST DISPOSAL	02/26/2026	48.00
Department 1600 - Ambulance Total:			48.00
Fund 001 - General Total:			48.00
Purchased From Vendor MEDSHRED Total:			48.00
Purchased From Vendor: MENARDS			
Fund: 001 - General			
Department: 6220 - Facilities			
MENARDS	TAPCON, WASHER, DRILL BIT	03/05/2026	68.79
Department 6220 - Facilities Total:			68.79
Fund 001 - General Total:			68.79
Purchased From Vendor MENARDS Total:			68.79
Purchased From Vendor: MID AMERICAN ENERGY CO.			
Fund: 001 - General			
Department: 1100 - Police			
MID AMERICAN ENERGY CO.	MID AMERICAN UTILITIES	02/23/2026	144.23
Department 1100 - Police Total:			144.23
Department: 1500 - Fire			
MID AMERICAN ENERGY CO.	UTILITIES 206 N 1ST ST	02/23/2026	254.26
Department 1500 - Fire Total:			254.26

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Vendor Name	Description (Item)	Payable Date	Amount
Department: 4100 - Library			
MID AMERICAN ENERGY CO.	NATURAL GAS	02/23/2026	516.45
Department 4100 - Library Total:			516.45
Department: 4200 - Park & Rec Administration			
MID AMERICAN ENERGY CO.	ACTIVITY CENTER UTILITIES	02/23/2026	622.28
Department 4200 - Park & Rec Administration Total:			622.28
Department: 6500 - General Govt and Buildings			
MID AMERICAN ENERGY CO.	NATURAL GAS CITY HALL	02/23/2026	2,164.78
Department 6500 - General Govt and Buildings Total:			2,164.78
Fund 001 - General Total:			3,702.00
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
MID AMERICAN ENERGY CO.	COUNTY YARD - GAS	02/23/2026	1,495.97
MID AMERICAN ENERGY CO.	NATURAL GAS	02/23/2026	1,424.98
Department 2100 - Streets and Debt Service Fund Total:			2,920.95
Fund 110 - Road Use Tax Fund Total:			2,920.95
Fund: 340 - City Hall Bldg Project			
Department: 7500 - Local Option Sales Tax & Capital Projects Revenues			
MID AMERICAN ENERGY CO.	114 N HOWARD UTILITIES	02/23/2026	977.31
Department 7500 - Local Option Sales Tax & Capital Projects Revenues Total:			977.31
Fund 340 - City Hall Bldg Project Total:			977.31
Fund: 610 - Sewer Fund			
Department: 8325 - Sewer Collection/Distribution			
MID AMERICAN ENERGY CO.	QUAIL ELECTRIC	02/23/2026	82.11
Department 8325 - Sewer Collection/Distribution Total:			82.11
Fund 610 - Sewer Fund Total:			82.11
Purchased From Vendor MID AMERICAN ENERGY CO. Total:			7,682.37
Purchased From Vendor: MID-IOWA OCCUPATIONAL TESTING			
Fund: 001 - General			
Department: 1600 - Ambulance			
MID-IOWA OCCUPATIONAL TESTING	POST ACCIDENT D&A - ENGELMANN	03/02/2026	605.00
Department 1600 - Ambulance Total:			605.00
Fund 001 - General Total:			605.00
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
MID-IOWA OCCUPATIONAL TESTING	POST ACCIDENT D&A - HAMNER	03/02/2023	490.00
Department 2100 - Streets and Debt Service Fund Total:			490.00
Fund 110 - Road Use Tax Fund Total:			490.00
Purchased From Vendor MID-IOWA OCCUPATIONAL TESTING Total:			1,095.00
Purchased From Vendor: MIDWEST ALARM SERVICES			
Fund: 001 - General			
Department: 6500 - General Govt and Buildings			
MIDWEST ALARM SERVICES	SPRINKLER INSPECTION - CITY HALL	03/08/2026	195.00
Department 6500 - General Govt and Buildings Total:			195.00
Fund 001 - General Total:			195.00
Fund: 340 - City Hall Bldg Project			
Department: 7500 - Local Option Sales Tax & Capital Projects Revenues			
MIDWEST ALARM SERVICES	FIRE ALARM MONITORING REGIONS BLDG	08/08/2025	992.52

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Vendor Name	Description (Item)	Payable Date	Amount
MIDWEST ALARM SERVICES	5 EXTINGUISHERS - REGIONS BLDG	10/10/2025	345.62
Department 7500 - Local Option Sales Tax & Capital Projects Revenues Total:			1,338.14
Fund 340 - City Hall Bldg Project Total:			1,338.14
Fund: 610 - Sewer Fund			
Department: 8350 - Sewer Plant			
MIDWEST ALARM SERVICES	5 EXTINGUISHERS WRRF	10/10/2025	345.61
Department 8350 - Sewer Plant Total:			345.61
Fund 610 - Sewer Fund Total:			345.61
Purchased From Vendor MIDWEST ALARM SERVICES Total:			1,878.75
Purchased From Vendor: MIDWEST BEARING & SUPPLY			
Fund: 110 - Road Use Tax Fund			
Department: 2500 - Snow Removal			
MIDWEST BEARING & SUPPLY	PARTS	02/24/2026	766.01
Department 2500 - Snow Removal Total:			766.01
Fund 110 - Road Use Tax Fund Total:			766.01
Purchased From Vendor MIDWEST BEARING & SUPPLY Total:			766.01
Purchased From Vendor: MILLER ELECTRICAL SERVICES			
Fund: 001 - General			
Department: 1500 - Fire			
MILLER ELECTRICAL SERVICES	INSTALL OUTLET FOR NEW OVERHEAD DOOR OPENER	03/05/2026	475.00
Department 1500 - Fire Total:			475.00
Fund 001 - General Total:			475.00
Purchased From Vendor MILLER ELECTRICAL SERVICES Total:			475.00
Purchased From Vendor: MUTUAL OF OMAHA			
Fund: 001 - General			
Department: 0000 - Non-Departmental			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	02/02/2026	1,508.14
MUTUAL OF OMAHA	Dental Insurance	02/18/2026	1,517.11
Department 0000 - Non-Departmental Total:			3,025.25
Department: 1100 - Police			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	02/02/2026	1,911.34
MUTUAL OF OMAHA	Dental Insurance	02/18/2026	1,434.25
Department 1100 - Police Total:			3,345.59
Department: 1500 - Fire			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	02/02/2026	231.25
MUTUAL OF OMAHA	Dental Insurance	02/18/2026	155.17
Department 1500 - Fire Total:			386.42
Department: 1600 - Ambulance			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	02/02/2026	1,310.41
MUTUAL OF OMAHA	Dental Insurance	02/18/2026	879.29
Department 1600 - Ambulance Total:			2,189.70
Department: 1700 - Community Development			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	02/02/2026	399.80
MUTUAL OF OMAHA	Dental Insurance	02/18/2026	345.11
Department 1700 - Community Development Total:			744.91
Department: 4100 - Library			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	02/02/2026	380.89
MUTUAL OF OMAHA	Dental Insurance	02/18/2026	287.32
Department 4100 - Library Total:			668.21
Department: 4200 - Park & Rec Administration			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	02/02/2026	311.26

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Vendor Name	Description (Item)	Payable Date	Amount
MUTUAL OF OMAHA	Dental Insurance	02/18/2026	245.98
Department 4200 - Park & Rec Administration Total:			557.24
Department: 4300 - Parks			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	02/02/2026	279.34
MUTUAL OF OMAHA	Dental Insurance	02/18/2026	89.06
Department 4300 - Parks Total:			368.40
Department: 6150 - City Manager			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	02/02/2026	94.00
MUTUAL OF OMAHA	Dental Insurance	02/18/2026	23.86
Department 6150 - City Manager Total:			117.86
Department: 6200 - Clerk/Finance			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	02/02/2026	238.30
MUTUAL OF OMAHA	Dental Insurance	02/18/2026	188.19
Department 6200 - Clerk/Finance Total:			426.49
Department: 6210 - Info & Tech			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	02/02/2026	406.02
MUTUAL OF OMAHA	Dental Insurance	02/18/2026	212.05
Department 6210 - Info & Tech Total:			618.07
Department: 6250 - Human Resources			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	02/02/2026	173.55
MUTUAL OF OMAHA	Dental Insurance	02/18/2026	198.26
Department 6250 - Human Resources Total:			371.81
Fund 001 - General Total:			12,819.95
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	02/02/2026	653.62
MUTUAL OF OMAHA	Dental Insurance	02/18/2026	622.36
Department 2100 - Streets and Debt Service Fund Total:			1,275.98
Fund 110 - Road Use Tax Fund Total:			1,275.98
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	02/02/2026	321.37
MUTUAL OF OMAHA	Dental Insurance	02/18/2026	410.19
Department 8300 - Sewer Total:			731.56
Fund 610 - Sewer Fund Total:			731.56
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	02/02/2026	177.98
MUTUAL OF OMAHA	Dental Insurance	02/18/2026	56.92
Department 8700 - Wellness Campus Total:			234.90
Fund 680 - Wellness Campus Fund Total:			234.90
Purchased From Vendor MUTUAL OF OMAHA Total:			15,062.39
Purchased From Vendor: NAPA AUTO PARTS			
Fund: 001 - General			
Department: 1500 - Fire			
NAPA AUTO PARTS	SILICONE SPRAY	01/06/2026	4.35
NAPA AUTO PARTS	OIL	01/22/2026	102.45
Department 1500 - Fire Total:			106.80
Fund 001 - General Total:			106.80
Purchased From Vendor NAPA AUTO PARTS Total:			106.80
Purchased From Vendor: OPN ARCHITECTS INC			
Fund: 301 - Capital Projects Fund			
Department: 4100 - Library			
OPN ARCHITECTS INC	CONCEPT DESIGN	01/31/2026	8,700.00

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Vendor Name	Description (Item)	Payable Date	Amount
OPN ARCHITECTS INC	CONCEPT DESIGN	02/28/2026	752.91
Department 4100 - Library Total:			9,452.91
Fund 301 - Capital Projects Fund Total:			9,452.91
Fund: 340 - City Hall Bldg Project			
Department: 7500 - Local Option Sales Tax & Capital Projects Revenues			
OPN ARCHITECTS INC	PUBLIC BLDG ARCH SERVICES	02/28/2026	1,500.00
Department 7500 - Local Option Sales Tax & Capital Projects Revenues Total:			1,500.00
Fund 340 - City Hall Bldg Project Total:			1,500.00
Purchased From Vendor OPN ARCHITECTS INC Total:			10,952.91
Purchased From Vendor: O'REILLY AUTO PARTS			
Fund: 001 - General			
Department: 4300 - Parks			
O'REILLY AUTO PARTS	BATTERY - 2019 CARGO VAN	03/02/2026	176.99
O'REILLY AUTO PARTS	WIPER BLADES	03/02/2026	13.98
O'REILLY AUTO PARTS	SEMI-MET PAD	03/03/2026	44.60
O'REILLY AUTO PARTS	DEGREASER	03/03/2026	19.99
Department 4300 - Parks Total:			255.56
Fund 001 - General Total:			255.56
Purchased From Vendor O'REILLY AUTO PARTS Total:			255.56
Purchased From Vendor: PARK SEED WHOLESALE			
Fund: 001 - General			
Department: 4300 - Parks			
PARK SEED WHOLESALE	PLANTS	02/11/2026	19.90
Department 4300 - Parks Total:			19.90
Fund 001 - General Total:			19.90
Purchased From Vendor PARK SEED WHOLESALE Total:			19.90
Purchased From Vendor: PER MAR SECURITY			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
PER MAR SECURITY	ACTIVITY CENTER FIRE ALARM MONITORING	03/08/2026	242.88
Department 4200 - Park & Rec Administration Total:			242.88
Fund 001 - General Total:			242.88
Purchased From Vendor PER MAR SECURITY Total:			242.88
Purchased From Vendor: PIERCE BROTHERS REPAIR			
Fund: 110 - Road Use Tax Fund			
Department: 2500 - Snow Removal			
PIERCE BROTHERS REPAIR	BUILD SKID SHOES	02/26/2026	224.00
Department 2500 - Snow Removal Total:			224.00
Fund 110 - Road Use Tax Fund Total:			224.00
Purchased From Vendor PIERCE BROTHERS REPAIR Total:			224.00
Purchased From Vendor: PITNEY BOWES			
Fund: 001 - General			
Department: 6200 - Clerk/Finance			
PITNEY BOWES	QUARTERLY POSTAGE METER RENTAL	03/11/2026	165.54
Department 6200 - Clerk/Finance Total:			165.54
Fund 001 - General Total:			165.54
Purchased From Vendor PITNEY BOWES Total:			165.54
Purchased From Vendor: PLAYAWAY PRODUCTS LLC			
Fund: 001 - General			
Department: 4100 - Library			
PLAYAWAY PRODUCTS LLC	BOOKS	02/03/2026	186.97

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Vendor Name	Description (Item)	Payable Date	Amount
PLAYAWAY PRODUCTS LLC	BOOKS	02/23/2026	311.04
Department 4100 - Library Total:			498.01
Fund 001 - General Total:			498.01
Purchased From Vendor PLAYAWAY PRODUCTS LLC Total:			498.01
Purchased From Vendor: POWERDMS INC			
Fund: 001 - General			
Department: 1100 - Police			
POWERDMS INC	MENTAL HEALTH APP	03/02/2026	3,049.50
Department 1100 - Police Total:			3,049.50
Fund 001 - General Total:			3,049.50
Purchased From Vendor POWERDMS INC Total:			3,049.50
Purchased From Vendor: PROIMAGE SIGN & LIGHTING			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
PROIMAGE SIGN & LIGHTING	MENU SIGNS FOR PICKARD CONCESSIONS	02/06/2026	135.00
PROIMAGE SIGN & LIGHTING	YOGA IN THE PARK SIGNS	02/25/2026	108.00
Department 4200 - Park & Rec Administration Total:			243.00
Department: 4500 - Pool (Memorial)			
PROIMAGE SIGN & LIGHTING	DAILY ADMISSIONS & MENU SIGNS FOR POOL	02/25/2026	93.00
Department 4500 - Pool (Memorial) Total:			93.00
Fund 001 - General Total:			336.00
Purchased From Vendor PROIMAGE SIGN & LIGHTING Total:			336.00
Purchased From Vendor: PROSCREENING LLC			
Fund: 001 - General			
Department: 1600 - Ambulance			
PROSCREENING LLC	PRE EMPLOYMENT SCREENING	02/28/2026	34.00
Department 1600 - Ambulance Total:			34.00
Fund 001 - General Total:			34.00
Purchased From Vendor PROSCREENING LLC Total:			34.00
Purchased From Vendor: PROTECT YOUTH SPORTS			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
PROTECT YOUTH SPORTS	BACKGROUND CHECKS - EMPLOYEE & VOLUNTEER	02/28/2026	87.20
Department 4200 - Park & Rec Administration Total:			87.20
Fund 001 - General Total:			87.20
Purchased From Vendor PROTECT YOUTH SPORTS Total:			87.20
Purchased From Vendor: PURCHASE POWER			
Fund: 001 - General			
Department: 6500 - General Govt and Buildings			
PURCHASE POWER	POSTAGE REFILL 3/2/26	03/02/2026	500.00
Department 6500 - General Govt and Buildings Total:			500.00
Fund 001 - General Total:			500.00
Purchased From Vendor PURCHASE POWER Total:			500.00

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Vendor Name	Description (Item)	Payable Date	Amount
Purchased From Vendor: RAY'S WINDOW CLEANING			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
RAY'S WINDOW CLEANING	WINDOWS AT ACTIVITY CENTER	02/26/2026	65.00
Department 4200 - Park & Rec Administration Total:			65.00
Fund 001 - General Total:			65.00
Purchased From Vendor RAY'S WINDOW CLEANING Total:			65.00
Purchased From Vendor: RICHARDS, MIKE			
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
RICHARDS, MIKE	MEMBERSHIP REFUND	03/17/2026	69.55
Department 8700 - Wellness Campus Total:			69.55
Fund 680 - Wellness Campus Fund Total:			69.55
Purchased From Vendor RICHARDS, MIKE Total:			69.55
Purchased From Vendor: RT'S LAWN & LANDSCAPE LLC			
Fund: 001 - General			
Department: 1700 - Community Development			
RT'S LAWN & LANDSCAPE LLC	BRUSH REMOVAL - 205 N D - ABATEMENT	03/06/2026	437.50
Department 1700 - Community Development Total:			437.50
Fund 001 - General Total:			437.50
Purchased From Vendor RT'S LAWN & LANDSCAPE LLC Total:			437.50
Purchased From Vendor: SHUFFWORRALL, ASHTON			
Fund: 001 - General			
Department: 5200 - Economic Development			
SHUFFWORRALL, ASHTON	HOME BASE IOWA APPLICATION	03/09/2026	1,500.00
Department 5200 - Economic Development Total:			1,500.00
Fund 001 - General Total:			1,500.00
Purchased From Vendor SHUFFWORRALL, ASHTON Total:			1,500.00
Purchased From Vendor: SPRINGER PROFESSIONAL HOME SERVICES			
Fund: 001 - General			
Department: 4100 - Library			
SPRINGER PROFESSIONAL HOME SERVICES	PEST CONTROL	02/11/2026	91.30
Department 4100 - Library Total:			91.30
Department: 4200 - Park & Rec Administration			
SPRINGER PROFESSIONAL HOME SERVICES	PEST CONTROL - ACTIVITY CENTER	02/03/2026	70.40
Department 4200 - Park & Rec Administration Total:			70.40
Fund 001 - General Total:			161.70
Purchased From Vendor SPRINGER PROFESSIONAL HOME SERVICES Total:			161.70
Purchased From Vendor: STAPLES			
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
STAPLES	PAPER	03/01/2026	101.14
Department 8700 - Wellness Campus Total:			101.14
Fund 680 - Wellness Campus Fund Total:			101.14
Purchased From Vendor STAPLES Total:			101.14
Purchased From Vendor: STEVENS, ERIC			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
STEVENS, ERIC	MILEAGE - PERSONAL VEHICLE TO MEETINGS	02/06/2026	5.95

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Vendor Name	Description (Item)	Payable Date	Amount
STEVENS, ERIC	MILEAGE - PERSONAL VEHICLE TO MEETINGS	02/13/2026	16.24
STEVENS, ERIC	MILEAGE - PERSONAL VEHICLE TO MEETINGS	02/20/2026	69.31
STEVENS, ERIC	MILEAGE - PERSONAL VEHICLE TO MEETINGS	02/27/2026	25.38
Department 2100 - Streets and Debt Service Fund Total:			116.88
Fund 110 - Road Use Tax Fund Total:			116.88
Purchased From Vendor STEVENS, ERIC Total:			116.88
Purchased From Vendor: T.R.M. DISPOSAL LLC			
Fund: 001 - General			
Department: 1100 - Police			
T.R.M. DISPOSAL LLC	TRASH REMOVAL	02/24/2026	25.00
Department 1100 - Police Total:			25.00
Department: 4100 - Library			
T.R.M. DISPOSAL LLC	TRASH REMOVAL	02/24/2026	133.00
Department 4100 - Library Total:			133.00
Department: 6500 - General Govt and Buildings			
T.R.M. DISPOSAL LLC	TRASH REMOVAL	02/24/2026	133.00
Department 6500 - General Govt and Buildings Total:			133.00
Fund 001 - General Total:			291.00
Fund: 610 - Sewer Fund			
Department: 8350 - Sewer Plant			
T.R.M. DISPOSAL LLC	TRASH REMOVAL	02/24/2026	207.00
Department 8350 - Sewer Plant Total:			207.00
Fund 610 - Sewer Fund Total:			207.00
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
T.R.M. DISPOSAL LLC	TRASH REMOVAL	02/24/2026	132.00
Department 8700 - Wellness Campus Total:			132.00
Fund 680 - Wellness Campus Fund Total:			132.00
Purchased From Vendor T.R.M. DISPOSAL LLC Total:			630.00
Purchased From Vendor: TELEFLEX LLC			
Fund: 001 - General			
Department: 1600 - Ambulance			
TELEFLEX LLC	AMBULANCE SUPPLIES - NEEDLES	02/24/2026	1,100.00
Department 1600 - Ambulance Total:			1,100.00
Fund 001 - General Total:			1,100.00
Purchased From Vendor TELEFLEX LLC Total:			1,100.00
Purchased From Vendor: TEXTCASTER			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
TEXTCASTER	TEXTING SERVICE	03/01/2026	171.24
Department 4200 - Park & Rec Administration Total:			171.24
Fund 001 - General Total:			171.24
Purchased From Vendor TEXTCASTER Total:			171.24
Purchased From Vendor: THEISEN'S			
Fund: 001 - General			
Department: 4300 - Parks			
JOHN DEERE FINANCIAL	HERBICIDE	03/03/2026	59.98
Department 4300 - Parks Total:			59.98

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Vendor Name	Description (Item)	Payable Date	Amount
Department: 6220 - Facilities			
JOHN DEERE FINANCIAL	T-SHIRTS, JEANS, HOODIE	02/24/2026	182.95
Department 6220 - Facilities Total:			182.95
Fund 001 - General Total:			242.93
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
JOHN DEERE FINANCIAL	GAUGES, COUPLER, WELDING GLOVES	02/25/2026	131.94
Department 2100 - Streets and Debt Service Fund Total:			131.94
Fund 110 - Road Use Tax Fund Total:			131.94
Purchased From Vendor THEISEN'S Total:			374.87
Purchased From Vendor: TRANSUNION RISK AND ALTERNATIVE			
Fund: 001 - General			
Department: 1100 - Police			
TRANSUNION RISK AND ALTERNATIVE	TRANSUNION CONTRACT	03/01/2026	100.00
Department 1100 - Police Total:			100.00
Fund 001 - General Total:			100.00
Purchased From Vendor TRANSUNION RISK AND ALTERNATIVE Total:			100.00
Purchased From Vendor: TRINITY CONSULTANTS INC			
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
TRINITY CONSULTANTS INC	MISC CONSULTING SERVICES	03/02/2026	4,930.88
Department 8300 - Sewer Total:			4,930.88
Fund 610 - Sewer Fund Total:			4,930.88
Purchased From Vendor TRINITY CONSULTANTS INC Total:			4,930.88
Purchased From Vendor: WALDINGER CORPORATION, THE			
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
WALDINGER CORPORATION, THE	REPLACE INDUCER MOTOR POOL UNIT #2	03/17/2026	2,479.58
Department 8700 - Wellness Campus Total:			2,479.58
Fund 680 - Wellness Campus Fund Total:			2,479.58
Purchased From Vendor WALDINGER CORPORATION, THE Total:			2,479.58
Purchased From Vendor: WARREN COUNTY HEALTH SERVICES			
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
WARREN COUNTY HEALTH SERVICES	POOL INSPECTIONS	03/03/2026	540.00
Department 8700 - Wellness Campus Total:			540.00
Fund 680 - Wellness Campus Fund Total:			540.00
Purchased From Vendor WARREN COUNTY HEALTH SERVICES Total:			540.00
Purchased From Vendor: WARREN COUNTY REPUBLICANS			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
WARREN COUNTY REPUBLICANS	REFUND DAMAGE DEPOSIT - SHULL CONF ROOM	03/10/2026	50.00
Department 4200 - Park & Rec Administration Total:			50.00
Fund 001 - General Total:			50.00
Purchased From Vendor WARREN COUNTY REPUBLICANS Total:			50.00

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Vendor Name	Description (Item)	Payable Date	Amount
Purchased From Vendor: WARREN COUNTY TREASURER			
Fund: 001 - General			
Department: 6500 - General Govt and Buildings			
WARREN COUNTY TREASURER	PROPERTY TAX 2ND HALF 49236013000	03/16/2026	1.00
WARREN COUNTY TREASURER	PROPERTY TAX 2ND HALF 14150001000	03/16/2026	18.00
WARREN COUNTY TREASURER	PROPERTY TAX 2ND HALF 48020100050	03/16/2026	453.00
Department 6500 - General Govt and Buildings Total:			472.00
Fund 001 - General Total:			472.00
Fund: 340 - City Hall Bldg Project			
Department: 7500 - Local Option Sales Tax & Capital Projects Revenues			
WARREN COUNTY TREASURER	PROPERTY TAX 2ND HALF 48020120100	03/16/2026	9,676.00
WARREN COUNTY TREASURER	PROPERTY TAX 2ND HALF 48020120030	03/16/2026	1,819.00
Department 7500 - Local Option Sales Tax & Capital Projects Revenues Total:			11,495.00
Fund 340 - City Hall Bldg Project Total:			11,495.00
Fund: 710 - Sewer Capital Projects Fund			
Department: 8300 - Sewer			
WARREN COUNTY TREASURER	PROPERTY TAX 2ND HALF 05000039260	03/16/2026	509.00
WARREN COUNTY TREASURER	PROPERTY TAX 2ND HALF 05000039227	03/16/2026	117.00
WARREN COUNTY TREASURER	PROPERTY TAX 2ND HALF 05000039280	03/16/2026	503.00
WARREN COUNTY TREASURER	PROPERTY TAX 2ND HALF 05000029461	03/16/2026	383.00
WARREN COUNTY TREASURER	PROPERTY TAX 2ND HALF 05000029420	03/16/2026	347.00
WARREN COUNTY TREASURER	PROPERTY TAX 2ND HALF 05000039840	03/16/2026	295.00
WARREN COUNTY TREASURER	PROPERTY TAX 2ND HALF 14000020644	03/16/2026	178.00
WARREN COUNTY TREASURER	PROPERTY TAX 2ND HALF 05000029447	03/16/2026	255.00
WARREN COUNTY TREASURER	PROPERTY TAX 2ND HALF 05000039247	03/16/2026	31.00
WARREN COUNTY TREASURER	PROPERTY TAX 2ND HALF 05000039861	03/16/2026	324.00
Department 8300 - Sewer Total:			2,942.00
Fund 710 - Sewer Capital Projects Fund Total:			2,942.00
Purchased From Vendor WARREN COUNTY TREASURER Total:			14,909.00
Purchased From Vendor: WARREN WATER DISTRICT			
Fund: 610 - Sewer Fund			
Department: 8350 - Sewer Plant			
WARREN WATER DISTRICT	WRRF WATER	02/20/2026	95.45
Department 8350 - Sewer Plant Total:			95.45
Fund 610 - Sewer Fund Total:			95.45
Purchased From Vendor WARREN WATER DISTRICT Total:			95.45
Purchased From Vendor: WASTE MANAGEMENT OF IOWA			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
WASTE MANAGEMENT OF IOWA	TRASH REMOVAL	03/06/2026	52.56
Department 2100 - Streets and Debt Service Fund Total:			52.56
Fund 110 - Road Use Tax Fund Total:			52.56

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Vendor Name	Description (Item)	Payable Date	Amount
Fund: 670 - Recycling Fund			
Department: 8400 - Recycling			
WASTE MANAGEMENT OF IOWA	RECYCLING - RESIDENTIAL	03/06/2026	26,394.88
WASTE MANAGEMENT OF IOWA	RECYCLING - APARTMENTS	03/06/2026	4,679.92
WASTE MANAGEMENT OF IOWA	RECYCLING - APARTMENTS - N 6TH ST.	03/06/2026	80.37
Department 8400 - Recycling Total:			31,155.17
Fund 670 - Recycling Fund Total:			31,155.17
Purchased From Vendor WASTE MANAGEMENT OF IOWA Total:			31,207.73
Purchased From Vendor: WELLS FARGO CCER			
Fund: 001 - General			
Department: 1100 - Police			
WELLS FARGO CCER	2 mounted stationary speed signs, GTSB will reimburse	03/18/2026	4,198.00
Department 1100 - Police Total:			4,198.00
Department: 1500 - Fire			
WELLS FARGO CCER	Fuel for Small Engine Pump on 338Kwik Star #1742	03/18/2026	5.71
Department 1500 - Fire Total:			5.71
Department: 1600 - Ambulance			
WELLS FARGO CCER	Kwik Star #1742	03/18/2026	0.10
WELLS FARGO CCER	Jamie Sauter, State of Iowa Paramedic Renewal fees	03/18/2026	25.00
WELLS FARGO CCER	Tracy Van Zante, State of Iowa Paramedic Renewal f	03/18/2026	25.00
WELLS FARGO CCER	This was for two classes: 1) IMU Water and Electri	03/18/2026	274.00
WELLS FARGO CCER	Heartsaver CPR For IMU on 02/04/2026Spencer Municipi	03/18/2026	242.00
WELLS FARGO CCER	Heartsaver Adult Training MaterialAmerican Heart S	03/18/2026	225.98
Department 1600 - Ambulance Total:			792.08
Department: 1700 - Community Development			
WELLS FARGO CCER	Refund for accidental use of city credit card. Ref	03/18/2026	110.60
Department 1700 - Community Development Total:			110.60
Department: 4100 - Library			
WELLS FARGO CCER	Marketing expenseFlodesk.Com	03/18/2026	38.00
WELLS FARGO CCER	Adult ProgramShot In The Dark	03/18/2026	68.98
WELLS FARGO CCER	Adult ProgramCurrency Conversion Fee	03/18/2026	0.69
WELLS FARGO CCER	Adult ProgramWm Supercenter #1491	03/18/2026	21.36
WELLS FARGO CCER	Adult ProgramWm Supercenter #1491	03/18/2026	1.88
WELLS FARGO CCER	Teen Hangout - ProgWalmart.Com	03/18/2026	53.33
WELLS FARGO CCER	Teen Hangout - ProgWalmart.Co...	03/18/2026	63.40
WELLS FARGO CCER	Copyright Compliance SoftwareCopyright Osp	03/18/2026	6.00
Department 4100 - Library Total:			253.64
Department: 4200 - Park & Rec Administration			
WELLS FARGO CCER	Otc Brands	03/18/2026	206.93
WELLS FARGO CCER	Pickard Concession License Service FeeGovconnectio	03/18/2026	3.75

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Vendor Name	Description (Item)	Payable Date	Amount
WELLS FARGO CCER	Pickard Concessions Food LicenseGovconnectiowa	03/18/2026	150.00
WELLS FARGO CCER	Zone Snacks, Activity Center Cleaning SuppliesWm S	03/18/2026	55.48
WELLS FARGO CCER	Daddy/Daughter Dance Snacks and SuppliesWal-Mart #	03/18/2026	79.49
Department 4200 - Park & Rec Administration Total:			495.65
Department: 4300 - Parks			
WELLS FARGO CCER	SeedsJohnnys Selected Seed	03/18/2026	150.29
Department 4300 - Parks Total:			150.29
Department: 6100 - Mayor and Council			
WELLS FARGO CCER	Sones Registration for Local Leaders DayIowa Leagu	03/18/2026	50.00
Department 6100 - Mayor and Council Total:			50.00
Department: 6150 - City Manager			
WELLS FARGO CCER	Advocate Subscription, Independent Adv	03/18/2026	60.00
Department 6150 - City Manager Total:			60.00
Department: 6210 - Info & Tech			
WELLS FARGO CCER	Annual SubscriptionHoo*hootsuite Inc	03/18/2026	1,188.00
WELLS FARGO CCER	Annual fee Canceled for FY27Little Gre* Little Gre	03/18/2026	225.00
WELLS FARGO CCER	Monthly subscriptionCloudflare	03/18/2026	10.00
WELLS FARGO CCER	International feeCurrency Conversion Fee	03/18/2026	2.25
WELLS FARGO CCER	Monthly SubscriptionMailchimp	03/18/2026	135.00
WELLS FARGO CCER	SIPSangoma US Inc	03/18/2026	62.99
Department 6210 - Info & Tech Total:			1,623.24
Department: 6220 - Facilities			
WELLS FARGO CCER	Repair water pump, oil unit, & trans cooler line,	03/18/2026	1,280.48
WELLS FARGO CCER	Shipping warranty inverter, Alpine Home Air	03/18/2026	14.59
Department 6220 - Facilities Total:			1,295.07
Fund 001 - General Total:			9,034.28
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
WELLS FARGO CCER	Yearly registration UST at Fuel Island-DNR Fees &	03/18/2026	134.79
WELLS FARGO CCER	Queried Purchase - Five for Streets (11 remained f	03/18/2026	6.25
Department 2100 - Streets and Debt Service Fund Total:			141.04
Fund 110 - Road Use Tax Fund Total:			141.04
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
WELLS FARGO CCER	APWA WorkZone WRRD Superintendent Job Ad 02.13.203	03/18/2026	545.00
Department 8300 - Sewer Total:			545.00
Department: 8350 - Sewer Plant			
WELLS FARGO CCER	DNR Fees & Payments	03/18/2026	104.04
WELLS FARGO CCER	parts, MGX Equipment	03/18/2026	144.77
Department 8350 - Sewer Plant Total:			248.81
Fund 610 - Sewer Fund Total:			793.81

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Vendor Name	Description (Item)	Payable Date	Amount
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
WELLS FARGO CCER	Gotprint.Com	03/18/2026	76.78
WELLS FARGO CCER	Les Mills United States T	03/18/2026	647.00
Department 8700 - Wellness Campus Total:			723.78
Fund 680 - Wellness Campus Fund Total:			723.78
Purchased From Vendor WELLS FARGO CCER Total:			10,692.91
Purchased From Vendor: WIEGERT DISPOSAL CO.			
Fund: 001 - General			
Department: 2900 - Brush Facility			
WIEGERT DISPOSAL CO.	BRUSH FACILITY KYBO	03/01/2026	65.00
Department 2900 - Brush Facility Total:			65.00
Department: 4200 - Park & Rec Administration			
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES	03/01/2026	50.00
Department 4200 - Park & Rec Administration Total:			50.00
Department: 4300 - Parks			
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES	03/01/2026	175.00
Department 4300 - Parks Total:			175.00
Fund 001 - General Total:			290.00
Purchased From Vendor WIEGERT DISPOSAL CO. Total:			290.00
Purchased From Vendor: WITTROCK SOLUTIONS LLC			
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
WITTROCK SOLUTIONS LLC	REPAIRS & MAINTENANCE ON GYM EQUIPMENT	03/16/2026	2,460.00
Department 8700 - Wellness Campus Total:			2,460.00
Fund 680 - Wellness Campus Fund Total:			2,460.00
Purchased From Vendor WITTROCK SOLUTIONS LLC Total:			2,460.00
Grand Total:			308,456.75

Report Summary

Fund Summary

Fund	Expense Amount
001 - General	110,904.05
110 - Road Use Tax Fund	36,585.40
141 - Library Special Revenue	270.10
301 - Capital Projects Fund	9,452.91
340 - City Hall Bldg Project	15,843.81
610 - Sewer Fund	58,293.02
650 - Stormwater Utility Fund	5,021.96
670 - Recycling Fund	33,105.11
680 - Wellness Campus Fund	28,493.94
710 - Sewer Capital Projects Fund	10,459.25
820 - Health Insurance Fund	27.20
Grand Total:	308,456.75

Account Summary

Account Number	Account Name	Expense Amount
001-0000-21206	LIFE INS PAYABLE	1,508.14
001-0000-21218	DENTAL INS PAYABLE	1,517.11
001-0000-21219	VISION INS PAYABLE	365.00
001-1100-61501	Dental Insurance	1,434.25
001-1100-61502	Vision Insurance	171.60
001-1100-61550	Life Insurance/ADD/LTD...	1,911.34
001-1100-61810	Uniforms/Clothing Allow...	28.02
001-1100-62300	Education/Training	250.00
001-1100-63320	Repair/Maint--Vehicle	704.33
001-1100-63710	Utilities	310.27
001-1100-64110	Legal Service Fees	2,490.00
001-1100-64120	Medical/Physical/Immun...	45.55
001-1100-64190	Computer/Technology S...	861.00
001-1100-64990	Misc Contractual	3,524.50
001-1100-65050	Vehicle Operating Suppli...	2,662.24
001-1100-65070	Materials/Supplies	54.55
001-1100-67245	Specialized Equipment	4,198.00
001-1500-61501	Dental Insurance	155.17
001-1500-61502	Vision Insurance	19.50
001-1500-61550	Life Insurance/ADD/LTD...	231.25
001-1500-63100	Repair/Maint	475.00
001-1500-63410	Repair/Maint--Equipment	310.00
001-1500-63710	Utilities	360.95
001-1500-64110	Legal Service Fees	4,080.00
001-1500-65050	Vehicle Operating Suppli...	3,608.19
001-1500-65051	Equipment/Vehicle Parts	441.00
001-1500-65070	Materials/Supplies	4.35
001-1500-65076	Materials/Supplies--Shop	144.19
001-1600-61501	Dental Insurance	879.29
001-1600-61502	Vision Insurance	110.52
001-1600-61550	Life Insurance/ADD/LTD...	1,310.41
001-1600-62100	Membership Dues/Subsc...	50.00
001-1600-62300	Education/Training	741.98
001-1600-64120	Medical/Physicals/Immu...	639.00
001-1600-64122	Medical Director	3,750.00
001-1600-64130	Payments to Other Agen...	6,167.55
001-1600-64990	Misc Contractual	48.00
001-1600-65051	Equipment/Vehicle Parts	1,061.29
001-1600-65070	Materials/Supplies	1,100.10
001-1600-66990	Refund/Reimbursement	185.22
001-1700-61501	Dental Insurance	345.11
001-1700-61502	Vision Insurance	39.74

Account Summary

Account Number	Account Name	Expense Amount
001-1700-61550	Life Insurance/ADD/LTD...	399.80
001-1700-64070	Engineering	857.50
001-1700-64110	Legal Service Fees	2,340.83
001-1700-64111	Property Maintenance E...	437.50
001-1700-66990	Refund/Reimbursement	310.60
001-2900-64990	Misc Contractual	515.00
001-4100-61501	Dental Insurance	287.32
001-4100-61502	Vision Insurance	32.92
001-4100-61550	Life Insurance/ADD/LTD...	380.89
001-4100-63100	Repair/Maint	479.98
001-4100-63710	Utilities	1,457.02
001-4100-64020	Advertising & Legal Noti...	38.00
001-4100-64090	Janitorial Services	1,680.50
001-4100-64990	Misc Contractual	1,940.00
001-4100-65020	Library Books & Periodic...	3,617.60
001-4100-65022	Special Collections	392.90
001-4100-65060	Office Supplies	208.47
001-4100-65070	Materials/Supplies	228.33
001-4100-65079	Materials/Supplies--Prog...	532.94
001-4100-67240	Computer Hardware/Sof...	6.00
001-4200-61501	Dental Insurance	245.98
001-4200-61502	Vision Insurance	18.02
001-4200-61550	Life Insurance/ADD/LTD...	311.26
001-4200-62100	Membership Dues/Subsc...	153.75
001-4200-63100	Repair/Maint	159.80
001-4200-63710	Utilities	1,537.75
001-4200-64090	Janitorial Services	985.40
001-4200-64190	Computer/Technology S...	203.81
001-4200-64990	Misc Contractual	530.08
001-4200-65070	Materials/Supplies	884.68
001-4200-66990	Refund/Reimbursement	50.00
001-4300-61501	Dental Insurance	89.06
001-4300-61502	Vision Insurance	14.78
001-4300-61550	Life Insurance/ADD/LTD...	279.34
001-4300-61810	Uniforms/Clothing Allow...	259.60
001-4300-63320	Repair/Maint--Vehicle	566.36
001-4300-63710	Utilities	2,275.93
001-4300-64090	Janitorial Services	175.00
001-4300-65050	Vehicle Operating Suppli...	485.31
001-4300-65070	Materials/Supplies	258.23
001-4300-65071	Materials/Supplies--Jani...	301.49
001-4300-65200	Landscaping/Horticultur...	584.69
001-4300-65500	Personal Protective Equi...	17.83
001-4500-62300	Education/Training	700.00
001-4500-63710	Utilities	354.98
001-4500-65070	Materials/Supplies	93.00
001-5100-64130	Payments to Other Agen...	1,696.41
001-5200-65990	Miscellaneous	1,500.00
001-6100-62300	Education/Training	50.00
001-6150-61501	Dental Insurance	23.86
001-6150-61502	Vision Insurance	3.58
001-6150-61550	Life Insurance/ADD/LTD...	94.00
001-6150-62100	Membership Dues/Subsc...	60.00
001-6150-62300	Education/Training	1,250.00
001-6200-61501	Dental Insurance	188.19
001-6200-61502	Vision Insurance	22.06
001-6200-61550	Life Insurance/ADD/LTD...	238.30
001-6200-62100	Membership Dues/Subsc...	150.00

Account Summary

Account Number	Account Name	Expense Amount
001-6200-65080	Postage	165.54
001-6210-61501	Dental Insurance	212.05
001-6210-61502	Vision Insurance	25.64
001-6210-61550	Life Insurance/ADD/LTD...	406.02
001-6210-62300	Education/Training	1,749.00
001-6210-63730	Telephone/Cellphone	729.61
001-6210-64190	Computer/Technology S...	569.00
001-6210-65070	Materials/Supplies	49.98
001-6210-67240	Computer Hardware/Sof...	98.53
001-6210-67244	Annual Licensing/Support	1,964.75
001-6220-61810	Uniforms/Clothing Allow...	182.95
001-6220-63100	Repair/Maint	208.95
001-6220-63320	Repair/Maint--Vehicle	1,280.48
001-6220-65050	Vehicle Operating Suppli...	29.45
001-6220-65070	Materials/Supplies	69.00
001-6250-61501	Dental Insurance	198.26
001-6250-61502	Vision Insurance	21.72
001-6250-61550	Life Insurance/ADD/LTD...	173.55
001-6250-64110	Legal Service Fees	3,060.00
001-6500-63100	Repair/Maint	452.98
001-6500-63710	Utilities	6,570.38
001-6500-64020	Advertising & Legal Noti...	442.89
001-6500-64090	Janitorial Services	4,578.00
001-6500-64110	Legal Service Fees	4,445.00
001-6500-65071	Materials/Supplies--Jani...	595.00
001-6500-65080	Postage	500.00
001-6500-65990	Miscellaneous	874.98
110-2100-61501	Dental Insurance	622.36
110-2100-61502	Vision Insurance	73.00
110-2100-61550	Life Insurance/ADD/LTD...	653.62
110-2100-63100	Repair/Maint	2,884.79
110-2100-63451	Repair/Maint--Traffic Sig...	420.00
110-2100-63710	Utilities	5,297.47
110-2100-64090	Janitorial Services	500.00
110-2100-64121	Drug & Alcohol Testing	496.25
110-2100-64990	Misc Contractual	1,727.44
110-2100-65050	Vehicle Operating Suppli...	2,629.49
110-2100-65070	Materials/Supplies	4,611.26
110-2100-65076	Materials/Supplies--Shop	537.89
110-2100-65500	Personal Protective Equi...	80.76
110-2100-65990	Miscellaneous	559.64
110-2300-63780	Street Lighting	13,784.42
110-2500-63320	Repair/Maint--Vehicle	990.01
110-2500-65050	Vehicle Operating Suppli...	717.00
141-4100-65024	Friends of the Library Ex...	270.10
301-4100-67900	Capital Project Expense	9,452.91
340-7500-63100	Repair/Maint	1,391.53
340-7500-63710	Utilities	1,457.28
340-7500-64990	Misc Contractual	12,995.00
610-8300-61501	Dental Insurance	410.19
610-8300-61502	Vision Insurance	43.46
610-8300-61550	Life Insurance/ADD/LTD...	321.37
610-8300-62300	Education/Training	122.05
610-8300-64020	Advertising & Legal Noti...	545.00
610-8300-64110	Legal Service Fees	240.00
610-8300-64900	Misc Consulting Services	4,930.88
610-8300-64905	Professional Services US	13,836.67
610-8300-64990	Misc Contractual	4,934.98

Account Summary

Account Number	Account Name	Expense Amount
610-8300-65050	Vehicle Operating Suppli...	468.61
610-8300-65070	Materials/Supplies	497.58
610-8325-63410	Repair/Maint--Equipment	10,068.42
610-8325-63710	Utilities	8,217.46
610-8325-67240	Computer Hardware/Sof...	11,970.00
610-8350-62100	Membership Dues/Subsc...	104.04
610-8350-63100	Repair/Maint	345.61
610-8350-63710	Utilities	95.45
610-8350-64090	Janitorial Services	725.00
610-8350-64990	Misc Contractual	207.00
610-8350-65070	Materials/Supplies	209.25
650-9000-64070	Engineering	410.00
650-9000-64905	Professional Services US	4,348.67
650-9000-64990	Misc Contractual	263.29
670-8400-64700	Recycling--Residential	26,394.88
670-8400-64701	Recycling--Apartments	4,760.29
670-8400-64905	Professional Services US	1,581.33
670-8400-64990	Misc Contractual	368.61
680-8700-61501	Dental Insurance	56.92
680-8700-61502	Vision Insurance	7.02
680-8700-61550	Life Insurance/ADD/LTD...	177.98
680-8700-62100	Membership Dues/Subsc...	647.00
680-8700-63100	Repair/Maint	1,836.00
680-8700-63410	Repair/Maint--Equipment	2,460.00
680-8700-63411	Repair/Maint--Pool	2,479.58
680-8700-63710	Utilities	17,444.27
680-8700-64020	Advertising & Legal Noti...	76.78
680-8700-64090	Janitorial Services	132.00
680-8700-64200	Inspections/Testing	540.00
680-8700-65060	Office Supplies	119.52
680-8700-65073	Materials/Supplies--Pool	1,795.09
680-8700-65074	Materials/Supplies--Me...	502.29
680-8700-65075	Materials/Supplies--Prog...	149.94
680-8700-66990	Refund/Reimbursement	69.55
710-8300-64070	Engineering	992.25
710-8300-64990	Misc Contractual	2,942.00
710-8300-67501	Sewer Mains	6,525.00
820-9302-64080	Insurance	27.20
Grand Total:		308,456.75

Project Account Summary

Project Account Key	Expense Amount
None	308,456.75
Grand Total:	308,456.75



MEMORANDUM

To: Mayor and City Council
From:
Date: March 23, 2026
Subject: Approval of Minutes of the prior meetings

Introduction: Attached are the minutes of the March 2 and March 17, 2026, council meetings for review and approval.

Recommendation: Staff recommends approval of the March 2 and 17, 2026, meeting minutes.

Attachments:

1. 20260302 CC Meeting Minutes
2. 20260317 Joint CC IMU BOT Minutes



CITY OF INDIANOLA COUNCIL MEETING

March 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 March 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, Ron Dalby, Steve Armstrong, Tiffany Davis, Mellisa Sones, Bob Lane. Absent: None.

Public Comment

There were no public comments offered.

Consent Agenda

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

- Approval of Agenda
- Approval of Minutes of the prior meetings
- Consideration of the approval of a liquor license renewal for Frerichs & Zeitz LLC, doing business as Z's Eatery and Draught Haus.
- Consideration of the issuance of a special event permit to Indianola First Assembly Youth Group for the Indianola Neighborhood Dash event on April 18, 2026.
- Consideration of the issuance of a special event permit and noise permit to Sticks and Balls for Bike Nights 2026.
- Resolution 2026-030 suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on city streets during Bike Nights as requested by Sticks and Balls.
- Third consideration and adoption of an ordinance (No. 1791) amending Chapter 165.10(8), Zoning Regulations, of the Code of Ordinances, Indianola, Iowa.
- Third consideration and adoption of an ordinance (No. 1792) amending Chapter 170.05(1)(C), Subdivision Regulations, of the Code of Ordinances, Indianola, Iowa.
- Third consideration and adoption of an ordinance (No. 1793) amending Chapter 170.05(2)(A), Subdivision Regulations, of the Code of Ordinances, Indianola, Iowa.
- Resolution 2026-031 approving and authorizing execution of a Consent to a Collateral Assignment of Development Agreement related to the Agreement for Private Development with Sunstone Investments, LLC.
- Resolution 2026-032 approving Warranty Deed and Affidavit of Reliance for Street Lot A of Twin Creeks Subdivision.
- Resolution 2026-033 expressing support for SpinCo (Corteva's Seed Business) and its global headquarters in Johnston, Iowa.
- Resolution 2026-034 accepting a quote from Crouse Tree Services for the removal of trees for the South C Street Sewer Improvement Project.
- Resolution 2026-035 authorizing a contract with ReNew Biomedical Services LLC.

- Resolution 2026-036 approving addendums to the agreement with Midwest Alarm for inspection services.
- Resolution 2026-037 approving a labor agreement between the City of Indianola and AFSCME.
- Resolution 2026-038 approving a scrivener's error on Resolution 2026-020.
- Urban Revitalization Designations.
- Resolution 2026-039 approving salaries.

Council Member Dalby moved to approve the Claims and 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 Reports

Mayor Richardson proclaimed March 10, 2026, as Mighty Maddy Day in Indianola and presented the proclamation to her family.

IMU HR/Finance Director Michelle Sheraden presented their FY25 annual report. IMU General Manager Chris Des Planques discussed their expenses.

Council Member Sones reported on the recent IMU BOT meeting. General Manager Des Planques discussed the water rates and upcoming projects.

Council Member Lane reported on the MPO meeting.

Council Member Rabe reported on the Community and Economic Development Subcommittee meeting.

Mayor's Report

Mayor Richardson provided the community update.

Old Business

Council Member Lane moved to approve Resolution 2026-040 approving hotel/motel tax funding for community and external organizations policy. Sones seconded it. City Clerk/Finance Director Jackie Raffety presented the proposed policy and application process. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

New Business

Clerk/Finance Director Raffety, City Manager Jacob Meshke, and Financial Advisor, Michael Maloney, DA Davidson, led a discussion on borrowing for capital items over the next three years.

Council Member Lane moved to have staff begin the borrowing process for the Capital Improvement Plan. Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: Armstrong. Whereas the Mayor declared the motion passed.

Other Business

City Manager Meshke provided updates on City departments.

Council Member Dalby moved to have Council Members Lane and Davis work with the City Manager on creating a framework for the goals and performance objectives to be achieved over the next performance evaluation period. 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.

The Mayor would like to work with IMU to recognize Rodney Prickett for his 43 years of service to the City of Indianola/IMU. Staff will work on a proclamation.

Council Member Sones moved to add the discussion of a COLA increase for elected and appointed officials to the next agenda and 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.

Adjourn

The meeting was adjourned at 7:49 PM on a motion by Dalby and seconded by Lane. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



CITY OF INDIANOLA COUNCIL MEETING

March 17, 2026

6:00 PM

City Council Chambers

110 N 1st Street, Indianola, IA

Minutes

The Indianola City Council and Utility Board of Trustees met in joint session at 6:00 PM on March 17, 2026, in the City Hall Council Chambers. Mayor Pro Tem Ron Dalby called the meeting to order and on roll call the following Council Members were present: Josh Rabe, Ron Dalby, Tiffany Davis, Mellisa Sones, Bob Lane and the following Trustees were present: Dom Selgrade, Lori Smith, Deb White, Adam Voigts, Paul Craven. Absent: Council Member Steve Armstrong, Mayor Steve Richardson.

Joe Stopulos, Holmes Murphy, discussed the health insurance renewal options for Fiscal Year 27. Trustee Lori Smith left the meeting early.

The Council Members and Trustees decided on the following renewal items:

- Increase the family deductible to \$6400 from \$6200.
- The single deductible will increase to \$3400 as required by law.
- Set telehealth copay at \$25.00.
- Keep travel benefit in place and update contract language; update would include changing limit to 150 miles and would add a \$200 per diem up to annual limit of \$10,000.
- Leave stop loss at \$100,000.
- Keep medical accrual flat.
- Keep premiums flat for employees.
- Put in 3 premium holidays for FY27 in November, December, and January.
- Keep HSA contribution at \$2600 with \$1400 out of Fund 820.
- Renew dental with Mutual of Omaha at a 9% increase.
- Renew vision as-is with Delta Vision.
- Renew Basic Life, STD, and LTD as-is with Mutual of Omaha.

Discussion on the formula for calculating the reserve target was held. One option discussed is to take the projected annual maximum costs and projected annual expected costs difference times two. The Council will discuss it at a future meeting.

It was moved by Lane to set forth the recommendations as directed and seconded by Sones. On roll call, the vote was AYES: Rabe, Lane, Sones, Dalby, Davis. Whereas the motion passed unanimously.

It was moved by Selgrade to set forth the recommendations as directed and seconded by Voigts. On roll call, the vote was AYES: Selgrade, White, Craven, Voigts. Whereas the motion passed unanimously.

City Manager Jacob Meshke and IMU General Manager Chris Des Planques led a discussion on credit card fees. If implemented, IMU would set the rate at least annually; projected to be around 2%. City and IMU staff will collaborate on communication and education with the rate payers, including letters, social media posts, website updates, newsletters.

It was moved by Sones and seconded by Rabe to direct staff to add a credit card fee to those paying utility fees by credit card and include the fee in the Fee Schedule. On roll call, the vote was AYES: Rabe, Lane, Sones, Dalby, Davis. Whereas the motion passed unanimously.

It was moved by Craven and seconded by White to direct staff to add a credit card fee to those paying utility fees by credit card and include the fee in their Fee Resolution. On roll call, the vote was AYES: Selgrade, White, Craven, Voigts. Whereas the motion passed unanimously.

The meeting was adjourned at 7:36 PM.

Steve Richardson, Mayor

Attest:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: March 23, 2026
Subject: Resolution setting a public hearing for April 6, 2026 at 6:00 PM regarding the maximum property tax levy for Fiscal Year 27.

Introduction: State law requires that the Council set a public hearing regarding the maximum property tax levy for our city for the upcoming Fiscal Year.

Background: Warren County is required to send property tax notices to every property owner ahead of the public hearing.

The public hearing is the only thing on the agenda at the 6:00 meeting. A regular meeting will be held at 6:15 PM, or following the adjournment of the public hearing.

Discussion: The Department of Management has provided an explanation of the statement of the budget mailing that taxpayers will receive (attached to this memo). More information on our proposed budget will be available at the April 6 public hearing.

A copy of the public hearing notice must be posted to our website and all social media platforms. The Communications Department will be collaborating with the departments to make sure this law is followed.

Budget Impact: Publication of the hearing notice is included in the budget.

Recommendation: Staff recommends approval of the resolution setting the public hearing for April 6, 2026 at 6:00 PM.

Attachments:

1. Res 2026- Set PH regarding the proposed property tax levy
2. Proposed Tax Notice_FY27
3. Budget Statement Mailing Explanation

City of Indianola
RESOLUTION NO 2026-

**RESOLUTION SETTING DATE FOR HEARING ON THE PROPOSED PROPERTY TAX LEVY
FOR THE CITY OF INDIANOLA FISCAL YEAR 27 BUDGET**

WHEREAS, under state law, the City of Indianola must hold a public hearing on the property tax dollars to be levied in Fiscal Year (FY) 2027, from July 1, 2026, to June 30, 2027; and

WHEREAS, a notice concerning the proposed city property tax levy must be published between 4 and 20 days prior to the date said hearing; and

WHEREAS, a notice concerning the proposed city property tax levy must be mailed to residents by the county by March 20, 2026.

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

(1) The date and time for the public hearing on the maximum property tax dollars to be levied in Fiscal Year 27 is set for 6:00 PM on April 6, 2026, at Indianola City Hall, Council Chambers, 110 N 1st Street.

(2) The City Clerk is directed to publish the notice between 4 and 20 days prior to the date of said hearing.

Passed and adopted this 23rd day of March 2026.

Ron Dalby, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF INDIANOLA - PROPOSED PROPERTY TAX LEVY CITY #: 91-873
INDIANOLA Fiscal Year July 1, 2026 - June 30, 2027

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 4/6/2026 Meeting Time: 06:00 PM Meeting Location: City Hall Council Chambers 110 N 1st St Indianola, IA 50125

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.indianolaiaowa.gov

City Telephone Number
(515) 961-9410 ext: 5240

Iowa Department of Management	Current Year Certified Property Tax 2025 - 2026	Budget Year Effective Property Tax 2026 - 2027	Budget Year Proposed Property Tax 2026 - 2027
Taxable Valuations for Non-Debt Service	701,356,877	804,110,638	804,110,638
Consolidated General Fund	5,514,454	5,514,454	6,138,211
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	265,548	265,548	284,100
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	554,430	554,430	519,407
FICA & IPERS (If at General Fund Limit)	932,412	932,412	1,122,780
Other Employee Benefits	1,214,231	1,214,231	1,552,665
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	750,576,557	858,088,278	858,088,278
Debt Service	1,009,195	1,009,195	1,266,573
CITY REGULAR TOTAL PROPERTY TAX	9,490,270	9,490,270	10,883,736
CITY REGULAR TAX RATE	13.43694	11.72325	13.43604
Taxable Value for City Ag Land	1,947,769	2,085,690	2,085,690
Ag Land	5,851	5,851	6,265
CITY AG LAND TAX RATE	3.00375	2.80531	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Residential	637	658	3.30
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Commercial	2,770	3,074	10.97

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

Health and dental insurance have increased 8%. The cost of liability insurance has increased 7%. Borrowing for public safety and public works vehicles and parks and rec V&E.



Over the past two legislative sessions, the Iowa General Assembly passed laws which changed many parts of the property taxation process. One of the more prominent changes was the introduction of an annual mailed hearing notice to each owner of taxable property in March. These notices provide information about upcoming budget hearings and property tax proposals. Below is a description of the various parts of the notice.

MEETING AND PROPERTY TAX REQUEST INFORMATION

The front page of the mailed notice is divided into 3 sections. Each section shows the proposed property tax information and meeting information for the K-12 school district, county, and city (for urban residents) which tax within the tax district where the property is located. These hearings will be solely concerned with the proposed property tax, and no unrelated business can be discussed during this meeting. There will be another hearing on the full budget at a later meeting of the local government. The time, date, and location for each of these hearings is shown at the top of each section.

ANYTOWN School Public Hearing on Proposed Property Taxation for Fiscal Year July 1, 2024 – June 30, 2025

Date: 03/27/2024Time: 5:30 PMLocation: AnyTown High School Media Center, 410 NW 2nd St. AnyTown, IA

Telephone: (515) 281-3322Website: <https://dom.iowa.gov/schools>

	Current Property Tax	Current Tax Rate	Effective Tax Rate	Proposed Prop Tax	Proposed Tax Rate
All School Funds	84,639,085	16.99602	15.11846	90,192,351	16.10296

Reasons Proposed Property Tax exceeds the Current Property Tax:

Increase in the cost of insurances, pay increases and employee benefits

Information for three different hearings will be shown – one each for the K-12 school district, county, and city. If this property is outside of a city, the city meeting section will be blank. Below the hearing information is information on the property tax that is being proposed for the next fiscal year. Presented in this property tax information box is the current fiscal year’s budgeted tax dollars and total tax rate and the proposed property tax revenue and total rate for the coming fiscal year.

Property tax dollars and rate applying to the current budget year that began last July 1.

Property tax dollars and rate proposed for the coming budget year beginning July 1.

Ankeny Schools Public Hearing on Proposed Property Taxation

Date: 3/31/2025

Time: 6:00 p.m.

Location: Board Room, 406 School Street, Ankeny IA

Telephone: 515-555-1212

Website: www.ankenyschools.org

	Current Property Tax	Current Tax Rate	Effective Tax Rate	Proposed Prop Tax	Proposed Tax Rate
All School Funds	89,879,089	16.04608	15.30346	94,240,797	16.06210

Reasons Proposed Property Tax exceeds the Current Property Tax:

Reason for increase in property tax dollars, should there be an increase

“Effective Tax Rate” shows what would happen to the tax rate should the local government budget the same amount of property tax dollars next year as they did for the current year. It is not a limit on taxes.

PROPERTY TAX DISTRIBUTION – CURRENT BUDGET YEAR

At the top of the back page of the mailed notice is a table showing an estimate of property tax that will be distributed to each local government on this notice in the current year. The information in this table is based on tax district totals, so it will not show the full amount going to each local government in total. The table shows the amount of property tax revenue, including Tax Increment

Financing revenue, going to each local government from the tax district. The rightmost column shows the percentage of the total property tax revenue from the tax district that goes to each of the three local governments listed on the front of the notice. The percentage is based on the “Total Property Tax” column so that TIF revenue is included in the calculation

The table below shows how **current** taxes levied within this taxing district are distributed. TIF tax included where applicable. If all fields below are blank, this is a new taxing district, with nothing currently to report. Rural taxing districts do not show any city taxes, except for any TIF tax levied by the city on rural property.

Taxing Authority	Non-TIF Property Tax	TIF Property Tax	Total Property Tax	Authority % of Tax
School				
County				
City				
All Others				

If this table shows all zeros on the mailing, the property is in a tax district in the budget year that did not exist in the current year and therefore there is no tax data to display.

EXAMPLES OF CHANGE IN PROPERTY TAX – BUDGET YEAR

The last section of the mailing, at the bottom of the back page, is a pair of examples which show a comparison of how the proposed taxes owed will change for property in the example. The first example is a residential property with a 100,000 assessed value in the current year and a 110,000 in the budget year. The bottom example is for a commercial property with a 300,000 assessed value in the current year and a 330,000 assessed value in the budget year. Note the first 150,000 of commercial property is taxed the same as residential property.

The hypothetical example below compares the amount of property taxes on a Residential property with a value of 100,000 in the current year and 110,000 in the proposed year:

Taxing Authority	Tax Using Current Tax Rate	Tax Using Proposed Tax Rate	% Change
School			
County			
City			

The hypothetical example below compares the amount of property taxes on a Commercial property with a value of 300,000 in the current year and 330,000 in the proposed year:

Taxing Authority	Tax Using Current Tax Rate	Tax Using Proposed Tax Rate	% Change
School			
County			
City			

Property tax that would be owed on a property worth \$100,000 in the current year for residential and \$300,000 for commercial; uses the “Current Tax Rate” from the front of the mailing.

Property tax that would be owed on a property worth \$110,000 in the upcoming budget year for residential and \$330,000 for commercial; uses the “Proposed Tax Rate” from the front of the mailing.

The “% Change” column shows the percent of change (increase or decrease) in the amount of tax owed to each local government under this specific example.

Examples are for a residential property with a value of 100,000 (residential) or 300,000 (commercial) in the current year and 110,000 (residential) or 330,000 (commercial) in the budget year. In each case the property’s value increased 10%. It is possible a property would not see a valuation increase from one year to the next. Do not see an example with an increase in taxes owed and assume that your tax bill will do the same. Tax increases are due to increases in taxable value **and/or** increases in local tax rates.

Visit <https://dom.iowa.gov/local-government/citizen-property-tax-guide> for a tool to help you apply the property tax rates in this mailing to a specific property.



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: March 23, 2026
Subject: Resolution setting a public hearing on May 4 2026, at 6:00 PM regarding the second amendment to the Fiscal Year 26 budget.

Introduction: Staff recommends that the City Council set a public hearing for May 4, 2026, regarding an amendment to the Fiscal Year 26 budget, as required by law.

Background: A budget amendment by the council is required if expenses are anticipated to be more than budgeted in a given program.

Discussion: The budget needs to be amended to account for an increase in expenditures in legal expenses, LOST transfers, fuel facility removal, capital expenses, and utility fees. If the public hearing is set by the council, more information on the amendment will be provided at the May 4 meeting.

Budget Impact: The public hearing notice will be published in the Indianola Record Herald. This is a budgeted expense out of the general fund.

Recommendation: Staff recommends Council approve the resolution setting a public hearing for a budget amendment for 6 PM on May 4, 2026.

Attachments: 1. Res 2026- set PH for second FY26 budget amendment

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING
TO AMEND THE FISCAL YEAR 26 BUDGET**

WHEREAS, the City is required to hold a public hearing concerning the second amendment of the City's budget for Fiscal Year 26.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA, that a public hearing will be held May 4, 2026, beginning at 6:00 p.m. in the City Hall Council Chambers, 110 N. 1st Street, concerning amending the City's budget for Fiscal Year 2026, and the City Clerk is directed to publish notice of said meeting in the Indianola Record Herald and Tribune.

PASSED AND APPROVED this 23rd day of March 2026.

Ron Dalby, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Finance Director

Date: March 23, 2026

Subject: Resolution fixing date for a meeting on April 6, 2026, at 6:15 PM on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. (Not to exceed \$1,900,000 General Obligation Capital Loan Notes)

Introduction: Before authorizing a loan agreement and issuance of notes, the Council must first set a public hearing on the matter.

Background: Although the City may use other funding sources, State of Iowa law requires the public hearing notice to state the annual increase in property taxes as the result of the issuance as if the full amount will be added to the debt levy through the life of the loan.

Discussion: This loan agreement is to provide funds to pay the costs of equipping the Street Department, including the acquisitions of various vehicles and vehicle equipment.

Budget Impact: Principal and interest will be payable from the debt service fund. The debt service fund will receive money from the property tax debt levy, the Road Use Tax Fund, or the Stormwater Utility Fund, as directed by Council through the budget process each year.

Recommendation: Staff recommends approval.

Attachments:

1. Res 2026- 1.9 - Streets - Fix Date ECP-1 2026 GO CLN
2. Street 3-Year

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

Not to exceed \$1,900,000 General Obligation Capital Loan Notes (ECP-1)

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder.

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

March 23, 2026

The City Council of the City of Indianola, State of Iowa, met in regular session, in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at 6:00 P.M., on the above date. There were present Mayor Pro Tem Ron Dalby, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,900,000 GENERAL OBLIGATION CAPITAL LOAN NOTES (ECP-1) OF THE CITY OF INDIANOLA, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), 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 FIXING DATE FOR A MEETING ON THE
AUTHORIZATION OF A LOAN AGREEMENT AND THE
ISSUANCE OF NOT TO EXCEED \$1,900,000 GENERAL
OBLIGATION CAPITAL LOAN NOTES (ECP-1) OF THE
CITY OF INDIANOLA, STATE OF IOWA (FOR ESSENTIAL
CORPORATE PURPOSES), AND PROVIDING FOR
PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Indianola, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$1,900,000, as authorized by Sections 384.24A and 384.25, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at 6:15 P.M., on the 6th day of April, 2026, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$1,900,000 General Obligation Capital Loan Notes, for essential corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of equipping of the street department, including acquisitions of various vehicles and vehicle equipment.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Subchapter III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$1,900,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

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

Section 5. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on: March 24, 2026)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF INDIANOLA, STATE OF IOWA, ON THE MATTER
OF THE PROPOSED AUTHORIZATION OF A LOAN
AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED
\$1,900,000 GENERAL OBLIGATION CAPITAL LOAN NOTES
(ECP-1) OF THE CITY (FOR ESSENTIAL CORPORATE
PURPOSES), AND THE HEARING ON THE ISSUANCE
THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Indianola, State of Iowa, will hold a public hearing on the 6th day of April, 2026, at 6:15 P.M., in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$1,900,000 General Obligation Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of equipping of the street department, including acquisitions of various vehicles and vehicle equipment. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed \$7.95. This estimate only considers the impact on property taxes of financing authority established by this hearing for the above-described project(s). The note may be issued in one or more series over a number of years. Finance authority established by this hearing may be combined with additional finance authority, causing the estimate for the annual increase in property taxes for the entire issuance to be greater than the estimate stated herein. Changes in other levies may cause the actual annual increase in property taxes to vary.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa.

Dated this 23rd day of March, 2026.

City Clerk, City of Indianola, State of Iowa

(End of Notice)

PASSED AND APPROVED this 23rd day of March, 2026.

Mayor Pro Tem

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF WARREN)

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

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF WARREN)

NOTICE OF PUBLIC HEARING
(Not To Exceed \$1,900,000 General Obligation Capital Loan Notes (ECP-1))

, 2026.

City Clerk, City of Indianola, State of Iowa

4912-8345-4102-1\13538-196

3-Year Capital Improvement Plan

Department	Type	Project	Total	Useful Life	Replaces
Street	Vehicle	2029 International HV-507 tandem	\$ 345,000	10 years	2016 Friehtliner 114SD
Street	Vehicle	2026 International HV-507 single	\$ 285,000	10 years	2013 International 7300
Street	Vehicle	2027 International HV-507 single	\$ 290,000	10 years	2013 International 7300
Street	Vehicle	2025 Dodge Ram 3500 4x4	\$ 70,000	10 years	2019 Dodge Ram 2-wheel drive
Street	Vehicle	2026 Dodge Ram 3500 4x4	\$ 75,000	10 years	2019 Ford F450 2-wheel drive
Street	Equipment	2029 & 2034 Elgin Whirlwind	\$ 400,000	5 years	2024 Elgin Whirlwind
Street	Equipment	John Deere 333P trackloader	\$ 140,000	8 years	2017Kubota 95-2sv Trackloader



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: March 23, 2026
Subject: Resolution fixing date for a meeting on April 6, 2026, at 6:15 PM on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. (Not to exceed \$3,300,000 General Obligation Capital Loan Notes)

Introduction: Before authorizing a loan agreement and issuance of notes, the Council must first set a public hearing on the matter.

Background: Although the City may use other funding sources, State of Iowa law requires the public hearing notice to state the annual increase in property taxes as the result of the issuance as if the full amount will be added to the debt levy through the life of the loan.

Discussion: This loan agreement is to provide funds to pay the costs of equipping of the fire and police departments, including acquisitions of various vehicles, vehicle equipment, ambulances, and ambulance equipment.

Budget Impact: Principal and interest will be payable from the debt service fund. The debt service fund will receive money from the property tax debt levy and could receive money from the general fund, as directed by Council through the budget process each year.

Recommendation: Staff recommends approval.

Attachments:

1. Res 2026- 3.3 Public Safety - Fix Date ECP-2 2026 GO CLN
2. Public Safety 3-Year

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

Not to exceed \$3,300,000 General Obligation Capital Loan Notes (ECP-2)

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder.

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

March 23, 2026

The City Council of the City of Indianola, State of Iowa, met in regular session, in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at 6:00 P.M., on the above date. There were present Mayor Pro Tem Ron Dalby, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$3,300,000 GENERAL OBLIGATION CAPITAL LOAN NOTES (ECP-2) OF THE CITY OF INDIANOLA, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), 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 FIXING DATE FOR A MEETING ON THE
AUTHORIZATION OF A LOAN AGREEMENT AND THE
ISSUANCE OF NOT TO EXCEED \$3,300,000 GENERAL
OBLIGATION CAPITAL LOAN NOTES (ECP-2) OF THE
CITY OF INDIANOLA, STATE OF IOWA (FOR ESSENTIAL
CORPORATE PURPOSES), AND PROVIDING FOR
PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Indianola, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$3,300,000, as authorized by Sections 384.24A and 384.25, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at 6:15 P.M., on the 6th day of April, 2026, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$3,300,000 General Obligation Capital Loan Notes, for essential corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of equipping of the fire and police departments, including acquisitions of various vehicles, vehicle equipment, ambulances, and ambulance equipment.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Subchapter III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$3,300,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

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

Section 5. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on: March 24, 2026)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF INDIANOLA, STATE OF IOWA, ON THE MATTER
OF THE PROPOSED AUTHORIZATION OF A LOAN
AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED
\$3,300,000 GENERAL OBLIGATION CAPITAL LOAN NOTES
(ECP-2) OF THE CITY (FOR ESSENTIAL CORPORATE
PURPOSES), AND THE HEARING ON THE ISSUANCE
THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Indianola, State of Iowa, will hold a public hearing on the 6th day of April, 2026, at 6:15 P.M., in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$3,300,000 General Obligation Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of equipping of the fire and police departments, including acquisitions of various vehicles, vehicle equipment, ambulances, and ambulance equipment. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed \$13.61. This estimate only considers the impact on property taxes of financing authority established by this hearing for the above-described project(s). The note may be issued in one or more series over a number of years. Finance authority established by this hearing may be combined with additional finance authority, causing the estimate for the annual increase in property taxes for the entire issuance to be greater than the estimate stated herein. Changes in other levies may cause the actual annual increase in property taxes to vary.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa.

Dated this 23rd day of March, 2026.

City Clerk, City of Indianola, State of Iowa

(End of Notice)

PASSED AND APPROVED this 23rd day of March, 2026.

Mayor Pro Tem

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF WARREN)

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

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF WARREN)

NOTICE OF PUBLIC HEARING
(Not To Exceed \$3,300,000 General Obligation Capital Loan Notes (ECP-2))

_____, 2026.

WITNESS my official signature this _____ day of _____, 2026.

City Clerk, City of Indianola, State of Iowa

(SEAL)

3-Year Capital Improvement Plan

Department	Type	Project	Total	Useful Life	Replaces
Fire	Vehicle	2027 Command Vehicle Replacement	\$ 82,000	10 years	2015 Tahoe
Fire	Vehicle	2028 Ambulance 245 Replacement	\$ 360,400	6 years	2016 Ford 450
Fire	Vehicle	2029 Ambulance Replacement	\$ 378,000	6 years	2018 Ford 450
Fire	Vehicle	2027 331 Pumper Engine Replacement	\$ 832,500	20 years	2001 HME Pumper
Fire	Vehicle	2029 335 Water Tender Replacment	\$ 540,225	20 years	2002 Water Tender
Fire	Equipment	Performance Load Cot System Replacment x2	\$ 125,798	8 years	2015
Fire	Equipment	2017 Lucas Chest Compressor Replacement	\$ 23,622	8 years	2017
Police	Vehicle	SUV 261 2026 Chevrolet Tahoe	\$ 73,800	4 years	2022 Ford
Police	Vehicle	SUV 262 2026 Chevrolet Tahoe	\$ 73,800	4 years	2022 Ford
Police	Vehicle	SUV 271 2027 Chevrolet Tahoe	\$ 78,800	4 years	2023 Chevy Tahoe
Police	Vehicle	SUV 272 2027 Chevrolet Tahoe	\$ 78,800	4 years	2023 Chevy Tahoe
Police	Vehicle	SUV 281 2028 Chevrolet Tahoe	\$ 81,500	4 years	2024 Chevy Tahoe
Police	Vehicle	SUV 282 2028 Chevrolet Tahoe	\$ 81,500	4 years	2024 Chevy Silverado
Police	Equipment	Motorola radio replacement	\$ 200,000	10 years	2017
Police	Equipment	Axon in car dash cameras	\$ 60,000		Data911 Cameras



MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Finance Director

Date: March 23, 2026

Subject: Resolution fixing date for a meeting on April 6, 2026, at 6:15 PM on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. (Not to exceed \$2,500,000 General Obligation Urban Renewal Capital Loan Notes)

Introduction: Before authorizing a loan agreement and issuance of notes, the Council must first set a public hearing on the matter.

Background: Although the City may use other funding sources, State of Iowa law requires the public hearing notice to state the annual increase in property taxes as the result of the issuance as if the full amount will be added to the debt levy through the life of the loan.

Discussion: This loan agreement is to provide funds to pay the costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code Chapter 403 and the Urban Renewal Plan for the the Hillcrest/Downtown Unified Urban Renewal Area, as amended, including the improving and equipping of the Indianola Wellness Campus.

Budget Impact: Principal and interest will be payable from the debt service fund. The debt service fund will receive money from the Tax Increment Fund.

Recommendation: Staff recommends approval.

Attachments:

1. Res 2026- 2.5 IWC - Fix Date UR 2026 GO CLN
2. Wellness Campus Detail

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

Not to exceed \$2,500,000 General Obligation Urban Renewal Capital Loan Notes (ECP/UR)

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder.

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

March 23, 2026

The City Council of the City of Indianola, State of Iowa, met in regular session, in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at 6:00 P.M., on the above date. There were present Mayor Pro Tem Ron Dalby, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$2,500,000 GENERAL OBLIGATION URBAN RENEWAL CAPITAL LOAN NOTES (ECP/UR) OF THE CITY OF INDIANOLA, STATE OF IOWA (FOR ESSENTIAL CORPORATE URBAN RENEWAL PURPOSES), 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 FIXING DATE FOR A MEETING ON THE
AUTHORIZATION OF A LOAN AGREEMENT AND THE
ISSUANCE OF NOT TO EXCEED \$2,500,000 GENERAL
OBLIGATION URBAN RENEWAL CAPITAL LOAN NOTES
(ECP/UR) OF THE CITY OF INDIANOLA, STATE OF IOWA
(FOR ESSENTIAL CORPORATE URBAN RENEWAL
PURPOSES), AND PROVIDING FOR PUBLICATION OF
NOTICE THEREOF

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 by the adoption of Amendment No. 1 and Amendment No. 2, both in 2019, Amendment No. 3 in 2020, Amendments No. 4, 5, and 6 all in 2021, Amendment No. 7 in 2022, Amendment No. 8 in 2024, and Amendment No. 9 in 2026, which Amendment added urban renewal projects proposed to be undertaken within the Area; and

WHEREAS, it is deemed necessary and advisable that the City of Indianola, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Urban Renewal Capital Loan Notes, to the amount of not to exceed \$2,500,000, as authorized by Sections 384.24A, 384.25 and 403.12, of the Code of Iowa, for the purpose of

providing funds to pay costs of carrying out essential corporate urban renewal purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Urban Renewal Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

WHEREAS, before notes may be issued, it is necessary to comply with the procedural requirements of Chapters 384 and 403 of the Code of Iowa, and to publish a notice of the proposal to issue such notes and the right to petition for an election.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at 6:15 P.M., on the 6th day of April, 2026, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$2,500,000 General Obligation Urban Renewal Capital Loan Notes, for essential corporate urban renewal purposes, the proceeds of which notes will be used to provide funds to pay the costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403 and the Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area, as amended, including the improving and equipping of the Wellness Center.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Subchapter III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Urban Renewal Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$2,500,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

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

Section 5. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on: March 24, 2026)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF INDIANOLA, STATE OF IOWA, ON THE MATTER
OF THE PROPOSED AUTHORIZATION OF A LOAN
AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED
\$2,500,000 GENERAL OBLIGATION URBAN RENEWAL
CAPITAL LOAN NOTES (ECP/UR) OF THE CITY (FOR
ESSENTIAL CORPORATE URBAN RENEWAL PURPOSES),
AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Indianola, State of Iowa, will hold a public hearing on the 6th day of April, 2026, at 6:15 P.M., in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$2,500,000 General Obligation Urban Renewal Capital Loan Notes, for essential corporate urban renewal purposes, to provide funds to pay the costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403 and the Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area, as amended, including the improving and equipping of the Wellness Center. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At any time before the date of the meeting, a petition, asking that the question of issuing such Notes be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Sections 384.24(3)(q), 384.24A, 384.25 and 403.12 of the Code of Iowa.

The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed \$29.62. This estimate only considers the impact on property taxes of financing authority established by this hearing for the above-described project(s). The note may be issued in one or more series over a number of years. Finance authority established by this hearing may be combined with additional finance authority, causing the estimate for the annual increase in property taxes for the entire issuance to be greater than the estimate stated herein. Changes in other levies may cause the actual annual increase in property taxes to vary.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Chapters 384 and 403 of the Code of Iowa.

Dated this 23rd day of March, 2026.

City Clerk, City of Indianola, State of Iowa

(End of Notice)

PASSED AND APPROVED this 23rd day of March, 2026.

Mayor Pro Tem

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF WARREN)

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

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF WARREN)

NOTICE OF PUBLIC HEARING
(Not To Exceed \$2,500,000 General Obligation Urban Renewal Capital Loan
Notes (ECP/UR))

_____, 2026.

City Clerk, City of Indianola, State of Iowa

Page 84 of 305

Tax Increment Financing Bond - Indianola Wellness Campus	
Installation of entry access system	Not to exceed \$2,500,000
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	
Competition pool painting and rebuild	



MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Finance Director

Date: March 23, 2026

Subject: Resolution fixing date for a meeting on April 6, 2026, at 6:15 PM on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. (Not to exceed \$300,000 General Obligation Capital Loan Notes)

Introduction: Before authorizing a loan agreement and issuance of notes, the Council must first set a public hearing on the matter.

Background: Although the City may use other funding sources, State of Iowa law requires the public hearing notice to state the annual increase in property taxes as the result of the issuance as if the full amount will be added to the debt levy through the life of the loan.

Discussion: This loan agreement is to provide funds to pay the costs of acquisition, construction, reconstruction, enlargement, improvement, and equipping of parks, recreational grounds, and swimming pools, including acquisition of a vehicle for the parks department and equipping of the Veteran's Memorial Aquatic Center.

Budget Impact: Principal and interest will be payable from the debt service fund. The debt service fund will receive money from the property tax debt levy and could receive money from the general fund, as directed by Council through the budget process each year.

Recommendation: Staff recommends approval.

Attachments:

1. Res 2026- VMAC-Parks - Fix Date GCP 2026 GO CLN
2. P&R 3-Year

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

Not to exceed \$300,000 General Obligation Capital Loan Notes (GCP)

- Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder.

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

March 23, 2026

The City Council of the City of Indianola, State of Iowa, met in regular session, in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at 6:00 P.M., on the above date. There were present Mayor Pro Tem Ron Dalby, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$300,000 GENERAL OBLIGATION CAPITAL LOAN NOTES (GCP) OF THE CITY OF INDIANOLA, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), 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 FIXING DATE FOR A MEETING ON THE
AUTHORIZATION OF A LOAN AGREEMENT AND THE
ISSUANCE OF NOT TO EXCEED \$300,000 GENERAL
OBLIGATION CAPITAL LOAN NOTES (GCP) OF THE CITY
OF INDIANOLA, STATE OF IOWA (FOR GENERAL
CORPORATE PURPOSES), AND PROVIDING FOR
PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Indianola, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$300,000, as authorized by Sections 384.24A and 384.26, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Notes for these purposes do not exceed \$969,149; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action; and

WHEREAS, before the Notes may be issued, it is necessary to comply with the provisions of Chapter 384 of the Code of Iowa, and to publish a notice of the proposal to issue such Notes and the right to petition for an election.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at 6:15 P.M., on the 6th day of April, 2026, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$300,000 General Obligation Capital Loan Notes, for general corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of acquisition, construction, reconstruction, enlargement, improvement, and equipping of parks, recreational grounds, and swimming pools, including acquisition of a vehicle for the parks department and equipping of the Veteran's Memorial Aquatic Center and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

Section 2. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$300,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

Section 3. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 4. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on: March 24, 2026)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF INDIANOLA, STATE OF IOWA, ON THE MATTER
OF THE PROPOSED AUTHORIZATION OF A LOAN
AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED
\$300,000 GENERAL OBLIGATION CAPITAL LOAN NOTES
(GCP) OF THE CITY (FOR GENERAL CORPORATE
PURPOSES), AND THE HEARING ON THE ISSUANCE
THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Indianola, State of Iowa, will hold a public hearing on the 6th day of April, 2026, at 6:15 P.M., in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$300,000 General Obligation Capital Loan Notes, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Notes to be issued to provide funds to pay the costs of acquisition, construction, reconstruction, enlargement, improvement, and equipping of parks, recreational grounds, and swimming pools, including acquisition of a vehicle for the parks department and equipping of the Veteran's Memorial Aquatic Center. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At any time before the date of the meeting, a petition, asking that the question of issuing such Notes be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Sections 384.24A and 384.26 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Sections 384.24A and 384.26 of the Code of Iowa.

Dated this 23rd day of March, 2026.

City Clerk, City of Indianola, State of Iowa

(End of Notice)

PASSED AND APPROVED this 23rd day of March, 2026.

Mayor Pro Tem

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF WARREN)

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

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF WARREN)

NOTICE OF PUBLIC HEARING
(Not To Exceed \$300,000 General Obligation Capital Loan Notes (GCP))

_____, 2026.

WITNESS my official signature this _____ day of _____, 2026.

City Clerk, City of Indianola, State of Iowa

(SEAL)

3-Year Capital Improvement Plan

Department	Type	Project	Total	Useful Life	Replaces
VMAC	Equipment	VMAC Yellow Slide Pump	\$ 16,800	7-12 years	Rebuilding pump installed in 2012
VMAC	Equipment	VMAC Shallow Water Features Restoration	\$ 32,600	8-10 years	Restoration of features installed in 2007
VMAC	Equipment	VMAC Gutter Replacement	\$ 59,000	15-25 years	Original installation
VMAC	Equipment	VMAC Slide Refurbishment	\$ 15,000	10 years	Maintenance to interior of 3 slides last performed in 2016
P&R	Vehicle	Van	\$ 60,000	10 years	2005



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: March 23, 2026
Subject: Consideration of the issuance of a refuse hauling permit renewal to Waste Management of Iowa, Inc.

Introduction: Waste Management of Iowa, Inc. provides refuse hauling services for residents in the City of Indianola.

Background: Chapter 106 of the City of Indianola's Code of Ordinances requires refuse haulers to obtain an annual license from the City.

Discussion: Waste Management has submitted all the necessary paperwork to renew their permit.

Budget Impact: The Code sets a license fee in the amount of \$150 per packer and \$100 for any other type of unit operated.

Recommendation: Staff recommends approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: March 23, 2026
Subject: Consideration of the issuance of a new tobacco license for Indianola Liquor LLC.

Introduction: Indianola Liquor LLC is a new liquor store located at 403 W 2nd Ave. They have submitted an application for over-the-counter sale of cigarettes, tobacco, vapor products, and alternative nicotine products.

Background: In order to obtain a tobacco license, the applicant must submit an online application to the State of Iowa. After a review, the State forwards the application to the local authority for the Council's approval. Staff notifies the State of the Council's decision and a permit is then issued (or denied).

Discussion: Indianola Liquor LLC is a limited liability company. The owner listed on the application is Richard Petty. The application will start once approved and expires on June 30, 2026. If this application is approved, they will move to the annual renewal process which starts July 1.

Staff has reviewed the attached application.

Budget Impact: The license fee is set by the State of Iowa and is based on Indianola's population.

Recommendation: Staff recommends approval.

Attachments: 1. Indianola Liquor Tobacco Application



< CITY OF INDIANOLA

Retail Tobacco License Review

CITY OF INDIANOLA
1900374901

>

[Application Information](#)

Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : INDIANOLA LIQUOR LLC

Type of ownership : Limited Liability Company

Primary office address : 403 W 2ND AVE INDIANOLA IA 50125-2407

Legal Ownership Phone : 318-341-3420

Legal Ownership Email : indianolaliquorllc@gmail.com

Application Information

Sales and Use Permit Number : 308802623

Location Name : INDIANOLA LIQUOR LLC

Location Phone Number : 515-962-5501

Location Address : 403 W 2ND AVE INDIANOLA IA 50125-2407

Location Mailing Address : 403 W 2ND AVE INDIANOLA IA 50125-2407

Renewal : No

Start Date : 01-Mar-2026

End Date : 30-Jun-2026

License Fee : 50.00

Types of Sales : Over the Counter

Type of Establishment : Liquor store

Types of Products Sold : Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products

Do you intend to make retail sales to ultimate consumers? : Yes

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

Ownership Details

Owner	Position	Single Line Address
-------	----------	---------------------

Owner

Position

Single Line Address

PETTY, RICHARD

403 W 2ND AVE INDIANOLA IA 50125-2407

Suppliers List

A list of suppliers for cigarettes, tobacco, alternative nicotine, and vapor products must be included with all retail tobacco permit applications. Applicants may submit this information in text form or as a PDF upload. Local authorities may review this information during the application review process.

Core-Mark Carroll IA And Maverick Distribution Omaha NE

Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Select a Decision *

Approve

Deny

Cancel



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Other Links

- State of Iowa Directory
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MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: March 23, 2026
Subject: Consideration of the approval of a device retailer permit for Indianola Liquor LLC.

Introduction: City councils shall approve or deny each device retailer permit application.

Background: Indianola Liquor LLC is located at 403 W 2nd Avenue.

Discussion: A device retailer permit is required for businesses wishing to sell devices made in whole or in part of glass or metal that are designed for use in inhaling through combustion tobacco, hemp, other plant materials, or controlled substances. The retailer must have a permit issued prior to selling the devices. Purchases of the devices can only be made by individuals at least 21 years of age and the seller must document the purchase. A permit is valid until June 30 and must be renewed annually.

Staff has reviewed the application.

Budget Impact: None

Recommendation: Staff recommends approval.

Attachments: 1. Indianola Liquor Device App. 2026

[<](#) CITY OF INDIANOLA

Device Retailer License Review

CITY OF INDIANOLA
1900374901

>

[Application Information](#)

Legal Ownership Information

Name of sole proprietor, partnership, : INDIANOLA LIQUOR LLC
corporation, LLC, or LLP

Type of ownership : Limited Liability Company

Primary office address : 403 W 2ND AVE INDIANOLA IA 50125-2407

Legal Ownership Phone : 318-341-3420

Legal Ownership Email : indianolaliquorllc@gmail.com

Application Information

Sales Permit Number: : 308802623

Location Name : INDIANOLA LIQUOR LLC

Location Phone Number : 515-962-5501

Location Address : 403 W 2ND AVE INDIANOLA IA 50125-2407

Location Mailing Address : 403 W 2ND AVE INDIANOLA IA 50125-2407

Renewal : No

Start Date : 02-Mar-2026

End Date : 30-Jun-2026

License Fee : 1,500.00

Types of Sales : Over the Counter

Type of Establishment : Liquor store

Does this retail location ensure that : Yes
no person younger than 21 years of
age is present or permitted to enter
at any time?

Ownership Details

Owner	Position	Single Line Address
PETTY, RICHARD		403 W 2ND AVE INDIANOLA IA 50125-2407

Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Does this retailer hold a valid retail tobacco permit at this location? *

Yes	No
-----	----

Select a Decision *

Approve	Deny
---------	------



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MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: March 23, 2026
Subject: Consideration of the approval of a liquor license amendment 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 Matthew Allen, Sarah Little, John Furner, Carey Fenton, and Brandon Vick. Staff has reviewed the application.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: 1. Walmart Amendment 2026

< CITY OF INDIANOLA

Local Authority Review

CITY OF INDIANOLA
1900374901

>

[Owners](#)

Business Information

Customer Type
BUS

Business Sub-Type
Corporation

Business Designation

Legal Business Name
WALMART INC

Old Ownership Information

Owner Type	Owner	Single Line Address	Ownership Percentage
 Owner	ALLEN, MATTHEW	3 S BEAU CHENE LN ROGERS AR 72758-9	0.00
 Owner	MCMILLON, CARL DOUGLAS	1701 TIGER BLVD BENTONVILLE AR 72712	0.00
 Owner	LITTLE, SARAH	605 MAPLE DR SPRINGDALE AR 72764-53	0.00

Updated Ownership Information

Owner Type	Owner	Single Line Address	Ownership Percentage
 Owner	ALLEN, MATTHEW	3 S BEAU CHENE LN ROGERS AR 72758-9	0.00
 Owner	LITTLE, SARAH	605 MAPLE DR SPRINGDALE AR 72764-53	0.00
 Officer	FURNER, JOHN	9 S NEWHAVEN CT ROGERS AR 72758-95	0.00
 Officer	FENTON, CAREY	4302 NE BLUE SPRUCE AVE BENTONVILLE	0.00
 Officer	VICK, BRANDON	16330 GRACKLE DR ROGERS AR 72756-77	0.00

Impacted Active Licenses

Jurisdiction Code	Permit Type	License Number	Address
City of Indianola	Class "E" Retail Alcohol Licens	LE0001011	1500 N JEFFERSON WAY INDIANOLA IA

Criminal History

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?
No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.
No

Local Authority Information

Local Authority Reviewing

City of Indianola

Local Authority Signature Date

Approved/Denied *

Required

Local Authority Email *

Required

Local Authority Attestation Name *

Required

Local Authority Contact Phone Number *

Required

Comments

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MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: March 23, 2026
Subject: Consideration of the approval of a liquor license amendment for The Sports Page Grill Inc., doing business as Brickhouse Tavern.

Introduction: Brickhouse Tavern has updated the privileges on its liquor license. This amendment requires Council approval.

Background: The City of Indianola and Brickhouse Tavern have a lease agreement through 2027 for patio space on the street in parking stalls.

Discussion: Brickhouse Tavern has updated their service privileges to include the outdoor area. Staff has reviewed the application.

Budget Impact: None

Recommendation: Staff recommends approval.

Attachments: 1. Brickhouse outdoor amendment



< CITY OF INDIANOLA

Temporary Outdoor Service Local Authority Review

CITY OF INDIANOLA

1900374901

>

[Temporary Outdoor Service
Information](#)

Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : THE SP GRILL INC

Type of ownership : Corporation

License Information

License Number : LC0038878

Location Name : BRICKHOUSE TAVERN

Location Address : 107 N BUXTON ST INDIANOLA IA
50125-2412

License Effective Date : 1/1/2026 12:00:00 AM

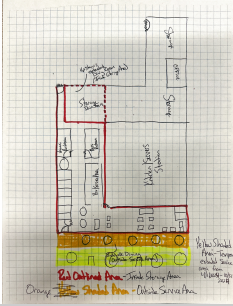
License Expiration Date : 12/31/2026 12:00:00 AM

Provided description of the Outdoor Service Privilege:

Outside patio in parking area that is leased from city

Sketch Attachments

Sketch of Premises



Brickhouse Extended Patio .jpeg





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MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: March 23, 2026
Subject: Consideration of the approval of a liquor license renewal for Casey's Marketing Company doing business as Casey's #2097.

Introduction: This is a renewal of Casey's #2097 Class E Retail Alcohol License.

Background: Their current license expires April 2, 2026.

Discussion: Casey's #2097 is a Corporation located at 1006 W 2nd Avenue. The owners listed on the application are Scott Faber, Eric Larsen, Douglas Beech, Brian Johnson, Samuel James, and Casey's General Stores Inc. Staff has reviewed the application and inspected the premises.

Budget Impact: None

Recommendation: Staff recommends approval.

Attachments: 1. Casey's #2097 - W 2nd



< CITY OF INDIANOLA

Alcohol Permit Review

CITY OF INDIANOLA

1900374901

[Permit Details](#)

Business Information

[Application Printable View](#)

Name of Legal Entity : CASEYS MARKETING COMPANY

Business Type : Corporation

SOS Business Number : 184278

Permit/License Details

License Number : LE0003002

Premises DBA : CASEY'S #2097

Premises Address : 1006 W 2ND AVE INDIANOLA IA 50125-2232

Permit/License Type : Class "E" Retail Alcohol License (LE)

Permit/License Length : 12 months

Permit/License Effective Date : 02-Apr-2026

Permit/License Expiration Date : 01-Apr-2027

Sales and Use Permit/License Number :

Premise Type : Convenience Store

Contact Name : LICENSING TEAM

Contact Phone : 515-381-4090

Contact Phone Extension :

Contact Email Address : licensingteam@caseys.com

Privileges

Privilege	Existing Privilege Selection	New Privilege Selection	Amendment Action
Outdoor Service	☐	☐	No Privileges
Living Quarters	☐	☐	No Privileges

Premises Information

Control of Premises : Own

Number of Floors : 1

Retail Square Footage : 1,787

Does or will the licensed location wholesale alcoholic beverages to on-premises retail alcohol licensees? : No

Is the premises open 24/7? : No

Are deliveries able to be received 24/7? : No

Are the hours of delivery flexible? : Yes

Do you need to make changes to the owners listed? This can include removal of owners, new owners with at least 10% ownership, new board members, etc. : No

Does your premises conform to all local and state health, fire and building laws and regulations? : Yes

Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed. : No

Has the number of floors of the premises changed? : No

Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas. : No

Has the square footage of the premises changed? : No

Do you need to update your Premises Hours? : No

Do you need to make changes to your delivery hours? : No

Owners

Ownership Type	Owner	Owner Address	Date of Birth	US Citizen	Ownership Percentage
Individual	FABER, SCOTT	6749 CARDIFF CT JOHNSTON IA 50131-2783	29-Jan-1979	☒	0.0%
Individual	LARSEN, ERIC	4407 NW 5TH ST ANKENY IA 50023-8841	24-Jun-1967	☒	0.0%
Individual	BEECH, DOUGLAS	729 NE BROOK HAVEN DR ANKENY IA 50021-4529	21-Dec-1962	☒	0.0%
Company	CASEY'S GENERAL STORES, INC.	1 SE CONVENIENCE BLVD ANKENY IA 50021-9672		☐	100.0%
Individual	JOHNSON, BRIAN	9129 NW 73RD CIR JOHNSTON IA 50131-4836	26-Aug-1975	☒	0.0%

Ownership Type	Owner	Owner Address	Date of Birth	US Citizen	Ownership Percentag
Individual	JAMES, SAMUEL	3204 NE AVERY DR ANKENY IA 50021-6301	04-Jul-1983	☒	0.0

Auto Renewal

Do you wish to enroll in the Automatic Renewal Program at this time?

Yes

No

Criminal History Details

Since the license was last issued, has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

Yes

No

Since the license was last issued, has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.

Yes

No

Sketch of Premises

Cancel

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MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: March 23, 2026
Subject: Consideration of the issuance of a special event permit for Undone Strength and Fitness's Community Murph Workout event to be held on May 25, 2026.

Introduction: A Murph Workout is a hero workout, involving a one-mile run, pull-ups, push-ups, and air squats followed by another one-mile run.

Background: Undone Strength and Fitness held the Community Workout on May 26, 2025. The same streets were requested to be closed last year.

Discussion: The event is scheduled for May 25, 2026 starting at 8:00 AM and ending at 1:30 PM.

The applicant is requesting the following road closures as part of this event.

- West Salem Avenue from South B Street to North Howard Street
- North Buxton Street from West Ashland Avenue to West Salem Avenue

Budget Impact: None

Recommendation: Staff has reviewed the application and recommends approval.

Attachments: 1. 2026 Murph Community Workout Application

Online Form Submittal: Event Application

From noreply@civicplus.com <noreply@civicplus.com>

Date Tue 2/24/2026 2:01 PM

To City Clerk <cityclerk@indianolaiaowa.gov>

Event Application

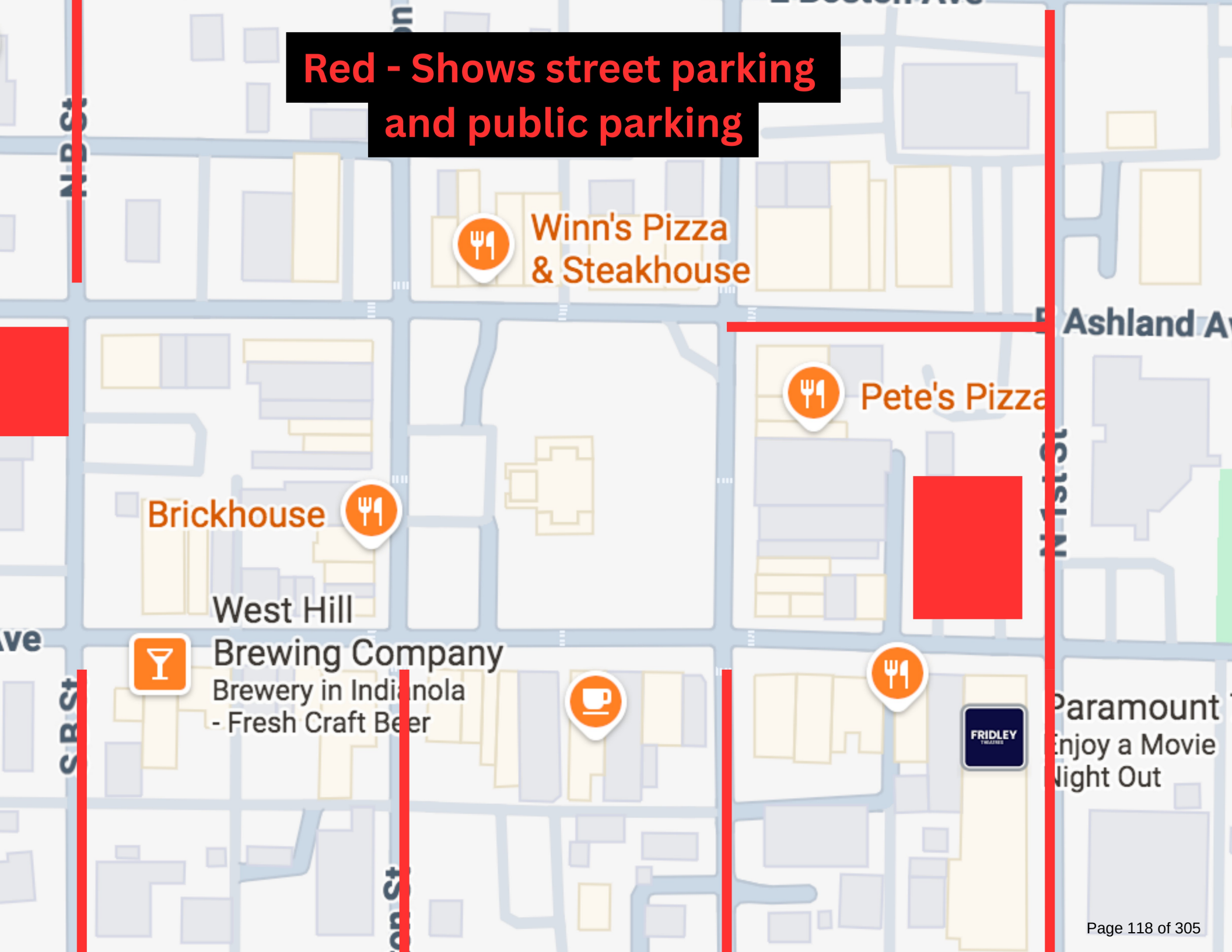
I have read the General information Rules	Yes - I agree and will abide by the rules
I have read the noise permit rules	Yes - I agree and will abide by the rules
Event Name	Community Murph Workout
Event Sponsor	West Hill Brewing Company
Organization	Undone Strength and Fitness
Contact Name	Nealey Webster
Contact Phone Number	5156817561
Contact Email Address	info@undonestrengthandfitness.com
Event Type	Other - please describe
Other Event Type	Murph is a hero workout. It involves a one mile run, pull ups, push ups, air squats, followed by one more 1 mile run
Event Set Up Date and Time	5/25/2026 6:00 AM
Event Date and Time	5/25/2026 8:00 AM
Event Ends Date and Time	5/25/2026 1:30 PM
Event Tear Down Date and Time	5/25/2026 3:00 PM
Event Location	Indianola Square
Will trails/sidewalks be utilized?	No
Anticipated Attendance - Per Day	100

Anticipated Event Attendance	100
Please describe your request and event	We would like to have part of the square closed to host a community workout. Memorial Day is known as a day of remembrance for those we lost while they fought for our country. We choose to honor them by doing this workout, Murph. It will be a workout that the entire community can participate in. It involves running, pull ups, push ups, and air squats. We will move our rig from Undone Strength and Fitness and put it on the street outside of West Hill Brewery. We will be utilizing the southwest, south, and west blocks of the square.
Please describe what streets, trails or parks you are planning to close or use.	The Indianola square from N. B Street to N. Howard Street and from W. Salem Avenue to W. Ashland Avenue.
Safety Plan The Police Chief and Fire Chief will review your safety plans to determine if safety is adequate for the planned event. In reviewing the application, they will review the anticipated crowd size, demographics, entertainment, alcohol, prior history with this event or similar events and other criteria.	
Please describe your safety plan including crowd control.	The workout area will be clearly marked and closed off with designated entry and exit points for athletes. Spectators will have a different area for viewing within the permitted event perimeter. One emergency access lane will remain clear at all times for police, fire, or EMS vehicles.
Please describe your emergency/medical plan, including your communication procedures.	Participant safety is a top priority. All athletes will be required to register in advance and sign a waiver (with parental consent for minors). Heats will be capped to 12 people every :30 minutes to prevent overcrowding on the rig. Volunteers will manage transitions to ensure safe movement throughout the course. A first aid station and on-site medical support with an AED will be present, along with accessible hydration stations and shaded recovery space. Athletes will also be able to go inside of West Hill Brewery to cool off in air conditioning. In the event of a medical emergency, EMS will be called and the barricades closest to where the athlete is will be moved by volunteers so that EMS can get to the athlete. Alcohol service will be limited to inside West Hill Brewery and will not be permitted within the outdoor workout area. Event staff and volunteers will monitor crowd flow, maintain barricades, and coordinate with local authorities to ensure a safe community event. In the event of weather, we will make the call the morning of the event. The event will be cancelled if there is lightning or rain.

Suspension of Indianola Code 47.01(11) Sale and Consumption of Alcohol upon City Property	No
Please state location.	Iowa
Map A	Red Line- Road Closers Yellow Lines - Barricades Blue - Rig Placement.png
Map B	Red Line- Road Closers Yellow Lines - Barricades Blue - Rig Placement (1).png
Insurance Certificate	CertLiab - City of Indianola (1).pdf
Are you submitting a noise permit application?	No - please submit your application now.
Map C	<i>Field not completed.</i>
Noise Permit Start Date and Time	<i>Field not completed.</i>
Noise Permit End Date and Time	<i>Field not completed.</i>
Event Type	<i>Field not completed.</i>
Describe Event	We will have music from a speaker, but it won't violate any noise ordinances.
Anticipated Attendance	<i>Field not completed.</i>
Anticipated Event Attendance	<i>Field not completed.</i>
Indianola Code of Ordinances Chapter 48	I Agree
Restroom Rental	I am not requesting to rent the restrooms
Electronic Signature Agreement	I agree.
Electronic Signature	Nealey Webster
Submission Date and Time	2/24/2026 2:00 PM

Email not displaying correctly? [View it in your browser.](#)

Red - Shows street parking
and public parking







MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: March 23, 2026
Subject: Consideration of the issuance of a special event and noise permit for Indianola Main Street's Food Truck Festival event to be held on June 5, 2026 contingent upon staff approval.

Introduction: Indianola Main Street has submitted an event application and noise permit to host a Food Truck Event.

Background: This is the first time for this event.

Discussion: Indianola Food Truck Festival is scheduled for June 5, 2026. The event will be held on Salem Avenue between North B Street and South Buxton Street. The event is scheduled to begin at 5:30 PM and end at 9:30 PM.

Budget Impact: None

Recommendation: Staff has reviewed the application and recommends approval of the special event and noise permit for Indianola Main Street. This approval is contingent upon receiving a valid certificate of liability. The renewal is due in May.

Attachments: 1. Food Truck Festival Application 2026



City of Indianola Special Event Application

Event Name: Indianola Food Truck Festival

Event Sponsor(s): Indianola main Street

Event Type: Check all that apply

Parade Bike Ride/Race Concert Fun Run Timed Race

Other describe: Food truck festival

Will trails/sidewalks be utilized? Yes (No)

Date of Event: June 5, 2026

Location: Salem Ave. from North B to South Buxton.

Anticipated Attendance: 500 Per Day 500 Total

Organization: Indianola main Street

Contact Name: Ryan William S

Phone: 515-803-7182

Address:

Email Address: rwilliams@citystatebank.com

Please describe your request and event:

The goal is to bring 10 food trucks with different varieties of food and dessert. Live DJ and bingo.

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

Salem from North B Street to South Buxton.

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

Garbage totters will be supplied for event and removed from premise after event.



City of Indianola Special Event Application

	Date	Time	Day of Week
Set Up Begins	June 5, 2026	4 pm	Friday
Event Starts	June 5, 2026	5:30 pm	Friday
Event Ends	June 5, 2026	9:30 pm	Friday
Event Dismantle	June 5, 2026	9:30 pm	Friday

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

City has on file See attached

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

City has on file See attached

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

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

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

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

Restroom Rental

☐ I am requesting to rent the restrooms at 114 N Howard Street for my event. I also understand there is a \$50 non-refundable fee for bathroom access and a \$50 deposit (of which all or a portion of will be returned after the keys are turned in and cleaning is complete.

Please enter a organization contact and phone number to coordinate with _____

☒ I am not requesting to rent the restrooms at 114 N Howard Street for my event.

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

Applicant Signature: [Signature] Date: 1/28/26

Emergency Management Plan

Event: Indianola Food Truck Festival

Date: Friday June 5th, 2026

Location: Indianola Downtown Square

Estimated Attendance: 500

Command & Control

Command Staff

- **Incident Commander (IC):** Ryan Williams - EV Director
- **Deputy IC / Second in Command:** Erica Roberts
- **Chain of Command**

1. Incident Commander – Ryan Williams
2. Deputy IC – Erica Roberts
3. Safety Officer – TBD
4. Crowd Management Lead – Josh Baker
5. Volunteer Coordinators – Rachel Goeken

Incident Control Center

- **Primary Location:** 219 W Salem (West Hill Brewery)
- **Backup Location:** Indianola Fire Station (if primary unavailable)

Functions

- Radio/phone coordination with volunteers
- First Aid Station-basic first aid supplies
- Event documentation and maps storage

Street Closures / Barricades

- Streets closed – Salem from N B to N Buxton
- Barricades monitored by volunteers must remain accessible to emergency vehicles.

- **Signage:** Detour routes posted at all main approaches to downtown.

First Aid

- **Primary:** Incident Control Center with first aid supplies.

Crowd Management

- **Lead:** Josh Baker

. Permits & Coordination

- **City of Indianola:** Special Event Permit required for street closures and parade.

Application Submitted

- **Insurance:** All vendors and attractions must provide liability certificates to Main Street office.

. Emergency Protocols

- **Medical Emergency:**

- Call 911 immediately
- Direct EMS to nearest barricade for access
- Notify Incident Commander

- **Fire/Severe Weather:**

- IC decision to shelter in place (churches/City Hall) or evacuate

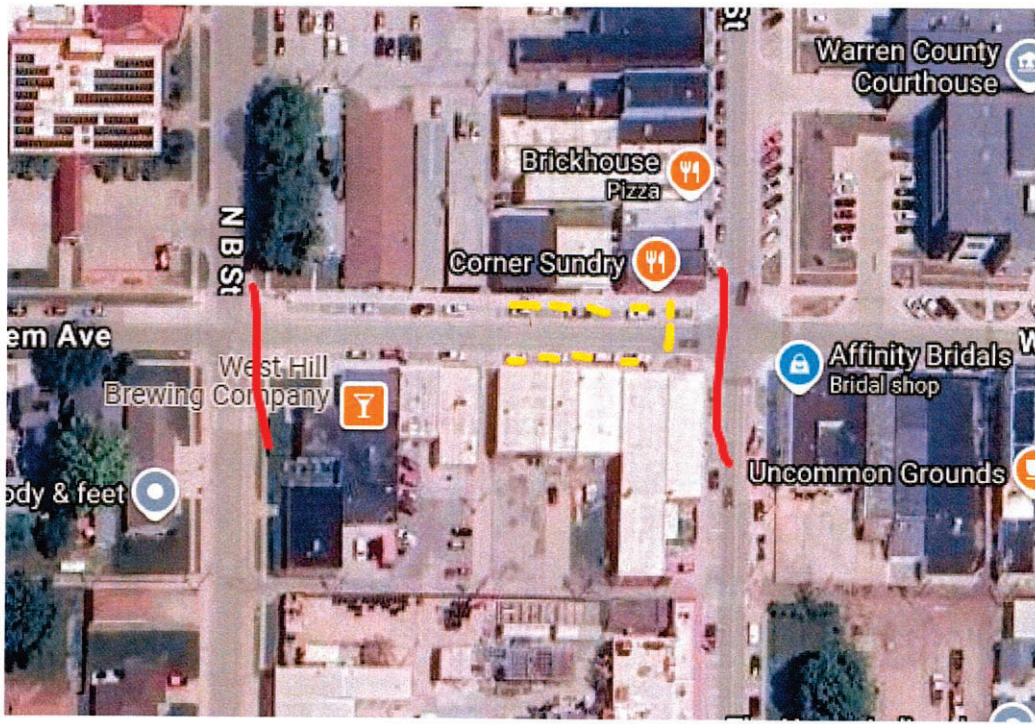
- **Evacuation:**

- Direct attendees calmly to designated assembly points
- Police/Fire assist in guiding traffic and reopening streets

Contact List:

Erica Roberts (515) 805-5271

Ryan Williams (515) 803-7782





City of Indianola

Noise Permit Application

Today's Date: 01/28/2026

Event Name: Indianola Food Truck Festival

Date/Time/ Location of Event: 06/05/2026 4-10 includes set up and tear down; Salem N B to S Buxton

Event Sponsor(s): Indianola Main STreet

Contact Information

Organization: Indianola Main STreet

Contact Name: Ryan Williams

Address: _____

Telephone Number: _____

Cell Phone: 515-803-7782

Email Address: rwilliams@citystatebank.com

Anticipated Attendance: 500 Per Day 500 Total

Event Information:

Event Starts: Date: 6/5/2026

Time: 5:30 PM

Day of Week: Friday

Event Ends: Date: 6/5/2026

Time: 9:30 PM

Day of Week: Friday

Previous Event Information:

Date of Event: _____

Time of Event: _____

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

_____ Band DJ Mikey DJ _____ Other (please specify)

Applicant Signature: [Signature]

Office Use Only:

Received By: _____

Date Received in office: _____

★ Live music & Bingo

Return completed noise application to:

City of Indianola

Attn: Noise Permit Application

110 N 1st Street

PO Box 299

Indianola, Iowa 50125

Email: cityclerk@indianolaiowa.gov



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: March 23, 2026
Subject: Resolution suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on city streets during The Food Truck Festival, as requested by Indianola Main Street.

Introduction: Indianola Main Street has applied for a special event and noise permit as part of their Food Truck Festival event. In the application they have requested the suspension of Indianola Code 45.02(2).

Background: Event applications that request a suspension of enforcement of Indianola Code 45.02(2) regarding the sale and consumption of alcohol on City streets are required to have the City Council pass a resolution each year for the event.

Discussion: Indianola Food Truck Festival is scheduled for June 5, 2026. The event will be held on Salem Avenue between North B Street and South Buxton Street. The event is scheduled to begin at 5:30 PM and end at 9:30 PM.

Budget Impact: None

Recommendation: Staff recommends approval of suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on city streets during the Food Truck Festival event on June 5, 2026.

Attachments: 1. Res 2026- suspending enforcement- alcohol Food Truck Festival

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION SUSPENDING ENFORCEMENT OF INDIANOLA CODE § 45.02(2)
REGARDING THE CONSUMPTION OF ALCOHOL ON A PORTION OF WEST SALEM
AVENUE DURING INDIANOLA MAIN STREET'S
FOOD TRUCK FESTIVAL ON JUNE 5, 2026**

WHEREAS, Indianola Main Street intends to hold a Food Truck Festival on a portion of West Salem Avenue on Friday June 5, 2026, from 5:30 p.m. – 9:30 p.m.; and

WHEREAS, the event organizers plan to close to vehicular traffic West Salem between B Street and South Buxton Street beginning at 4:00 PM; and

WHEREAS, the organizer has requested that alcohol consumption be permitted on said portion of West Salem Avenue for the duration of said event; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the City of Indianola hereby confirms that enforcement of Indianola Code Section 45.02(2) will be suspended on West Salem Avenue between B Street and South Buxton Street from 5:30 p.m. – 9:30 p.m. for the Food Truck Festival on June 5, 2026.

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

Dated this 23rd day of March 2026.

ATTEST:

Ron Dalby, Mayor Pro Tem

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: March 23, 2026
Subject: Resolution suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on a portion of West Salem Avenue during the Suds on Salem event on May 29, 2026.

Introduction: Suds on Salem is a Council-approved annual event. The applicant has requested the suspension of Indianola Code 45.02(2) regarding the consumption of alcohol on a portion of West Salem during the event.

Background: Event applications that request suspension of enforcement of Indianola Code 45.02(2) regarding the sale and consumption of alcohol upon City streets are required to have City Council approve their request by passing a resolution each year.

Discussion: Suds on Salem is scheduled on May 29, 2026 from 3:00-10:00 PM. Salem Avenue from South B Street to South Buxton Street will be closed for this event.

Budget Impact: None

Recommendation: Staff recommends approval.

Attachments: 1. Res 2026- Suspending enforcement- alcohol on Square Suds on Salem

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION SUSPENDING ENFORCEMENT OF INDIANOLA CODE § 45.02(2)
REGARDING THE CONSUMPTION OF ALCOHOL ON A PORTION OF WEST SALEM
AVENUE DURING SUDS ON SALEM EVENT ON MAY 29, 2026**

WHEREAS, businesses on West Salem intend to hold a 'Suds on Salem' event on a portion of West Salem Avenue on Friday, May 29, 2026, from 3:00 p.m. – 10:00 p.m.; and

WHEREAS, the event organizers plan to close to vehicular traffic West Salem between B Street and Buxton Street; and

WHEREAS, the organizer has requested that alcohol consumption be permitted on said portion of West Salem Avenue for the duration of said event; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the City of Indianola hereby confirms that enforcement of Indianola Code Section 45.02(2) will be temporarily suspended on West Salem Avenue between B Street and Buxton Street from 3:00 p.m. – 10:00 p.m. for the Suds on Salem event on May 29, 2026.

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

Dated this 23rd day of March 2026.

Ron Dalby, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: March 23, 2026
Subject: Resolution suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol during the Indianola Chamber of Commerce's Concert Event to be held on June 12, 2026.

Introduction: The Indianola Chamber of Commerce's Summer Concert is a Council-approved annual event. The applicant has requested the suspension of Indianola Code 45.02(2) regarding the consumption of alcohol on the closed streets.

Background: Event applications that request suspension of enforcement of Indianola Code 45.02(2) regarding the sale and consumption of alcohol upon City streets are required to have City Council approve their request by passing a resolution each year.

Discussion: Indianola Chamber of Commerce's Concert event is scheduled for June 12, 2026 from 6:00-10:00 PM. West Salem Avenue from South B Street to the Indianola Vision Center, and South Buxton Street from Ashland Avenue to the alley behind Canoe Outfitters will be closed for this event.

Budget Impact: None

Recommendation: Staff recommends approval.

Attachments: 1. Res 2026- suspending enforcement- alcohol on Square for Chamber Concert Series

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION SUSPENDING ENFORCEMENT OF INDIANOLA CODE § 45.02(2)
REGARDING THE CONSUMPTION OF ALCOHOL ON DOWNTOWN CITY STREETS
DURING THE CHAMBER STREET CONCERT ON THE SQUARE ON JUNE 12, 2026**

WHEREAS, the Indianola Chamber of Commerce intends to hold a live band concert on the Square on Friday, June 12, 2026 from 6:00 p.m. – 10:00 p.m.; and

WHEREAS, the event organizers plan to close the Downtown Square to vehicular traffic including North Buxton Avenue from West Ashland to the alley south of Canoe Outfitters, Salem Avenue from South B Street to the Indianola Vision Center; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the City of Indianola hereby confirms that enforcement of Indianola Code Section 45.02(2) will be temporarily suspended on North Buxton Avenue from West Ashland to the alley south of Canoe Outfitters, Salem Avenue from South B Street to the Indianola Vision Center from 6:00 p.m. – 10:00 p.m. for the live band event on the Square on June 12, 2026.

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

Dated this 23rd day of March 2026.

Ron Dalby, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Aaron Hurt, Fire Chief
Date: March 23, 2026
Subject: Resolution authorizing the submission of a grant application to Warren County Philanthropic Partnership to upfit the Wildland UTV Equipment for the Indianola Fire Department.

Introduction: The purpose of this memorandum is to request Council approval to proceed with an application to the 2026 Warren County Philanthropic Grant Program requesting financial assistance for the upfit of the UTV for duty.

Background: The Warren County Philanthropic Grant Program provides funding for projects that benefit communities throughout Warren County. The Fire Department recently purchased a Polaris Ranger UTV to improve response capability in areas that are difficult to access with traditional fire apparatus. To accomplish the vehicle's full operational capacity, it must be upfitted with the equipment necessary for emergency response operations.

Discussion: The Fire Department intends to apply for \$5,000 through the 2026 Warren County Philanthropic Grant Program to assist with the cost of upfitting the Polaris Ranger for duty. Due to current budget challenges, the department has delayed completing the upfitting at this time. If awarded, the grant funding would expedite the project and allow the vehicle to be equipped for its intended use sooner. The City would provide a \$5,000 match through a combination of funds raised during local fundraising efforts and a one-time expense from the Vehicle and Equipment Fund. Securing grant funding would reduce the total investment required by the City while allowing the vehicle to be fully equipped for operational use.

Budget Impact: The Fire Department will request \$5,000 from the Warren County Philanthropic Grant Program. The City's required \$5,000 match would be funded through a combination of local fundraising proceeds and a one-time expenditure from the Vehicle and Equipment Fund.

Recommendation: Staff recommends that the City Council approve proceeding with the grant application to the 2026 Warren County Philanthropic Grant Program and authorize the commitment of \$5,000 in matching funds should the grant be awarded.

Attachments: 1. Res 2026- Grant to Upfit UTV

City of Indianola
RESOLUTION 2026-

**RESOLUTION AUTHORIZING THE SUBMISSION OF A WARREN COUNTY
PHILANTHROPIC PARTNERSHIP GRANT APPLICATION TO UPFIT THE WILDLAND
UTV EQUIPMENT FOR THE INDIANOLA FIRE DEPARTMENT**

WHEREAS, the Indianola Fire Department operates a utility task vehicle to improve response capability in areas that are difficult to access with traditional fire apparatus; and

WHEREAS, to use the vehicle to its full potential, it must be upfitted with the equipment necessary for emergency response operations; and

WHEREAS, the Indianola Fire Department can apply for a Warren County Philanthropic Partnership Grant to pay for half of the \$10,000 cost to fully equip the vehicle for operational use; and

WHEREAS, if awarded the grant, the City of Indianola will be responsible for \$5,000 of the costs, which will be paid from fundraising proceeds and Vehicle and Equipment fund reserves.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Indianola does hereby authorize the submission of the grant request and approves the commitment of \$5,000 in matching funds for should the grant be awarded.

Approved this 23rd day of March 2026.

Ron Dalby, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: March 23, 2026
Subject: Resolution appointing the Public Works Director as the City of Indianola representative to the North and Middle Rivers Watershed Management Authority.

Introduction: The City of Indianola can appoint one representative to the North and Middle Rivers Watershed Management Authority. Staff is recommending that Council appoint the Public Works Director to this role.

Background: The City of Indianola entered into the intergovernmental agreement (28E) in 2022 with Adair, Polk and Warren Counties, the cities of Carlisle, Cumming, Des Moines, Norwalk, Van Meter, and West Des Moines and the Soil and Water Conservation Districts of Dallas, Madison, Polk and Warren.

Discussion: The Authority encourages, plans for, and implements watershed activities within the North and Middle River watershed. The Board is comprised of one appointee from each county, city and district participating in this Agreement. Since the Public Works Director oversees the storm and sanitary sewer, the Director would be the best representative from the City to fill this role. Should the Public Works Director be unable to attend a meeting, they can appoint someone to attend in their place.

Budget Impact: None.

Recommendation: Staff recommends approval of the appointment of the Public Works Director as the City's representative to the North and Middle Rivers Watershed Management Authority.

Attachments:

1. Res 2026- Appointment to NMRWA
2. Res 2022-256 Watershed Mngmt Authority Agreement

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION APPOINTING THE PUBLIC WORKS DIRECTOR AS THE CITY OF
INDIANOLA REPRESENTATIVE TO THE NORTH AND MIDDLE RIVER
WATERSHED MANAGEMENT AUTHORITY**

WHEREAS, the North and Middle River Watershed Management Authority is established under Iowa Code 466B; and

WHEREAS, the City of Indianola is a participant in the North and Middle River Watershed Management Authority; and

WHEREAS, the Authority is comprised of one appointee from each county, city and district participating in the agreement.

NOW, THEREFORE, BE IT RESOLVED by the Indianola City Council that the City of Indianola hereby appoints the Public Works Director, or their designee, as the primary representative to the North and Middle River Watershed Management Authority.

Passed and approved this 23rd day of March 2026.

Ron Dalby, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk

City of Indianola
RESOLUTION NO. 2022-256

**RESOLUTION APPROVING PARTICIPATION IN THE NORTH AND MIDDLE RIVER
WATERSHED MANAGEMENT AUTHORITY AGREEMENT**

WHEREAS, a Watershed Management Authority (WMA) for the North and Middle Rivers is being created with the assistance of Center for Rural Affairs; and

WHEREAS, pursuant to Code of Iowa Section 466B.22, a watershed management authority may perform all of the following duties:

- Assess and reduce flood risk
- Assess and improve water quality
- Monitor federal flood risk planning and activities
- Educate residents of the watershed regarding flood risks and water quality
- Seek and allocate moneys made available to the Authority for purposes of water quality and flood mitigation

WHEREAS, the 28E agreement attached to this resolution seeks to form the North and Middle River Watershed Management Authority; and

WHEREAS, the City of Indianola has a vested interest in the North and Middle Rivers.

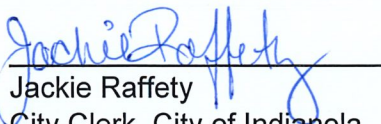
NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Indianola that:

1. the City of Indianola will participate in the North and Middle Rivers Watershed Management Authority
2. the attached 28E agreement is approved
3. the Mayor and City Clerk are authorized to sign the attached agreement on behalf of the City of Indianola.

Passed and approved by the Indianola City Council on Monday, December 5, 2022.


Stephanie Erickson
Mayor of Indianola

Attest:


Jackie Raffety
City Clerk, City of Indianola

North and Middle Rivers Watershed Management Authority Agreement

Between Adair County, Polk County, Warren County, Carlisle, Cumming, Des Moines, Indianola, Norwalk, Van Meter, West Des Moines, Dallas County Soil and Water Conservation District, Madison County Soil and Water Conservation District, and Polk Soil and Water Conservation District.

This Joint and Cooperative Agreement (hereinafter referred to as the “Agreement”) is entered into pursuant to the authority of the *Code of Iowa*, Chapter 28E as of the 13th day of August, 2018 by and between Adair County, Polk County, Warren County, Carlisle, Cumming, Indianola, Norwalk, Van Meter, West Des Moines, Dallas County Soil and Water Conservation District, Madison County Soil and Water Conservation District, and Polk Soil and Water Conservation District. All entities shall be referred to hereinafter as the Parties.

WHEREAS, Iowa Code section 466B of the *Code of Iowa* authorizes two (2) or more political subdivisions, defined as including cities, counties and/or soil and water conservation districts, all of which must be located within the same United States Geological Survey Hydrologic Unit Code (HUC) 8 watershed, to enter into agreement under Chapter 28E of the *Code of Iowa* to establish a watershed management authority to enable cooperation in supporting watershed planning and improvements for the mutual advantage of the political subdivisions involved; and,

WHEREAS, pursuant to *Code of Iowa* Section 466B.22, a watershed management authority may perform all of the following duties:

1. Assess the flood risks in the watershed.
2. Assess the water quality in the watershed.
3. Assess options for reducing flood risk and improving water quality in the watershed.
4. Monitor federal flood risk planning and activities.
5. Educate residents of the watershed area regarding water quality and flood risks.
6. Seek and allocate moneys made available to the Authority for purposes of water quality and flood mitigation.
7. Make and enter into contracts and agreements and execute all instruments necessary or incidental to the performance of the duties of the Authority; and,

WHEREAS, the Parties deem establishment of the Middle and North Rivers Watershed Management Authority (hereinafter referred to as the “Authority”), a watershed management authority encompassing all of the Middle and North River watersheds to be of mutual advantage; and,

WHEREAS, it is mutually desired to enter into this Agreement pursuant to *Code of Iowa* Chapter 28E for the purpose of establishing the Authority to carry out watershed planning and improvements in the North and Middle Creek Watershed.

NOW THEREFORE, it is agreed by and between the parties as follows:

SECTION 1. IDENTITY OF THE PARTIES.

- 1.1 The Counties of Adair, Madison, Polk and Warren are each a municipality of the State of Iowa, organized and operating pursuant to *Code of Iowa* Chapter 331. Their respective addresses are:

Adair County
400 Public Square
Greenfield, Iowa 50849

Polk County
111 Court Avenue
Des Moines, Iowa 50309

Warren County
301 N Buxton Street
Indianola, Iowa 50125

- 1.2 The Cities of Carlisle, Cumming, Des Moines, Norwalk, Van Meter, and West Des Moines are each a municipality of the State of Iowa, organized and operating pursuant to *Code of Iowa* Chapters 364 and 372. Their respective addresses are:

City of Carlisle
195 N First Street
Carlisle, Iowa 50047

City of Cumming
649 N 44th Street
Cumming, Iowa 50061

City of Des Moines
400 Robert D. Ray Drive
Des Moines, Iowa 50309

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

City of Norwalk
705 North Avenue
Norwalk, Iowa 50211

City of Van Meter
310 Mill Street
PO Box 160
Van Meter, Iowa 50261

City of West Des Moines
4200 Mills Civic Parkway
West Des Moines, Iowa 50265

- 1.3 The Soil and Water Conservation Districts of Dallas, Madison, Polk and Warren are each a governmental division of the State of Iowa as defined in *Code of Iowa* Section 161A.3(6) and a soil and water conservation district established pursuant to *Code of Iowa* Section 161A.5(1). Their respective addresses are:

Dallas SWCD
1918 Green Street
Adel, Iowa 50003

Madison SWCD
815 IA-92
Winterset, Iowa 50273

Polk SWCD
1513 North Ankeny Blvd. Suite 3
Ankeny, Iowa 50023-4167

SECTION 2. NORTH AND MIDDLE RIVERS WATERSHED BOUNDARY.

The area within this Agreement shall be known as the Middle and North Rivers Watershed Boundary. At the inception of this Agreement, this Boundary is shown in Attachment A.

SECTION 3. PURPOSE.

- 3.1 The purpose of this Agreement is to provide for the manner in which the parties shall cooperate with one another to successfully encourage, plan for, and implement watershed activities within the North and Middle River watershed, including but not limited to the following activities authorized pursuant to *Code of Iowa* Section 466B.22:
- 3.1.1 Assess the flood risks in the watershed.
 - 3.1.2 Assess the water quality in the watershed.

- 3.1.3 Assess options for reducing flood risk and improving water quality in the watershed.
- 3.1.4 Monitor federal flood risk planning and activities.
- 3.1.5 Educate residents of the watershed area regarding water quality and flood risks.
- 3.1.6 Seek and allocate moneys made available to the Authority for purposes of water quality and flood mitigation.
- 3.1.7 Make and enter into contracts and agreements and execute all instruments necessary or incidental to the performance of the duties of the Authority. The Authority shall not have the power to acquire property by eminent domain. All interests in lands shall be held in the name of the Party wherein said lands are located.

SECTION 4. GOVERNANCE.

- 4.1 It is the intention of this Agreement the inherent governmental powers of any Party not be affected in any way beyond the terms of this Agreement.
- 4.2 A joint board of the Parties known as the North and Middle Rivers Watershed Management Authority Board (herein after referred to as the "Board") shall be responsible for coordinating watershed planning and improvements. The Board shall be comprised of one appointee from each county, city, and district participating in this Agreement. Except as otherwise provided in this Agreement, the actions of the Board shall be the actions of the Authority.
- 4.3 The Board shall comply with the Open Meeting Law (Iowa Code Chapter 21), Open Records Law (Iowa Code Chapter 22) and gender balance requirements (Iowa Code Section 69.16A).
- 4.4 The Board will develop, adopt, and from time-to-time amend governing bylaws.

SECTION 5. DURATION.

This Agreement shall be in effect in perpetuity until terminated pursuant to Section 13.

SECTION 6. POWERS AND DUTIES.

- 6.1 The parties to this Agreement shall retain all powers and duties conferred by law but shall work together in the exercise of such powers and the performance of this Agreement.

These powers shall not be transferred to the Authority. Each party shall be responsible for:

- 6.1.1 Identifying opportunities for funding and in-kind support for the undertaking of watershed planning and improvements within the watershed boundary;
- 6.1.2 Identifying opportunities for infrastructure development and planning capable of assessing and mitigating flood risks in the watershed;
- 6.1.3 Identifying the most effective best management practices for water quantity and water quality improvements in the watershed;
- 6.1.4 Participating in educational/outreach programs regarding water quality and flood risks;
- 6.1.5 Identifying opportunities for infrastructure development and planning to assess and mitigate water quality in the watershed;
- 6.1.6 Providing support for the administration of any projects, including technical, financial and clerical, as agreed to by the Parties;
- 6.1.7 Securing such financing, including grants, loans and the issuance of bonds of loan agreements, as determined by the respective Party to be necessary or desirable to achieve the objectives of the agreement;
- 6.1.8 Designing and bidding of projects;
- 6.1.9 Administering contracts; and
- 6.1.10 Observing construction.

SECTION 7. OPERATIONS

- 7.1 Within its available resources through funding or in-kind support, the Authority may acquire or lease equipment and supplies necessary to its work, acquire or lease office space, acquire and manage facilities related to its work, and insure against identified risks.
- 7.2 The Authority may enter into cooperative agreements and other contracts with other agencies, entities, and individuals.
- 7.3 The Board may create committees and task forces to support its work and, within its available resources through funding or in-kind support, engage experts and consultants.

SECTION 8. MANNER OF FINANCING.

- 8.1 The Board may solicit, accept and receive donations, endowments, gifts, grants, reimbursements and other such funds, as well as in-kind contributions, as necessary to support work pursuant to this Agreement. It is agreed and understood by the parties hereto that no financial obligations upon any party are intended to be created hereby.
- 8.2 No action to contribute funds by a Board member of the Authority is binding on the Party that he or she represents without official approval by the governing body of that Party. No Party may be required to contribute funds to the Authority.
- 8.3 The Board will review each opportunity for funding or in-kind support. After review of the opportunity, a fiscal agent will be nominated. The fiscal agent would be a Party or other organization meeting the fiscal agent standards outlined in the bylaws.
- 8.4 All funds received for use by the Authority shall be held in a special fund by one of the Parties who shall act as the fiscal agent, pursuant to a written Fiscal Agent Agreement between the fiscal agent and the Authority. When funds are provided as a grant or loan directed to a Party of the Authority for a project administered by that Party, the funds shall be retained and administered by that Party.

SECTION 9. SEVERABILITY/INVALIDITY.

If any term, provision or condition of this Agreement shall be determined to be invalid by a court of competent jurisdiction, such invalidity shall in no way effect the validity of any other term, provision or condition of this Agreement, and the remainder of the Agreement shall survive in full force and effect unless to do so would substantially impair the rights and obligations of the Parties to this Agreement or substantially frustrate the attainment of the purposes of this Agreement.

SECTION 10. GOVERNING LAW.

This Agreement shall be governed by and interpreted under the laws of the State of Iowa.

SECTION 11. AMENDMENTS.

- 11.1 This Agreement may be amended at any time by the Parties. All amendments shall be in writing, signed by all of the Parties, and filed in an electronic format with the Iowa Secretary of State as required by Iowa Code section 28E.8 (2011).
- 11.2 Any Party desiring an amendment to this Agreement shall notify other Parties of its desire, and the reasons for the request. Such a request shall be in writing to the other governing bodies of the Parties, and shall be considered by their governing body without unreasonable delay and within no more than ninety (90) days of receipt.

- 11.3 If the request is agreed to by the other Parties, each Party shall prepare and submit to the others a certified resolution confirming the affirmative vote of the Party's governing body.
- 11.4 The Amendment shall take effect ten (10) days following receipt of the last such resolution by the other Parties. Amendments shall be filled and recorded as required by Section 15 hereof.

SECTION 12. ADDITIONAL PARTIES.

- 12.1 A City, County, or Soil and Water Conservation District within the watershed who is not a Party, may request, in writing to the Authority, to become a Party.
- 12.2 Such a request shall be considered and decided by a 2/3 vote of the Board, and shall become effective when the new Party has signed the then-current Agreement pursuant to a resolution of its governing body and the requisite filing with the Iowa Secretary of State and/or County Auditor has been accomplished.

SECTION 13. TERMINATION OF AGREEMENT.

This Agreement shall terminate upon the mutual agreement of the governing bodies of all Parties in the Authority. Upon termination, all property and money then owned by the Authority shall be distributed equally among its members after payment of all debts. Any funds donated under a stipulation limiting their use shall be dispersed consistent with the owner's direction. The governing body of each jurisdiction may individually withdraw from their participation in the Agreement after providing the Authority a written 90 days notice of intent. Such withdrawal will forfeit any right to a distribution in conjunction with a subsequent termination of this Agreement.

SECTION 14. EFFECTIVE DATE.

This Agreement shall take effect upon execution by the Parties as required by law and filing with the Secretary of State in an electronic format.

SECTION 15. NOTICES.

Notices under this Agreement shall be in writing and delivered to the representative of the party to receive notice (identified below) at the address of the representative designated to receive notice for each Party as set forth in this Agreement. The effective date of any notice under this Agreement shall be the date of actual delivery of such notice and not the date of dispatch. The preferred means of notice shall be either actual hand delivery, certified US Mail, return receipt requested with postage prepaid thereon, or by recognized overnight delivery service, such as FedEx or UPS.

Notices shall be delivered to the following persons regarding each Party:

Chair, Adair County
400 Public Square
Greenfield, Iowa 50849

Chair, Polk County
111 Court Avenue
Des Moines, Iowa 50309

Chair, Warren County
301 N Buxton Street
Indianola, Iowa 50125

Mayor, City of Carlisle
195 N First Street
Carlisle, Iowa 50047

Mayor, City of Cumming
649 N 44th Street
Cumming, Iowa 50061

Mayor, City of Des Moines
400 Robert D. Ray Drive
Des Moines, Iowa 50309

Mayor, City of Indianola
110 N 1st Street
Indianola, Iowa 50125

Mayor, City of Norwalk
705 North Avenue
Norwalk, Iowa 50211

Mayor, City of Van Meter
310 Mill Street
PO Box 160
Van Meter, Iowa 50261

Mayor, City of West Des Moines
4200 Mills Civic Parkway
West Des Moines, Iowa 50265

Chair, Dallas SWCD
1918 Green Street
Adel, Iowa 50003

Chair, Madison SWCD
815 IA-92
Winterset, Iowa 50273

Chair, Polk SWCD
1513 North Ankeny Blvd. Suite 3
Ankeny, Iowa 50023-4167

Or such other address as any Party may specify by notice to the other Parties.

Or such other address as any Party may specify by notice to the other Parties.

SECTION 16. RECORDATION.

This Agreement shall be recorded pursuant to the requirements of *Code of Iowa*, Chapter 28E.

SECTION 17. ENTIRE AGREEMENT.

This Agreement and attachments hereto constitute the entire Agreement among the Parties and supersedes or replaces any prior agreements among the Parties relating to its subject matter.

SECTION 18. NO WAIVER.

The waiver or acceptance by any Party of a breach or violation of any provision(s) of this Agreement by another Party shall not operate as, or be construed to be, a waiver of any other or subsequent breach.

SECTION 19. NO ASSIGNMENT OR DELEGATION.

Neither this Agreement, nor any right or obligation under it, may be assigned, transferred or delegated in whole or in part to any outside entity without the prior approval of the Board.

SECTION 20. AUTHORITY AND AUTHORIZATION.

Each party to this Agreement shall supply to the Authority a copy of the resolution by the governing body of each Party as evidence of the power and authority of each Party to enter into this agreement.

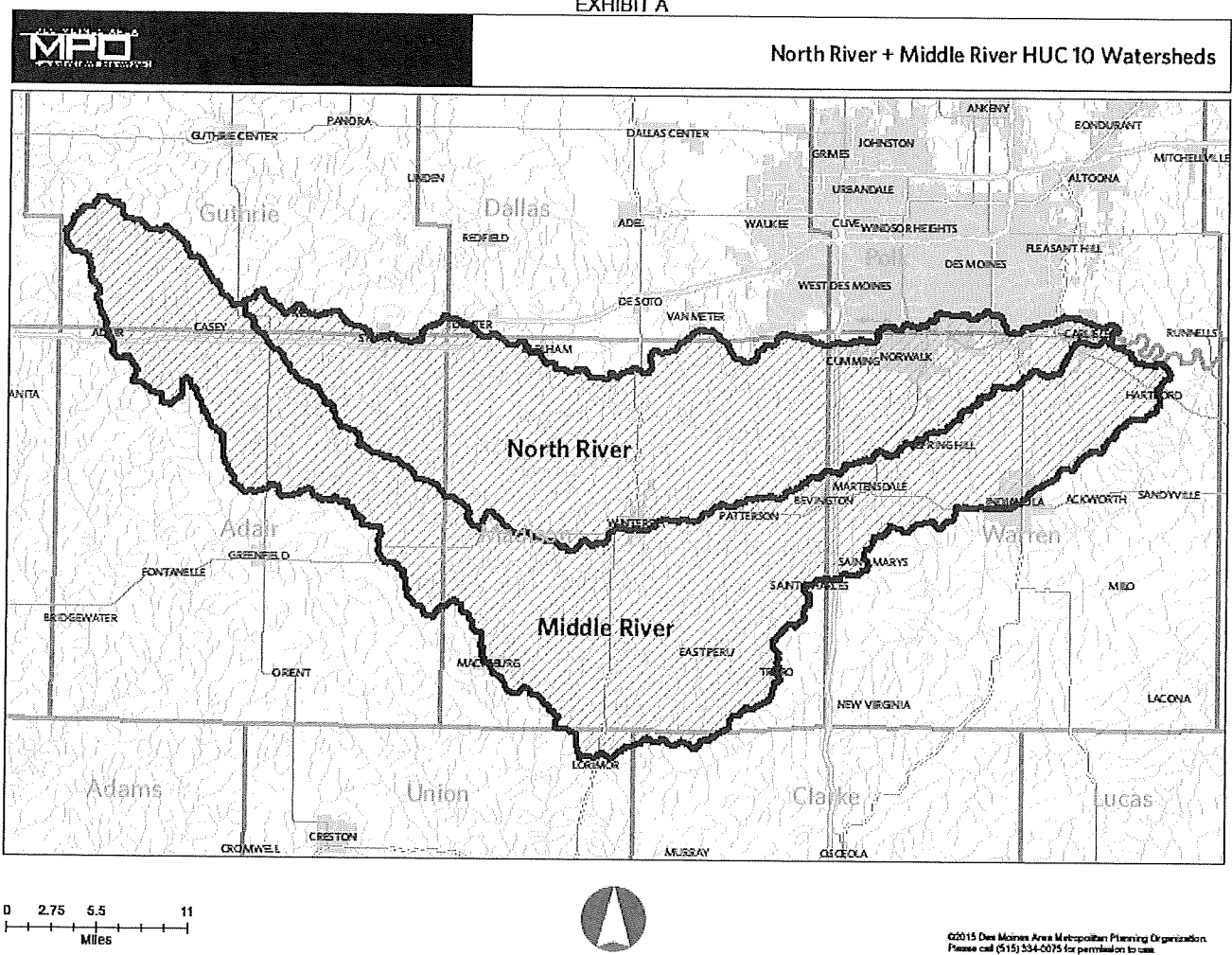
SECTION 21. HEADINGS AND CAPTIONS.

The paragraph headings and captions set forth in this Agreement are for identification purposes only and do not limit or construe the contents of the paragraphs.

SECTION 22. SIGNATURE PAGES.

The Parties agree that this Agreement has attached to it signature pages which shall be assembled and filed together with the Agreement and shall together constitute one and the same instrument. A completed copy of the Agreement with executed signature pages shall be sent to each Party.

Exhibit A.



Dated this 5 day of December, 2012

Indianola, IOWA

BY:

Mayor



ATTEST:

City Clerk





MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: March 23, 2026
Subject: Approval of the submission of fourth quarter utility write-offs to the State Setoff Program for collection.

Introduction: Staff is recommending that the Council authorize the past due sewer, recycling, and storm water fees to be sent to the State Setoff Program for collection.

Background: The State Setoff Program withholds tax refunds and gambling/lottery winnings from those individuals who have had delinquent bills submitted by the City. The City will be able to collect payment before any remaining funds, if any, are released to the individual.

Discussion: IMU has provided the attached report of fourth quarter write-offs, as well as a comparison report from the past five years of write-offs.

Budget Impact: Past due balances of \$3,103.30 on 50 accounts will be submitted for collection.

Recommendation: Staff recommends the approval of submitting the write-offs to the State Setoff Program.

Attachments:

1. Q4 Write Offs 2025 City
2. Master City Write Off Sheet 2025 City

CITY OF INDIANOLA 2025 Q4 Write Offs

Sewer Billed	\$1,342,500.74	
Sewer Sent to State Offsets	\$2,125.31	0.16%
Recycling Billed	\$118,659.48	
Recycling Sent to State Offsets	\$653.99	0.55%
Stormwater Billed	\$174,017.50	
Stormwater Sent to State Offsets	\$324.00	0.19%

Total # of accounts wrote off - 50

<u>Service</u>	<u>Total Dollar Amount</u>
Sewer	\$ 2,125.31
Recycling	\$ 653.99
Stormwater	\$ 324.00
Grand Total	\$ 3,103.30

Write Offs 2020-2025								
	Sewer	Stormwater	Recycling	Total			Billed	
2020 Q1	\$ -	\$ -	\$ -	\$ -				2020 Q1
2020 Q2	\$ -	\$ -	\$ -	\$ -				2020 Q2
2020 Q3	\$ -	\$ -	\$ -	\$ -				2020 Q3
2020 Q4	\$ 14,236.68	\$ 470.28	\$ 3,411.00	\$ 18,117.96		2020 Year Total	\$4,898,638.47	2020 Q4
Total	14236.68	470.28	\$ 3,411.00		\$ 18,117.96		\$4,898,638.47	Total
2021 Q1	\$ 3,429.93	\$ 95.83	\$ 470.33	\$ 3,996.09			\$ 1,089,006.46	2021 Q1
2021 Q2	\$ 5,909.19	\$ 146.78	\$ 822.01	\$ 6,877.98			\$ 1,213,429.15	2021 Q2
2021 Q3	\$ 5,480.92	\$ 187.31	\$ 1,132.03	\$ 6,800.26			\$ 1,329,332.83	2021 Q3
2021 Q4	\$ 3,117.59	\$ 550.15	\$ 244.49	\$ 3,912.23		2021 Year Total	\$ 1,327,615.39	2021 Q4
Total	\$ 17,937.63	\$ 980.07	\$ 2,668.86		\$ 21,586.56		\$4,959,383.83	Total
2022 Q1	\$ 5,941.44	\$ 770.75	\$ 449.72	\$ 7,161.91			\$ 1,214,093.37	2022 Q1
2022 Q2	\$ 3,103.03	\$ 585.00	\$ 378.00	\$ 4,066.03			\$ 1,202,955.45	2022 Q2
2022 Q3	\$ 3,184.07	\$ 255.00	\$ 571.34	\$ 4,010.41			\$ 1,330,167.83	2022 Q3
2022 Q4	\$ 2,120.79	\$ 144.00	\$ 457.00	\$ 2,721.79		2022 Year Total	\$ 1,272,050.26	2022 Q4
Total	\$ 14,349.33	\$ 1,754.75	\$ 1,856.06		\$ 17,960.14		\$5,019,266.91	Total
2023 Q1	\$ 3,289.84	\$ 316.18	\$ 430.17	\$ 4,036.19			\$ 1,250,955.26	2023 Q1
2023 Q2	\$ 5,981.65	\$ 600.47	\$ 385.46	\$ 6,967.58			\$ 1,224,953.58	2023 Q2
2023 Q3	\$ 6,992.68	\$ 809.58	\$ 374.46	\$ 8,176.72			\$ 1,579,680.90	2023 Q3
2023 Q4	\$ 3,626.99	\$ 721.40	\$ 354.25	\$ 4,702.64		2023 Year Total	\$ 1,605,683.08	2023 Q4
Total	\$ 19,891.16	\$ 2,447.63	\$ 1,544.34		\$ 23,883.13		\$5,661,272.82	Total
2024 Q1	\$ 1,887.01	\$ 485.07	\$ 342.77	\$ 2,714.85			\$ 1,477,506.54	2024 Q1
2024 Q2	\$ 3,414.15	\$ 848.83	\$ 294.26	\$ 4,557.24			\$ 1,471,621.58	2024 Q2
2024 Q3	\$ 6,385.80	\$ 418.31	\$ 1,054.37	\$ 7,858.48			\$ 1,511,454.49	2024 Q3
2024 Q4	\$ 3,385.07	\$ 742.51	\$ 273.47	\$ 4,401.05		2024 Year Total	\$1,585,388.17	2024 Q4
Total	\$ 15,072.03	\$ 2,494.72	\$ 1,964.87		\$ 19,531.62		\$6,045,970.78	Total
2025 Q1	\$ 1,714.33	\$ 595.48	\$ 112.50	\$ 2,422.31			\$ 1,490,510.18	2025 Q1
2025 Q2	\$ 3,155.53	\$ 318.00	\$ 929.57	\$ 4,403.10			\$ 1,559,795.58	2025 Q2
2025 Q3	\$ 3,798.72	\$ 250.84	\$ 758.35	\$ 4,807.91			\$ 1,697,416.52	2025 Q3
2025 Q4	\$ 2,125.31	\$ 324.00	\$ 653.99	\$ 3,103.30		2025 Year Total	\$ 1,635,177.72	2025 Q4
Total	\$ 10,793.89	\$ 1,488.32	\$ 2,454.41		\$ 14,736.62		\$6,382,900.00	Total

0.37%

0.44%

0.36%

0.42%

0.32%

0.23%

2020-2025	Sewer	Stormwater	Recycling	Total	Billed
Totals	\$ 92,280.72	\$ 9,635.77	\$ 13,899.54	\$ 115,816.03	\$32,967,432.81
Averages	\$ 15,380.12	\$ 1,605.96	\$ 2,316.59	\$ 19,302.67	\$5,494,572.14



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: March 23, 2026
Subject: Receive and file the Civil Service Commission's list of certified candidates for the position of Police Lieutenant.

Introduction: The City Council must receive and file the list of certified candidates for the position of Police Lieutenant from the Civil Service Commission before a job offer can be made by the Police Chief.

Background: The Civil Service Commission interviewed candidates for the position of Police Lieutenant on March 6, 2026. There is currently one opening in the Police Department for this position.

Discussion: The Commission has created a list of applicants certified as eligible for the position of Police Lieutenant based upon cumulative scores of at least 70% from a written exam and oral interview. The Chief can promote anyone from the list to the position and the list is valid for two years.

Budget Impact: The position is included in the budget for FY26 and FY27.

Recommendation: Staff recommends City Council receive and file the list.

Attachments: 1. Lieutenant Ranking 20260313



Indianola Civil Service Commission

March 13, 2026

To: Indianola City Council
From: Indianola Civil Service Commission
Re: Certified List of Police Lieutenant Candidates

Pursuant to the Indianola Civil Service Commission by-laws and Chapter 400 of the State of Iowa, a written examination and oral interviews were conducted on March 6, 2026, for the purpose of certifying a list of police lieutenant candidates.

The promotional examination process included the following components, administered in accordance with Iowa Code 400.9 and Civil Service Commission rules:

- Written examination – assigned 40% weight
- Oral interview – assigned 60% weight

To be considered successful, candidates must achieve a minimum cumulative passing score of 70% across all required examination components. Only candidates achieving the minimum cumulative passing score shall be placed on the certified eligible list.

The following list, certified by the Indianola Civil Service Commission on March 13, 2026, shall be valid from March 13, 2026, to March 13, 2028, unless exhausted sooner or extended by the Civil Service Commission in accordance with Iowa Code Chapter 400.

Candidate Interview Number	Candidate Name	Candidate Final Rank Number
1	Bradley Metcalf	2
2	Tye Sparks	1

Approved this 13th day of March by the Civil Service Commission.

\s\
Travis Bell
Elizabeth Miller
Troy Nelson



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: March 23, 2026
Subject: Consideration of the approval of Home Base Iowa Initiative Application from Ashton Shuff-Worrall 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 the 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: Ashton Shuff-Worrall purchased their home on January 13, 2026. The application was received on February 25, 2026. Staff have reviewed the application and found that it complies with the City guidelines.

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

Recommendation: Staff recommends approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From:
Date: March 23, 2026
Subject: Resolution approving salaries.

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

Recommendation: Staff recommends approval.

Attachments: 1. Res 2026- Approving salaries 20260323

City of Indianola
RESOLUTION NO. 2026-

RESOLUTION APPROVING SALARIES

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

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

Blake Henry, Full-time Water Resource Recovery Operator to Grade 2, R22+2, \$69,632.96/year (including \$300/year longevity), effective February 22, 2026; and

Ty Herrick, Full-time Water Resource Recovery Operator R25+4 (including \$350/year longevity), adding a 5% temporary increase due to additional duties in the absence of a WRRD Superintendent, which will be removed upon a new WRRD Superintendent starting, to \$92,791.60/year; and

Isabella Bradford to Seasonal Sports Complex Concession Worker, \$11.25/hour, effective March 25, 2026; and

Lanae Coffee to Seasonal Sports Complex Concession Worker, \$11.75/hour, effective March 25, 2026; and

Rachael Dostal to Seasonal Sports Complex Concession Worker, \$12.75/hour, effective March 25, 2026; and

Emma Hansen to Seasonal Sports Complex Concession Worker, \$11.25/hour, effective March 25, 2026; and

Madisyn Milby to Seasonal Sports Complex Concession Worker, \$11.25/hour, effective March 25, 2026; and

Sophia Miller to Seasonal Sports Complex Concession Worker, \$11.25/hour, effective March 25, 2026; and

Fiona Selby to Seasonal Sports Complex Concession Worker, \$11.25/hour, effective March 25, 2026; and

Oscar Weeks to Seasonal Sports Complex Concession Worker, \$11.25/hour, effective March 25, 2026.

BE IT FURTHER RESOLVED that the city staff is hereby authorized to execute the resolution to issue payroll checks and make all required supporting payroll payments as required per the personnel manual or required by law.

Passed and approved this 23rd day of March 2026.

Ron Dalby, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: March 23, 2026
Subject: Receive and file the February 2026 Treasurer's Report.

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

Background: At the end of February, there should be about 33% of the budget remaining.

Discussion: The monthly reports show the revenues and expenses for the month, year-to-date activity, and the percent remaining for the fiscal year. A breakout of the general fund expenses for February is also included in this report.

Staff is continuing to work with our ERP support team to correct revenues in the health insurance account. The report shows the amount that should be credited to the fund.

The Council has set a public hearing for May 4, 2026, regarding a budget amendment for Fiscal Year 26. This amendment will include moving funds from the general fund to the IWC as recommended by the auditor, transferring money from Fund 324 (K Street) to Fund 323 (Hillcrest), and accounting for an increase in expenses in legal fees and salaries for some departments. The amendment will be discussed in more detail at the May 4 meeting. Overall, the funds are very near the benchmark of 33% remaining budget for the year.

Budget Impact:

Recommendation: Receive and file the February 2026 treasurer's report.

Attachments:

1. February 2026 Treasurer's Report
2. February 2026 General Fund Budget Report

February 2026

	Account Type	FY Beginning Balance	February Activity	YTD Activity	FY Ending Balance	Percent Remaining for Year - 33%
Fund: 001 - General		\$ 5,540,769.34			\$ 5,089,786.66	
	Revenue		\$ 446,553.02	\$ 9,678,532.07		30%
	Expense		\$ 965,513.63	\$ 10,129,514.75		33%
Fund: 099 - Franchise Fee Fund		\$ 666,828.17			\$ 759,815.83	
	Revenue		\$ -	\$ 92,987.66		38%
Fund: 110 - Road Use Tax Fund		\$ 1,956,689.50			\$ 2,173,649.86	
	Revenue		\$ 168,804.32	\$ 1,640,366.31		34%
	Expense		\$ 144,566.96	\$ 1,423,405.95		42%
Fund: 112 - Trust & Agency Fund		\$ 180,420.00			\$ 250,750.16	
	Revenue		\$ 11,408.06	\$ 1,520,546.45		44%
	Expense		\$ 11,293.98	\$ 1,450,216.29		46%
Fund: 121 - Local Option Sales Tax		\$ 339,031.48			\$ 826,469.61	
	Revenue		\$ 162,889.94	\$ 1,655,856.01		28%
	Expense		\$ 149,420.84	\$ 1,168,417.88		39%
Fund: 125 - TIF Downtown Fund		\$ 6,247,864.18			\$ 6,337,229.86	
	Revenue		\$ 28,109.47	\$ 895,406.93		43%
	Expense		\$ 115,148.75	\$ 806,041.25		44%
Fund: 141 - Library Special Revenue		\$ 66,113.74			\$ 86,845.22	
	Revenue		\$ 10,834.36	\$ 34,308.34		35%
	Expense		\$ 1,880.68	\$ 13,576.86		69%
Fund: 142 - Park & Rec Special Rev Fund		\$ 44,198.25			\$ 49,804.11	
	Revenue		\$ 11,800.00	\$ 11,800.00		0%
	Expense		\$ -	\$ 6,194.14		0%
Fund: 160 - Downtown Revolving Loan		\$ 340.43			\$ 340.43	
Fund: 161 - Downtown Biz Incentive Program		\$ 181,713.44			\$ 187,832.03	
	Revenue		\$ 3,035.00	\$ 12,259.91		98%
	Expense		\$ -	\$ 6,141.32		99%
Fund: 200 - Debt Service Fund		\$ 334,936.02			\$ 1,967,840.36	
	Revenue		\$ 202,481.81	\$ 1,954,245.59		42%
	Expense		\$ -	\$ 321,341.25		91%
Fund: 301 - Capital Projects Fund		\$ 768,441.48			\$ 748,065.63	
	Revenue		\$ 1,375.00	\$ 9,625.00		41%
	Expense		\$ -	\$ 30,000.85		0%
Fund: 321 - Street Capital Projects Fund		\$ 1,750,843.62			\$ 1,737,450.52	
	Revenue		\$ 25,000.00	\$ 440,295.70		46%
	Expense		\$ 43,008.45	\$ 453,688.80		36%
Fund: 322 - Square Streetscape Project		\$ 160,807.91			\$ 165,807.91	
	Revenue		\$ -	\$ 5,000.00		
Fund: 323 - Hillcrest Avenue		\$ (251,665.51)			\$ (525,524.77)	
	Expense		\$ -	\$ 273,859.26		45%
Fund: 324 - K Street Construction		\$ 1,027,433.03			\$ 1,225,908.86	
	Revenue		\$ -	\$ 217,534.08		0%
	Expense		\$ -	\$ 19,058.25		86%
Fund: 327 - Willowcrest Avenue						
	Revenue		\$ -	\$ -		
	Expense		\$ -	\$ -		100%
Fund: 340 - City Hall Bldg Project		\$ (256,544.14)			\$ (282,019.15)	
	Revenue		\$ 551.70	\$ 1,692.85		0%
	Expense		\$ 3,625.33	\$ 27,167.86		-8%
Fund: 353 - Real Property Improvement		\$ (1,681.52)			\$ (1,681.52)	
Fund: 354 - Industrial Park Infrastructure		\$ 496,170.22			\$ 435,395.52	
	Expense		\$ -	\$ 60,774.70		0%
Fund: 541 - Library Endowment		\$ 67,229.03			\$ 71,587.32	
	Revenue		\$ 986.92	\$ 4,358.29		0%
Fund: 610 - Sewer Fund		\$ 634,062.06			\$ 124,149.44	
	Revenue		\$ 237,500.00	\$ 1,664,195.81		41%
	Expense		\$ 530,181.64	\$ 2,174,108.43		29%
Fund: 650 - Stormwater Utility Fund		\$ 919,310.26			\$ 1,068,003.52	
	Revenue		\$ 56,847.97	\$ 461,855.27		34%
	Expense		\$ 32,087.46	\$ 313,162.01		58%
Fund: 670 - Recycling Fund		\$ 232,759.85			\$ 244,067.86	
	Revenue		\$ 39,064.82	\$ 312,445.60		32%
	Expense		\$ 39,772.92	\$ 301,137.59		34%
Fund: 680 - Wellness Campus Fund		\$ (207,157.56)			\$ (294,271.39)	
	Revenue		\$ 112,479.10	\$ 820,899.60		42%
	Expense		\$ 116,561.96	\$ 908,013.43		33%
Fund: 681 - Wellness Campus Capital		\$ 22,995.24			\$ 28,808.92	
	Revenue		\$ 897.68	\$ 5,813.68		41%
	Expense		\$ -	\$ -		100%
Fund: 710 - Sewer Capital Projects Fund		\$ 910,839.12			\$ 1,796,641.78	
	Revenue		\$ 574,840.30	\$ 4,067,871.30		35%
	Expense		\$ 450,571.35	\$ 3,182,068.64		51%
Fund: 771 - Sewer Reserve Fund		\$ 114,238.70			\$ 114,238.70	
Fund: 781 - WWTP Facility Construction		\$ 746,627.14			\$ 81,403.51	
	Expense		\$ -	\$ 665,223.63		11%

Fund: 791 - Sewer Revenue Bonds Fund		\$ 516,591.16			\$ 1,470,931.31	
	Revenue		\$ 205,524.60	\$ 1,438,672.14		41%
	Expense		\$ -	\$ 484,331.99		80%
Fund: 820 - Health Insurance Fund		\$ 2,565,531.89			\$ 1,974,659.19	
	Revenue		\$ 47,604.66	\$ 419,756.07		47%
	*Outstanding Revenue			\$283,522.68		
	Expense		\$ 81,356.52	\$ 1,294,151.45		34%
Fund: 840 - Flex/STD Fund		\$ 37,876.66			\$ 37,071.16	
	Revenue		\$ -	\$ 725.00		45%
	Expense		\$ 269.04	\$ 1,530.50		50%
Fund: 850 - City Liab Ins Reserve Fund		\$ 1,303.91			\$ (8,696.09)	
	Expense		\$ -	\$ 10,000.00		0%
Fund: 890 - Vehicle and Equipment		\$ 947,402.05			\$ 1,087,988.64	
	Revenue		\$ 11,750.00	\$ 462,250.00		11%
	Expense		\$ 657.86	\$ 321,663.41		38%
		\$26,762,319.15			\$29,030,351.00	

Account Balances

Bankers Trust - Investment Acct	\$23,352,265.94
Bankers Trust - EMS Account	\$ 757,931.10
IA Public Agency Inv. Trust	\$ 135,784.89
Payroll - TruBank -9582	
Comm. - Trubank	\$ 110,033.78
Sweep - TruBank -9579	\$ 3,332,732.37
Indianola Hometown Pride - TruBank	\$ 25,902.90
Indianola EMS - TruBank	\$ 498,641.03
Bank Balance	\$ 28,213,292.01

Interest

TruBank - Comm	\$ 33.78
Sweep	\$ 10,540.83
Commerce Bank	\$ 71.60
IPA/IT	\$ 359.41
Bankers Trust City In	\$87,784.64
Bankers Trust City In	\$ (98.74)
Total Interest	\$ 98,691.52

General Fund Expense Breakout for February 2026	February Activity	YTD Activity	Percent Remaining for Year
Department			
1100 - Police	\$ 300,896.44	\$ 2,927,232.27	32%
1109 - Police	\$ -	\$ 644.97	90%
1500 - Fire	\$ 56,754.34	\$ 766,542.83	32%
1530 - Fire		\$ 3,925.23	86%
1600 - Ambulance	\$ 191,107.68	\$ 2,165,248.98	27%
1700 - Community Development	\$ 49,646.93	\$ 447,673.67	39%
2900 - Brush Facility	\$ 1,095.49	\$ 68,111.43	50%
4100 - Library	\$ 60,826.65	\$ 618,812.28	33%
4200 - Park & Rec Administration	\$ 59,827.64	\$ 496,534.70	36%
4300 - Parks	\$ 39,636.89	\$ 451,768.40	41%
4500 - Pool (Memorial)	\$ 3,644.61	\$ 212,028.82	37%
5100 - Community Betterment	\$ 30,621.33	\$ 242,968.42	-5%
5200 - Economic Development	\$ 5,987.00	\$ 32,902.50	75%
6100 - Mayor and Council	\$ 3,868.95	\$ 37,248.87	37%
6150 - City Manager	\$ 19,932.67	\$ 175,678.69	33%
6200 - Clerk/Finance	\$ 28,235.95	\$ 241,075.97	34%
6210 - Info & Tech	\$ 61,454.62	\$ 615,600.08	34%
6220 - Facilities	\$ 9,436.97	\$ 81,347.55	38%
6250 - Human Resources	\$ 22,990.41	\$ 192,288.51	29%
6500 - General Govt and Buildings	\$ 19,449.06	\$ 340,832.74	29%
9500 - Non-Program General Revenue	\$ 100.00	\$ 100.00	0%

Bravo Greater Des Moines is the region's arts council, providing significant funding and support to maximize the impact of arts, culture and heritage on advancing regional priorities.

A healthy cultural ecosystem is more than just a “nice to have” amenity. Beyond quality of life, arts and culture drive the economy, support education and jobs, and advance every regional goal. Bravo is an essential contributor to Greater Des Moines’ reputation as a thriving and vibrant region.

- > **Hotel/Motel tax revenue contributed by Bravo’s 17 28E partners makes up nearly 98% of Bravo’s annual revenue.**

Bravo intentionally does not fundraise to avoid competing with the organizations we were formed to support.

- > **93% of Bravo’s total spending in the last five years (FY21-FY25) has gone directly to grants and program services.**

Bravo meets a need for a regional strategy for supporting arts and culture that is efficient, accountable and impactful, saving city staff and local elected officials time and resources.

- > In Bravo’s most recent grant cycle, **72% of Bravo’s grant funding went to 16 organizations with annual operating budgets \$1 million and above.** Another 20% of funding went to 17 organizations with budgets between \$200,000 and \$1,000,000.

Bravo primarily invests in the organizations that are most likely to serve regional audiences and drive hotel/motel taxes.

- > More than 1 million paid attendees participated in programming offered by Bravo-funded organizations that were able to provide zip code data from 2024-2025. Of those, **420,000 attendees were from outside the metro.**

67% of visitors say they would not have come to Greater Des Moines if not for the arts and culture event they attended.

- > **For every \$1 of public funding Bravo invests, the nonprofit cultural ecosystem generates nearly \$70 in regional economic return.** This includes nearly \$31 million in state and local taxes.

Without this economic driver, every Polk County household would have to pay an additional \$150 in property taxes each year to replace lost state and local tax revenue.

- > **Bravo has funded 100% of eligible applications** received by organizations headquartered in the City of Indianola.
- > **Nearly 19,225 admissions/tickets to Bravo-funded organizations that collect zip code data were sold to Indianola residents last year.** An additional 6,671 free admissions were provided to Indianola residents, and 6,648 Indianola students participated in education/outreach programs.
- > Indianola residents make up approximately 3% of the metro population and 3% of total paid attendance to Bravo-funded organizations that collect zip code data; **participation by Indianola residents closely tracks with community size.**
- > In a GC25 survey, **54 Bravo-funded organizations reported they provide substantive impact to Indianola residents.**

CITY OF INDIANOLA - FUNDING HISTORY (GC20 - GC26)

Data below reflects Bravo investment into organizations that report headquarters in the City of Indianola and does not fully capture the benefit to Indianola residents of Bravo investment in organizations across the metro.

OPERATING GRANTS

	GC20	GC21	GC22	GC23	GC24	GC25	GC26	TOTAL
Carousel Theatre of Indianola	-	\$2,500	\$2,000	\$4,400	\$9,120	\$9,120	\$10,000	\$37,620
Des Moines Metro Opera	\$220,000	\$222,000	\$266,400	\$295,000	\$301,500	\$286,425	\$356,865	\$1,948,810

PUBLIC ART GRANTS

	GC24	TOTAL
City of Indianola	\$25,000	\$25,000

CAPITAL PROJECT GRANTS

	GC21	GC24	TOTAL
Des Moines Metro Opera	\$79,500	\$40,000	\$119,500

PASSPORT TO CULTURE

	2019-2020	Spring 2022	2022-2023	2023-2024	2024-2025	TOTAL
Indianola CSD	\$3,949	\$1,500	\$5,485	\$5,460	\$5,436	\$21,830
City of Indianola	The City of Indianola has not utilized available funding for cultural programs offered through the city since the Passport to Culture government partners' program started in Spring 2023.					

LOCAL ARTS & CULTURE PROGRAM GRANT

Bravo launched a new pilot grant program in 2026 to fund community-driven, arts and culture programming that is free to the public. Cities are eligible for up to \$10,000 or 75% of total eligible program costs. Notifications of awards will be sent in March 2026.

For more than 20 years, **Bravo Greater Des Moines** has operated as a **public-private partnership** with rural, urban, and suburban communities across central Iowa to deliver **efficient, accountable, and measurable investment** in arts, culture, heritage, and interpretive science.

This innovative relationship is a national model and has resulted in more than **\$70 million reinvested** into the region since 2006. Funded primarily by hotel/motel taxes paid by visitors, this partnership has had significant positive **economic, tourism workforce, educational, and community impacts on the region and the state.**

As recent reforms to Iowa's property tax system affect local budgets, it is critical that decisions regarding public revenue fully consider the impacts of arts and cultural investment and:

- > Protect **local flexibility** to invest hotel/motel tax revenues in arts and culture.
- > Recognize arts and culture as **economic infrastructure**, not discretionary spending.
- > Evaluate tax policy changes for **unintended negative impacts that affect the economy, tourism, workforce, education, and community vibrancy.**
- > **Maintain public-private models** that maximize collaboration, efficiency and return on investment.

PUBLIC FUNDS ENSURE PUBLIC ACCESS

Individuals, foundations, and corporations already provide **more than 90% of funding** for cultural nonprofits. **Likely impacts of reduced public funding:**

- | Inefficient, fragmented local government investments
- | Increased pressure on residents and businesses for private support
- | Higher ticket prices and reduced affordability
- | Fewer free, youth, and local programs
- | Reduced community engagement and access

INVESTING IN THE ARTS MEANS INVESTING IN EVERYTHING

Policies that support communities' ability to invest in arts and culture deliver measurable returns for Iowa taxpayers, strengthen communities, and support Iowa's economic future.

ECONOMIC IMPACT

Arts and culture are not discretionary amenities—they generate essential revenue.

\$309 million in overall economic impact is generated by central Iowa's nonprofit cultural sector. This includes **\$31.9 million annually** generated in **state and local tax revenue**.

- > Without this activity, every Polk County household would need to pay an additional \$150/year in property taxes to replace lost state and local tax revenue.

WORKFORCE

Arts and culture supports jobs, skills, and community attachment.

- > **5,439 jobs are supported** by central Iowa's nonprofit cultural sector—these jobs are **place-based and inherently local**, supporting small businesses and keeping dollars in the region.
- > Top in-demand skills for businesses nationwide—**collaboration, communication, empathy**—are unique, core outcomes of arts and cultural participation.
- > **Talent attraction and retention are essential** and residents who choose a community for **quality of life** are more likely to stay, invest, and engage long term.

STATE & REGIONAL COMPETITIVENESS

Local government investment in arts and culture helps communities maintain a competitive edge.

- > Arts and culture are among the **top three factors** motivating employees to live and work in central Iowa.
- > Iowa ranks **46th nationally in state funding** for the arts, and **44th nationally in arts vibrancy**. Local investment in culture and creativity is essential to close gaps.

TOURISM

Arts and culture directly drive visitors to central Iowa.

2024-2025 Attendance to Bravo-funded nonprofit cultural attractions and events:

- > **1 million+ paid attendees**
- > **420,000+ visitors from outside the metro**
- > **67% of nonlocal visitors came primarily for the arts**

EDUCATION

Arts access is a proven educational strategy to drive student success.

Arts-integrated learning improves curiosity, problem-solving, and confidence with STEM concepts.

- > **330,000+ students** participated in Bravo-funded, arts-aligned education programs in 2024
- > Students with access to arts education are:
 - 5x less likely** to drop out
 - 2x more likely** to graduate college
 - 100 points higher** on average SAT scores



MEMORANDUM

To: Mayor and City Council
From: Courtney Silliman, Human Resources and Risk Management Director
Date: March 23, 2026
Subject: Discussion and direction regarding the City Manager's annual evaluation.

Introduction: Staff recommends City Council discuss and provide direction on the City Manager performance evaluation process.

Background: The City Manager Employment Agreement provides that the Council shall review and evaluate the performance of the City Manager annually. The Employment agreement also provides that the Mayor and Council will annually review the performance of the City Manager subject to a process, form, criteria, and format for evaluation which will be mutually agreed upon by the Employer and Employee.

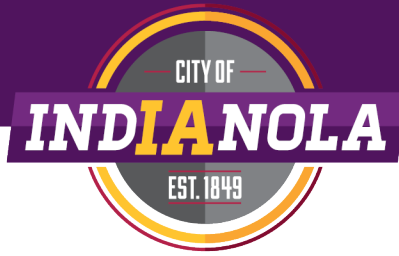
The City Manager's next performance evaluation is set to occur in May 2026.

Discussion: It is proposed that two (2) City Council Members are selected to work with human resources on the City Manager's annual evaluation form and timeline of the upcoming annual evaluation.

Budget Impact: Goals and performance objectives are to be achieved within the provided operating and capital budget and appropriations.

Recommendation: Staff recommends City Council discuss and provide direction regarding the City Manager's upcoming annual evaluation.

Attachments: None



— Office of the Mayor —

PROCLAMATION

MEDAL OF HONOR RECOGNITION DAY

WHEREAS, the Medal of Honor is our nation's highest award for valor presented to a member of our nation's Armed Forces for acting with conspicuous gallantry and intrepidity above and beyond the call of duty during combat with an enemy of the United States and at the risk of death to oneself while saving others; and

WHEREAS, Indianola native U.S. Army Sergeant First Class Junior Edwards was posthumously awarded the Medal of Honor for his heroic actions during the First Battle of Wonju; and

WHEREAS, Sfc. Edwards was born and raised in Indianola; he joined the Army in 1945 and served in the final months of World War II as a cook and military police officer; and

WHEREAS, Sfc. Edwards' quick thinking and courage in early 1951 enabled his platoon to regain and hold a critical position during battle. Edwards sacrificed his life for the cause, and his valor earned him the Medal of Honor; and

WHEREAS, the City of Indianola deeply appreciates the service and sacrifice of Sfc. Edwards, as well as all our nation's Medal of Honor recipients and the positive roles they have played in their communities across our nation for over 100 years.

NOW, THEREFORE, I, Steve Richardson, Mayor of the City of Indianola, do hereby proclaim the 25th day of March 2026, as

Medal of Honor Recognition Day

in the City of Indianola and encourage all citizens to remember with honor and pay tribute to the brave heroes, like Sfc. Edwards, who earned this award through valiant self-sacrifice.

In witness whereof, I hereunto set my hand and seal this 19th day of March 2026.

Steve Richardson, Mayor



— Office of the Mayor —

PROCLAMATION
SEVERE WEATHER AWARENESS WEEK

WHEREAS, Indianola, Iowa, is vulnerable to various severe weather including, tornadoes, hail, heat, derechos, thunderstorms, and flooding; and

WHEREAS, Spring has arrived which increases the threat of severe weather; and

WHEREAS, Severe Weather Awareness Week is an annual opportunity to raise awareness about the importance of preparing for severe weather in Indianola; and

WHEREAS, it is important that Indianola residents, community members, business owners, and families take the time to create severe weather plans for their families and businesses; and

WHEREAS, preparing emergency plans, kits, and communication lists are crucial steps when preparing for severe weather; and

WHEREAS, practicing these plans will help save time, money, help prevent injuries, and reduce devastation.

NOW, THEREFORE, I, Steve Richardson, Mayor of the City of Indianola, do hereby proclaim the 23rd – 27th of March 2026, as

Severe Weather Awareness Week

in the City of Indianola and encourage all citizens to plan for all types of severe weather as we approach springtime and include your family members to help keep Indianola residents safe during severe weather.

In witness whereof, I hereunto set my hand and seal this 19th day of March 2026.

Steve Richardson, Mayor



MEMORANDUM

To: Mayor and City Council

From: Bryce Johnson, Community and Economic Development Director

Date: March 23, 2026

Subject: Resolution authorizing execution of a Termination Agreement by and between the City of Indianola and Inception Group, LLC terminating the Agreement for Private Development and Minimum Assessment Agreement by and between the City of Indianola and Inception Group, LLC.

Introduction: Consideration of a Mutual Termination Agreement between the City of Indianola and Inception Group LLC.

Background: On October 15, 2024, City Council approved the Kentucky Ridge Urban Renewal Plan to promote economic development and blight remediation of approximately seven (7) acres located near the southeast corner of Jefferson Way and Kentucky Avenue. The Plan identified several urban renewal projects, including a Development Agreement with landowner Inception Group LLC. On December 2, 2024, City Council approved a formal development agreement with Inception Group, which included construction of three commercial buildings for retail and/or restaurant space, 50 residential housing units, and related site improvements. Additionally, the original development agreement gave the landowner a \$375,000 benchmark grant to assist with the redevelopment of the storm sewer system, \$462,000 in TIF increment generated from the future commercial development and set a \$10,000,000 minimum assessment in total improvements within the development area.

In 2025, the developer installed the necessary infrastructure to serve the development including water, electric, sanitary sewer, and storm sewer. In the summer of 2025, the landowner, Inception Group LLC, was approached by a national grocery store chain interested in developing the parcel fronting Jefferson Way. Therefore, an amendment to the development agreement would be necessary to facilitate this development.

In August 2025, a formal Amendment to the urban renewal plan proposed changing the original commercial improvements from three buildings to one and including the construction of a traffic signal at the intersection of Jefferson Way and Kentucky Avenue. The traffic signal was a requirement from the national grocery store's business operations, not necessarily an immediate need of the city's, however, the Iowa Department of Transportation has identified that a traffic signal at this intersection is warranted.

The proposed development agreement amendment was finalized in October 2025, which was then sent to the landowner for review. Since then, negotiations between the landowner and grocery store company were ongoing, preventing the agreement from being approved.

Discussion: CED staff and DA Davidson ran financial projections and found the proposed DA amendment did not properly cash flow the anticipated obligations. Essentially, the original development agreement required a minimum assessed commercial value higher than would be

achieved by the project. This decreased valuation along with the benchmark grant, TIF to the developer, and traffic signal expenses created a projected revenue shortfall to fulfill the obligations.

In discussions with the landowner, CED staff suggested the following options: 1) The landowner forfeit their TIF incentives, 2) The landowner privately pays for the construction of the traffic signal. The landowner prefers the first option, which would eliminate the need for an agreement with the City.

Therefore, the landowner is requesting the City mutually terminate the development agreement entirely so they can sell the land to the grocery store chain, which then the grocery chain would be responsible for approaching the City to negotiate use of TIF. The City had initial contact with the grocery store chain as of March 2, 2026.

The proposed Mutual Termination Agreement requires the current landowner, Inception Group LLC, to pay the City \$10,000 for the legal fees and costs incurred by the City for the work amending the development agreement to-date. The City is in possession of a check from the landowner in this amount. If Council agrees to terminate the agreement, the City will cash the check immediately. Another requirement of the Mutual Termination Agreement is for the Warren County Assessor to terminate the \$10,000,000 Minimum Assessment Agreement. Staff has received documentation from the County Assessor agreeing to terminate the minimum assessment agreement.

Outstanding Items:

1. Acceptance & Dedication of Public Improvements. Staff and consulting engineer are coordinating public infrastructure inspection, which is a requirement for final plat approval. Final acceptance of said infrastructure will come before Council at a later date.
2. A final plat would be required to create a legal lot of record to sell the property to the grocery store company, which requires City Council approval. Ideally, the Acceptance of Public Improvements and Final Plat approval would occur concurrently to expedite the landowner's ability to sell the property.
3. The Iowa Department of Transportation has given preliminary acknowledgment that a traffic signal is warranted at this intersection. The design of such would be conducted by Synder and Associates. A contract for this work has been drafted but will not be brought to City Council until a formal development agreement is in place to identify how the costs of the improvement will be reimbursed.

It is important to note that terminating the current development agreement with Inception Group LLC does not mean future development is imminent. However, doing so does allow the City to negotiate a new agreement directly with the grocery store company, or any other future development prospect, ensuring an adequate minimum assessment valuation is established to fund the traffic signal project.

Budget Impact: If the development agreement is terminated, the City will forgo reimbursement of the \$375,000 Benchmark Grant, while the landowner will forfeit \$462,000 in future TIF payments. The Benchmark Grant was used to make on-site stormwater improvements, which have been completed to date, and have made the property more development-ready. Both the Benchmark Grant and TIF payments were intended to be reimbursed through future tax revenues generated by construction of the commercial building.

Recommendation: Staff is recommending City Council approve by resolution the Mutual Termination Agreement to terminate the Development Agreement between the City of Indianola and Inception Group LLC

Attachments:

1. Res 2026 - Terminating Agreement with Inception Group
2. Terminaton Agreement for Inception Group DA - Execution Verson
3. Termination Area map

ITEM TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

March 23, 2026

6:00 P.M.

Kentucky Ridge/North 6th Avenue Urban Renewal Plan

- Resolution authorizing execution of a Termination Agreement by and between the City of Indianola and Inception Group, LLC terminating the Agreement for Private Development and Minimum Assessment Agreement by and between the City of Indianola and Inception Group, 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.

March 23, 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 _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION AUTHORIZING EXECUTION OF A TERMINATION AGREEMENT BY AND BETWEEN THE CITY OF INDIANOLA AND INCEPTION GROUP, LLC TERMINATING THE AGREEMENT FOR PRIVATE DEVELOPMENT AND MINIMUM ASSESSMENT AGREEMENT BY AND BETWEEN THE CITY OF INDIANOLA AND INCEPTION GROUP, LLC", and moved:

- ☐ that the Resolution be adopted.
- ☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2026, at this place.

Council Member _____ seconded the motion. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING EXECUTION OF A
TERMINATION AGREEMENT BY AND BETWEEN THE
CITY OF INDIANOLA AND INCEPTION GROUP, LLC
TERMINATING THE AGREEMENT FOR PRIVATE
DEVELOPMENT AND MINIMUM ASSESSMENT
AGREEMENT BY AND BETWEEN THE CITY OF
INDIANOLA AND INCEPTION GROUP, LLC

WHEREAS, the City of Indianola, Iowa ("City") and Inception Group, LLC ("Developer") previously entered into an Agreement for Private Development dated December 2, 2024 (the "Development Agreement") concerning the development of certain real property located within the City's Kentucky Ridge/North 6th Avenue Urban Renewal Area (the "Development Property"); and

WHEREAS, the City and Developer executed a Minimum Assessment Agreement (the "Minimum Assessment Agreement") in connection with the Development Agreement; and

WHEREAS, the City and Developer have agreed to terminate the Development Agreement and Minimum Assessment Agreement pursuant to a proposed Termination Agreement.

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

Section 1. That the form and content of the Termination Agreement, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal, deliver, and record the Termination Agreement for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Termination Agreement, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Termination Agreement as executed, including providing a copy of the executed Termination Agreement to the Assessor for Warren County.

PASSED AND APPROVED this 23rd day of March, 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 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)

Prepared by: Nathan J. Overberg, Ahlers & Cooney, 100 Court Ave. #600, Des Moines, IA 50309; 515-243-7611
Return to: City Clerk, City of Indianola, 110 North First Street, Indianola, Iowa 50125
Previously Recorded Instruments: 2024-09278 and 2024-09629

**MUTUAL TERMINATION AGREEMENT
CONCERNING
AGREEMENT FOR PRIVATE DEVELOPMENT
AND MINIMUM ASSESSMENT AGREEMENT
BY AND BETWEEN
CITY OF INDIANOLA, IOWA
AND
INCEPTION GROUP, LLC**

THIS MUTUAL TERMINATION AGREEMENT (“Termination Agreement”) is made on or as of March ___, 2026 (the “Effective Date”, which date shall be the date the last party signs this Termination Agreement) by and between the CITY OF INDIANOLA, IOWA, a municipality (“City”) and INCEPTION GROUP, LLC, an Iowa limited liability company (“Developer”).

WHEREAS, the parties hereto (the “Parties”) executed an Agreement for Private Development dated December 2, 2024 (the “Development Agreement”), for which a Memorandum of Agreement was recorded in the office of the Recorder of Warren County, Iowa as Instrument #2024-09278 on December 5, 2024, which Development Agreement concerns the development of certain property legally described on Exhibit A attached hereto (the “Development Property”); and

WHEREAS, the Parties also executed a Minimum Assessment Agreement (the “Minimum Assessment Agreement”) in connection with the Development Agreement, a copy of which Minimum Assessment Agreement was recorded in the office of the Recorder of Warren County as Instrument #2024-09629 on December 17, 2024; and

WHEREAS, the Parties now desire to terminate the Development Agreement and Minimum Assessment Agreement as set forth below.

NOW THEREFORE, in consideration of the premises and the mutual obligations of the Parties hereto, the receipt and sufficiency of which is hereby acknowledged, each of them does hereby covenant and agree with the other as follows:

Section 1. Payment of Fees. In consideration for the City executing this Termination Agreement, Developer shall pay to the City \$10,000, which amount represents the fees and costs actually incurred by the City in connection with negotiating, preparing, and approving the Development Agreement and Minimum Assessment Agreement, previously proposed amendments thereto, and this mutual Termination Agreement. Such payment shall be made no later than three (3) business days after the Effective Date.

Section 2. Termination. The Parties hereby agree that the Development Agreement (and Memorandum of Development Agreement related thereto) and the Minimum Assessment Agreement are hereby terminated and shall have no further effect of any kind and, as of the Effective Date, neither the City nor Developer shall have any further rights, obligations or covenants under the Development Agreement or the Minimum Assessment Agreement. Without limiting the generality of the foregoing, City acknowledges and agrees that, as of the Effective Date, Developer shall have no obligation to repay or otherwise return, and may retain all of, the Benchmark Grant previously provided to Developer under the terms of the Development Agreement.

Section 3. Mutual Release. As of the Effective Date, the City and Developer each hereby irrevocably and unconditionally waive any and all known or unknown claims against one another related to rights or obligations under the Development Agreement or the Minimum Assessment Agreement and hereby agree to irrevocably and unconditionally release their rights to pursue any remedies under the Development Agreement or the Minimum Assessment Agreement. The Parties agree that the release set forth in this Section 3 shall be construed to be and shall remain in effect in all respects as a complete general release as to the matters herein related.

Section 4. County Acknowledgement. The County Assessor of Warren County, Iowa has provided its written acknowledgment of the termination of the Minimum Assessment Agreement as provided on Exhibit B attached hereto.

Section 5. Recording and Additional Actions. Promptly after the Parties' mutual execution of this Termination Agreement, the City shall record this Termination Agreement, including all exhibits hereto, with the Recorder of Warren County. The City and Developer each agree to execute those documents and take those additional actions as reasonably necessary to effectuate the terms of this Termination Agreement.

Section 6. Definitions, Titles of Sections. Terms used herein and not otherwise defined shall have the meaning assigned to them in the Development Agreement. Any titles of the several parts and Sections of this Termination Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 7. Counterparts. This Termination Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 8. Governing Law. This Termination Agreement shall be governed and construed in accordance with the laws of the State of Iowa.

Section 9. Entire Agreement. This Termination Agreement, including the recitals hereto and the exhibits attached hereto (each hereby made a part hereof), reflects the entire agreement between the Parties regarding the subject matter hereof, and supersedes and replaces all prior agreements, negotiations or discussions, whether oral or written, with respect to the subject matter hereof. This Termination Agreement may not be amended except by a subsequent writing signed by all Parties hereto.

Section 10. Authority to Execute. Developer represents and warrants, as of the Effective Date, that Developer has not assigned any of its rights or interests in the Development Agreement. Developer and City each represents and warrants to the other, as of the Effective Date, that it has duly obtained all necessary approvals and consents for the execution and delivery of this Termination Agreement, and has full power and authority to execute and deliver this Termination Agreement.

Section 11. Successors and Assigns. This Termination Agreement is intended to and shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the City has caused this Termination Agreement to be duly executed in its name and behalf by its Mayor and its seal to be hereunto duly affixed and attested by its City Clerk, and the Developer has caused this Termination Agreement to be duly executed in its name and on its behalf by its authorized representative(s), all on or as of the Effective Date.

[Remainder of page intentionally left blank; Signature pages follow]

CITY OF INDIANOLA, IOWA

ATTEST:

STATE OF IOWA)
) SS
COUNTY OF WARREN)

Notary Public in and for the State of Iowa

[Signature pages to Termination Agreement – City of Indianola]

INCEPTION GROUP, LLC

By: _____
Print Name: Gerald E. Mercer
Its: Manager

By: _____
Print Name: Cody Sinclair
Its: Manager

STATE OF IOWA)
) SS
COUNTY OF WARREN)

This record acknowledged before me on _____, 2026 by Gerald E. Mercer
and Cody Sinclair as Managers of Inception Group, LLC.

Notary Public in and for said state

My commission expires: _____

[Signature page to Termination Agreement – Developer]

EXHIBIT A
LEGAL DESCRIPTION OF DEVELOPMENT PROPERTY

The North $\frac{1}{2}$ of the following described real estate: Beginning at a point 33 feet East and 238 $\frac{1}{2}$ feet North of the SW corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa in Indianola, Iowa, thence North 306 feet, thence East 208 $\frac{1}{2}$ feet, thence South 306 feet, thence West 208 $\frac{1}{2}$ feet to the place of beginning, and Lot 9 of Woodward's Subdivision in Indianola, Warren County, Iowa, AND Parcel 'AA' as described in the Irregular Plat of Survey filed in the Office of the Recorder in and for Warren County, Iowa on March 1, 2000 in Book 13, Page 3 of 76-23 being a part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa.

EXHIBIT B
WARREN COUNTY ASSESSOR'S ACKNOWLEDGEMENT OF
TERMINATION OF MINIMUM ASSESSMENT AGREEMENT

The undersigned is in receipt of the Termination Agreement by and between the City of Indianola, Iowa (the "City") and Inception Group, LLC (the "Developer") to which this acknowledgment is attached, which terminates, as of the Effective Date thereof, the Agreement for Private Development by and between the City and Developer dated December 2, 2024, a memorandum of which was recorded with the Warren County Recorder on December 5, 2024, as Instrument #2024-09278 (the "Agreement") and also terminates the Minimum Assessment Agreement by and between the City and Developer dated December 2, 2024 and recorded with the Warren County Recorder on December 17, 2024, as Instrument #2024-09629 (the "Minimum Assessment Agreement"), which the undersigned certified, both of which concern the real property legally described on the foregoing Exhibit A.

Accordingly, the undersigned hereby acknowledges that, as of the Effective Date, the Minimum Assessment Agreement is terminated and shall have no further force or effect nor control the assessment of such real property.

Assessor for Warren County, Iowa

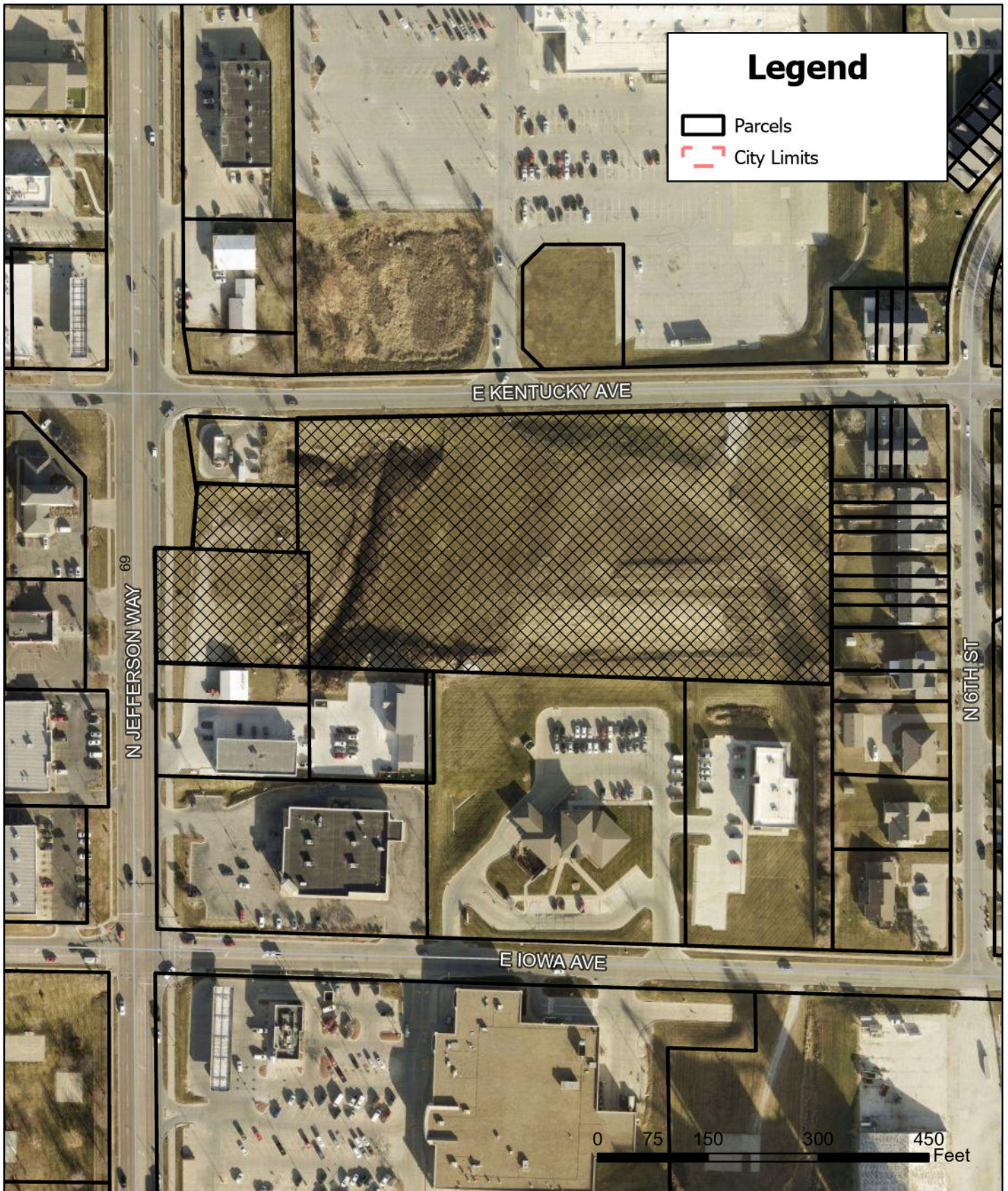
Date _____

STATE OF IOWA)
) SS
COUNTY OF WARREN)

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

Notary Public for the State of Iowa

4899-9951-0677-1\13538-192



Inception Group DA Area being Terminated



Last Update: 3/17/2026

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.



MEMORANDUM

To: Mayor and City Council
From: Bill Mettee, Senior Planner
Date: March 23, 2026
Subject: Resolution approving final plat for Spruce Street Townhomes Plat 1.

Introduction: SNA Properties, LLC is requesting approval of a final plat for Spruce Street Townhomes Plat 1. The plat identifies six lots for two-family residential development.

Background: The applicant is requesting approval of a final plat for Spruce Street Townhomes Plat 1, a six-lot residential subdivision for the construction of three (3) two-family dwellings.

Discussion: The subject property was originally platted as Leonard Subdivision Plat 2 Lot 6 and was historically a part of the former Harold's Trailer Sales. The subject property underwent a rezoning and future land use map amendment to change the zoning from C-2 Highway Commercial and R-2 Single-Family Residential Attached districts to only R-2 Single-Family Residential Attached district and to update the future land use map from Regional Mixed-Use and Low to Medium-Density Residential to only Low to Medium-Density Residential. The rezonings were heard and unanimously approved at the September 23rd Planning and Zoning Commission hearing and unanimously approved at the October 6, 2025, City Council meeting.

Prior to the Planning Commission reviewing the final plat, the applicant applied for, and was granted two variances for the plat. The first variance was to lessen the required lot width from 60' to 46' to accommodate two-family residential units. The second variance was to reduce the front yard setback of Lot 1 from 30' to 8' to be identical to the lot on the west side of South Spruce Street. The setback variance was requested because there will be no access from Highway 92 into the proposed lot and because a variance was granted in 2000 for the lot across the street to have an 8' setback. The Board of Adjustment approved both variances unanimously at their November 5, 2025 meeting. The final plat identifies the reduced bulk regulations based on the Board of Adjustment approval.

The final plat identifies six lots for two-family residential development. The future building permits will show three buildings, with two units each. All units will be owner-occupied, thus the request for each unit to be on its own lot. Two easements will be recorded with the plat: a 15' Public Utility Easement at the front of each lot, and a 30' Landscape Buffer Easement at the rear of each lot. The Landscape Buffer Easement is required because the subject property is being developed adjacent to a commercially zoned lot.

The Planning and Zoning Commission reviewed the final plat at their November 12, 2025 meeting and unanimously recommended approval to the City Council. Since this approval, the developer has been working with an appraiser to calculate a cash in-lieu-of fee for future parkland as required by code. Staff received the appraisal on March 16 and the developer has provided a check in the amount of \$6,900 for future parkland projects.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments:

1. RES_Spruce Street THs Plat 1_Final Plat
2. CC_Staff Report_Spruce Street THs Plat 1_FP_032326
3. SpruceStreetTownhomesPlat1_FPLT_2026-03-10

City of Indianola
RESOLUTION NO. 2026-_____

**RESOLUTION APPROVING THE FINAL PLAT
FOR SPRUCE STREET TOWNHOMES PLAT 1**

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

WHEREAS, SNA Properties, LLC, has requested final plat approval of Spruce Street Townhomes Plat 1 (the “Plat”); and,

WHEREAS, the City of Indianola Planning and Zoning Commission recommended approval of the Plat on November 12, 2025, subject to remaining staff comments and review of the legal documents; and,

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa on this 23rd day of March, 2026, that the Final Plat for Spruce Street Townhomes Plat 1 is hereby accepted and approved subject to the City’s receipt of a signed and sealed completion certificate from the developer’s engineer, and confirmation by City staff through inspection that all new public infrastructure complies with the approved subdivision plans and specifications.

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

1. Public Utility Easement; and
2. Landscape Buffer Easement

Ron Dalby, Mayor Pro Tem

ATTEST:

Jackie Raffety, City Clerk



CITY COUNCIL STAFF REPORT

PROJECT: Spruce Street Townhomes Plat 1 – Final Plat **PREPARED BY:** Bill Mettee – Senior Planner

REPORT DATE: March 17, 2026

MEETING DATE: March 23, 2026

GENERAL INFORMATION

Applicant / Owner:	SNA Properties, LLC
Owner's Representative:	Eric Cannon, P.E., Snyder & Associates
Request:	The applicant is requesting approval of a final plat for a townhome residential subdivision
Location and Size:	Property is located north of West 2 nd Avenue and west of South Kenwood Boulevard, containing approximately 1.09-acres.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Former Harold's Trailers Lot	Low to Medium-Density Residential	R-2 (Single-Family Residential Attached District)
North	Townhome Residential	Low to Medium-Density Residential	R-2 (Single-Family Residential Attached District)
South	Phillips 66 Gas Station	Regional Mixed Use	C-2 (Highway Commercial District)
East	Former Harold's Trailer Lot	Regional Mixed Use	C-2 (Highway Commercial District)
West	Townhome Residential	Low to Medium-Density Residential	R-2 (Single-Family Residential Attached District)

PROJECT DESCRIPTION

The parcel was originally platted as Leonard Subdivision Plat 2 Lot 6 and has historically been used as a part of Harold's Trailer Sales.

The property was recently rezoned from C-2 (Highway Commercial District) and R-2 (Single-Family Residential Attached District) to R-2 (Single-Family Residential Attached District) and underwent a Future Land Use Map amendment from Regional Mixed Use and Low to Medium-Density Residential to Low to Medium-Density Residential to accommodate a residential development.

The final plat identifies a total of six (6) lots for a duplex / townhome (semi-detached) residential development. All lots are zoned R-2 and range in size from 7,745 square feet to 8,368 square feet. The lots range in width from 46.16' to 48.50'. The developer sought, and was granted, a variance from the Board of Adjustment at their November 5, 2025 meeting for reduced setbacks and reduced lot widths.

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

Table I: Bulk Regulations for the R-2 Semi-Detached District

Category	R-2 (minimum)
Front Yard Setback	30 feet (Variance granted for south property line)
Rear Yard Setback	35 feet
Side Yard Setback	8 feet minimum one side; 18 feet total
Maximum Height Stories	35 feet
Lot Area	7,200 square feet
Lot Width	60 feet (Variance granted for reduced lot widths)

STREETS / TRAILS

The plat does not include the extension of any streets, trails or sidewalks. A 4' sidewalk exists on the east side of South Spruce Street.

UTILITIES

The site will be serviced with all public utilities, which are installed in the immediate vicinity of Highway 92 and South Spruce Street. All easements have been shown on the final plat, including a new Public Utility Easement and Landscape Buffer Easement.

PARKLAND DEDICATION

Parkland dedication requirements will apply to this project due to its residential nature. The required amount is 0.23 acres. The developer will satisfy this requirement with a fee-in-lieu of payment.

BOARD OF ADJUSTMENT

At their November 5, 2025 Board of Adjustment meeting, the Board unanimously approved two separate variance requests for this project related to lot widths and required setbacks.

The first request was a lot width reduction from the required 60' width to 46' to accommodate the townhome development. All existing townhome lots on South Spruce Street are 50' wide or less, some as low as 30' wide. The developer is proposing to build units and lots that are similar in size to the existing development, but the regulations in the current zoning ordinance prohibit lot widths that narrow.

The second request was to reduce the front yard setback along Highway 92 from the required 30' down to 8'. With the 600' spacing requirements from the Iowa Department of Transportation, there is zero chance that the southernmost lot and townhome unit will be accessed off of Highway 92, so the southern property line acts as a side yard and not the secondary front yard. The developer is proposing a setback reduction from 30' to 8', which is the required side yard setback for this type of development. The proposal is nearly identical to what has been platted and built across South Spruce Street

In 2000, the setback requirement was 10' for the southernmost unit on the west side of South Spruce Street. The developer was successful in obtaining a 2' setback variance so the structure would have a 8' setback along the south property line. The developer is mimicking what is already in place.

STAFF RECOMMENDATION

The final plat is in general conformance with the Zoning Ordinance, Subdivision Ordinance, and Comprehensive Plan. Staff recommends approval of the final plat for Spruce Street Townhomes Plat I subject to any remaining staff comments and review of the legal documents.

PLANNING COMMISSION RECOMMENDATION

At their November 12, 2025 meeting, the Planning Commission voted 8-0 in favor of the final plat and recommend the City Council approve the final plat for Spruce Street Townhomes Plat I.



MEMORANDUM

To: Mayor and City Council
From: Bryce Johnson, Community and Economic Development Director
Date: March 23, 2026
Subject: Emerald Bay Urban Renewal Plan

Introduction: Consideration of the Emerald Bay Urban Renewal Plan Amendment No. 1.

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. A consultation meeting was held with all applicable taxing entities on February 24, 2026. The developer is requesting several amendments to the development agreement due to increased costs relating to roadway surface material changes.

Discussion: The City and developer have discussed the following amendments to the development agreement, which are proposed to be reflected as necessary in the URP:

- Updating “Developer Public Improvements” to require the road loop be constructed using Portland Cement Concrete (PCC).
- 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 approving the Emerald Bay Urban Renewal Plan, Amendment No. 1.

Attachments:

1. Res 2026 - Amend No. 1 to Emerald Bay URP
2. Road Loop Map
3. Consultation Meeting Minutes__Emerald Bay URP_02-24-2026
4. Emerald Bay Map

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

March 23, 2026

6:00 P.M.

Emerald Bay Urban Renewal Plan

- Public hearing on the proposed Amendment No. 1 to the Emerald Bay Urban Renewal Plan
- Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 1 to the Emerald Bay Urban Renewal Plan

IMPORTANT INFORMATION

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

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

March 23, 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: _____

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 1 to the Emerald Bay Urban Renewal Plan, the Mayor first asked for the report of the Director of Community and Economic Development, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Council was informed that the consultation was duly held as ordered by the Council, and that 0 written recommendations were received from affected taxing entities. The report of the Director of Community and Economic Development, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written comments had been filed with respect to the proposed Amendment, and the City Clerk reported that _____ written comments thereto had been filed. The Mayor then called for any oral comments to the adoption of the Amendment No. 1 to the Emerald Bay Urban Renewal Plan and _____ were made. The public hearing was then closed.

{Attach summary of comments here,
or include summary of comments in meeting minutes}

Consultation Meeting Minutes

Emerald Bay Urban Renewal Plan Amendment No. 1

February 24, 2026, 1:00pm

South Conference Room

City Hall

110 N. 1st Street

Indianola, Iowa 50125

Present: Bryce Johnson, Community and Economic Development Director

Jackie Raffety, City Clerk/Finance Director

Tara Bosteder, Executive Assistant

The meeting was called to order at 1:00 pm. Since no representatives from taxing entities or the public were present, after 16 minutes the meeting was adjourned at 1:16 pm.

Council Member _____ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 1 TO THE EMERALD BAY URBAN RENEWAL PLAN" and moved:

- ☐ that the Resolution be adopted.
- ☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2026, at this place.

Council Member _____ seconded the motion. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 1 TO THE EMERALD BAY URBAN RENEWAL PLAN

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, a proposed Amendment No. 1 to the Plan ("Amendment No. 1" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file 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, by resolution adopted on February 17, 2026, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 1 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 1 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Director of Community and Economic

Development, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 1 for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Indianola Record Herald, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 1, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. 1 concerning the area of the City of Indianola, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 1 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is expected and with reference to those portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and

spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 1 to the Emerald Bay Urban Renewal Plan of the City of Indianola, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 1 to the Emerald Bay Urban Renewal Plan for the City of Indianola, State of Iowa"; Amendment No. 1, including all of the exhibits attached thereto, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 1 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 1 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 1 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Warren County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 1, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 23rd day of March, 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.

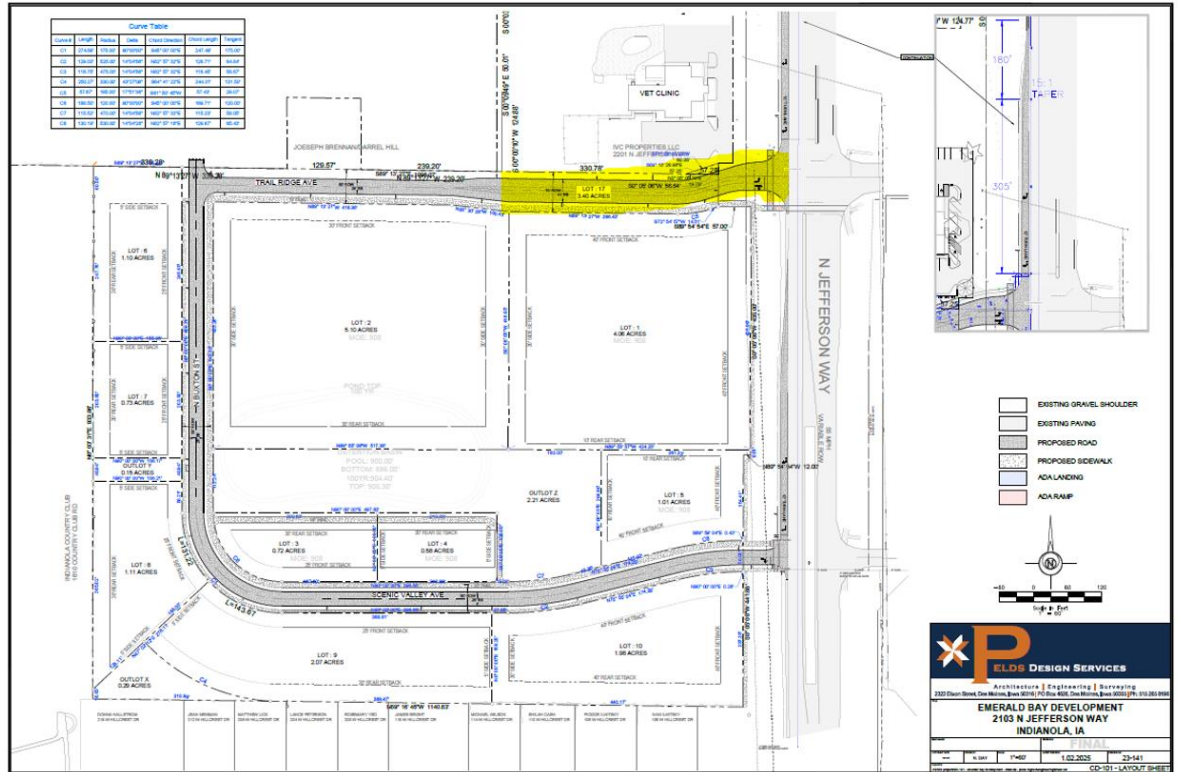
WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

City Clerk, City of Indianola, State of Iowa

(SEAL)

4916-9165-8127-1\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.

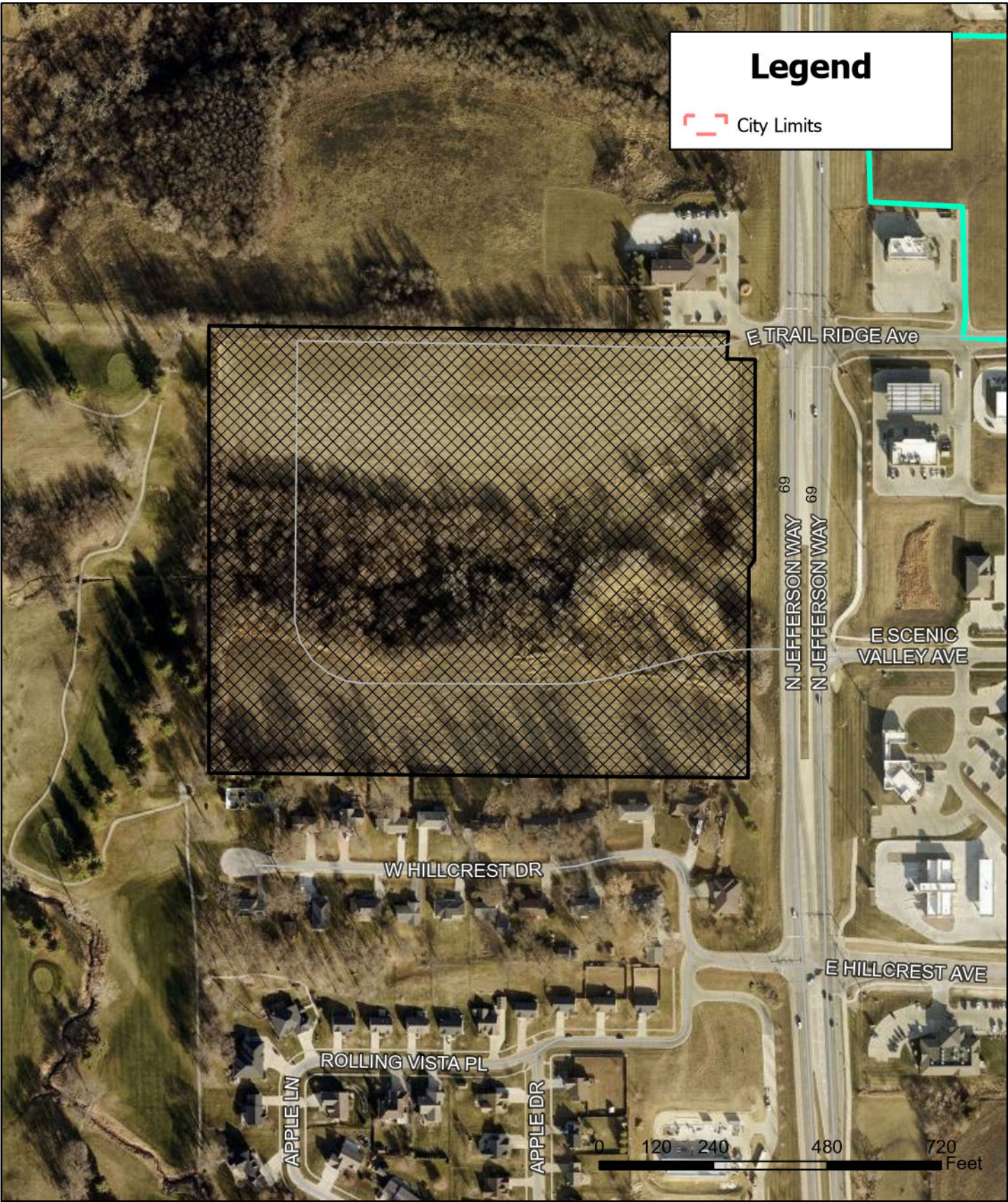
4914-2224-2189-1\13538-199

Consultation Meeting Minutes
Emerald Bay Urban Renewal Plan Amendment No. 1

February 24, 2026, 1:00pm
South Conference Room
City Hall
110 N. 1st Street
Indianola, Iowa 50125

Present: Bryce Johnson, Community and Economic Development Director
Jackie Raffety, City Clerk/Finance Director
Tara Bosteder, Executive Assistant

The meeting was called to order at 1:00 pm. Since no representatives from taxing entities or the public were present, after 16 minutes the meeting was adjourned at 1:16 pm.



Legend

 City Limits



**Emerald Bay & Sunstone Investment
Area Map**



Last Update: 3/17/2026

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.



MEMORANDUM

To: Mayor and City Council
From: Bryce Johnson, Community and Economic Development Director
Date: March 23, 2026
Subject: Sunstone Investments

Introduction: Consideration of Sunstone Investment Development Agreement Amendment No. 1.

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. Additionally, on March 2, 2026, City Council approved the collateral assignment of TIF payments from the developer to a lender, TruBank. As required in the assignment, the lender has reviewed and approved the proposed amendment to the development agreement.

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 where it was recommended to take this item to full Council for consideration.

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 approving the Sunstone Investment LLC Development Agreement, Amendment No. 1.

Attachments:

1. Res 2026 - Sunstone Investments - Amendment 1
2. First Amend to Sunstone Investments, LLC DA - Execution Version
3. Road Loop Map

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

March 23, 2026

6:00 P.M.

Emerald Bay Urban Renewal Plan

- Public hearing on the proposal to enter into a First Amendment to the Agreement for Private Development with Sunstone Investments, LLC
- Resolution approving and authorizing execution of a First Amendment to the Agreement for Private Development by and between the City of Indianola and 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 CHAPTER 21,
CODE OF IOWA, AND THE LOCAL RULES OF THE CITY.

March 23, 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: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the proposal to approve and authorize execution of a First Amendment to the Agreement for Private Development by and between the City of Indianola and Sunstone Investments, LLC, and that notice of the proposed action by the Council to enter into said Amendment had been published pursuant to the provisions of Section 362.3, Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any City resident or property owner to the proposed action. The Clerk advised the Mayor and the Council that _____ written objections had been filed. The Mayor then called for oral objections and _____ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO THE AGREEMENT FOR PRIVATE DEVELOPMENT BY AND BETWEEN THE CITY OF INDIANOLA AND SUNSTONE INVESTMENTS, LLC", and moved:

- ☐ that the Resolution be adopted.
- ☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2026, at this place.

Council Member _____ seconded the motion. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING
EXECUTION OF A FIRST AMENDMENT TO THE
AGREEMENT FOR PRIVATE DEVELOPMENT BY AND
BETWEEN THE CITY OF INDIANOLA AND SUNSTONE

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, Chapters 15A and 403, Code of Iowa, authorize cities to make grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapters, and to levy taxes and assessments for such purposes; and

WHEREAS, the Council has determined that the Amendment is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Amendment and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403, Code of Iowa, taking into account any or all of the factors set forth in Chapter 15A, Code of Iowa, to wit:

- a. Businesses that add diversity to or generate new opportunities for the Iowa economy should be favored over those that do not.

- b. Development policies in the dispensing of the funds should attract, retain, or expand businesses that produce exports or import substitutes, or which generate tourism-related activities.
- c. Development policies in the dispensing or use of the funds should be targeted toward businesses that generate public gains and benefits, which gains and benefits are warranted in comparison to the amount of the funds dispensed.
- d. Development policies in dispensing the funds should not be used to attract a business presently located within the state to relocate to another portion of the state unless the business is considering in good faith to relocate outside the state or unless the relocation is related to an expansion which will generate significant new job creation. Jobs created as a result of other jobs in similar Iowa businesses being displaced shall not be considered direct jobs for the purpose of dispensing funds; and

WHEREAS, pursuant to notice published as required by law, this Council has held a public meeting and hearing upon the proposal to approve and authorize execution of the Amendment and has considered the extent of objections received from residents or property owners as to said proposed Amendment; and, accordingly the following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That the performance by the City of its obligations under the Agreement, as amended, including but not limited to making of grants to the Developer in connection with the development of the Minimum Improvements under the terms set forth in the Amendment, be and is hereby declared to be a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Amendment and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403, Code of Iowa, taking into account the factors set forth therein.

Section 2. That the form and content of the Amendment, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Amendment for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Amendment, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement, as amended by the Amendment.

PASSED AND APPROVED this 23rd day of March, 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 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)

4932-2173-7103-1\13538-199

**FIRST AMENDMENT
TO THE
AGREEMENT FOR PRIVATE DEVELOPMENT
BY AND BETWEEN
CITY OF INDIANOLA, IOWA
AND
SUNSTONE INVESTMENTS, LLC**

THIS FIRST AMENDMENT (“Amendment”) to that certain Agreement for Private Development by and between the CITY OF INDIANOLA, IOWA (“City”) and SUNSTONE INVESTMENTS, LLC, an Iowa limited liability company (“Developer”), dated April 7, 2025 (“Agreement”), is made as of _____, 2026, by and between the City and the Developer.

WITNESSETH:

WHEREAS, the City and the Developer previously executed the Agreement and recorded a Memorandum of the Agreement at Instrument 2025-02809, in the records of the Recorder of Warren County, Iowa; and

WHEREAS, pursuant to the Agreement, the Developer would agree to construct certain Required Improvements and Developer Public Improvements, and all related site improvements, on certain real property located within the Emerald Bay Urban Renewal Area (the “Development Property”); and

WHEREAS, the City and Developer desire to amend the Agreement to: (i) revise the description of the Developer Public Improvements; and (ii) increase the maximum amount of the Economic Development Grants.

NOW THEREFORE, it is agreed by the City and the Developer:

1. Definitions. All capitalized words used herein and not specifically defined shall have the same definitions as in the Agreement.

2. Change to Definition of “Developer Public Improvements.” The description of the Developer Public Improvements set forth in the definition in Article I, Section 1.1, and in Exhibit B of the Agreement is hereby repealed and replaced as follows:

Developer Public Improvements means the realignment of the street intersection of Jefferson (65/69) and Trail Ridge as depicted in Exhibit B-2, the completion of a road loop substantially as depicted in Exhibit B-4, and the extension and looping of all public utility services through the Development Property as depicted in Exhibit B-2. The road loop shall be constructed with PCC (Portland Cement Concrete) and otherwise in compliance with all City requirements for City streets. Notwithstanding the foregoing, the City and Developer acknowledge that a portion of the road loop has been previously constructed using RCC (Roller-Compacted Concrete) as noted in Exhibit B-4. This existing RCC

section shall not be required to be replaced with PCC; provided, however, that in lieu of replacement, Developer shall provide an extended Developer warranty for said RCC section as set forth in Section 3.6 of this Agreement.

3. Construction and Dedication of Developer Public Improvements. Article 3 is hereby amended to add terms related to the additional Developer Public Improvements as follows:

a. Section 3.1, Construction, is hereby amended by adding the following paragraph after the existing language in the section:

With respect to any portion of the Developer Public Improvements to be completed after the road loop right of way depicted in Exhibit B-4 has been dedicated or otherwise transferred to the City, the City shall grant the Developer an access easement, in a form deemed satisfactory to the City, to complete the Developer Public Improvements.

b. Section 3.5, Dedication of Developer Public Improvements, is hereby amended by adding the following paragraph after the existing language in the section:

With respect to any portion of the Developer Public Improvements completed after the road loop right of way depicted in Exhibit B-4 has been dedicated or otherwise transferred to the City, the City Council shall accept the completed Developer Public Improvements if the City determines said Developer Public Improvements were completed in compliance with this Agreement and the Developer has provided the four-year maintenance bonds for the Developer Public Improvements as required by Section 3.6.

c. Section 3.6. Bonding Requirements, is hereby amended by adding the following paragraph after the existing language in the section:

With respect to the portion of the road constructed with RCC as identified in Exhibit B-4, Developer shall provide a four-year maintenance bond as required by this Section 3.6. Upon the expiration of said four-year maintenance bond, Developer hereby provides an additional Developer warranty continuing through July 1, 2034 for the RCC portion of the road and agrees to provide for the expedient repair and replacement of any and all portion of such improvements that the City finds to be defective, and Developer agrees to indemnify and hold the City harmless from any and all costs or losses resulting from, attributed to, or otherwise resulting from any defect or failure in the RCC portion of the road. This additional warranty shall be a direct contractual obligation of the Developer and shall not require the issuance of a second surety bond.

4. Applicability. All provisions of the Agreement applicable to Developer Public Improvements, including but not limited to Sections 3.6 and 3.7, shall apply to the “Developer Public Improvements” as redefined in this Amendment.

5. Exhibit B-4. The depiction of the road loop contained in Exhibit B-4 attached to this Amendment is hereby incorporated into the Agreement, as amended.

6. Changes to Maximum Economic Development Grant Amount. To correspond with the adjusted description of the Developer Public Improvements, Section 8.1(b) of the Agreement is hereby repealed and replaced with the following:

Section 8.1. Economic Development Grants.

...

- b. Maximum Amount of Grants. The aggregate amount of the Economic Development Grants that may be paid to the Developer under Section 8.1(a) of this Agreement shall be equal to the sum of the total amount of the applicable percentages of Tax Increment collected in respect of the assessments imposed on the Development Property and Qualifying Improvements, but in no event shall the aggregate amount of the Economic Development Grants exceed Four Million Two Hundred Thousand Dollars (\$4,200,000). It is further agreed and understood that in no event shall Developer be entitled to receive more than calculated under the formula set forth in this Section 8.1(a), even if the aggregate amount is less than maximum amount stated herein. City makes no guarantee as to the total amount of Grants Developer will receive, as the Grant payments are based exclusively on the amount of Tax Increment received by the City from the County, which amount may be impacted by changes to the law, tax levies, assessments, and other factors outside the City's control.

...

7. Deduction from First Grant. Developer shall pay to the City an amount equal to the lesser of (i) the actual costs incurred by the City in connection with the drafting and adoption of this Amendment and the Amendment No. 1 to the Urban Renewal Plan, including, but not limited to, publication fees for legal notices, actual costs associated with City Council meetings, and reasonable legal fees of the City or (ii) \$15,000. Payment by Developer of such costs shall be deducted from the first Economic Development Grant if not paid by Developer to the City within thirty (30) days of date of this Amendment.

8. No Further Modifications. Except as modified by this Amendment, all covenants, agreements, terms, and conditions of the Agreement shall remain in full force and effect and are hereby in all respects ratified and affirmed.

9. Counterparts. This Amendment may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a "pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or "pdf" signature page were an original thereof.

IN WITNESS WHEREOF, the City has caused this Amendment to be duly executed in its name and behalf by its Mayor and its seal to be hereunto duly affixed and attested by its City Clerk,

and Developer has caused this Amendment to be duly executed in its name and behalf by its authorized representatives, all on or as of the day first above written.

[Remainder of this page intentionally left blank; Signature pages follow]

CITY OF INDIANOLA, IOWA

ATTEST:

STATE OF IOWA)
) SS
COUNTY OF WARREN)

Notary Public in and for the State of Iowa

[Signature page to Amendment – City of Indianola]

SUNSTONE INVESTMENTS, LLC, an
Iowa limited liability company

By: _____
_____, _____

STATE OF _____)
COUNTY OF _____) SS

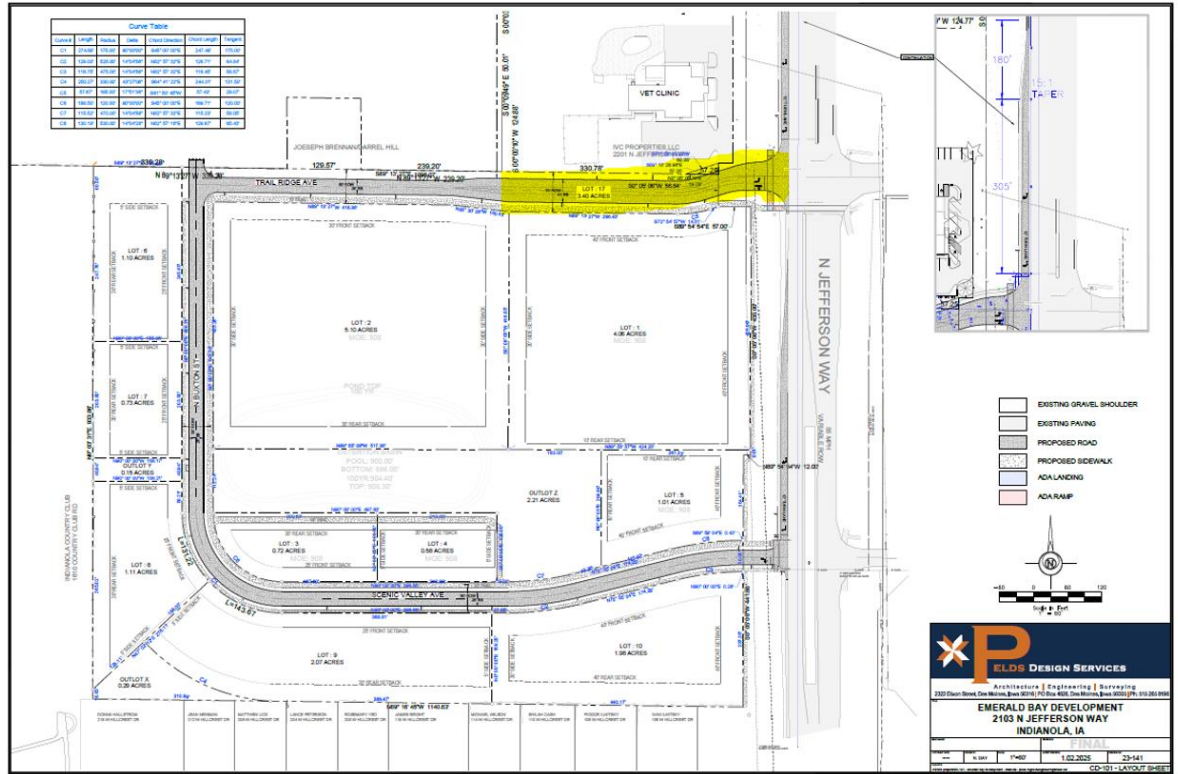
This record acknowledged before me on _____, 2026 by _____
as a _____ of Sunstone Investments, LLC.

Notary Public in and for said state

My commission expires: _____

[Signature page to Amendment – Sunstone Investments, LLC]

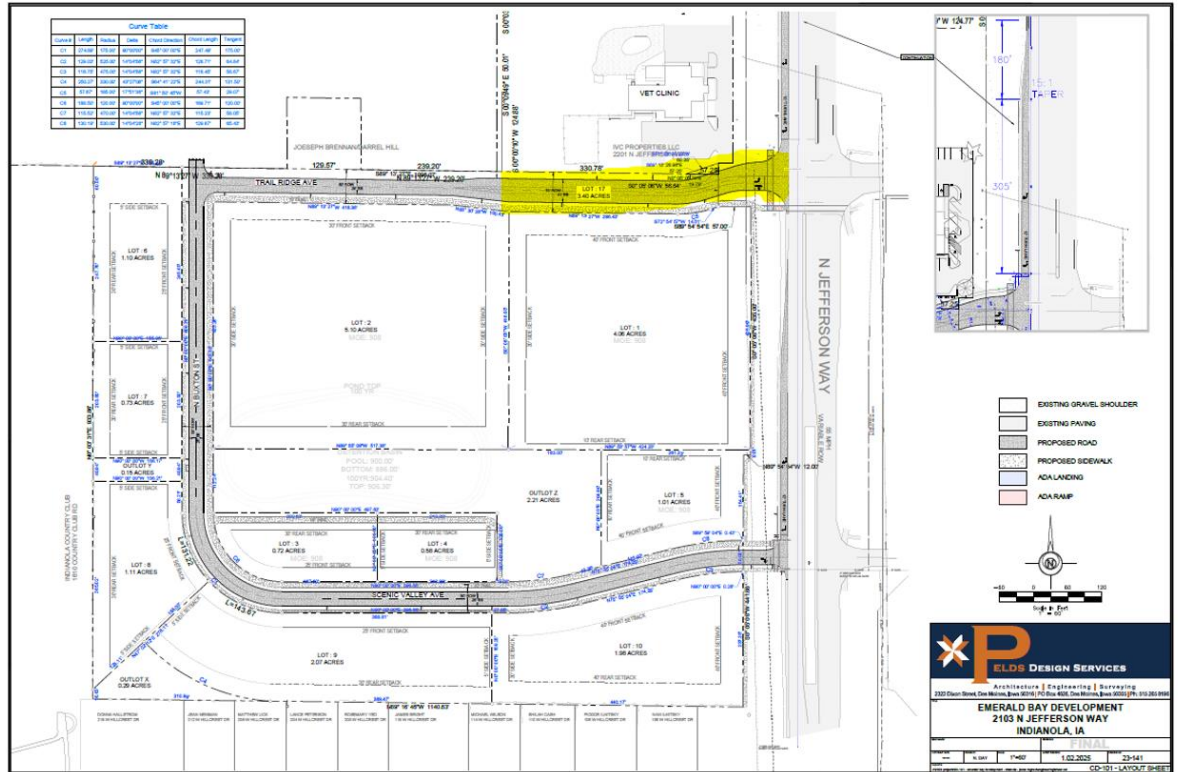
EXHIBIT B-4 Road Loop Depiction



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

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: Bryce Johnson, Community and Economic Development Director
Date: March 23, 2026
Subject: Hillcrest/Downtown Unified Urban Renewal Plan

Introduction: Consideration of Hillcrest/Downtown Unified Urban Renewal Plan Amendment No. 9.

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. The consultation meeting was held on February 24, 2026, with all taxing entities.

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	2026 - 2027	\$60,000	Promote pedestrian travel to and from

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.			commercial businesses along major streets
N. 14 th 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 (~62 linear feet) outside the Hillcrest URA which will not be eligible for TIF reimbursement. See cross-hatching in Hillcrest URA Sidewalk Location Map attached.

- In January 2026, Snyder & Associates estimated the total sidewalk (310') to cost \$50,400 or \$162.58 / LF. The portion outside the Hillcrest URA is approximately 42-linear feet, with a total expense estimated at \$6,828.36 (or 14% of the total project cost).

**Due to budget constraints at the time of design, this project was limited to stormwater improvements only and did not include potential roadway reconstruction associated with this work. Therefore, staff may need to amend this Plan again in the future to add roadway reconstruction as an eligible urban renewal project.

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 not limited to: 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 reimbursed using tax increment generated from the developments 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 approving Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan.

- Attachments:**
1. Res 2026 Amend No. 9 to Hillcrest -Downtown Unified Urban Renewal Plan
 2. All Hillcrest URA Map
 3. Hillcrest URA Sidewalk Map
 4. Consultation Meeting Minutes__Hillcrest URP_02-24-2026

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

March 23, 2026

6:00 P.M.

Hillcrest/Downtown Unified Urban Renewal Plan

- Public hearing on the proposed Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan
- Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan

IMPORTANT INFORMATION

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

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

March 23, 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: _____

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan, the Mayor first asked for the report of the Director of Community and Economic Development, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Council was informed that the consultation was duly held as ordered by the Council, and that 0 written recommendations were received from affected taxing entities. The report of the Director of Community and Economic Development, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written comments had been filed with respect to the proposed Amendment, and the City Clerk reported that _____ written comments thereto had been filed. The Mayor then called for any oral comments to the adoption of the Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan and _____ were made. The public hearing was then closed.

{Attach summary of comments here,
or include summary of comments in meeting minutes}

Consultation Meeting Minutes

Hillcrest/Unified Downtown Urban Renewal Plan Amendment No. 9

February 24, 2026, 1:00pm

South Conference Room

City Hall

110 N. 1st Street

Indianola, Iowa 50125

Present: Bryce Johnson, Community and Economic Development Director

Jackie Raffety, City Clerk/Finance Director

Tara Bosteder, Executive Assistant

The meeting was called to order at 1:00 pm. Since no representatives from taxing entities or the public were present, after 16 minutes the meeting was adjourned at 1:16 pm.

Council Member _____ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 9 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN" and moved:

- ☐ that the Resolution be adopted.
- ☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2026, at this place.

Council Member _____ seconded the motion. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 9 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN

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 1/4 of the NW 1/4 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 1/4 SE 1/4 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 1/4 NW 1/4 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 1/2 of the NW 1/4 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 1/4 SE 1/4 of Section 12-76-24 including all adjacent Public Right of Way and Road Easements of record.

Part of the SE 1/4 SE 1/4 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 1/4 SE 1/4 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 $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

Lots 10-12 of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

All of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ 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 $\frac{1}{4}$ NE $\frac{1}{4}$ Section 19-76-23, all Public Right of Way and Road Easements of record along the south boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18-76-23, all Public Right of Way and Road Easements of record along the south and west boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18-76-23, all Public Right of Way and Road Easements of record along the west boundary of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18-76-23, all Public Right of Way and Road Easements of record along the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 13-76-24, all Public Right of Way and Road Easements of record along the east boundary of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13-76-24, all Public Right of Way and Road Easement of record along the west boundary of NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18-76-23, and all Public Right of Way and Road Easements of record along the west boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7-76-24.

HILLCREST AMENDMENT NO. 4 SUBAREA

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying west of railroad right-of-way except the North 100' of 18-76-23:

AND

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ except the North 100' of 18-76-23:

AND

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ except U.S. Highway right-of-way of 18-76-23 (Area includes a portion of Summercrest Hills Plat 3):

AND

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ except the U.S. Highway right-of-way and except the North 100' (Area includes Summercrest Hills Plat 1.)

AND

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 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 $\frac{1}{4}$ of said Section 24 a distance of 1330.90 feet to the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24; thence North 88 -59'-20" West along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 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 $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 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 1 through 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 $\frac{1}{4}$ of the SW $\frac{1}{4}$, except the South 436' of Section 23, Township 76 North, Range 24; The East 150' of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 76 North, Range 24; The East 150' of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 76 North, Range 24; The east 660' of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 76 North, Range 24, The N $\frac{1}{2}$ of the SE $\frac{1}{4}$ Section 27, Township 76 North, Range 24; And the South 421.5' of the North 1066.1' of East 319' of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 76 North, Range 24; Outlot X of Wesley Corner Plat 1; The East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 76 North, Range 24; Lot 1 of Naberhaus Subdivision; Lots 1, 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 $\frac{1}{4}$ of the NE $\frac{1}{4}$ of 1 Section 34, Township 76 North, Range 24, except the North 950'; East 512.15' of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ 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 $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 76 North, Range 24; All portions of Lot 3 Deer Run Subdivision which lies in NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 26, Township 76 North, Range 24; Parcel A of Lot 3 Deer Run Plat the West 430' of SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 26, Township 76 North, Range 24; The West 430' of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 76 North, Range 24 except Deer Run Subdivision Plat 2; The West 430' of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ 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 Hillcrest/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 $\frac{1}{4}$ of the SE $\frac{1}{4}$ 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 $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20-76-23; thence South along the East line of the of the West $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20-76-23 to the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20-76-23; thence South along the East line of the of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20-76-23 to the Southeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20-76-23; thence East along the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20-76-23, 660' to East line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20-76-23, thence South along the East line of the of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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 $\frac{1}{4}$ SW $\frac{1}{4}$), 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 $\frac{1}{4}$ SE $\frac{1}{4}$), 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 $\frac{1}{2}$ N $\frac{3}{4}$ E $\frac{1}{2}$), 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 $\frac{1}{4}$ SE $\frac{1}{4}$), 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 $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$) lying East of the railroad right-of-way, except the East 30 feet thereof; and,

The North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) and the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) 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 $\frac{1}{2}$ SW $\frac{1}{4}$) 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 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 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 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, a proposed Amendment No. 9 to the Plan ("Amendment No. 9" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file 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, by resolution adopted on February 17, 2026, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 9 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 9 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Director of Community and Economic Development, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 9 for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Indianola Record Herald, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 9, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. 9 concerning the area of the City of Indianola, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 9 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan of the City of Indianola, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan for the City of Indianola, State of Iowa"; Amendment No. 9, including all of the exhibits attached thereto, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 9 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 9 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 9 shall be forthwith

certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Warren County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 9, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 23rd day of March, 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. 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

**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.

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. 14 th 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

Exhibit 1

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

Exhibit 1

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.

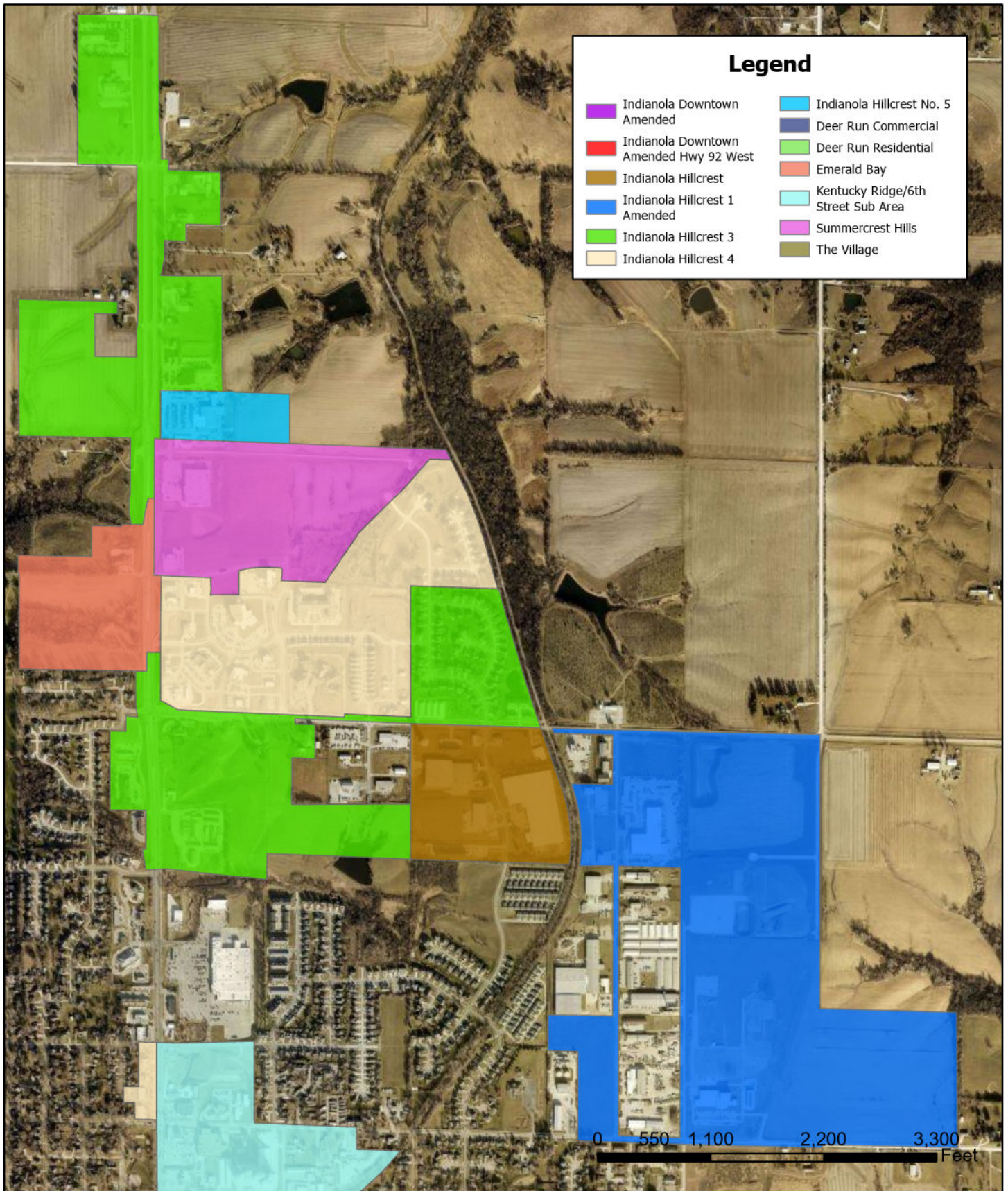
If any part of this Amendment or the Unified Plan, as previously amended, is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Amendment or the Unified Plan as a whole, or any part of the Amendment or the Unified Plan not determined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

4921-4671-9110-1\13538-198

STATE OF IOWA)
) SS
COUNTY OF WARREN)

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

(SEAL)

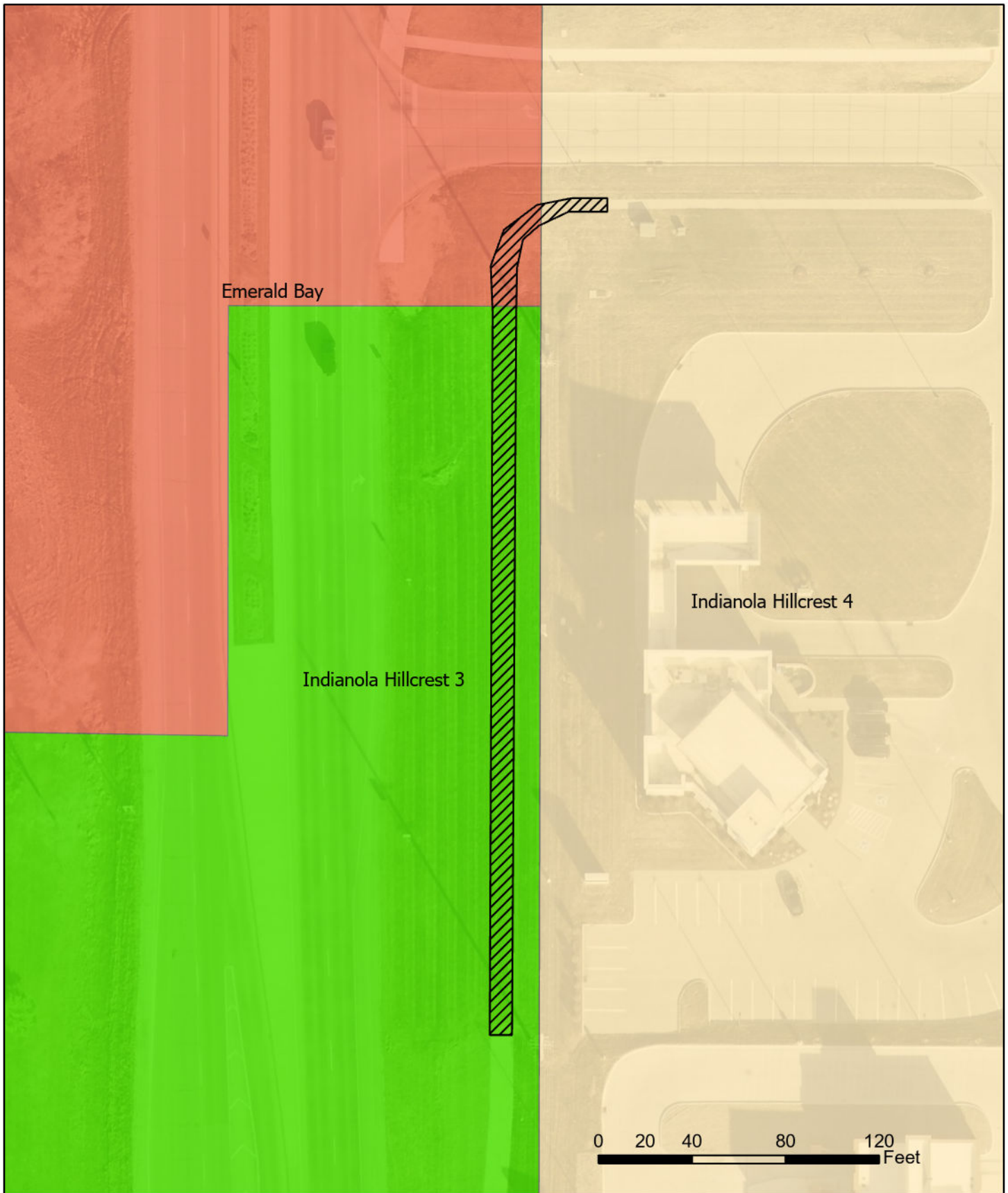


Hillcrest URA Location Map



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.



Hillcrest URA Sidewalk Location Map



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.

Consultation Meeting Minutes
Hillcrest/Unified Downtown Urban Renewal Plan Amendment No. 9

February 24, 2026, 1:00pm
South Conference Room
City Hall
110 N. 1st Street
Indianola, Iowa 50125

Present: Bryce Johnson, Community and Economic Development Director
Jackie Raffety, City Clerk/Finance Director
Tara Bosteder, Executive Assistant

The meeting was called to order at 1:00 pm. Since no representatives from taxing entities or the public were present, after 16 minutes the meeting was adjourned at 1:16 pm.



MEMORANDUM

To: Mayor and City Council
From: Eric Stevens, Public Works Director
Date: March 23, 2026
Subject: Public hearing regarding the plans, specifications, form of contract and estimate of cost for the South C Street Sanitary Sewer Improvement Project — CANCELLED.

Introduction: The project consists of replacing 8-inch diameter sanitary sewer services lines, manholes, storm sewer installation, roadway paving, roadway and curb ramps, driveway aprons together with related subsidiary and incidental work in accordance with the plans and specifications on South C Street from West Salem Avenue to West First Avenue. The project consists of the replacement of 377 linear feet of an existing 8-inch diameter sanitary sewer from manhole to manhole including replacement of one connecting manhole and minor adjustment of the other. The 8-inch diameter sewer line will be replaced with an 8-inch diameter PVC sanitary sewer. The existing drop connection in the downstream manhole will be removed, and the proposed sewer will be laid at a steeper slope to eliminate the need for the drop.

Background: Bids were received on Thursday, March 12th for the South C Street Sanitary Sewer Improvements project. Only one bid was received for the project. The bid received, as well as Engineer's Opinion of Probable Construction Cost (EOPCC), are summarized below. A complete Bid Tabulation for the project is enclosed.

Discussion: Bid Tabulation Summary:

- Rognes Corp. (Combined Base +Add Alt) = \$644,754.00
- EOPCC = \$486,264.00

Budget Impact: Per Iowa Code Section 26.10, the City Council has the authority to reject any or all bids when it is in the best interest of the municipality. Delaying the project, six to nine months, to re-advertise the bid would likely result in greater competition and lower costs.

Recommendation: City staff recommends rejecting the bid and promptly returning the sole bidder's bid security upon the passage of the resolution to reject.

Attachments:

1. Rognes Corp South C Sewer Project Bid_March 12 2026
2. ltr-031626-Indianola South C Bid Letter

**PROPOSAL
SOUTH C STREET
SANITARY SEWER IMPROVEMENTS
INDIANOLA, IA**

PROPOSAL: PART A – SCOPE

The City of Indianola, hereinafter called the "Jurisdiction", has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the City Clerk at the prices hereinafter provided in Part C of the Proposal, for the following described improvements:

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

PROPOSAL: PART B – ACKNOWLEDGMENT OF ADDENDA

The Bidder hereby acknowledges that all addenda become a part of the contract documents when issued, and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below and certifies that said addenda were utilized in the preparation of this bid.

ADDENDUM NUMBER 1 ADDENDUM NUMBER

ADDENDUM NUMBER ADDENDUM NUMBER

PROPOSAL: PART C – BID ITEMS, QUANTITIES AND PRICES

UNIT BID PRICE CONTRACTS: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Jurisdiction will compare bids based on either the Base Bid alone or the Base Bid plus selected Bid Add Alternate(s), as determined by the Jurisdiction. The Jurisdiction shall only use the Total Construction Cost for comparison of the bids. The Total Construction Cost, including any Add-Alternates shall be used for determining the sufficiency of the bid security.

BASE BID CONTRACTS: The bidder must provide any Bid Prices, and alternate Prices, and the Total of the Base Bid plus any Add-alternates on the Proposal Attachment: Part C-Bid Items, Quantities, and the Prices. The Jurisdiction reserves the right to reject any or all Bids, to waive any informality in a Bid and to select Bid Add Alternate items as desired by the Jurisdiction. The award of the contract, if awarded on Base Bid only, will be made to the lowest responsive, responsible Bidder whose Bid has the lowest Base Bid amount. The award of the contract, if awarded on Base Bid and any combination of Bid Add Alternates, will be made to the lowest responsive, responsible Bidder whose Bid includes the lowest sum of the Base Bid and Bid Add Alternates. The Total Construction Cost, including any Add-Alternates shall be used for determining the sufficiency of the bid security.

PROPOSAL: PART D – GENERAL

The Bidder hereby acknowledges that the Jurisdiction, in advertising for bids for this project reserves the right to:

1. Reject any or all bids. Award of the contract, if any, to be to the lowest responsible, responsive bidder; and
2. Reject any or all alternates in determining the items to be included in the contract. Designation of the lowest responsible, responsive bidder to be based on the comparison of the total bid only, not including any alternates; and
3. Make such alterations in the documents or in the proposal quantities as it determines necessary in accordance with the contract documents after execution of the contract. Such alterations shall not be considered a waiver of any conditions of the contract documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a contract, if this proposal is selected, in the form approved by the Jurisdiction, provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a performance, maintenance, and payment bond; and
2. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such contract and/or furnish said bond; and
3. Commence the work on this project within 10 days of the date specified on the Notice to Proceed; and
4. Substantially complete the project on or before July 31, 2026; and
5. Fully complete the project on or before August 28, 2026;
6. Pay liquidated damages for noncompliance with said completion provisions at the rate of Five Hundred & 00/100 dollars (\$500) for each calendar day thereafter the work remains incomplete.

PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the Jurisdiction; and
2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and
3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and
4. That this proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to submit a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other bidder, and that all statements in this proposal are true;

PROPOSAL

- 2 -

HR Green, Inc.
Project No. 2403909

South C Street
Sanitary Sewer Improvements
Indianola, IA

and

5. That the individual(s) executing this proposal have the authority to execute this proposal on behalf of the Bidder.

PROPOSAL: PART F – ADDITIONAL REQUIREMENTS

The Bidder hereby agrees to comply with the additional requirements listed below which are included in this proposal and identified as proposal attachments:

ITEM NO.	DESCRIPTION OF ATTACHMENT
1.	Bidder Status Form and Worksheet: Authorization to Transact Business

PROPOSAL: PART G – IDENTITY OF BIDDER

The Bidder shall indicate whether the bid is Submitted by a/an:

- ☐ Individual, Sole Proprietorship
☐ Partnership
☒ Corporation
☐ Joint-venture: all parties must join-in and execute all documents
☐ Other

Rognes Corp
Bidder
[Signature]
Signature
By Cody Rognes
Name (Print/Type)
Vice-President
Title

The Bidder shall enter its Public Registration Number C 0 9 2 9 - 6 0 issued By the Iowa Commissioner of Labor Pursuant Section 91C.5 of the Iowa Code.

1609 N Ankeny Blvd Ste 210
Street Address
Ankeny, IA 50023
City, State, Zip Code
(515) 965-0030
Telephone Number

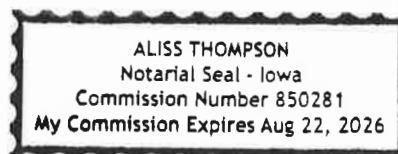
NOTE: The signature on this proposal must be an original signature in ink; copies or facsimile of any signature will not be accepted.

Subscribed and sworn to before me this 12th day of March, 20 26.

[Signature]
Notary Public in and for

PROPOSAL

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HR Green, Inc.
Project No. 2403909

South C Street
Sanitary Sewer Improvements
Indianola, IA

State of Iowa
County of Polk

My commission expires Aug 22, 2026

**PROPOSAL
SOUTH C STREET
SANITARY SEWER IMPROVEMENTS
INDIANOLA, IA**

PROPOSAL ATTACHMENT: PART C – BID ITEMS, QUANTITIES AND PRICES

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Unit Bid Price, the Total Bid Price, and the Total Construction Cost; in case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities and Prices are approximately only, but are considered sufficiently adequate for the purpose of comparing bids. The Jurisdiction reserves the right to award the Contract on the basis of the Base Bid alone, or on the basis of the Base Bid plus Bid Alternate.

ITEM NO.		UNIT	QUANTITY (Base Bid)	QUANTITY (Add Alternate)	UNIT PRICE	TOTAL (Base Base)	TOTAL (Add Alternate)
1.	Stump Removal	EA	2		\$ 857.00	\$ 1,714.00	\$
2.	Topsoil, On-site, Strip, Salvage and Spread	CY	187		55.00	10,285.00	
3.	Subgrade Treatment - Geogrid	SY	1300		3.00	3,900.00	
4.	Subgrade Preparation	SY	1300		3.00	3,900.00	
5.	Subbase, Modified, 4"	SY	400	199	18.00	7,200.00	3,582.00
6.	Subbase, Modified, 8"	SY	1300		30.00	39,000.00	
7.	Trench Compaction Testing	LS	1		3,295.00	3,295.00	
8.	Sanitary Sewer Gravity Main, Trenched, PVC, 8"	LF	377		400.00	150,800.00	
9.	Sanitary Sewer Service, PVC, 6"	LF	325		195.00	63,375.00	
10.	Removal of Sanitary Sewer, 8"	LF	377		40.00	15,080.00	
11.	Manhole, SUDAS SW-301, 48"	EA	1		28,000.00	28,000.00	
12.	Remove Manhole, 48"	EA	1		6,500.00	6,500.00	
13.	Sanitary Sewer Manhole Adjustment, Major	EA	1		5,000.00	5,000.00	
14.	Pavement, PCC, 7", Class C-SUD	SY	1020		70.00	71,400.00	
15.	Pavement, PCC, 7", Class M-SUD	SY	150		84.00	12,600.00	
16.	PCC Pavement Samples and Testing	LS	1		2,000.00	2,000.00	

ITEM NO.		UNIT	QUANTITY (Base Bid)	QUANTITY (Add Alternate)	UNIT PRICE	TOTAL (Base Base)	TOTAL (Add Alternate)
17.	Removal of Sidewalk, PCC	SY	189	149	25.00	4,725.00	3,725.00
18.	Removal of Driveway & Alley Apron	SY	234		25.00	5,850.00	
19.	Sidewalk, PCC, 4"	SY	85	199	54.00	4,590.00	10,746.00
20.	Sidewalk Ramp, PCC, 6"	SY	104		108.00	11,232.00	
21.	Detectable Warning	SF	80		40.00	3,200.00	
22.	Driveway Apron, Paved, PCC, 6"	SY	209		58.00	12,122.00	
23.	Pavement Removal, PCC	SY	1170		25.00	29,250.00	
24.	Temporary Traffic Control	LS	1		12,440.00	12,440.00	
25.	Hydraulic Seeding, Fertilizing, and Mulching	AC	0.2		5,200.00	1,040.00	
26.	Filter Sock, Installation, Maintenance, and Removal	LF	650		3.00	1,950.00	
27.	Construction Survey	LS	1		6,195.00	6,195.00	
28.	Mobilization	LS	1		100,000.00	100,000.00	
29.	Maintenance of Postal Service	LS	1		2,385.00	2,385.00	
30.	Maintenance of Solid Waste	LS	1		2,385.00	2,385.00	
31.	Temporary Pedestrian Residential Access	SY	248		16.00	3,968.00	
32.	Concrete Washout	LS	1		1,320.00	1,320.00	
BASE BID TOTAL ITEMS 1 - 32						\$ 606,701.00	
ADD ALTERNATE BID TOTAL ITEMS 5, 17 & 19						\$ 18,053.00	
COMBINED TOTAL (BASE BID + ADD ALTERNATE)						\$ 644,754.00	

NOTE: IT IS UNDERSTOOD THAT THE ABOVE QUANTITIES ARE ESTIMATED FOR THE PURPOSE OF THIS BID. ALL QUANTITIES ARE SUBJECT TO REVISION BY THE CITY. QUANTITY CHANGES WHICH AMOUNT TO TWENTY (20) PERCENT OR LESS OF THE TOTAL BID SHALL NOT AFFECT THE UNIT PRICE BID.

Rognes Corp
Bidder

Bidder Status Form

To be completed by all bidders

Part A

Please answer "Yes" or "No" for each of the following:

- ☒ Yes ☐ No My company is authorized to transact business in Iowa.
(To help you determine if your company is authorized, please review the worksheet on the next page).
- ☒ Yes ☐ No My company has an office to transact business in Iowa.
- ☒ Yes ☐ No My company's office in Iowa is suitable for more than receiving mail, telephone calls, and email.
- ☒ Yes ☐ No My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.
- ☒ Yes ☐ No My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a nonresident bidder. Please complete Parts C and D of this form.

To be completed by resident bidders

Part B

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: 3 / 1 / 22 to Current / / Address: 1609 N Ankeny Blvd Ste 210
City, State, Zip: Ankeny, IA 50023

Dates: 5 / 1 / 08 to 3 / 1 / 22 Address: 720 SW Goodwin Street
City, State, Zip: Ankeny, IA 50023

Dates: / / to / / Address:

You may attach additional sheet(s) if needed.

City, State, Zip:

To be completed by non-resident bidders

Part C

1. Name of home state or foreign country reported to the Iowa Secretary of State:

2. Does your company's home state or foreign country offer preferences to resident bidders, resident labor force preferences or any other type of preference to bidders or laborers? ☐ Yes ☐ No

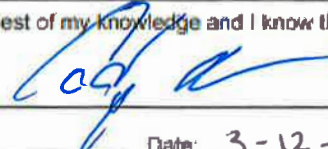
3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.

You may attach additional sheet(s) if needed.

To be completed by all bidders

Part D

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Signed Name: Cody Rognes Signature: 

Firm Name: Rognes Corp Date: 3-12-210

Email Address: crognes@rognescorp.com Phone Number: (515) 945-0030

This form has been approved by the Department of Administrative Services Director.

309-6001 (10-24)

Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

☒ Yes ☐ No

My business is currently registered as a contractor with the Iowa Division of Labor.

☐ Yes ☒ No

My business is a sole proprietorship and I am an Iowa resident for Iowa income tax purposes.

☐ Yes ☒ No

My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.

☒ Yes ☐ No

My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.

☐ Yes ☒ No

My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa secretary of state, has filed its most recent biennial report with the secretary of state, and has neither received a certificate of withdrawal from the secretary of state nor had its authority revoked.

☐ Yes ☒ No

My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.

☐ Yes ☒ No

My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement of cancellation has not been filed.

☐ Yes ☒ No

My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state, and has not filed a statement of termination.

☐ Yes ☒ No

My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa secretary of state that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.

☐ Yes ☒ No

My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.

☐ Yes ☒ No

My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or canceled.

HR Green, Inc.
Project No. 2403909

South C Street
Sanitary Sewer Improvements
Indianola, IA

**BID BOND
SOUTH C STREET
SANITARY SEWER IMPROVEMENTS
INDIANOLA, IA**

KNOW ALL BY THESE PRESENTS:

That we, Rognes Corp., as Principal, and Employers Mutual Casualty Company, as Surety, are held and firmly bound unto City of Indianola, as Obligee, (hereinafter referred to as "the Jurisdiction"), in the penal sum of Five Percent of the Total Amount Bid dollars (\$ 5%), lawful money of the United States, for which payment said Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns jointly and severally, firmly by these presents.

The condition of the above obligation is such that whereas the Principal has submitted to the Jurisdiction a certain proposal, in a separate envelope, and hereby made a part hereof, to enter into a contract in writing, for the following described improvements;

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

The Surety hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which the Jurisdiction may accept such bid or execute such Contract; and said Surety does hereby waive notice of any such extension.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be Warren County, State of Iowa. If legal action is required by the Jurisdiction against the Surety or Principal to enforce the provisions of the bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Surety or Principal agrees to pay the Jurisdiction all damages, costs, and attorney fees incurred by enforcing any of the provisions of this Bond. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether action is brought against Principal or whether Principal is joined in any such action or actions or not.

NOW, THEREFORE, if said proposal by the Principal be accepted, and the Principal shall enter into a contract with Jurisdiction in accordance with the terms of such proposal, including the provision of insurance and of a bond as may be specified in the contract documents, with good and sufficient surety for the faithful performance of such contract, for the prompt payment of labor and material furnished in the prosecution thereof, and for the maintenance of said improvements as may be required therein, then this obligation shall become null and void; otherwise, the Principal shall pay to the Jurisdiction the full amount of the bid bond, together with court costs, attorney's fees, and any other expense of recovery.

BID BOND

- 1 -

HR Green, Inc.
Project No. 2403909

South C Street
Sanitary Sewer Improvements
Indianola, IA

Signed and sealed this 10th day of March, 2026.



SURETY:

Employers Mutual Casualty Company
Surety Company

[Signature]
Signature Attorney-in-Fact/Officer
Anne Crowner, Attorney-in-Fact

Name of Attorney-in-Fact/Officer
Holmes, Murphy and Associates LLC
Company Name

2727 Grand Prairie Parkway

Company Address

Waukegan, IA 50263

City, State, Zip Code

(515) 223-6800

Company Telephone Number

PRINCIPAL:

Rognes Corp.

By

[Signature]
Bidder

Signature

Cody Rognes
Name (Print/Type)

Vice-President
Title

1609 N. Ankeny Boulevard

Address

Ankeny, IA 50021

City, State, Zip Code

(515) 965-0030

Telephone Number

NOTE: All signatures on this bid bond must be original signatures in ink; copies or facsimile of any signature will not be accepted. This bond must be sealed with the Surety's raised, embossing seal. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

1. Employers Mutual Casualty Company, an Iowa Corporation
2. EMCASCO Insurance Company, an Iowa Corporation
3. Union Insurance Company of Providence, an Iowa Corporation

4. Illinois EMCASCO Insurance Company, an Iowa Corporation
5. Dakota Fire Insurance Company, a North Dakota Corporation
6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

CRAIG E. HANSEN, BRIAN M. DEIMERLY, JAY D. FREIERMUTH, TIM MCCULLOH, ANNE CROWNER, DIONE R. YOUNG, Seth D. Rooker, Jennifer Marino, Ben Williams, Sara Huston, Kate Zanders, John Cord, Joe Tiernan, Jamie Gifford, Grace Dickinson, Zach Fuller

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the following Surety Bond(s):

Any and All Bonds

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

The authority hereby granted shall expire August 13th, 2028, unless sooner revoked

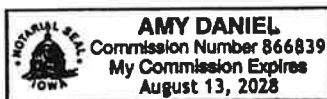
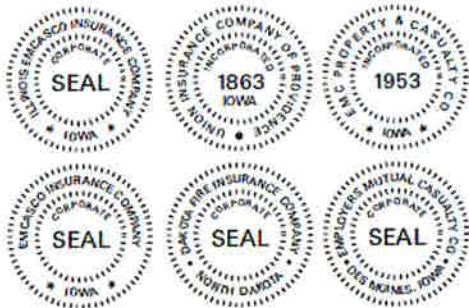
AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 17th day of September, 2025.

Seals



Scott R. Jean

Scott R. Jean, President & CEO
of Company 1; Chairman, President
& CEO of Companies 2, 3, 4, 5 & 6

Todd Strother

Todd Strother, Executive Vice President
Chief Legal Officer & Secretary of
Companies 1, 2, 3, 4, 5 & 6

On this 17th day of September, 2025 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires August 13, 2028.

Amy Daniel

Notary Public in and for the State of Iowa

CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 17th day of September, 2025, are true and correct and are still in full force and effect. In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 10th day of March, 2026.

Ryan J. Springer

Vice President



720 SW Goodwin Street
Ankeny, IA 50023

City of Indianola, Iowa
City Clerk's Office

MAR 12 2026

Received
Time: 9:53 AM Initials: JR

Project: South C Street
Sanitary Sewer Improvements



▶ 5525 Merle Hay Road | Suite 200
Johnston, IA 50131
Main 515.278.2913 + **Fax** 713.965.0044
▶ **HRGREEN.COM**

March 16, 2026

Mr. Eric Stevens, P.E., PMP
City of Indianola
P.O. Box 299
Indianola, IA 50125

Re: BID OPENING – SOUTH C STREET SANITARY SEWER IMPROVEMENTS

Dear Eric:

Bids were received on Thursday, March 12th for the South C Street Sanitary Sewer Improvements project. Only one bid was received for the project. The bid received, as well as Engineer's Opinion of Probable Construction Cost (EOPCC), are summarized below. A complete Bid Tabulation for the project is enclosed.

Bid Tabulation Summary

Rognes Corp. (Combined Base +Add Alt)	\$ 644,754.00
<i>EOPCC</i>	\$ 486,264.00

Analysis of Bid Results

Upon evaluation of the results, we have identified three primary concerns regarding the award of this contract at this time:

1. **Lack of Market Competition:** Receiving only one bid indicates that the current bidding environment for this specific scope of work is highly saturated. With only one bid, the City cannot be certain it is receiving the "fair market value" for the infrastructure improvements.
2. **Budget Alignment:** The single bid received is approximately 33% higher than the Engineer's Estimate. Awarding the contract at this price would represent a significant unbudgeted expenditure for a project of this scale.
3. **Constructability Considerations:** Based on feedback from Rognes and another prospective bidder, the density of existing utilities within the project limits likely contributed to the high bid and discouraged some construction contractors from participating. While these conditions are manageable, contractors are currently less inclined to take on projects with higher coordination requirements when their backlogs are already full.

Recommendation

Per Iowa Code Section 26.10, the City Council has the authority to reject any or all bids when it is in the best interest of the municipality.

Based on the lack of competition and the significant budget variance, HR Green recommends that the City Council formally reject all bids at their next meeting. We further recommend that the City promptly return the bidder's bid security upon the passage of the resolution to reject.



Strategic Re-Bidding Plan

We believe the high bid is more of a reflection of the timing of advertisement than the project itself. Many regional contractors have already filled their 2026 summer schedules, leading to premium pricing on late-season work.

To achieve a more favorable outcome, we recommend a strategic pause. By re-advertising the project in late 2026 or early 2027, the City can target the beginning of the Iowa construction "bid cycle." This timing traditionally yields:

- Increased bidder participation as contractors look to fill their upcoming season's backlog.
- More aggressive pricing due to higher competition.
- Better coordination with paving and underground sub-contractors.

If you have questions, or need further information, please let me know.

Sincerely,
HR GREEN, INC.

A handwritten signature in blue ink that reads 'Joseph Frankl'.

Joseph Frankl, P.E
Project Manager

Enclosures

Cc: Jackie Raffety, City Clerk/Finance Director

J:\2024\2403909\Design\Bid\ltr-031626-Indianola South C Bid Letter.docx

HR GREEN, INC.
5525 MERLE HAY RD., STE. 200
JOHNSTON, IOWA 50131
PH: 515-278-2913
FAX: 515-278-1846



BID TABULATION
South C Street
Sanitary Sewer Improvements
City of Indianola, Iowa

Bid Date: March 12, 2016 - 10:00 A.M.
HR Green Project No. 2403909

					Engineer's Estimate			Rognes Corp 1609 N Ankeny Blvd Ankeny, IA 50021		
		UNIT	QTY (Base)	QTY (Alt)	Unit Price	Total (Base)	Total (Add Alt)	Unit Price	Total (Base)	Total (Add Alt)
1	Stump Removal	EA	2		\$ 2,000.00	\$ 4,000.00	\$ -	\$ 857.00	\$ 1,714.00	\$ -
2	Topsoil, On-site, Strip, Salvage and Spread	CY	187		\$ 35.00	\$ 6,545.00	\$ -	\$ 55.00	\$ 10,285.00	\$ -
3	Subgrade Treatment - Geogrid	SY	1300		\$ 10.00	\$ 13,000.00	\$ -	\$ 3.00	\$ 3,900.00	\$ -
4	Subgrade Preparation	SY	1300		\$ 7.00	\$ 9,100.00	\$ -	\$ 3.00	\$ 3,900.00	\$ -
5	Subbase, Modified, 4"	SY	400	199	\$ 15.00	\$ 6,000.00	\$ 2,985.00	\$ 18.00	\$ 7,200.00	\$ 3,582.00
6	Subbase, Modified, 8"	SY	1300		\$ 18.00	\$ 23,400.00	\$ -	\$ 30.00	\$ 39,000.00	\$ -
7	Trench Compaction Testing	LS	1		\$ 3,000.00	\$ 3,000.00	\$ -	\$ 3,295.00	\$ 3,295.00	\$ -
8	Sanitary Sewer Gravity Main, Trenched, PVC, 8"	LF	377		\$ 225.00	\$ 84,825.00	\$ -	\$ 400.00	\$ 150,800.00	\$ -
9	Sanitary Sewer Service, PVC, 6"	LF	325		\$ 150.00	\$ 48,750.00	\$ -	\$ 195.00	\$ 63,375.00	\$ -
10	Removal of Sanitary Sewer, 8"	LF	377		\$ 20.00	\$ 7,540.00	\$ -	\$ 40.00	\$ 15,080.00	\$ -
11	Manhole, SUDAS SW-301, 48"	EA	1		\$ 9,000.00	\$ 9,000.00	\$ -	\$ 28,000.00	\$ 28,000.00	\$ -
12	Remove Manhole, 48"	EA	1		\$ 1,500.00	\$ 1,500.00	\$ -	\$ 6,500.00	\$ 6,500.00	\$ -
13	Sanitary Sewer Manhole Adjustment, Major	EA	1		\$ 2,000.00	\$ 2,000.00	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -
14	Pavement, PCC, 7", Class C-SUD	SY	1020		\$ 80.00	\$ 81,600.00	\$ -	\$ 70.00	\$ 71,400.00	\$ -
15	Pavement, PCC, 7", Class M-SUD	SY	150		\$ 85.00	\$ 12,750.00	\$ -	\$ 84.00	\$ 12,600.00	\$ -
16	PCC Pavement Samples and Testing	LS	1		\$ 1,500.00	\$ 1,500.00	\$ -	\$ 2,000.00	\$ 2,000.00	\$ -
17	Removal of Sidewalk, PCC	SY	189	149	\$ 23.00	\$ 4,347.00	\$ 3,427.00	\$ 25.00	\$ 4,725.00	\$ 3,725.00
18	Removal of Driveway & Alley Apron	SY	234		\$ 20.00	\$ 4,680.00	\$ -	\$ 25.00	\$ 5,850.00	\$ -
19	Sidewalk, PCC, 4"	SY	85	199	\$ 60.00	\$ 5,100.00	\$ 11,940.00	\$ 54.00	\$ 4,590.00	\$ 10,746.00
20	Sidewalk Ramp, PCC, 6"	SY	104		\$ 75.00	\$ 7,800.00	\$ -	\$ 108.00	\$ 11,232.00	\$ -
21	Detectable Warning	SF	80		\$ 60.00	\$ 4,800.00	\$ -	\$ 40.00	\$ 3,200.00	\$ -
22	Driveway Apron, Paved, PCC, 6"	SY	209		\$ 75.00	\$ 15,675.00	\$ -	\$ 58.00	\$ 12,122.00	\$ -
23	Pavement Removal, PCC	SY	1170		\$ 14.00	\$ 16,380.00	\$ -	\$ 25.00	\$ 29,250.00	\$ -
24	Temporary Traffic Control	LS	1		\$ 20,000.00	\$ 20,000.00	\$ -	\$ 12,440.00	\$ 12,440.00	\$ -
25	Hydraulic Seeding, Fertilizing, and Mulching	AC	0		\$ 14,000.00	\$ 2,800.00	\$ -	\$ 5,200.00	\$ 1,040.00	\$ -
26	Filter Sock, Installation, Maintenance, and Removal	LF	650		\$ 4.00	\$ 2,600.00	\$ -	\$ 3.00	\$ 1,950.00	\$ -
27	Construction Survey	LS	1		\$ 8,000.00	\$ 8,000.00	\$ -	\$ 6,195.00	\$ 6,195.00	\$ -
28	Mobilization	LS	1		\$ 50,000.00	\$ 50,000.00	\$ -	\$ 100,000.00	\$ 100,000.00	\$ -
29	Maintenance of Postal Service	LS	1		\$ 2,000.00	\$ 2,000.00	\$ -	\$ 2,385.00	\$ 2,385.00	\$ -
30	Maintenance of Solid Waste	LS	1		\$ 4,000.00	\$ 4,000.00	\$ -	\$ 2,385.00	\$ 2,385.00	\$ -
31	Temporary Pedestrian Residential Access	SY	248		\$ 15.00	\$ 3,720.00	\$ -	\$ 16.00	\$ 3,968.00	\$ -
32	Concrete Washout	LS	1		\$ 1,500.00	\$ 1,500.00	\$ -	\$ 1,320.00	\$ 1,320.00	\$ -
Base Bid/Add Alt Totals						\$ 467,912.00	\$ 18,352.00		\$ 626,701.00	\$ 18,053.00
Combined Base/Add Alt Total						\$ 486,264.00			\$ 644,754.00	



MEMORANDUM

To: Mayor and City Council
From: Doug Bylund, Chief of Culture and Recreation
Date: March 23, 2026
Subject: Discussion and direction regarding solicitation of proposals for the McVay Trail Repair Project.

Introduction: Staff recommends support to request proposals for the McVay Trail Repair Project.

Background: A storm water culvert that runs underneath the McVay Trail approximately 700 feet east of North 9th Street has failed. Snyder & Associates has identified a repair option to repair the culvert and reconstruct the trail section to accommodate future large rain events.

Discussion: The project will include removing 65 feet of trail, then repair the existing 30" steel culvert by reattaching the end section that has fallen off due to excessive erosion over the years. This was identified as a top priority in the recent City Council Strategic Plan. The north foreslope of the trail will be regraded and flex-a-matt will be installed to help prevent future erosion from the trail overflow. In addition, approximately 65' of the trail will be reconstructed to lower the trail profile by 1' to accommodate an overflow path during large rain events. The modifications to the trail profile is shown on the attached sketch plan. The sketch plan and RFP document includes estimated quantities for this plan. The engineer's estimate of cost for this project is \$36,000, which includes construction, construction monitoring and contingency.

Budget Impact: Staff is requesting funding for this project come from two sources. \$25,000 would come from the Parks and Recreation Special Revenue Fund 142, specifically from past trail donations and utility bill trail round-up for trail improvements, which has a current trail repair fund balance of \$31,052. The remaining project amount, estimated at \$11,000, would come from the Storm Water fund. This will require a future budget amendment as this project was not included in the FY26 Budget.

Recommendation: Staff recommends the Council support solicitation of proposals for the McVay Trail Repair Project with bids due to the City on April 9. Staff will then seek approval for the contract at the April 20 City Council meeting. With approval, the project should take 14-21 days and could begin anytime after May 1 with a completion date of July 1, 2026.

Attachments:

1. 2026 McVay Trail RFP
2. 2025-03-02_EXH_McVayTrail (003)

CITY OF INDIANOLA
REQUEST FOR PROPOSALS
OF
INDIANOLA PARKS DEPARTMENT
MCVAY TRAIL REPAIR

PROPOSAL INSTRUCTIONS AND CONDITIONS

SECTION 1

1. Purpose

The purpose of this request for proposal (RFP) is to solicit proposals for removing 65 feet of trail, repairing a culvert, installing rip rap, armoring the slope, lowering the grade of 65 feet of trail and re-installing the trail with class B or C concrete.

It is the intent of the City of Indianola to enter into a contract offering the best proposal(s), as determined by the City, for the McVay Trail Repair.

2. Requests for Clarification

Any questions shall be directed to:
Doug Bylund, Chief of Culture and Recreation
City of Indianola
2204 W 2nd Avenue
Indianola, IA 50125
(515) 961-9420

3. Semi-Formal Competitive Quotation

Please prepare a Competitive Quotation to include all materials, equipment, and labor necessary to complete work indicated in close coordination with the City. Provide a lump sum total with the associated cost breakdown for the items identified on the attached form. Changes in project limits or conditions that produce changes in contract quantities will be adjusted at the unit price provided.

The successful bidder will be required to enter into a construction contract with the City of Indianola and provide material certification and evidence of quantity used.

This project will require close coordination with the City of Indianola in the determination of removal and replacement extents. The successful bidder will be required to meet the schedule and coordinate the work with City crews.

4. Schedule of Events

Municipal Government issues RFP.....	March 24, 2026
Written questions due to City	April 2, 2026
Proposals due to the City.....	April 9, 2026, 2:00 p.m.
Notice of award by City Council.....	April 20, 2026
Proposed construction start date.....	May 1, 2026
Completion of Project.....	July 1, 2026

5. Disposition of Proposals

Contractors must provide a quote as close to the described requirements as possible in this RFP (see Section 3), if unable to provide requirement, please note. To achieve a uniform review process and the maximum degree of comparability, proposals are required to be organized in the following manner:

- A. Title page that includes the subject of the proposal, name of institution, address, name of contact person, telephone and email, and date.
- B. Quote on Installation

Your proposal may not be considered, and may be rejected as non-responsive, if it does not include all the information requested. The Municipal Government reserves the right to reject any and all proposals, in whole and in part, received in response to the RFP at any time during the solicitation process.

6. Proposal Evaluation

A task force consisting of City Staff will evaluate the proposals. The purpose of the task force will be to evaluate responses, to rank the proposals, and to make a recommendation to the City Council regarding the proposal which best meets the Municipal Government's requirements.

The task force will evaluate the proposals using the following criteria:

- A. Cost of Installation
- B. Compliance with Installation Specifications (section 3)
- C. References

The task force will consider all information provided and may consider relevant information from other sources. **The City Council will award the contract to the responsible service provider submitting the best proposal. The lowest priced proposal is not necessarily the best proposal.**

7. Taxes

The Municipal Government is exempt from federal excise taxes and state and local sales and use taxes on the services supplied pursuant to this proposal.

9. Maintenance Bond & Warranty

To remedy any and all defects that may develop resulting from work to be performed under the Contract within 1 year from the date of acceptance of the work under Contract, by reason of defects in workmanship or materials used in construction of said work.

PROPOSAL PREPARATION

SECTION 2

1. Submission of Proposals

The proposal must be received at the City Clerk's Office no later than 2:00 p.m., April 9, 2026. The proposals shall be delivered or mailed to:

City of Indianola
Attn: Jackie Raffety
110 N 1st, PO Box 299
Indianola, IA 50125

No emailed proposals will be accepted. No proposals after 2:00 p.m. on April 9, 2026 will be accepted. The task force will evaluate all proposals. Be prepared to answer any calls in regard to the proposal.

2. Time and Place Sealed Proposals Will be Opened and Considered

There will not be a public opening for the RFPs.

3. Amendment to the Request for Proposals

In the event it becomes necessary to amend, add to, or delete any part of the RFP, such amendment will be provided to all the contractors that received the original RFP. The contractor response must include acknowledgment of all addenda.

PROPOSAL FOR MCVAY TRAIL REPAIRS

SECTION 3

1. Proposal Form

Name of contractor: _____

Address: _____

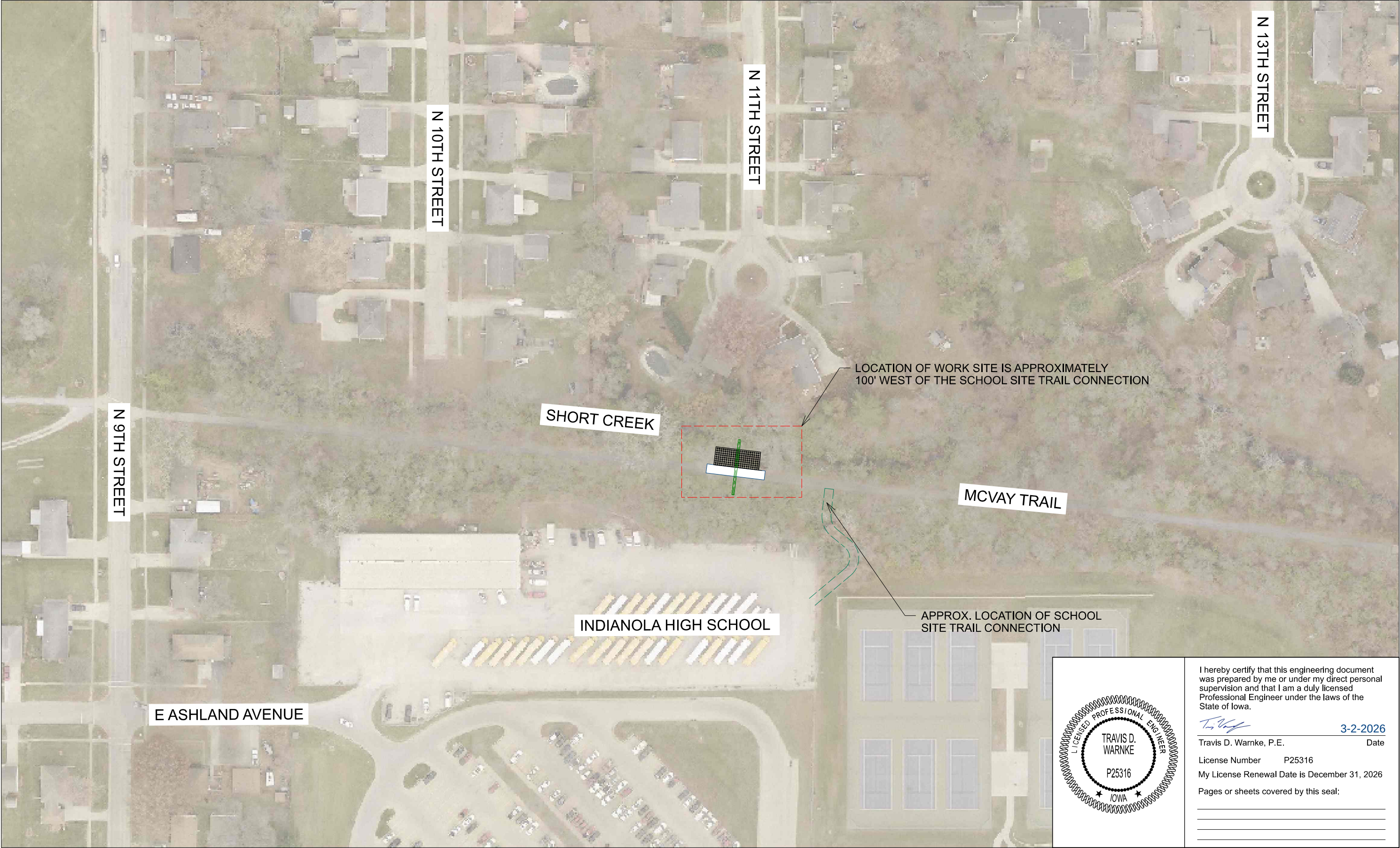
Phone Number: _____

Email Address: _____

Authorized signature: _____

2. Cost Description

Description	Unit	Quantity	Unit Price	Extended Price
Excavation, Class 10	CY	450		
Clean Existing Culvert	LF	50		
Reconnect Existing Pipe Section	LS	1		
Rip Rap, Class E	TON	20		
Grid-Tied Concrete Block Mat	SY	140		
Removal of Existing Trail	SY	72		
Trail, PCC, 6 Inch	SY	72		
TOTAL PROJECT QUOTE:				





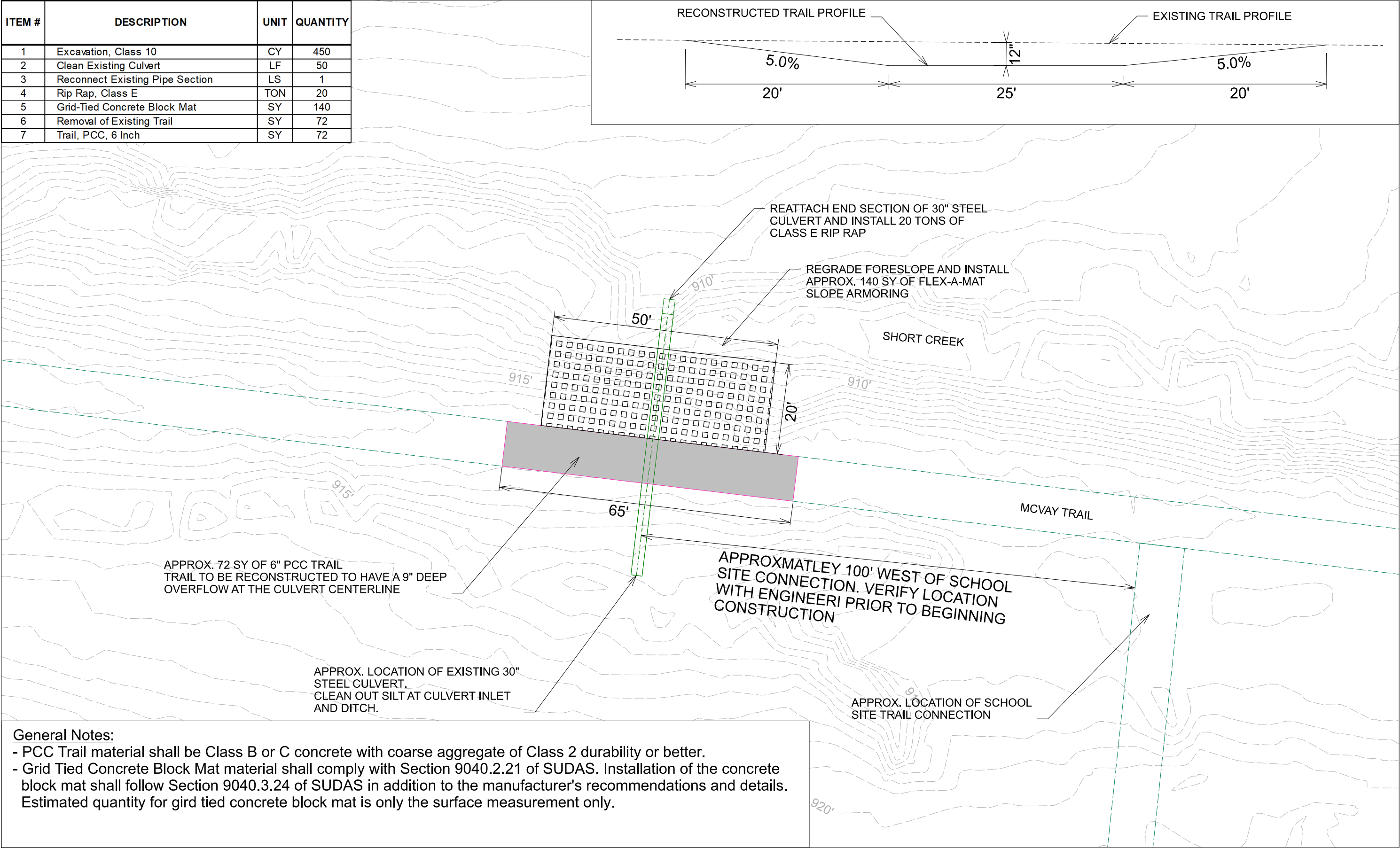
TRAVIS D. WARNKE
P25316
IOWA

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

Travis D. Warnke 3-2-2026
Travis D. Warnke, P.E. Date

License Number P25316
My License Renewal Date is December 31, 2026
Pages or sheets covered by this seal:

ITEM #	DESCRIPTION	UNIT	QUANTITY
1	Excavation, Class 10	CY	450
2	Clean Existing Culvert	LF	50
3	Reconnect Existing Pipe Section	LS	1
4	Rip Rap, Class E	TON	20
5	Grid-Tied Concrete Block Mat	SY	140
6	Removal of Existing Trail	SY	72
7	Trail, PCC, 6 Inch	SY	72



General Notes:

- PCC Trail material shall be Class B or C concrete with coarse aggregate of Class 2 durability or better.
- Grid Tied Concrete Block Mat material shall comply with Section 9040.2.21 of SUDAS. Installation of the concrete block mat shall follow Section 9040.3.24 of SUDAS in addition to the manufacturer's recommendations and details. Estimated quantity for gird tied concrete block mat is only the surface measurement only.



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: March 23, 2026
Subject: Discussion and direction on COLA increases for elected and appointed officials.

Introduction: At the March 2, 2026, council meeting, Council directed staff to add COLA increases for elected and appointed officials to an upcoming agenda for discussion.

Background: Chapters 15, 17 and 25 of the Indianola City Code define the compensation for the Mayor, Council Members, and Utility Board of Trustees, respectively. On January 1, 2024, the Council's and Trustees' salaries increased and each January thereafter, their salaries were to increase by the average price in the CPI for the prior twelve months. In 2025, the Council waived this requirement for the calendar year. The raise has not been issued for 2026 for the City Council.

The Mayor's salary was set to increase on January 1, 2026, and has taken effect.

Discussion: The Council has the option to direct staff to prepare a resolution to waive the compensation adjustment as outlined in their ordinance, amend the ordinance, or increase the compensation as stated in the ordinance. Additionally, the Trustees' salaries are set by resolution of the Council; any changes to their salaries need to be made by resolution. Staff recommends having a discussion with IMU staff prior to Council considering a resolution as this has an impact on their financials.

Budget Impact: If the Council decides to forgo their 2026 increase, the budget for salaries and benefits (IPERS/FICA) will be around \$600.

Recommendation: Discussion and direction to staff on COLA increases for elected and appointed officials.

Attachments:

1. Ord 1720 Elected and Appointed Officials Salaries
2. Res 2023-199 Amending Salaries of BOT
3. Res 2025-071 Suspending Certain requirements of the City of Indianola code chapter 17.06 and resolution 2023-199 2025-009for 2025

ORDINANCE NO. 1720

AN ORDINANCE AMENDING SECTIONS 15.04 and 17.06 OF THE CITY CODE OF THE CITY OF INDIANOLA, IOWA, FOR THE PURPOSE OF INCREASING THE COMPENSATION OF THE MAYOR, CITY COUNCIL MEMBERS, AND MEMBERS OF THE INDIANOLA MUNICIPAL UTILITY (IMU) BOARD OF TRUSTEES

WHEREAS, under the current City Code, the Mayor receives \$6,000 in compensation annually, the City Council members receive \$1,800 in compensation annually, and the IMU Board of Trustees receive \$1,000 in compensation annually; and

WHEREAS, the compensation for the Mayor was last adjusted with Ordinance 1009, approved August 16, 1993; City Council with Ordinance 1103, approved July 15, 1997; and members of the IMU Board of Trustees with IMU Resolution 72 approved December 13, 1993; and

WHEREAS, the City of Indianola completed its Compensation Review, a formal priority established in the 2022 Strategic Plan, for the purpose to ensure market salary rates and competitive compensation and desires now to ensure market rate compensation of its elected and IMU officials; and

WHEREAS, the City of Indianola assumed full operational control over the Indianola Wellness Campus (IWC) in 2023 and desires to offer a wellness benefit to its elected and IMU officials in parity with the benefits provided to other part-time employees of the City and IMU; and

WHEREAS, pursuant to Iowa Code Section 372.13(8), a change in compensation for the Mayor shall not become effective during the term in which the change is adopted; and

WHEREAS, pursuant to Iowa Code Section 372.13(8), a change in compensation for City Council members becomes effective at the beginning of the term of the City Council members elected at the election next following the change in compensation; and

WHEREAS, the salary changes will therefore become effective in January of 2024; and

WHEREAS, pursuant to Indianola Code 25.05, the Indianola City Council sets the compensation of the Utility Board Members by resolution.

Be it enacted by the City Council of the City of Indianola, Iowa:

SECTION 1: TEXT AMENDMENT: The Indianola City Code is amended by deleting Section 15.04 of the City Code, Compensation, and adopting a new Section 15.04 as follows:

15.04 COMPENSATION:

The salary of the Mayor is ten thousand two hundred fifty dollars (\$10,250) per year, effective January 1, 2026. In addition, the Mayor shall be eligible to receive a single membership benefit to the Indianola Wellness Campus, under the same terms and conditions as provided to other part-time employees of the City of Indianola.

Effective each January 1 thereafter: the Mayor's compensation shall be adjusted by the average increase in prices for the Midwest region as established by the federal government via the consumer price index for the prior twelve (12) months.

The Mayor's compensation shall be payable bi-weekly to coincide with the City's normally scheduled pay periods.

SECTION 2: TEXT AMENDMENT: The Indianola City Code is amended by deleting Section 17.06 of the City Code, Compensation, and adopting new Section 17.06 as follows:

17.06 COMPENSATION:

The salary of each Council Member is five thousand nine hundred dollars (\$5,900) per year effective January 1, 2024. In addition, each Council Member shall be eligible to receive a single membership benefit to the Indianola Wellness Campus, under the same terms and conditions as provided to other part-time employees of the City of Indianola.

Effective each January 1 thereafter: each Council member's compensation shall be adjusted by the average increase in prices for the Midwest region as established by the federal government via the consumer price index for the prior twelve (12) months.

A Council member's compensation shall be payable bi-weekly to coincide with the City's normally scheduled pay periods.

SECTION 4: REPEALER. All ordinances or portions of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 5: 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 6: WHEN EFFECTIVE. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

First Reading:	October 2, 2023
Second Reading:	October 16, 2023
Third Reading:	October 23, 2023

Passed and adopted this 23rd day of October 2023.

Stephanie Ericson, Mayor

ATTEST:

Jackie Raffety, City Clerk

I, Jackie Raffety, City Clerk of the City of Indianola, Iowa do hereby certify that the foregoing ordinance was passed and approved by the City Council of the City of Indianola on 23rd day of October 2023 and was published in the Indianola Record Herald, a newspaper of general circulation of said City of Indianola on the 31st day of October 2023.

Jackie Raffety, City Clerk

City of Indianola
RESOLUTION NO 2023-199

RESOLUTION AMENDING THE SALARIES OF THE UTILITY BOARD OF TRUSTEES

WHEREAS, Indianola City Code 25.05 states that the Indianola City Council shall by resolution set the compensation of the Board members pursuant to Code of Iowa Section 388.3; and

WHEREAS, the Indianola Municipal Utilities Board of Trustees' compensation was last adjusted on December 13, 1993; and

WHEREAS, the City Council of the City of Indianola desires to ensure market rate compensation of the appointed officials of the Indianola Municipal Utilities; and

WHEREAS, the City of Indianola assumed full operational control over the Indianola Wellness Campus (IWC) in 2023 and desires to offer a wellness benefit to its elected and IMU officials in parity with the benefits provided to other part-time employees of the City and IMU.

NOW, THEREFORE, BE IT RESOLVED by the Indianola City Council that the salary of each Member of the IMU Board of Trustees is three thousand two hundred fifty dollars (\$3,250) per year effective January 1, 2024. In addition, each Member of the IMU Board of Trustees shall be eligible to receive a single membership benefit to the Indianola Wellness Campus, under the same terms and conditions as provided to other part time employees of IMU.

BE IT FURTHER RESOLVED THAT effective each January 1 thereafter, each Member of the IMU Board of Trustees compensation shall be adjusted by the average increase in prices for the Midwest region as established by the federal government via the consumer price index for the prior twelve (12) months. The IMU staff is hereby authorized to execute the resolution to issue an IMU Board of Trustees member's compensation bi-weekly to coincide with IMU's normally scheduled pay periods and to make required supporting payroll payments as required per the personnel manual or required by law.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

City of Indianola
RESOLUTION NO 2025-071

**RESOLUTION AFFIRMING CERTAIN REQUIRMENTS OF THE CITY OF INDIANOLA
CODE CHAPTER 17.06 AND RESOLUTION 2023-199 FOR 2025**

WHEREAS, on October 23, 2023, the City Council passed Ordinance 1720 amending sections 15.04 and 17.06 of the City Code of the City of Indianola; and

WHEREAS, the amendment increased compensation for the Mayor and City Council Members; and

WHEREAS, the City Council approved Resolution 2023-199 amending the salaries of the Utility Board of Trustees; and

WHEREAS, the amendments state compensation shall be adjusted annually based on the average increase in prices for the Midwest region as established by the federal government via the consumer price index; and

WHEREAS, the IMU Board of Trustees has requested the City Council waive the wage increase for 2025 for the Trustees; and

WHEREAS, due to budgetary constraints the Indianola City Council desires to waive the wage increase for 2025 for the City Council Members.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Indianola, Iowa hereby waives the wage increase for 2025 for the City Council Members and the IMU Board of Trustees.

PASSED AND APPROVED this 21st day of April 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: March 23, 2026
Subject: Discussion on borrowing in Fiscal Year 27.

Introduction: The Council will hold public hearings on April 6 regarding borrowing for public safety, public works, parks and recreation, and the Wellness Campus. Borrowing for Fiscal Year 27 and beyond is an on-going conversation until the Council makes a final decision.

Background: Staff has identified the highest priority capital needs over the next three years to continue providing core public safety, street, and culture and recreation services efficiently and effectively.

The Council must hold a public hearing for each of the categories we will borrow under — general corporate purpose, essential corporate purpose, and urban renewal general obligation bonds. The not-to-exceed limits are conservative estimates of high-end interest costs to avoid having to come back for additional authority later.

Purchases of snow plows, ambulances, fire trucks, police vehicles, trucks, and other items will be made over a three-year period. As noted in the chart below, the vehicles and equipment have exceeded their useful life and must be replaced to continue meeting the essential needs of our community. Two Street Department trucks are 2-wheel drive and cannot be used to plow snow; as we increase the number of parking lots that we plow ourselves, it is important to have enough vehicles to do the work. The maintenance and restoration at the pool will extend the life of the aging facility.

3-Year Capital Improvement Plan

Department	Type	Project	Total	Useful Life	Replaces
Street	Vehicle	2029 International HV-507 tandem	\$ 345,000	10 years	2016 Friehtliner 114SD
Street	Vehicle	2026 International HV-507 single	\$ 285,000	10 years	2013 International 7300
Street	Vehicle	2027 International HV-507 single	\$ 290,000	10 years	2013 International 7300
Street	Vehicle	2025 Dodge Ram 3500 4x4	\$ 70,000	10 years	2019 Dodge Ram 2-wheel drive
Street	Vehicle	2026 Dodge Ram 3500 4x4	\$ 75,000	10 years	2019 Ford F450 2-wheel drive
Street	Equipment	2029 & 2034 Elgin Whirlwind	\$ 400,000	5 years	2024 Elgin Whirlwind
Street	Equipment	John Deere 333P trackloader	\$ 140,000	8 years	2017Kubota 95-2sv Trackloader
VMAC	Equipment	VMAC Yellow Slide Pump	\$ 16,800	7-12 years	Rebuilding pump installed in 2012
VMAC	Equipment	VMAC Shallow Water Features Restoration	\$ 32,600	8-10 years	Restoration of features installed in 2007
VMAC	Equipment	VMAC Gutter Replacement	\$ 59,000	15-25 years	Original installation
VMAC	Equipment	VMAC Slide Refurbishment	\$ 15,000	10 years	Maintenance to interior of 3 slides last performed in 2016
P&R	Vehicle	Van	\$ 60,000	10 years	2005
Fire	Vehicle	2027 Command Vehicle Replacement	\$ 82,000	10 years	2015 Tahoe
Fire	Vehicle	2028 Ambulance 245 Replacement	\$ 360,400	6 years	2016 Ford 450
Fire	Vehicle	2029 Ambulance Replacement	\$ 378,000	6 years	2018 Ford 450
Fire	Vehicle	2027 331 Pumper Engine Replacement	\$ 832,500	20 years	2001 HME Pumper
Fire	Vehicle	2029 335 Water Tender Replacement	\$ 540,225	20 years	2002 Water Tender
Fire	Equipment	Performance Load Cot System Replacment x2	\$ 125,798	8 years	2015
Fire	Equipment	2017 Lucas Chest Compressor Replacement	\$ 23,622	8 years	2017
Police	Vehicle	SUV 261 2026 Chevrolet Tahoe	\$ 73,800	4 years	2022 Ford
Police	Vehicle	SUV 262 2026 Chevrolet Tahoe	\$ 73,800	4 years	2022 Ford
Police	Vehicle	SUV 271 2027 Chevrolet Tahoe	\$ 78,800	4 years	2023 Chevy Tahoe
Police	Vehicle	SUV 272 2027 Chevrolet Tahoe	\$ 78,800	4 years	2023 Chevy Tahoe
Police	Vehicle	SUV 281 2028 Chevrolet Tahoe	\$ 81,500	4 years	2024 Chevy Tahoe
Police	Vehicle	SUV 282 2028 Chevrolet Tahoe	\$ 81,500	4 years	2024 Chevy Silverado
Police	Equipment	Motorola radio replacement	\$ 200,000	10 years	2017
Police	Equipment	Axon in car dash cameras	\$ 60,000		Data911 Cameras
General Fund Bonds Total			\$ 4,859,145		

Discussion: Purchases will be made over three years. Some of the equipment, like the engine, water tender and ambulances, require that we pay for a portion of the vehicle before the rest of the vehicle is finished. We will need to borrow the full amount up-front so that we can place orders on vehicles with long lead times that require multiple payments.

Borrowing within three years, and no longer, greatly reduces the risk of having to pay arbitrage fees. The interest on our bonds will be very similar to the interest rates we see on our investment.

As previously discussed, the Council can set the amortization schedule. With a typical amortization schedule these are the projected tax impacts:

- Under a 10-year structure, with only a 1% taxable valuation growth, the debt levy will increase \$0.43/\$1,000 for FY28.
- Under a 15-year structure, with only a 1% taxable valuation growth, the debt levy will increase \$0.20/\$1,000 for FY28.
- Under a 20-year structure, with only a 1% taxable valuation growth, the debt levy will increase \$0.10/\$1,000 for FY28.

Depending on state legislation and the growth ratcheting, the general fund levy rate may increase/decrease in such a way that taxes will not increase by the amount the debt levy increases. This scenario also assumes that only the debt levy is used to pay for the bonds and not other sources of revenue, like the Road Use Tax Fund. If nothing were to change, a home assessed at \$300,000 could see a tax increase between \$13.36 and \$57.45 in FY28 in one of the models above.

Here is an example of a 20-year amortization schedule where items are paid off by the end of their useful life:

- 4-6 year life items can be amortized through FY32 with purchases staggered over three years. This includes a street sweeper, ambulances and police cars and cameras.

- 7-8 year life items can be amortized through FY35 with purchases staggered over three years. This includes the track loader, ambulance cot system and compressor, and VMAC items.
- 10-15 year life items can be amortized through FY38 with purchases staggered over three years. This includes snow plows, pickup trucks, vans, VMAC items, and police radios.
- 20 year life items can be amortized through FY46 with purchases staggered over three years. This includes a pumper and water tender.

This type of amortization would have higher payments in years 2–6. The impact to the debt levy would be about \$0.50/\$1,000 for FY28–FY31. It will drop in FY32 because of other outstanding debt maturing. In the last eight years, the payments will only be for the pumper and water tender. Debt will be callable in 5–8 years; 8 years is standard, but we can make a shorter call for future flexibility. If nothing else were to change, a home assessed at \$300,000 could see a tax increase of \$66.81 in FY28.

Due to the amount of TIF funds available each year, the IWC bond in FY27 can be paid back within five years. This bond will be repaid with TIF funds.

Budget Impact:

FY27 Debt Levy	\$1.48/1,000
FY28 - FY31 Debt Levy	\$1.58 - \$1.98/1,000

Recommendation: Discussion on borrowing.

Attachments:

1. 3-Year Capital Plan
2. Wellness Campus Detail
3. Debt Levy Analysis (DRAFT 20-year Amortization)
4. Debt Levy Analysis (DRAFT Amortization by Component)
5. Preliminary Amortization - GO 2026 - DRAFT 03-10-26
6. Debt Levy Analysis (DRAFT (10-year CIP Amortization)

3-Year Capital Improvement Plan

Department	Type	Project	Total	Useful Life	Replaces
Street	Vehicle	2029 International HV-507 tandem	\$ 345,000	10 years	2016 Frieghtliner 114SD
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Police	Equipment	Motorola radio replacement	\$ 200,000	10 years	2017
Police	Equipment	Axon in car dash cameras	\$ 60,000		Data911 Cameras
General Fund Bonds Total			\$ 4,859,145		
Informational Street	Improvements	Phase I Street Plan	\$ 8,250,000	20 years	

Tax Increment Financing Bond - Indianola Wellness Campus	
Installation of entry access system	Not to exceed \$2,500,000
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	
Competition pool painting and rebuild	

									Abated	TIF Abated	D/S Levy	LOT	D/S Levy	D/S Levy	TIF Abated	D/S Levy	TIF Abated			
Fiscal Year	Total Tax Valuation	Current Taxes Levied	Tax Rate/ \$1,000	PROJECTED ADD'L ABATEMENTS				Total Resources	Existing Debt Service	FINAL 2020A Streetscape	FINAL 2020A Fire Truck	FINAL 2021 WWTP	FINAL 2021 E Hillcrest	FINAL 2021 South K	FINAL 2022 Industrial	PROJECTED		Misc Adj./ Bond Reg	Total Uses	Surplus/ (Deficit)
				LOT Revenue	TIF Revenues	Special Assessments	Existing Abatements									2026 CIP	2026 IWC			
2021 - 2022	\$659,238,795	\$924,128	1.40181	1,000,000	503,988		\$1,089,700	\$3,517,815	\$1,659,943	\$503,988	\$43,488	\$1,000,000	\$169,952	\$138,362				2,250	\$3,517,982	(\$167)
2022 - 2023	686,090,041	961,500	1.40142	1,000,000	501,838		1,094,350	3,557,688	1,631,213	501,838	42,438	1,000,000	198,544	177,319				2,250	3,553,601	4,087
2023 - 2024	702,728,217	924,938	1.31621	1,000,000	565,650		1,059,300	3,549,887	1,316,850	504,388	41,388	1,000,000	375,544	309,469				2,250	3,549,888	(0)
2024 - 2025	727,740,668	1,006,851	1.38353	1,000,000	584,362		838,250	3,429,463	1,016,750	501,488	45,338	1,000,000	387,144	382,569	\$93,925			2,250	3,429,463	0
2025 - 2026	752,454,632	1,011,720	1.34456	1,000,000	598,293		781,250	3,391,263	781,250	503,288	44,138	1,000,000	533,144	433,269	93,925			2,250	3,391,263	0
2026 - 2027	859,925,780	1,270,059	1.47694	1,000,000	1,252,413		790,250	4,312,721	790,250	504,638	42,938	1,000,000	534,944	428,469	178,925	\$262,500	\$567,500	2,700	4,312,863	(141)
2027 - 2028	868,525,038	1,411,728	1.62543	1,000,000	1,259,438	30,947	784,700	4,486,813	784,700	505,538	41,738	1,000,000	530,694	432,069	180,525	436,825	572,025	2,700	4,486,813	
2028 - 2029	877,210,288	1,400,268	1.59627	1,000,000	1,254,388	38,257	357,200	4,050,113	357,200	500,688	41,338	1,000,000	531,294	431,269	181,925	433,275	570,425	2,700	4,050,113	
2029 - 2030	885,982,391	1,392,723	1.57195	1,000,000	1,252,288	43,327	150,300	3,838,638	150,300	500,838	40,938	1,000,000	531,194	428,069	182,175	434,500	567,925	2,700	3,838,638	
2030 - 2031	894,842,215	1,398,096	1.56239	1,000,000	1,253,743	42,847	122,400	3,817,085	122,400	500,693	45,518	1,000,000	530,400	428,400	182,175	435,275	569,525	2,700	3,817,085	
2031 - 2032	903,790,637	575,218	0.63645	1,000,000		43,207		1,618,425				1,000,000			181,925	435,600		900	1,618,425	
2032 - 2033	912,828,543	574,673	0.62955	1,000,000		43,127		1,617,800				1,000,000			181,425	435,475		900	1,617,800	
2033 - 2034	921,956,829	574,243	0.62285	1,000,000		42,807		1,617,050				1,000,000			181,250	434,900		900	1,617,050	
2034 - 2035	931,176,397	577,785	0.62049	1,000,000		42,840		1,620,625				1,000,000			180,850	438,875		900	1,620,625	
2035 - 2036	940,488,161	618,300	0.65742	1,000,000				1,618,300				1,000,000			180,225	437,175		900	1,618,300	
2036 - 2037	949,893,043	615,300	0.64776	1,000,000				1,615,300				1,000,000			179,375	435,025		900	1,615,300	
2037 - 2038	959,391,973	611,625	0.63751	1,000,000				1,611,625				1,000,000			178,300	432,425		900	1,611,625	
2038 - 2039	968,985,893	617,275	0.63703	1,000,000				1,617,275				1,000,000			182,000	434,375		900	1,617,275	
2039 - 2040	978,675,752	616,050	0.62947	1,000,000				1,616,050				1,000,000			179,500	435,650		900	1,616,050	
2040 - 2041	988,462,509	618,900	0.62612	1,000,000				1,618,900				1,000,000			181,750	436,250		900	1,618,900	
2041 - 2042	998,347,135	615,575	0.61659					615,575							178,500	436,175		900	615,575	
2042 - 2043	1,008,330,606	436,325	0.43272					436,325								435,425		900	436,325	
2043 - 2044	1,018,413,912	434,900	0.42704					434,900								434,000		900	434,900	
2044 - 2045	1,028,598,051	437,800	0.42563					437,800								436,900		900	437,800	
2045 - 2046	1,038,884,032	439,800	0.42334					439,800								438,900		900	439,800	
2046 - 2047	1,049,272,872																			
2047 - 2048	1,059,765,601																			
2048 - 2049	1,070,363,257																			
2049 - 2050	1,081,066,889																			

Assumptions:

- 1) Conservatively projected future valuation growth at 1.00%
- 2) LOT Revenue applied \$1 million annually to WWTP project.
- 3) TIF revenues structured to target \$1.5-1.7 million total with YMCA debt and Streetscape project (through FY 28).
- 4) Special Assessments assumed to cover 10% of repayment costs for South K Street project only.

Project Cost:	\$20,470,000	\$4,522,500	\$4,344,000
Grants/Reserves:	4,300,000	1,000,000	1,000,000
Net Bond Proceeds:	\$16,170,000	\$3,522,500	\$3,344,000

Includes \$500,000 <--for Streetscape and/or Contingency

									Abated	TIF Abated	D/S Levy	LOT	D/S Levy	D/S Levy	TIF Abated	D/S Levy	TIF Abated			
Fiscal Year	Total Tax Valuation	Current Taxes Levied	Tax Rate/ \$1,000	PROJECTED ADD'L ABATEMENTS				Total Resources	Existing Debt Service	FINAL 2020A Streetscape	FINAL 2020A Fire Truck	FINAL 2021 WWTP	FINAL 2021 E Hillcrest	FINAL 2021 South K	FINAL 2022 Industrial	PROJECTED		Misc Adj./ Bond Reg	Total Uses	Surplus/ (Deficit)
				LOT Revenue	TIF Revenues	Special Assessments	Existing Abatements									2026 CIP	2026 IWC			
2021 - 2022	\$659,238,795	\$924,128	1.40181	1,000,000	503,988		\$1,089,700	\$3,517,815	\$1,659,943	\$503,988	\$43,488	\$1,000,000	\$169,952	\$138,362				2,250	\$3,517,982	(\$167)
2022 - 2023	686,090,041	961,500	1.40142	1,000,000	501,838		1,094,350	3,557,688	1,631,213	501,838	42,438	1,000,000	198,544	177,319				2,250	3,553,601	4,087
2023 - 2024	702,728,217	924,938	1.31621	1,000,000	565,650		1,059,300	3,549,887	1,316,850	504,388	41,388	1,000,000	375,544	309,469				2,250	3,549,888	(0)
2024 - 2025	727,740,668	1,006,851	1.38353	1,000,000	584,362		838,250	3,429,463	1,016,750	501,488	45,338	1,000,000	387,144	382,569	\$93,925			2,250	3,429,463	0
2025 - 2026	752,454,632	1,011,720	1.34456	1,000,000	598,293		781,250	3,391,263	781,250	503,288	44,138	1,000,000	533,144	433,269	93,925			2,250	3,391,263	0
2026 - 2027	859,925,780	1,270,059	1.47694	1,000,000	1,252,413		790,250	4,312,721	790,250	504,638	42,938	1,000,000	534,944	428,469	178,925	\$265,450	\$567,500	2,700	4,315,813	(3,091)
2027 - 2028	868,525,038	1,723,553	1.98446	1,000,000	1,259,438	30,947	784,700	4,798,638	784,700	505,538	41,738	1,000,000	530,694	432,069	180,525	748,650	572,025	2,700	4,798,638	
2028 - 2029	877,210,288	1,712,018	1.95166	1,000,000	1,254,388	38,257	357,200	4,361,863	357,200	500,688	41,338	1,000,000	531,294	431,269	181,925	745,025	570,425	2,700	4,361,863	
2029 - 2030	885,982,391	1,703,723	1.92298	1,000,000	1,252,288	43,327	150,300	4,149,638	150,300	500,838	40,938	1,000,000	531,194	428,069	182,175	745,500	567,925	2,700	4,149,638	
2030 - 2031	894,842,215	1,712,671	1.91394	1,000,000	1,253,743	42,847	122,400	4,131,660	122,400	500,693	45,518	1,000,000	530,400	428,400	182,175	749,850	569,525	2,700	4,131,660	
2031 - 2032	903,790,637	887,468	0.98194	1,000,000		43,207		1,930,675				1,000,000			181,925	747,850		900	1,930,675	
2032 - 2033	912,828,543	458,923	0.50275	1,000,000		43,127		1,502,050				1,000,000			181,425	319,725		900	1,502,050	
2033 - 2034	921,956,829	453,943	0.49237	1,000,000		42,807		1,496,750				1,000,000			181,250	314,600		900	1,496,750	
2034 - 2035	931,176,397	458,160	0.49202	1,000,000		42,840		1,501,000				1,000,000			180,850	319,250		900	1,501,000	
2035 - 2036	940,488,161	444,350	0.47247	1,000,000				1,444,350				1,000,000			180,225	263,225		900	1,444,350	
2036 - 2037	949,893,043	444,500	0.46795	1,000,000				1,444,500				1,000,000			179,375	264,225		900	1,444,500	
2037 - 2038	959,391,973	448,975	0.46798	1,000,000				1,448,975				1,000,000			178,300	269,775		900	1,448,975	
2038 - 2039	968,985,893	297,550	0.30707	1,000,000				1,297,550				1,000,000			182,000	114,650		900	1,297,550	
2039 - 2040	978,675,752	296,450	0.30291	1,000,000				1,296,450				1,000,000			179,500	116,050		900	1,296,450	
2040 - 2041	988,462,509	299,875	0.30338	1,000,000				1,299,875				1,000,000			181,750	117,225		900	1,299,875	
2041 - 2042	998,347,135	297,575	0.29807					297,575							178,500	118,175		900	297,575	
2042 - 2043	1,008,330,606	119,800	0.11881					119,800								118,900		900	119,800	
2043 - 2044	1,018,413,912	120,300	0.11812					120,300								119,400		900	120,300	
2044 - 2045	1,028,598,051	115,575	0.11236					115,575								114,675		900	115,575	
2045 - 2046	1,038,884,032	115,850	0.11151					115,850								114,950		900	115,850	
2046 - 2047	1,049,272,872																			
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Assumptions:

- 1) Conservatively projected future valuation growth at 1.00%
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- 4) Special Assessments assumed to cover 10% of repayment costs for South K Street project only.

Project Cost:	\$20,470,000	\$4,522,500	\$4,344,000
Grants/Reserves:	4,300,000	1,000,000	1,000,000
Net Bond Proceeds:	\$16,170,000	\$3,522,500	\$3,344,000

Includes \$500,000 <--for Streetscape and/or Contingency

BOND DEBT SERVICE BREAKDOWN

CITY OF INDIANOLA, IOWA
Proposed G.O. Capital Loan Notes, Series 2026 (TEST)
Assumes Moody's Investors Service 'Aa2' Rated, Bank-Qualified Issue
Callable June 1, 203_ @ Par
- Preliminary Numbers -

Period Ending	5-year	8-year	10-year	20-year	Total
06/01/2027	126,625	15,075	57,375	66,375	265,450
06/01/2028	429,825	50,075	152,375	116,375	748,650
06/01/2029	429,300	48,500	148,100	119,125	745,025
06/01/2030	428,100	51,925	148,825	116,650	745,500
06/01/2031	431,225	50,125	149,325	119,175	749,850
06/01/2032	428,450	53,325	149,600	116,475	747,850
06/01/2033		51,300	149,650	118,775	319,725
06/01/2034		49,275	149,475	115,850	314,600
06/01/2035		52,250	149,075	117,925	319,250
06/01/2036			148,450	114,775	263,225
06/01/2037			147,600	116,625	264,225
06/01/2038			151,525	118,250	269,775
06/01/2039				114,650	114,650
06/01/2040				116,050	116,050
06/01/2041				117,225	117,225
06/01/2042				118,175	118,175
06/01/2043				118,900	118,900
06/01/2044				119,400	119,400
06/01/2045				114,675	114,675
06/01/2046				114,950	114,950
	2,273,525	421,850	1,701,375	2,290,400	6,687,150

									Abated	TIF Abated	D/S Levy	LOT	D/S Levy	D/S Levy	TIF Abated	D/S Levy	TIF Abated			
Fiscal Year	Total Tax Valuation	Current Taxes Levied	Tax Rate/ \$1,000	PROJECTED ADD'L ABATEMENTS				Total Resources	Existing Debt Service	FINAL 2020A Streetscape	FINAL 2020A Fire Truck	FINAL 2021 WWTP	FINAL 2021 E Hillcrest	FINAL 2021 South K	FINAL 2022 Industrial	PROJECTED		Misc Adj./ Bond Reg	Total Uses	Surplus/ (Deficit)
				LOT Revenue	TIF Revenues	Special Assessments	Existing Abatements									2026 CIP	2026 IWC			
2021 - 2022	\$659,238,795	\$924,128	1.40181	1,000,000	503,988		\$1,089,700	\$3,517,815	\$1,659,943	\$503,988	\$43,488	\$1,000,000	\$169,952	\$138,362				2,250	\$3,517,982	(\$167)
2022 - 2023	686,090,041	961,500	1.40142	1,000,000	501,838		1,094,350	3,557,688	1,631,213	501,838	42,438	1,000,000	198,544	177,319				2,250	3,553,601	4,087
2023 - 2024	702,728,217	924,938	1.31621	1,000,000	565,650		1,059,300	3,549,887	1,316,850	504,388	41,388	1,000,000	375,544	309,469				2,250	3,549,888	(0)
2024 - 2025	727,740,668	1,006,851	1.38353	1,000,000	584,362		838,250	3,429,463	1,016,750	501,488	45,338	1,000,000	387,144	382,569	\$93,925			2,250	3,429,463	0
2025 - 2026	752,454,632	1,011,720	1.34456	1,000,000	598,293		781,250	3,391,263	781,250	503,288	44,138	1,000,000	533,144	433,269	93,925			2,250	3,391,263	0
2026 - 2027	859,925,780	1,270,059	1.47694	1,000,000	1,252,413		790,250	4,312,721	790,250	504,638	42,938	1,000,000	534,944	428,469	178,925	\$264,100	\$567,500	2,700	4,314,463	(1,741)
2027 - 2028	868,525,038	1,657,203	1.90807	1,000,000	1,259,438	30,947	784,700	4,732,288	784,700	505,538	41,738	1,000,000	530,694	432,069	180,525	682,300	572,025	2,700	4,732,288	
2028 - 2029	877,210,288	1,643,593	1.87366	1,000,000	1,254,388	38,257	357,200	4,293,438	357,200	500,688	41,338	1,000,000	531,294	431,269	181,925	676,600	570,425	2,700	4,293,438	
2029 - 2030	885,982,391	1,633,448	1.84366	1,000,000	1,252,288	43,327	150,300	4,079,363	150,300	500,838	40,938	1,000,000	531,194	428,069	182,175	675,225	567,925	2,700	4,079,363	
2030 - 2031	894,842,215	1,645,771	1.83917	1,000,000	1,253,743	42,847	122,400	4,064,760	122,400	500,693	45,518	1,000,000	530,400	428,400	182,175	682,950	569,525	2,700	4,064,760	
2031 - 2032	903,790,637	823,943	0.91165	1,000,000		43,207		1,867,150				1,000,000			181,925	684,325		900	1,867,150	
2032 - 2033	912,828,543	818,773	0.89696	1,000,000		43,127		1,861,900				1,000,000			181,425	679,575		900	1,861,900	
2033 - 2034	921,956,829	818,268	0.88753	1,000,000		42,807		1,861,075				1,000,000			181,250	678,925		900	1,861,075	
2034 - 2035	931,176,397	816,060	0.87638	1,000,000		42,840		1,858,900				1,000,000			180,850	677,150		900	1,858,900	
2035 - 2036	940,488,161	860,375	0.91482	1,000,000				1,860,375				1,000,000			180,225	679,250		900	1,860,375	
2036 - 2037	949,893,043	180,275	0.18978	1,000,000				1,180,275				1,000,000			179,375			900	1,180,275	
2037 - 2038	959,391,973	179,200	0.18678	1,000,000				1,179,200				1,000,000			178,300			900	1,179,200	
2038 - 2039	968,985,893	182,900	0.18875	1,000,000				1,182,900				1,000,000			182,000			900	1,182,900	
2039 - 2040	978,675,752	180,400	0.18433	1,000,000				1,180,400				1,000,000			179,500			900	1,180,400	
2040 - 2041	988,462,509	182,650	0.18478	1,000,000				1,182,650				1,000,000			181,750			900	1,182,650	
2041 - 2042	998,347,135	179,400	0.17970					179,400							178,500			900	179,400	
2042 - 2043	1,008,330,606	900	0.00089					900										900	900	
2043 - 2044	1,018,413,912	900	0.00088					900										900	900	
2044 - 2045	1,028,598,051	900	0.00087					900										900	900	
2045 - 2046	1,038,884,032	900	0.00087					900										900	900	
2046 - 2047	1,049,272,872																			
2047 - 2048	1,059,765,601																			
2048 - 2049	1,070,363,257																			
2049 - 2050	1,081,066,889																			

Assumptions:

- 1) Conservatively projected future valuation growth at 1.00%
- 2) LOT Revenue applied \$1 million annually to WWTP project.
- 3) TIF revenues structured to target \$1.5-1.7 million total with YMCA debt and Streetscape project (through FY 28).
- 4) Special Assessments assumed to cover 10% of repayment costs for South K Street project only.

Project Cost:	\$20,470,000	\$4,522,500	\$4,344,000
Grants/Reserves:	4,300,000	1,000,000	1,000,000
Net Bond Proceeds:	\$16,170,000	\$3,522,500	\$3,344,000

Includes \$500,000 <--for Streetscape and/or Contingency