



CITY OF INDIANOLA COUNCIL MEETING

July 6, 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 July 20, 2026 at 6 PM regarding an amendment to Chapter 171, Parkland Dedication.
 2. Resolution to vacate and convey City property to JPJ Acquisitions, LLC for Culver's project and setting a public hearing for July 20, 2026 at 6 PM.
 3. Resolution setting a public hearing for July 20, 2026 at 6 PM regarding an amendment to Chapter 165.05, Zoning District Regulations.
 - E. Approval of Applications
 1. Consideration of the approval of a new liquor license for Benjamin Ladd, doing business as the Warren County Fairgrounds.
 2. Consideration of the approval of a liquor license amendment for the Des Moines Metro Opera doing business as Blank Performing Arts Center.
 3. Consideration of the approval of a liquor and tobacco license amendment for Brew Oil LLC.
 - F. Third consideration and adoption of an ordinance amendment to Chapter 122, Peddlers, Solicitors and Transient Merchants.
 - G. Resolution approving an amendment to the Fee Schedule regarding peddlers, solicitors, and transient merchant fees.

- H. Resolution suspending enforcement of Indianola Code 47.01(11) regarding the sale and consumption of alcohol in city parks for the Disc Golf Tournament at Pickard Park as requested by Hy-Vee Food Store.
- I. Resolution approving the authorized entity acknowledgment statement of the ESRI Small Municipal and County Government Enterprise Agreement (SGEA) between Warren County, Indianola Municipal Utilities, City of Norwalk, City of Indianola, and City of Carlisle.
- J. Resolution determining Rescue Truck as surplus and authorizing sale of said property.
- K. Resolution authorizing a purchase agreement with Capital City Equipment for a Bobcat E55 R2-Series compact excavator with attachments.
- L. Resolution delegating the City Manager the authority to approve the disposal of miscellaneous personal property items of the Public Works Department.
- M. Resolution approving the purchase of a pickup for the Water Resource Recovery Department.
- N. Resolution authorizing an agreement with Schaffer Electric for the Morlock Transformer Project.
- O. Resolution authorizing a contract for Fire Department Services for the 2026 Warren County Fair.
- P. Resolution setting Fiscal Year 27 Salaries.
- Q. Resolution approving the donation policy.
- R. Resolution approving the naming rights policy.
- S. Resolution designating the posting place for meeting agendas.
- T. Approval of Urban Revitalization Designations
- U. Receive and file the current listing of Board and Commission members.
- V. Resolution approving salaries.

6. Council Reports

- A. Council Committee Reports

7. Mayor's Report

- A. Community Update
- B. Parks and Recreation Month Proclamation.

8. Public Consideration

- A. Old Business
 - 1. Kentucky Ridge Commercial Plat 1
 - a. Public hearing regarding an ordinance amending the municipal code of the City of Indianola, Iowa for change of zoning district boundaries from the C-2 / PUD Highway Commercial / Planned Unit Development district to the C-2 Highway Commercial zoning district (Kentucky Ridge Commercial Plat 1).

- b. First consideration of an ordinance amending the municipal code of the City of Indianola, Iowa for change of zoning district boundaries from the C-2 / PUD Highway Commercial / Planned Unit Development district to the C-2 Highway Commercial zoning district (Kentucky Ridge Commercial Plat 1).
- c. Consideration to waive the second and third readings and adopt the ordinance.

9. Other Business

- A. City Manager's Report - Jacob Meshke
- B. Discussion and action regarding future agenda items.

10. Adjourn



MEMORANDUM

To: Mayor and City Council
From:
Date: July 6, 2026
Subject: Approval of Claims

Introduction: The claims report for council approval totals \$864,679.25

Recommendation: Staff recommends approval of all claims.

Attachments: 1. Vendor Expense Approval 7062026



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)	Account Number	Account Name	Amount
Fund: 001 - General				
Vendor: 103749 - ACE HARDWARE				
Department: 4300 - Parks				
ACE HARDWARE	SINGLE RECEPTACLE - PARKS	001-4300-65070	Materials/Supplies	6.99
ACE HARDWARE	GRAIN SCOOP - PARKS	001-4300-65070	Materials/Supplies	29.99
ACE HARDWARE	ROSE FLOWER & FEED - PARKS	001-4300-65200	Landscaping/Horticulture/Tre...	59.96
Department 4300 - Parks Total:				96.94
Department: 4500 - Pool (Memorial)				
ACE HARDWARE	LOUNGE CHAISE CHAIRS - VMAC POOL	001-4500-65070	Materials/Supplies	339.96
ACE HARDWARE	RESTROOM SIGNS - VMAC	001-4500-65070	Materials/Supplies	13.98
ACE HARDWARE	CONCRETE PATCH, BUCKET, & TOOLS-VMAC	001-4500-63100	Repair/Maint	50.33
Department 4500 - Pool (Memorial) Total:				404.27
Department: 6220 - Facilities				
ACE HARDWARE	HVAC REPAIR - 111 S BUXTON - FACILITIES	001-6220-63100	Repair/Maint	9.99
Department 6220 - Facilities Total:				9.99
Vendor 103749 - ACE HARDWARE Total:				
				511.20
Vendor: 048228 - AGRILAND FS INC				
Department: 4200 - Park & Rec Administration				
AGRILAND FS INC	TURFACE MVP - PICKARD - PARKS ADMIN	001-4200-65072	Materials/Supplies-Maintenan...	1,196.00
Department 4200 - Park & Rec Administration Total:				1,196.00
Department: 4300 - Parks				
AGRILAND FS INC	ROUNDUP QUICK PRO - PARKS	001-4300-65070	Materials/Supplies	351.86
Department 4300 - Parks Total:				351.86
Vendor 048228 - AGRILAND FS INC Total:				1,547.86

Publication Report

Post Dates: 7/6/2026 - 7/6/2026

Vendor Name	Description (Item)	Account Number	Account Name	Amount
Vendor: 003400 - AHLERS & COONEY P.C.				
Department: 5200 - Economic Development				
AHLERS & COONEY P.C.	LEGAL FEES-URBAN RENEWAL- SALE TAX TIF	001-5200-64110	Legal Service Fees	360.00
AHLERS & COONEY P.C.	LEGAL FEES-RES DEER RUN- REVIEW & REVISE DRAFT PLAN	001-5200-64110	Legal Service Fees	585.00
AHLERS & COONEY P.C.	LEGAL FEES-A&R IDG 3- STATUS, DRAFT NOTES	001-5200-64110	Legal Service Fees	315.00
AHLERS & COONEY P.C.	LEGAL FEES-A&R URBAN REVIT-DRAFT/REVISE	001-5200-64110	Legal Service Fees	855.00
AHLERS & COONEY P.C.	LEGAL FEES-ALDI STATUS, FINAL REVISIONS	001-5200-64110	Legal Service Fees	711.00
Department 5200 - Economic Development Total:				2,826.00
Vendor 003400 - AHLERS & COONEY P.C. Total:				2,826.00
Vendor: 103081 - AMAZON CAPITAL SERVICES				
Department: 1500 - Fire				
AMAZON CAPITAL SERVICES	PENS, MARKERS, NOTE PADS, BINDERS, ETC-FIRE	001-1500-65060	Office Supplies	41.69
Department 1500 - Fire Total:				41.69
Department: 1600 - Ambulance				
AMAZON CAPITAL SERVICES	PENS, MARKERS, NOTE PADS, BINDERS, ETC-FIRE	001-1600-65060	Office Supplies	236.22
Department 1600 - Ambulance Total:				236.22
Department: 4500 - Pool (Memorial)				
AMAZON CAPITAL SERVICES	FLOOR SCRUB, MOP, POLE EXTENSIONS - VMAC	001-4500-65072	Materials/Supplies-Maintenan...	138.62
AMAZON CAPITAL SERVICES	REPLACEMENT BALL BEARING VACUUM WHEEL-POOL-VMAC	001-4500-63100	Repair/Maint	77.94
Department 4500 - Pool (Memorial) Total:				216.56
Department: 6210 - Info & Tech				
AMAZON CAPITAL SERVICES	REPLACEMENT KEYBOARDS - IT	001-6210-67240	Computer Hardware/Software	570.10
Department 6210 - Info & Tech Total:				570.10
Vendor 103081 - AMAZON CAPITAL SERVICES Total:				1,064.57
Vendor: 104836 - BEEBE'S CAMERA AND CLEAN LLC				
Department: 6500 - General Govt and Buildings				
BEEBE'S CAMERA AND CLEAN ...	SNAKE RESTROOM SINKS - CITY HALL	001-6500-63100	Repair/Maint	175.00
Department 6500 - General Govt and Buildings Total:				175.00
Vendor 104836 - BEEBE'S CAMERA AND CLEAN LLC Total:				175.00
Vendor: 104942 - CENTRALSQUARE TECHNOLOGIES LLC				
Department: 1100 - Police				
CENTRALSQUARE TECHNOLOG..	CENTRAL SQUARE CAD SYSTEM SUBSCRIPTION - POLICE	001-1100-64990	Misc Contractual	980.00
Department 1100 - Police Total:				980.00
Vendor 104942 - CENTRALSQUARE TECHNOLOGIES LLC Total:				980.00
Vendor: 101724 - CINTAS CORPORATION				
Department: 4300 - Parks				
CINTAS CORPORATION	CINTAS - FIRST AID - PARKS	001-4300-65500	Personal Protective Equipment	4.64
Department 4300 - Parks Total:				4.64
Vendor 101724 - CINTAS CORPORATION Total:				4.64
Vendor: 009110 - CNM OUTDOOR EQUIPMENT				
Department: 4300 - Parks				
CNM OUTDOOR EQUIPMENT	SYNTHETIC OIL - PARKS	001-4300-63320	Repair/Maint--Vehicle	33.99
Department 4300 - Parks Total:				33.99
Vendor 009110 - CNM OUTDOOR EQUIPMENT Total:				33.99

Vendor Name	Description (Item)	Account Number	Account Name	Amount
Vendor: 104264 - CORE-MARK MIDCONTINENT INC				
Department: 4500 - Pool (Memorial)				
CORE-MARK MIDCONTINENT ...	CONCESSIONS VMAC	001-4500-65070	Materials/Supplies	557.60
				Department 4500 - Pool (Memorial) Total:
				557.60
				Vendor 104264 - CORE-MARK MIDCONTINENT INC Total:
				557.60
Vendor: 104936 - CRAWFORD, BETTY				
Department: 1600 - Ambulance				
CRAWFORD, BETTY	COINSURANCE WAS OVERPAID - REFUND - FIRE & AMB	001-1600-66990	Refund/Reimbursement	1,129.00
				Department 1600 - Ambulance Total:
				1,129.00
				Vendor 104936 - CRAWFORD, BETTY Total:
				1,129.00
Vendor: 104911 - DASH SPORTS LLC				
Department: 4200 - Park & Rec Administration				
DASH SPORTS LLC	INSTRUCTOR (CONTRACTUAL)- SOCCER TYKES - PARK & REC	001-4200-64205	Instructor (Contractual)	460.80
				Department 4200 - Park & Rec Administration Total:
				460.80
				Vendor 104911 - DASH SPORTS LLC Total:
				460.80
Vendor: 011250 - DLH GRAFX				
Department: 4200 - Park & Rec Administration				
DLH GRAFX	YOUTH T-BALL SHIRTS	001-4200-61810	Uniforms/Clothing Allowance	15.15
DLH GRAFX	JR POLICE T-SHIRTS - PARK ADMIN	001-4200-61810	Uniforms/Clothing Allowance	178.05
				Department 4200 - Park & Rec Administration Total:
				193.20
				Vendor 011250 - DLH GRAFX Total:
				193.20
Vendor: 102092 - DUST PROS JANITORIAL				
Department: 6500 - General Govt and Buildings				
DUST PROS JANITORIAL	JANITORIAL SUPPLIES - CITY HALL	001-6500-65071	Materials/Supplies--Janitorial	227.75
				Department 6500 - General Govt and Buildings Total:
				227.75
				Vendor 102092 - DUST PROS JANITORIAL Total:
				227.75
Vendor: 102983 - FRONTLINE WARNING SYSTEMS				
Department: 1500 - Fire				
FRONTLINE WARNING SYSTE...	WARNING SIRENS-INSPECTION/MAINTENANCE-FIRE	001-1500-63410	Repair/Maint--Equipment	2,400.00
				Department 1500 - Fire Total:
				2,400.00
				Vendor 102983 - FRONTLINE WARNING SYSTEMS Total:
				2,400.00
Vendor: 018096 - GALLS LLC				
Department: 1100 - Police				
GALLS LLC	NAMEPLATE - GILDER - POLICE	001-1100-65070	Materials/Supplies	28.92
				Department 1100 - Police Total:
				28.92
				Vendor 018096 - GALLS LLC Total:
				28.92
Vendor: 019885 - GRAINGER INC				
Department: 6220 - Facilities				
GRAINGER INC	HOSES FOR BACKFLOW TEST KIT - FACILITIES	001-6220-63100	Repair/Maint	77.51
				Department 6220 - Facilities Total:
				77.51
				Vendor 019885 - GRAINGER INC Total:
				77.51
Vendor: 101369 - GREATER DM CONVENTION & VISITORS BUREAU				
Department: 5100 - Community Betterment				
GREATER DM CONVENTION &... JUNE 2026 CVB CONTRIBUTION		001-5100-64130	Payments to Other Agencies	3,756.42
				Department 5100 - Community Betterment Total:
				3,756.42
				Vendor 101369 - GREATER DM CONVENTION & VISITORS BUREAU Total:
				3,756.42

Vendor Name	Description (Item)	Account Number	Account Name	Amount
Vendor: 102167 - HUMANA HEALTH CARE PLANS				
Department: 1600 - Ambulance				
HUMANA HEALTH CARE PLANS	REFUND - VA PAID AMBULANCE TRIP - FIRE & AMB	001-1600-66990	Refund/Reimbursement	343.12
Department 1600 - Ambulance Total:				343.12
Vendor 102167 - HUMANA HEALTH CARE PLANS Total:				343.12
Vendor: 024820 - IA COMMUNITIES ASSURANCE POOL				
Department: 1100 - Police				
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-1100-64081	Insurance--Auto	9,227.75
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-1100-64082	Insurance--General Liability	37,364.52
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-1100-64083	Insurance--Property	5,889.00
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-1100-64083	Insurance--Property	719.07
Department 1100 - Police Total:				53,200.34
Department: 1500 - Fire				
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-1500-64081	Insurance--Auto	34,181.75
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-1500-64082	Insurance--General Liability	7,143.52
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-1500-64083	Insurance--Property	5,768.00
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-1500-64083	Insurance--Property	11,944.62
Department 1500 - Fire Total:				59,037.89
Department: 1600 - Ambulance				
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-1600-64081	Insurance--Auto	9,529.75
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-1600-64082	Insurance--General Liability	7,825.52
Department 1600 - Ambulance Total:				17,355.27
Department: 1700 - Community Development				
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-1700-64081	Insurance--Auto	709.75
Department 1700 - Community Development Total:				709.75
Department: 4100 - Library				
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-4100-64082	Insurance--General Liability	6,010.94
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-4100-64083	Insurance--Property	62.10
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-4100-64083	Insurance--Property	10,884.00
Department 4100 - Library Total:				16,957.04
Department: 4200 - Park & Rec Administration				
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-4200-64081	Insurance--Auto	633.75
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-4200-64082	Insurance--General Liability	10,411.52
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-4200-64083	Insurance--Property	6,487.62
Department 4200 - Park & Rec Administration Total:				17,532.89
Department: 4300 - Parks				
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-4300-64081	Insurance--Auto	2,243.75
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-4300-64082	Insurance--General Liability	7,771.52

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Vendor Name	Description (Item)	Account Number	Account Name	Amount
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-4300-64083	Insurance--Property	22,547.00
Department 4300 - Parks Total:				32,562.27
Department: 4500 - Pool (Memorial)				
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-4500-64082	Insurance--General Liability	10,781.94
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-4500-64083	Insurance--Property	6,673.00
Department 4500 - Pool (Memorial) Total:				17,454.94
Department: 6220 - Facilities				
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-6220-64081	Insurance--Auto	275.75
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-6220-64082	Insurance--General Liability	6,481.47
Department 6220 - Facilities Total:				6,757.22
Department: 6500 - General Govt and Buildings				
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-6500-64082	Insurance--General Liability	15,631.44
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-6500-64083	Insurance--Property	108.00
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	001-6500-64083	Insurance--Property	10,223.00
Department 6500 - General Govt and Buildings Total:				25,962.44
Vendor 024820 - IA COMMUNITIES ASSURANCE POOL Total:				247,530.05
Vendor: 103151 - INDEPENDENT ADVOCATE				
Department: 6500 - General Govt and Buildings				
INDEPENDENT ADVOCATE	PH NOTICE CAP PLAN	001-6500-64020	Advertising & Legal Notices	11.97
INDEPENDENT ADVOCATE	20260601 CC MINUTES	001-6500-64020	Advertising & Legal Notices	335.79
INDEPENDENT ADVOCATE	ORD 1794	001-6500-64020	Advertising & Legal Notices	35.91
Department 6500 - General Govt and Buildings Total:				383.67
Vendor 103151 - INDEPENDENT ADVOCATE Total:				383.67
Vendor: 024799 - INTOXIMETERS INC.				
Department: 1100 - Police				
INTOXIMETERS INC.	DRYGAS - POLICE	001-1100-65060	Office Supplies	135.00
Department 1100 - Police Total:				135.00
Vendor 024799 - INTOXIMETERS INC. Total:				135.00
Vendor: 102557 - IOWA CONTRACTING INC				
Department: 1600 - Ambulance				
IOWA CONTRACTING INC	COINSURANCE WAS OVERPAID - REFUND - FIRE & AMB	001-1600-66990	Refund/Reimbursement	24.24
Department 1600 - Ambulance Total:				24.24
Vendor 102557 - IOWA CONTRACTING INC Total:				24.24
Vendor: 023665 - IOWA LEAGUE OF CITIES				
Department: 6500 - General Govt and Buildings				
IOWA LEAGUE OF CITIES	MEMBERSHIP DUES FY27	001-6500-62100	Membership Dues/Subscripti...	7,983.00
Department 6500 - General Govt and Buildings Total:				7,983.00
Vendor 023665 - IOWA LEAGUE OF CITIES Total:				7,983.00
Vendor: 104528 - JEREMIAH M SEGER				
Department: 1700 - Community Development				
JEREMIAH M SEGER	REPLACE SQUARE OF SIDEWALK DEER RUN-COMM DEV	001-1700-64111	Property Maintenance Enforc...	480.00
Department 1700 - Community Development Total:				480.00
Vendor 104528 - JEREMIAH M SEGER Total:				480.00

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Vendor Name	Description (Item)	Account Number	Account Name	Amount
Vendor: 104884 - JOHNSON, BRYCE				
Department: 1700 - Community Development				
JOHNSON, BRYCE	MILEAGE-BRYCE JOHNSON-GRT DM PART MTG-COM DEV	001-1700-62700	Mileage	24.65
JOHNSON, BRYCE	MILEAGE-BRYCE JOHNSON-WARREN CO EC DEV MTG-COM CD	001-1700-62700	Mileage	16.24
Department 1700 - Community Development Total:				40.89
Vendor 104884 - JOHNSON, BRYCE Total:				40.89
Vendor: 104937 - KONRAD, BERNARD OR ANN				
Department: 1600 - Ambulance				
KONRAD, BERNARD OR ANN	COINSURANCE WAS OVERPAID - REFUND - FIRE & AMB	001-1600-66990	Refund/Reimbursement	253.87
Department 1600 - Ambulance Total:				253.87
Vendor 104937 - KONRAD, BERNARD OR ANN Total:				253.87
Vendor: 104938 - MARTIN, WILLIAM A				
Department: 1600 - Ambulance				
MARTIN, WILLIAM A	COINSURANCE WAS OVERPAID - REFUND - FIRE & AMB	001-1600-66990	Refund/Reimbursement	50.00
Department 1600 - Ambulance Total:				50.00
Vendor 104938 - MARTIN, WILLIAM A Total:				50.00
Vendor: 104935 - MEDICO INSURANCE COMPANY				
Department: 1600 - Ambulance				
MEDICO INSURANCE COMPA...	MEDICO PAID COINSURANCE TWICE - REFUND -FIRE & AMB	001-1600-66990	Refund/Reimbursement	141.80
Department 1600 - Ambulance Total:				141.80
Vendor 104935 - MEDICO INSURANCE COMPANY Total:				141.80
Vendor: 034173 - MENARDS				
Department: 4500 - Pool (Memorial)				
MENARDS	RESTROOM & NO SMOKE SIGNS - VMAC	001-4500-65070	Materials/Supplies	47.30
Department 4500 - Pool (Memorial) Total:				47.30
Vendor 034173 - MENARDS Total:				47.30
Vendor: 034600 - MID AMERICAN ENERGY CO.				
Department: 1100 - Police				
MID AMERICAN ENERGY CO.	UTILITIES - 410 N JEFFERSON - POLICE	001-1100-63710	Utilities	18.09
Department 1100 - Police Total:				18.09
Department: 1500 - Fire				
MID AMERICAN ENERGY CO.	UTILITIES - FIRE/AMB	001-1500-63710	Utilities	14.66
Department 1500 - Fire Total:				14.66
Department: 4200 - Park & Rec Administration				
MID AMERICAN ENERGY CO.	UTILITIES - ACTIVITY CENTER - PARK ADMIN	001-4200-63710	Utilities	38.47
Department 4200 - Park & Rec Administration Total:				38.47
Department: 4500 - Pool (Memorial)				
MID AMERICAN ENERGY CO.	UTILITIES - VMAC POOL	001-4500-63710	Utilities	2,579.53
Department 4500 - Pool (Memorial) Total:				2,579.53
Department: 6500 - General Govt and Buildings				
MID AMERICAN ENERGY CO.	UTILITIES - N ENTRANCE SIGN LIGHTING	001-6500-63710	Utilities	12.40
MID AMERICAN ENERGY CO.	UTILITIES - CITY HALL	001-6500-63710	Utilities	127.20
Department 6500 - General Govt and Buildings Total:				139.60
Vendor 034600 - MID AMERICAN ENERGY CO. Total:				2,790.35

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Vendor Name	Description (Item)	Account Number	Account Name	Amount
Vendor: 104582 - MOLINA HEALTHCARE OF IOWA				
Department: 1600 - Ambulance				
MOLINA HEALTHCARE OF IO...	COINSURANCE WAS OVERPAID - REFUND - FIRE & AMB	001-1600-66990	Refund/Reimbursement	33.55
Department 1600 - Ambulance Total:				33.55
Vendor 104582 - MOLINA HEALTHCARE OF IOWA Total:				33.55
Vendor: 104934 - NELSON, ANGELA				
Department: 4300 - Parks				
NELSON, ANGELA	REFUND RENTAL FEE, MEMORIAL PARK - PARK ADMIN	001-4300-66990	Refund/Reimbursement	180.00
Department 4300 - Parks Total:				180.00
Vendor 104934 - NELSON, ANGELA Total:				180.00
Vendor: 040157 - O'REILLY AUTO PARTS				
Department: 4300 - Parks				
O'REILLY AUTO PARTS	10 PC SKT SET - PARKS	001-4300-65070	Materials/Supplies	29.99
O'REILLY AUTO PARTS	TRACTOR BATTERY - PARKS	001-4300-63320	Repair/Maint--Vehicle	150.81
Department 4300 - Parks Total:				180.80
Vendor 040157 - O'REILLY AUTO PARTS Total:				180.80
Vendor: 100620 - PARK, KRIS				
Department: 4200 - Park & Rec Administration				
PARK, KRIS	OFFICIALS - CHURCH ASB-PARK & REC	001-4200-64250	Officials	72.00
Department 4200 - Park & Rec Administration Total:				72.00
Vendor 100620 - PARK, KRIS Total:				72.00
Vendor: 104515 - PEPSICO BEVERAGE SALES LLC				
Department: 4500 - Pool (Memorial)				
PEPSICO BEVERAGE SALES LLC	CONCESSIONS - VMAC	001-4500-65070	Materials/Supplies	402.42
Department 4500 - Pool (Memorial) Total:				402.42
Vendor 104515 - PEPSICO BEVERAGE SALES LLC Total:				402.42
Vendor: 103697 - PERFECTION PEST MANAGEMENT				
Department: 4200 - Park & Rec Administration				
PERFECTION PEST MANAGEM...	PEST CONTROL PICKARD CONCESSIONS - PARK ADMIN	001-4200-64090	Janitorial Services	70.00
Department 4200 - Park & Rec Administration Total:				70.00
Vendor 103697 - PERFECTION PEST MANAGEMENT Total:				70.00
Vendor: 044440 - PURCHASE POWER				
Department: 6500 - General Govt and Buildings				
PURCHASE POWER	POSTAGE OVERAGE	001-6500-65080	Postage	9.75
Department 6500 - General Govt and Buildings Total:				9.75
Vendor 044440 - PURCHASE POWER Total:				9.75
Vendor: 104016 - RCN TECHNOLOGIES				
Department: 6210 - Info & Tech				
RCN TECHNOLOGIES	CLOUD RENEWAL - IT	001-6210-67244	Annual Licensing/Support	2,441.20
Department 6210 - Info & Tech Total:				2,441.20
Vendor 104016 - RCN TECHNOLOGIES Total:				2,441.20
Vendor: 050199 - SHULL, DOUG				
Department: 6500 - General Govt and Buildings				
SHULL, DOUG	MONTHLY CONTRACTED SERVICES	001-6500-64990	Misc Contractual	83.33
Department 6500 - General Govt and Buildings Total:				83.33
Vendor 050199 - SHULL, DOUG Total:				83.33

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Vendor Name	Description (Item)	Account Number	Account Name	Amount
Vendor: 094045 - SIMPSON COLLEGE				
Department: 4200 - Park & Rec Administration				
SIMPSON COLLEGE	25% WORK STUDY WAGES - THE ZONE - PARKS ADMIN	001-4200-64990	Misc Contractual	113.97
SIMPSON COLLEGE	TENNIS INSTRUCTION SESSION 4	001-4200-64990	Misc Contractual	768.00
SIMPSON COLLEGE	TENNIS INSTRUCTION SESSION 5	001-4200-64990	Misc Contractual	384.00
SIMPSON COLLEGE	TENNIS INSTSRUCTION SESSION 3	001-4200-64990	Misc Contractual	336.00
SIMPSON COLLEGE	TENNIS INSTRUCTION SESSION 1	001-4200-64990	Misc Contractual	1,926.40
SIMPSON COLLEGE	TENNIS INSTRUCTION SESSION 2	001-4200-64990	Misc Contractual	1,593.60
Department 4200 - Park & Rec Administration Total:				5,121.97
Vendor 094045 - SIMPSON COLLEGE Total:				5,121.97
Vendor: 101016 - T.R.M. DISPOSAL LLC				
Department: 1100 - Police				
T.R.M. DISPOSAL LLC	UTILITIES - TRASH REMOVAL - POLICE	001-1100-63710	Utilities	25.00
Department 1100 - Police Total:				25.00
Department: 6500 - General Govt and Buildings				
T.R.M. DISPOSAL LLC	TRASH REMOVAL - CITY HALL	001-6500-64090	Janitorial Services	133.00
Department 6500 - General Govt and Buildings Total:				133.00
Vendor 101016 - T.R.M. DISPOSAL LLC Total:				158.00
Vendor: 104739 - TAYLOR, PERRIN				
Department: 4200 - Park & Rec Administration				
TAYLOR, PERRIN	OFFICIALS - CHURCH ASB - PARK & REC	001-4200-64250	Officials	36.00
Department 4200 - Park & Rec Administration Total:				36.00
Vendor 104739 - TAYLOR, PERRIN Total:				36.00
Vendor: 104941 - TRICARE EAST				
Department: 1600 - Ambulance				
TRICARE EAST	VA PAID AMBULANCE TRIP - REFUND - FIRE & AMB	001-1600-66990	Refund/Reimbursement	529.73
Department 1600 - Ambulance Total:				529.73
Vendor 104941 - TRICARE EAST Total:				529.73
Vendor: 003535 - VERIZON WIRELESS				
Department: 1100 - Police				
VERIZON WIRELESS	CELL PHONES - POLICE	001-1100-63730	Telephone/Cellphone	1,318.22
Department 1100 - Police Total:				1,318.22
Vendor 003535 - VERIZON WIRELESS Total:				1,318.22
Vendor: 099003 - WALTER F STEPHENS JR INC				
Department: 1100 - Police				
WALTER F STEPHENS JR INC	HI-GLO BADGE & PINK FLEX BADGE - POLICE	001-1100-61810	Uniforms/Clothing Allowance	271.00
Department 1100 - Police Total:				271.00
Vendor 099003 - WALTER F STEPHENS JR INC Total:				271.00
Vendor: 026355 - WASTE SOLUTIONS OF IA				
Department: 4200 - Park & Rec Administration				
WASTE SOLUTIONS OF IA	2ND HALF PYMT - PORTA POTTIES @ DISC GOLF	001-4200-64990	Misc Contractual	1,900.00
Department 4200 - Park & Rec Administration Total:				1,900.00
Vendor 026355 - WASTE SOLUTIONS OF IA Total:				1,900.00

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Vendor Name	Description (Item)	Account Number	Account Name	Amount
Vendor: 060205 - WEINMAN INSURANCE SERVICE				
Department: 4100 - Library				
WEINMAN INSURANCE SERVI...	INSURANCE-- BOILER/MACHINERY	001-4100-64084	Insurance--Boiler/Machinery	558.61
				Department 4100 - Library Total:
				558.61
Department: 4200 - Park & Rec Administration				
WEINMAN INSURANCE SERVI...	INSURANCE-- BOILER/MACHINERY	001-4200-64084	Insurance--Boiler/Machinery	1,490.85
				Department 4200 - Park & Rec Administration Total:
				1,490.85
Department: 4500 - Pool (Memorial)				
WEINMAN INSURANCE SERVI...	INSURANCE-- BOILER/MACHINERY	001-4500-64084	Insurance--Boiler/Machinery	665.56
				Department 4500 - Pool (Memorial) Total:
				665.56
Department: 6500 - General Govt and Buildings				
WEINMAN INSURANCE SERVI...	INSURANCE-- BOILER/MACHINERY	001-6500-64084	Insurance--Boiler/Machinery	1,908.09
				Department 6500 - General Govt and Buildings Total:
				1,908.09
				Vendor 060205 - WEINMAN INSURANCE SERVICE Total:
				4,623.11
Vendor: 061992 - WOOSLEY LANDSCAPING & MOWING LLC				
Department: 4100 - Library				
WOOSLEY LANDSCAPING & ...	MOWING - LIBRARY	001-4100-63100	Repair/Maint	100.00
				Department 4100 - Library Total:
				100.00
Department: 4300 - Parks				
WOOSLEY LANDSCAPING & ...	MOWING - PARKS	001-4300-64990	Misc Contractual	5,650.00
				Department 4300 - Parks Total:
				5,650.00
Department: 4500 - Pool (Memorial)				
WOOSLEY LANDSCAPING & ...	MOWING - VMAC	001-4500-64990	Misc Contractual	390.00
				Department 4500 - Pool (Memorial) Total:
				390.00
				Vendor 061992 - WOOSLEY LANDSCAPING & MOWING LLC Total:
				6,140.00
				Fund 001 - General Total:
				299,748.83
Fund: 110 - Road Use Tax Fund				
Vendor: 002840 - ACME TOOLS				
Department: 2100 - Streets and Debt Service Fund				
ACME TOOLS	BIT ADAPTER	110-2100-65076	Materials/Supplies--Shop	68.41
				Department 2100 - Streets and Debt Service Fund Total:
				68.41
				Vendor 002840 - ACME TOOLS Total:
				68.41
Vendor: 020400 - GRIMES ASPHALT & PAVING				
Department: 2100 - Streets and Debt Service Fund				
GRIMES ASPHALT & PAVING	HOT MIX ASPHALT - STREETS	110-2100-65070	Materials/Supplies	114.00
GRIMES ASPHALT & PAVING	HOT MIX ASPHALT - STREETS	110-2100-65070	Materials/Supplies	114.75
				Department 2100 - Streets and Debt Service Fund Total:
				228.75
				Vendor 020400 - GRIMES ASPHALT & PAVING Total:
				228.75
Vendor: 101632 - HR GREEN INC				
Department: 2100 - Streets and Debt Service Fund				
HR GREEN INC	PAVEMENT MANAGEMENT STUDY - STREETS	110-2100-64070	Engineering	4,757.50
				Department 2100 - Streets and Debt Service Fund Total:
				4,757.50
				Vendor 101632 - HR GREEN INC Total:
				4,757.50
Vendor: 024820 - IA COMMUNITIES ASSURANCE POOL				
Department: 2100 - Streets and Debt Service Fund				
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	110-2100-64081	Insurance--Auto	10,512.75
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	110-2100-64082	Insurance--General Liability	7,960.52
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	110-2100-64083	Insurance--Property	12,593.73

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Vendor Name	Description (Item)	Account Number	Account Name	Amount
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	110-2100-64083	Insurance--Property	28,064.00
Department 2100 - Streets and Debt Service Fund Total:				59,131.00
Vendor 024820 - IA COMMUNITIES ASSURANCE POOL Total:				59,131.00
Vendor: 104062 - MGT IMPACT SOLUTIONS LLC				
Department: 2100 - Streets and Debt Service Fund				
MGT IMPACT SOLUTIONS LLC	PUBLIC WORKS DIRECTOR RECRUITMENT-STREETS	110-2100-64020	Advertising & Legal Notices	1,423.15
MGT IMPACT SOLUTIONS LLC	PUBLIC WORKS DIRECTOR RECRUITMENT - STREETS	110-2100-64990	Misc Contractual	8,800.00
Department 2100 - Streets and Debt Service Fund Total:				10,223.15
Vendor 104062 - MGT IMPACT SOLUTIONS LLC Total:				10,223.15
Vendor: 034600 - MID AMERICAN ENERGY CO.				
Department: 2100 - Streets and Debt Service Fund				
MID AMERICAN ENERGY CO.	UTILITIES - 704 N 6TH, COUNTY YARD - STREETS	110-2100-63710	Utilities	53.59
MID AMERICAN ENERGY CO.	UTILITIES - 706 N 6TH - STREETS	110-2100-63710	Utilities	53.38
Department 2100 - Streets and Debt Service Fund Total:				106.97
Department: 2300 - Street Lighting				
MID AMERICAN ENERGY CO.	UTILITIES - STREET LIGHTING	110-2300-63780	Street Lighting	463.42
Department 2300 - Street Lighting Total:				463.42
Vendor 034600 - MID AMERICAN ENERGY CO. Total:				570.39
Vendor: 024738 - NORWALK READY-MIXED CONCRETE INC				
Department: 2100 - Streets and Debt Service Fund				
NORWALK READY-MIXED CO...	LIMESTONE - 602 E SALEM - STREETS	110-2100-65072	Materials/Supplies-Maintenan...	2,565.00
Department 2100 - Streets and Debt Service Fund Total:				2,565.00
Vendor 024738 - NORWALK READY-MIXED CONCRETE INC Total:				2,565.00
Vendor: 040157 - O'REILLY AUTO PARTS				
Department: 2100 - Streets and Debt Service Fund				
O'REILLY AUTO PARTS	MEGACRIMP - STREETS	110-2100-63320	Repair/Maint--Vehicle	33.98
O'REILLY AUTO PARTS	MEGACRIMP - STREETS	110-2100-63320	Repair/Maint--Vehicle	62.90
O'REILLY AUTO PARTS	MEGACRIMP - STREETS	110-2100-63320	Repair/Maint--Vehicle	36.38
O'REILLY AUTO PARTS	HOSE & MEGACRIMP	110-2100-63320	Repair/Maint--Vehicle	40.67
Department 2100 - Streets and Debt Service Fund Total:				173.93
Vendor 040157 - O'REILLY AUTO PARTS Total:				173.93
Vendor: 050360 - STERNQUIST CONST. INC.				
Department: 2100 - Streets and Debt Service Fund				
STERNQUIST CONST. INC.	CRUSHED CONCRETE FOR STOCK - STREETS	110-2100-65072	Materials/Supplies-Maintenan...	733.78
Department 2100 - Streets and Debt Service Fund Total:				733.78
Vendor 050360 - STERNQUIST CONST. INC. Total:				733.78
Vendor: 104933 - WAUSAU EQUIPMENT COMPANY				
Department: 2100 - Streets and Debt Service Fund				
WAUSAU EQUIPMENT COMP...	ELEC CONNECT COVER, PROTECTIVE CAP - STREETS	110-2100-63320	Repair/Maint--Vehicle	425.45
Department 2100 - Streets and Debt Service Fund Total:				425.45
Vendor 104933 - WAUSAU EQUIPMENT COMPANY Total:				425.45

Vendor Name	Description (Item)	Account Number	Account Name	Amount
Vendor: 060205 - WEINMAN INSURANCE SERVICE				
Department: 2100 - Streets and Debt Service Fund				
WEINMAN INSURANCE SERVI...	INSURANCE-- BOILER/MACHINERY	110-2100-64084	Insurance--Boiler/Machinery	2,080.31
Department 2100 - Streets and Debt Service Fund Total:				2,080.31
Vendor 060205 - WEINMAN INSURANCE SERVICE Total:				2,080.31
Fund 110 - Road Use Tax Fund Total:				80,957.67
Fund: 142 - Park & Rec Special Rev Fund				
Vendor: 104943 - KRICHAU LAND IMPROVEMENT LLC				
Department: 4635 - P&R SR - Fundraisers, Memorials				
KRICHAU LAND IMPROVEMEN...	MCVAY TRAIL CULVERT REPAIR - PARK ADMIN	142-4635-67900	Capital Project Expense	25,000.00
Department 4635 - P&R SR - Fundraisers, Memorials Total:				25,000.00
Vendor 104943 - KRICHAU LAND IMPROVEMENT LLC Total:				25,000.00
Fund 142 - Park & Rec Special Rev Fund Total:				25,000.00
Fund: 161 - Downtown Biz Incentive Program				
Vendor: 104928 - CORNERSTONE COMMERCIAL CONTRACTORS INC				
Department: 5200 - Economic Development				
CORNERSTONE COMMERCIAL...	FACADE IMPROVEMENTS PAY APP #2 - COMM DEV	161-5200-64153	Grant	163,469.94
Department 5200 - Economic Development Total:				163,469.94
Vendor 104928 - CORNERSTONE COMMERCIAL CONTRACTORS INC Total:				163,469.94
Fund 161 - Downtown Biz Incentive Program Total:				163,469.94
Fund: 610 - Sewer Fund				
Vendor: 103081 - AMAZON CAPITAL SERVICES				
Department: 8325 - Sewer Collection/Distribution				
AMAZON CAPITAL SERVICES	REPLACEMENT FOR EATON UPSBATTERY CENTER-WRRF	610-8325-63410	Repair/Maint--Equipment	1,251.72
Department 8325 - Sewer Collection/Distribution Total:				1,251.72
Department: 8350 - Sewer Plant				
AMAZON CAPITAL SERVICES	OUTDOOR ADDRESS NUMBERS - WRRF	610-8350-65072	Materials/Supplies-Maintenan...	113.01
Department 8350 - Sewer Plant Total:				113.01
Vendor 103081 - AMAZON CAPITAL SERVICES Total:				1,364.73
Vendor: 101070 - CENTRAL IOWA PEST CONTROL SRVCS				
Department: 8350 - Sewer Plant				
CENTRAL IOWA PEST CONTRO...	PEST CONTROL - WRRF	610-8350-64990	Misc Contractual	495.00
CENTRAL IOWA PEST CONTRO...	PEST CONTROL - SOUTH WATER PLANT - WRRF	610-8350-64990	Misc Contractual	65.00
Department 8350 - Sewer Plant Total:				560.00
Vendor 101070 - CENTRAL IOWA PEST CONTROL SRVCS Total:				560.00
Vendor: 101724 - CINTAS CORPORATION				
Department: 8300 - Sewer				
CINTAS CORPORATION	CINTAS - WRRF	610-8300-64990	Misc Contractual	156.50
Department 8300 - Sewer Total:				156.50
Vendor 101724 - CINTAS CORPORATION Total:				156.50
Vendor: 020810 - HACH COMPANY				
Department: 8350 - Sewer Plant				
HACH COMPANY	LAB SUPPLIES - AMMONIA - WRRF	610-8350-65012	Lab Supplies/Reagents	110.44
Department 8350 - Sewer Plant Total:				110.44
Vendor 020810 - HACH COMPANY Total:				110.44

Vendor Name	Description (Item)	Account Number	Account Name	Amount
Vendor: 024820 - IA COMMUNITIES ASSURANCE POOL				
Department: 8300 - Sewer				
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	610-8300-64081	Insurance--Auto	8,037.75
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	610-8300-64082	Insurance--General Liability	6,481.52
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	610-8300-64083	Insurance--Property	1,947.86
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	610-8300-64083	Insurance--Property	124,939.00
Department 8300 - Sewer Total:				141,406.13
Vendor 024820 - IA COMMUNITIES ASSURANCE POOL Total:				141,406.13
Vendor: 024727 - INDIANOLA MUNICIPAL UTILITIES				
Department: 8300 - Sewer				
INDIANOLA MUNICIPAL UTILIT...	CREDIT CARD INSERT - SEWER	610-8300-64990	Misc Contractual	273.68
Department 8300 - Sewer Total:				273.68
Vendor 024727 - INDIANOLA MUNICIPAL UTILITIES Total:				273.68
Vendor: 024851 - IOWA ONE CALL				
Department: 8300 - Sewer				
IOWA ONE CALL	WRRF LOCATES	610-8300-64990	Misc Contractual	220.60
Department 8300 - Sewer Total:				220.60
Vendor 024851 - IOWA ONE CALL Total:				220.60
Vendor: 104766 - JOHN DEERE FINANCIAL				
Department: 8350 - Sewer Plant				
JOHN DEERE FINANCIAL	48" LEVEL - WRRF	610-8350-65072	Materials/Supplies-Maintenan...	21.99
Department 8350 - Sewer Plant Total:				21.99
Vendor 104766 - JOHN DEERE FINANCIAL Total:				21.99
Vendor: 034600 - MID AMERICAN ENERGY CO.				
Department: 8325 - Sewer Collection/Distribution				
MID AMERICAN ENERGY CO.	UTILITIES - 65/69 ELECTRIC - WRRF	610-8325-63710	Utilities	67.46
MID AMERICAN ENERGY CO.	UTILITIES WESLEY LIFT - WRRF	610-8325-63710	Utilities	50.65
MID AMERICAN ENERGY CO.	UTILITIES - QUAIL ELECTRIC - WRRF	610-8325-63710	Utilities	86.71
Department 8325 - Sewer Collection/Distribution Total:				204.82
Department: 8350 - Sewer Plant				
MID AMERICAN ENERGY CO.	UTILITIES - WRRF ELECTRIC GAS	610-8350-63710	Utilities	16,068.82
Department 8350 - Sewer Plant Total:				16,068.82
Vendor 034600 - MID AMERICAN ENERGY CO. Total:				16,273.64
Vendor: 101016 - T.R.M. DISPOSAL LLC				
Department: 8350 - Sewer Plant				
T.R.M. DISPOSAL LLC	TRASH REMOVAL - WRRF	610-8350-64990	Misc Contractual	207.00
Department 8350 - Sewer Plant Total:				207.00
Vendor 101016 - T.R.M. DISPOSAL LLC Total:				207.00
Vendor: 103412 - WARREN WATER DISTRICT				
Department: 8350 - Sewer Plant				
WARREN WATER DISTRICT	UTILITIES - WRRF WATER	610-8350-63710	Utilities	95.45
Department 8350 - Sewer Plant Total:				95.45
Vendor 103412 - WARREN WATER DISTRICT Total:				95.45
Vendor: 060205 - WEINMAN INSURANCE SERVICE				
Department: 8300 - Sewer				
WEINMAN INSURANCE SERVI...	INSURANCE--BOILER/MACHINERY	610-8300-64084	Insurance--Boiler/Machinery	12,571.08
Department 8300 - Sewer Total:				12,571.08
Vendor 060205 - WEINMAN INSURANCE SERVICE Total:				12,571.08

Vendor Name	Description (Item)	Account Number	Account Name	Amount
Vendor: 061992 - WOOSLEY LANDSCAPING & MOWING LLC				
Department: 8300 - Sewer				
WOOSLEY LANDSCAPING & ...	MOWING - WRRF	610-8300-64990	Misc Contractual	2,165.00
				Department 8300 - Sewer Total:
				2,165.00
Vendor 061992 - WOOSLEY LANDSCAPING & MOWING LLC Total:				2,165.00
				Fund 610 - Sewer Fund Total:
				175,426.24
Fund: 650 - Stormwater Utility Fund				
Vendor: 103749 - ACE HARDWARE				
Department: 9000 - Stormwater				
ACE HARDWARE	CLEAR POLY FILM - STREETS	650-9000-63452	Repair/Maint Storm Sewer	21.99
				Department 9000 - Stormwater Total:
				21.99
Vendor 103749 - ACE HARDWARE Total:				21.99
Vendor: 024727 - INDIANOLA MUNICIPAL UTILITIES				
Department: 9000 - Stormwater				
INDIANOLA MUNICIPAL UTILIT...	CREDIT CARD INSERT - STORM WATER	650-9000-64990	Misc Contractual	15.55
				Department 9000 - Stormwater Total:
				15.55
Vendor 024727 - INDIANOLA MUNICIPAL UTILITIES Total:				15.55
Vendor: 104943 - KRICHAU LAND IMPROVEMENT LLC				
Department: 9000 - Stormwater				
KRICHAU LAND IMPROVEMEN...	MCVAY TRAIL CULVERT REPAIR - STREETS	650-9000-67900	Capital Project Expense	8,498.08
				Department 9000 - Stormwater Total:
				8,498.08
Vendor 104943 - KRICHAU LAND IMPROVEMENT LLC Total:				8,498.08
Vendor: 024738 - NORWALK READY-MIXED CONCRETE INC				
Department: 9000 - Stormwater				
NORWALK READY-MIXED CO...	LIMESTONE - 403 IA-92 - STREETS	650-9000-63452	Repair/Maint Storm Sewer	225.00
				Department 9000 - Stormwater Total:
				225.00
Vendor 024738 - NORWALK READY-MIXED CONCRETE INC Total:				225.00
				Fund 650 - Stormwater Utility Fund Total:
				8,760.62
Fund: 670 - Recycling Fund				
Vendor: 024727 - INDIANOLA MUNICIPAL UTILITIES				
Department: 8400 - Recycling				
INDIANOLA MUNICIPAL UTILIT...	CREDIT CARD INSERT - RECYCLING	670-8400-64990	Misc Contractual	21.77
				Department 8400 - Recycling Total:
				21.77
Vendor 024727 - INDIANOLA MUNICIPAL UTILITIES Total:				21.77
				Fund 670 - Recycling Fund Total:
				21.77
Fund: 680 - Wellness Campus Fund				
Vendor: 002810 - ACCO UNLIMITED CORP.				
Department: 8700 - Wellness Campus				
ACCO UNLIMITED CORP.	POOL VACUUM POLES & POOL BRUSH - IWC	680-8700-65073	Materials/Supplies--Pool	540.45
ACCO UNLIMITED CORP.	POOL ROPE HOOKS - IWC	680-8700-63411	Repair/Maint--Pool	79.70
ACCO UNLIMITED CORP.	POOL CHLORINE - IWC	680-8700-65073	Materials/Supplies--Pool	702.00
ACCO UNLIMITED CORP.	POOL CHEMICALS - IWC	680-8700-65073	Materials/Supplies--Pool	556.40
ACCO UNLIMITED CORP.	POOL VACUUM & DISCHARGE HOSES - IWC	680-8700-65073	Materials/Supplies--Pool	655.23
				Department 8700 - Wellness Campus Total:
				2,533.78
Vendor 002810 - ACCO UNLIMITED CORP. Total:				2,533.78
Vendor: 103749 - ACE HARDWARE				
Department: 8700 - Wellness Campus				
ACE HARDWARE	STORAGE HANGER - IWC	680-8700-65070	Materials/Supplies	13.18

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Vendor Name	Description (Item)	Account Number	Account Name	Amount
ACE HARDWARE	GROUNDING PLUG FOR VACUUM - IWC	680-8700-65073	Materials/Supplies--Pool	4.99
Department 8700 - Wellness Campus Total:				18.17
Vendor 103749 - ACE HARDWARE Total:				18.17
Vendor: 104367 - BLUEMARK ENERGY LLC				
Department: 8700 - Wellness Campus				
BLUEMARK ENERGY LLC	UTILITIES - IWC	680-8700-63710	Utilities	1,212.02
Department 8700 - Wellness Campus Total:				1,212.02
Vendor 104367 - BLUEMARK ENERGY LLC Total:				1,212.02
Vendor: 024820 - IA COMMUNITIES ASSURANCE POOL				
Department: 8700 - Wellness Campus				
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	680-8700-64082	Insurance--General Liability	15,446.52
IA COMMUNITIES ASSURANCE...	INSURANCE - GENERAL LIABILITY	680-8700-64083	Insurance--Property	36,863.00
Department 8700 - Wellness Campus Total:				52,309.52
Vendor 024820 - IA COMMUNITIES ASSURANCE POOL Total:				52,309.52
Vendor: 080252 - IOWA-DES MOINES SUPPLY INC.				
Department: 8700 - Wellness Campus				
IOWA-DES MOINES SUPPLY IN...	MATERIALS/SUPPLIES MEMBERSHIP - IWC	680-8700-65074	Materials/Supplies--Members...	509.89
Department 8700 - Wellness Campus Total:				509.89
Vendor 080252 - IOWA-DES MOINES SUPPLY INC. Total:				509.89
Vendor: 104766 - JOHN DEERE FINANCIAL				
Department: 8700 - Wellness Campus				
JOHN DEERE FINANCIAL	POOL CHEMICAL SPRAYER FOR DECK - IWC	680-8700-65073	Materials/Supplies--Pool	15.99
JOHN DEERE FINANCIAL	HOSE CLAMPS - IWC	680-8700-63411	Repair/Maint--Pool	12.76
Department 8700 - Wellness Campus Total:				28.75
Vendor 104766 - JOHN DEERE FINANCIAL Total:				28.75
Vendor: 060205 - WEINMAN INSURANCE SERVICE				
Department: 8700 - Wellness Campus				
WEINMAN INSURANCE SERVI...	INSURANCE--BOILER/MACHINERY	680-8700-64084	Insurance--Boiler/Machinery	4,030.12
Department 8700 - Wellness Campus Total:				4,030.12
Vendor 060205 - WEINMAN INSURANCE SERVICE Total:				4,030.12
Vendor: 061992 - WOOSLEY LANDSCAPING & MOWING LLC				
Department: 8700 - Wellness Campus				
WOOSLEY LANDSCAPING & ...	MOWING - IWC	680-8700-64091	Grounds Maintenance	400.00
Department 8700 - Wellness Campus Total:				400.00
Vendor 061992 - WOOSLEY LANDSCAPING & MOWING LLC Total:				400.00
Fund 680 - Wellness Campus Fund Total:				61,042.25
Fund: 710 - Sewer Capital Projects Fund				
Vendor: 101740 - KARL CHEVROLET				
Department: 8300 - Sewer				
KARL CHEVROLET	2026 CHEVY 2500 SILVERADO - WRRF	710-8300-67270	Capital Equipment	48,678.60
Department 8300 - Sewer Total:				48,678.60
Vendor 101740 - KARL CHEVROLET Total:				48,678.60
Fund 710 - Sewer Capital Projects Fund Total:				48,678.60

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Vendor Name	Description (Item)	Account Number	Account Name	Amount
Fund: 820 - Health Insurance Fund				
Vendor: 097633 - UNITED STATES TREASURY				
Department: 9300 - Vehicle Reserve and Internal Service				
UNITED STATES TREASURY	PCORI FEE JULY 2026	820-9300-64990	Misc Contractual	822.69
			Department 9300 - Vehicle Reserve and Internal Service Total:	822.69
			Vendor 097633 - UNITED STATES TREASURY Total:	822.69
			Fund 820 - Health Insurance Fund Total:	822.69
Fund: 890 - Vehicle and Equipment				
Vendor: 103081 - AMAZON CAPITAL SERVICES				
Department: 9300 - Vehicle Reserve and Internal Service				
AMAZON CAPITAL SERVICES	POLICE DEPT SECURITY TV REPLACEMENT - IT	890-9300-67102	V&E-GENERAL	298.00
AMAZON CAPITAL SERVICES	LABEL PRINTERS	890-9300-67102	V&E-GENERAL	452.64
			Department 9300 - Vehicle Reserve and Internal Service Total:	750.64
			Vendor 103081 - AMAZON CAPITAL SERVICES Total:	750.64
			Fund 890 - Vehicle and Equipment Total:	750.64
			Grand Total:	864,679.25

Report Summary

Fund Summary

Fund	Expense Amount
001 - General	299,748.83
110 - Road Use Tax Fund	80,957.67
142 - Park & Rec Special Rev Fund	25,000.00
161 - Downtown Biz Incentive Program	163,469.94
610 - Sewer Fund	175,426.24
650 - Stormwater Utility Fund	8,760.62
670 - Recycling Fund	21.77
680 - Wellness Campus Fund	61,042.25
710 - Sewer Capital Projects Fund	48,678.60
820 - Health Insurance Fund	822.69
890 - Vehicle and Equipment	750.64
Grand Total:	864,679.25

Account Summary

Account Number	Account Name	Expense Amount
001-1100-61810	Uniforms/Clothing Allow...	271.00
001-1100-63710	Utilities	43.09
001-1100-63730	Telephone/Cellphone	1,318.22
001-1100-64081	Insurance--Auto	9,227.75
001-1100-64082	Insurance--General Liabil...	37,364.52
001-1100-64083	Insurance--Property	6,608.07
001-1100-64990	Misc Contractual	980.00
001-1100-65060	Office Supplies	135.00
001-1100-65070	Materials/Supplies	28.92
001-1500-63410	Repair/Maint--Equipment	2,400.00
001-1500-63710	Utilities	14.66
001-1500-64081	Insurance--Auto	34,181.75
001-1500-64082	Insurance--General Liabil...	7,143.52
001-1500-64083	Insurance--Property	17,712.62
001-1500-65060	Office Supplies	41.69
001-1600-64081	Insurance--Auto	9,529.75
001-1600-64082	Insurance--General Liabil...	7,825.52
001-1600-65060	Office Supplies	236.22
001-1600-66990	Refund/Reimbursement	2,505.31
001-1700-62700	Mileage	40.89
001-1700-64081	Insurance--Auto	709.75
001-1700-64111	Property Maintenance E...	480.00
001-4100-63100	Repair/Maint	100.00
001-4100-64082	Insurance--General Liabil...	6,010.94
001-4100-64083	Insurance--Property	10,946.10
001-4100-64084	Insurance--Boiler/Machi...	558.61
001-4200-61810	Uniforms/Clothing Allow...	193.20
001-4200-63710	Utilities	38.47
001-4200-64081	Insurance--Auto	633.75
001-4200-64082	Insurance--General Liabil...	10,411.52
001-4200-64083	Insurance--Property	6,487.62
001-4200-64084	Insurance--Boiler/Machi...	1,490.85
001-4200-64090	Janitorial Services	70.00
001-4200-64205	Instructor (Contractual)	460.80
001-4200-64250	Officials	108.00
001-4200-64990	Misc Contractual	7,021.97
001-4200-65072	Materials/Supplies-Main...	1,196.00
001-4300-63320	Repair/Maint--Vehicle	184.80
001-4300-64081	Insurance--Auto	2,243.75
001-4300-64082	Insurance--General Liabil...	7,771.52
001-4300-64083	Insurance--Property	22,547.00
001-4300-64990	Misc Contractual	5,650.00

Account Summary

Account Number	Account Name	Expense Amount
001-4300-65070	Materials/Supplies	418.83
001-4300-65200	Landscaping/Horticultur...	59.96
001-4300-65500	Personal Protective Equi...	4.64
001-4300-66990	Refund/Reimbursement	180.00
001-4500-63100	Repair/Maint	128.27
001-4500-63710	Utilities	2,579.53
001-4500-64082	Insurance--General Liabil...	10,781.94
001-4500-64083	Insurance--Property	6,673.00
001-4500-64084	Insurance--Boiler/Machi...	665.56
001-4500-64990	Misc Contractual	390.00
001-4500-65070	Materials/Supplies	1,361.26
001-4500-65072	Materials/Supplies-Main...	138.62
001-5100-64130	Payments to Other Agen...	3,756.42
001-5200-64110	Legal Service Fees	2,826.00
001-6210-67240	Computer Hardware/Sof...	570.10
001-6210-67244	Annual Licensing/Support	2,441.20
001-6220-63100	Repair/Maint	87.50
001-6220-64081	Insurance--Auto	275.75
001-6220-64082	Insurance--General Liabil...	6,481.47
001-6500-62100	Membership Dues/Subsc...	7,983.00
001-6500-63100	Repair/Maint	175.00
001-6500-63710	Utilities	139.60
001-6500-64020	Advertising & Legal Noti...	383.67
001-6500-64082	Insurance--General Liabil...	15,631.44
001-6500-64083	Insurance--Property	10,331.00
001-6500-64084	Insurance--Boiler/Machi...	1,908.09
001-6500-64090	Janitorial Services	133.00
001-6500-64990	Misc Contractual	83.33
001-6500-65071	Materials/Supplies--Jani...	227.75
001-6500-65080	Postage	9.75
110-2100-63320	Repair/Maint--Vehicle	599.38
110-2100-63710	Utilities	106.97
110-2100-64020	Advertising & Legal Noti...	1,423.15
110-2100-64070	Engineering	4,757.50
110-2100-64081	Insurance--Auto	10,512.75
110-2100-64082	Insurance--General Liabil...	7,960.52
110-2100-64083	Insurance--Property	40,657.73
110-2100-64084	Insurance--Boiler/Machi...	2,080.31
110-2100-64990	Misc Contractual	8,800.00
110-2100-65070	Materials/Supplies	228.75
110-2100-65072	Materials/Supplies-Main...	3,298.78
110-2100-65076	Materials/Supplies--Shop	68.41
110-2300-63780	Street Lighting	463.42
142-4635-67900	Capital Project Expense	25,000.00
161-5200-64153	Grant	163,469.94
610-8300-64081	Insurance--Auto	8,037.75
610-8300-64082	Insurance--General Liabil...	6,481.52
610-8300-64083	Insurance--Property	126,886.86
610-8300-64084	Insurance--Boiler/Machi...	12,571.08
610-8300-64990	Misc Contractual	2,815.78
610-8325-63410	Repair/Maint--Equipment	1,251.72
610-8325-63710	Utilities	204.82
610-8350-63710	Utilities	16,164.27
610-8350-64990	Misc Contractual	767.00
610-8350-65012	Lab Supplies/Reagents	110.44
610-8350-65072	Materials/Supplies-Main...	135.00
650-9000-63452	Repair/Maint Storm Sew...	246.99
650-9000-64990	Misc Contractual	15.55

Account Summary

Account Number	Account Name	Expense Amount
650-9000-67900	Capital Project Expense	8,498.08
670-8400-64990	Misc Contractual	21.77
680-8700-63411	Repair/Maint--Pool	92.46
680-8700-63710	Utilities	1,212.02
680-8700-64082	Insurance--General Liabil...	15,446.52
680-8700-64083	Insurance--Property	36,863.00
680-8700-64084	Insurance--Boiler/Machi...	4,030.12
680-8700-64091	Grounds Maintenance	400.00
680-8700-65070	Materials/Supplies	13.18
680-8700-65073	Materials/Supplies--Pool	2,475.06
680-8700-65074	Materials/Supplies--Me...	509.89
710-8300-67270	Capital Equipment	48,678.60
820-9300-64990	Misc Contractual	822.69
890-9300-67102	V&E-GENERAL	750.64
	Grand Total:	864,679.25

Project Account Summary

Project Account Key	Expense Amount
None	864,679.25
Grand Total:	864,679.25



MEMORANDUM

To: Mayor and City Council
From:
Date: July 6, 2026
Subject: Approval of Minutes of the prior meetings

Introduction: Attached are the minutes of the June 10, June 15 and June 25, 2026 council meetings for review and approval.

Recommendation: Staff recommends approval of the June 10, June 15 and June 25, 2026, council meeting minutes.

- Attachments:**
- 1. 20260610 CC_WC Special Meeting Minutes
 - 2. 20260615 CC Minutes
 - 3. 20260625 CC Special Meeting Minutes



CITY OF INDIANOLA COUNCIL MEETING

June 10, 2026

6:00 PM

City Council Chambers
110 N 1st Street, Indianola, IA

Minutes

Call to Order

The Indianola City Council met in joint session with the Warren County Board of Trustees at 6:00 PM on June 10, 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 (via phone), Ron Dalby, Tiffany Davis (via phone), Mellisa Sones, Bob Lane, Mayor Richardson. Absent: Steve Armstrong. Warren County Board Members present were: Stephanie Erickson, Aaron DeKock, Brian Arnold; Absent: Travis DeWitt, Crystal McIntyre.

Discussion and direction regarding property located at 207 North B St.

The Council Members and Supervisors discussed working in good faith together for the City to acquire the property at 207 North B Street. The Supervisors will appoint two members to meet with the City's Property and Facilities Subcommittee and City staff will coordinate a meeting. The meeting will determine the appraisal firm to be hired by the City.

The Supervisors asked for a resolution of intent that states the City is in support of buying the library and will rezone the land County is purchasing in order to satisfy their due diligence process in purchasing land on the west side of town. The City will work with legal counsel to draft a resolution.

Adjourn

The meeting was adjourned at 6:26 PM on a motion by Council Member Sones and seconded by Council Member Dalby. Question was called for and on voice vote the Mayor declared the motion carried unanimously. Supervisor DeKock moved and Erickson seconded to adjourn the Board meeting and all approved.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



CITY OF INDIANOLA COUNCIL MEETING

June 15, 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 June 15, 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 (via Teams), Ron Dalby, Steve Armstrong, Tiffany Davis, Mellisa Sones, Bob Lane. Absent: None.

Public Comment

Tate Felton, 2309 N 8th St., spoke about a storm water easement on his property.

Consent Agenda

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

- Approval of Agenda
- Approval of Claims
- Approval of Minutes of the prior meetings
- Resolution 2026-094 setting a public hearing for July 6, 2026, at 6 PM regarding an ordinance amending the municipal code of the City of Indianola, Iowa for change of zoning district boundaries from the C-2 / PUD Highway Commercial / Planned Unit Development district to the C-2 Highway Commercial zoning district (Kentucky Ridge Commercial Plat 1).
- Approval of tobacco permits for Fiscal Year 27.
- Approval of device retailer permits for Fiscal Year 27.
- Consideration of the approval of a liquor license renewal for Deer Run Golf Club located at 2305 W 2nd Avenue.
- Consideration of the approval of a liquor license renewal for Casey's #2894 located at 1101 E 2nd. Avenue.
- Consideration of the approval of a liquor license renewal for Feed and Foster located at 103 N Buxton Street.
- Consideration of the approval of a liquor license renewal for Sodexo Management Inc., doing business as Simpson College at 701 North C Street.
- Consideration of the approval of a new liquor license for B.E.S.T Catering and Concessions Inc., located at 1400 W 2nd Avenue.

- Consideration of the issuance of a special event and noise permit to the Indianola Community Youth Foundation for the Back-to-School Bash event to be held on August 22, 2026.
- Resolution 2026-095 suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on the downtown square during the Back-to-School Bash event for Indianola Community Youth Foundation on August 22, 2026.
- Resolution 2026-096 suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on a portion of West Salem Avenue during West Hill Brewing Company's Oktoberfest Street Party on September 25, 2026.
- Third consideration and adoption of an ordinance (No. 1795) amending the municipal code of the City of Indianola, Iowa for change of zoning district boundaries from the A-1 Agricultural/Open Space district to the R-1 Single-Family Residential Detached zoning district (Well Built Homes Property).
- Second consideration of an ordinance amendment to Chapter 122, Peddlers, Solicitors and Transient Merchants.
- Resolution 2026-098 to approve entering into a cost-sharing agreement with Indianola Municipal Utilities for removal of fuel tanks.
- Resolution 2026-099 setting Fiscal Year 27 Salaries.
- Resolution 2026-100 authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against properties.
- Resolution 2026-101 approving an agreement with the Iowa Department of Transportation for maintenance and repair of primary roads.
- Resolution 2026-102 accepting the Center for Public Safety Management's Police Operations and Data Report.
- Resolution 2026-103 setting the meeting schedule for the Indianola City Council.
- Approval of the submission of first quarter 2026 utility write-offs to the State Setoff Program for collection.
- Resolution 2026-104 approving salaries.

Council Member Armstrong moved to approve Resolution 2026-097 authorizing Change Order 1 in the amount of \$3,100 for the McVay Trail repair project. 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

Council Member Sones reported on the IMU Board meeting.

Mayor Richardson, Council Member Sones, City Manager Jacob Meshke and community partners met to discuss HIRTA.

Council Member Davis invited citizens to visit the Opera this season.

Council Member Davis moved to receive and file the May 2026 Treasurer's Report. Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor's Report

Mayor Richardson provided a community update.

Old Business

Council Member Davis moved to approve Resolution 2026-105 approving liability, auto, property, workers' compensation, cyber and equipment breakdown insurance for Fiscal Year 27. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to approve Resolution 2026-106 approving a shared services agreement between the City of Indianola and Indianola Municipal Utilities. Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Armstrong moved to open the public hearing regarding the proposed Capital Improvement Plan for Fiscal Years 2027-2036. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Clerk/Finance Director Jackie Raffety presented the Capital Improvement Plan. There were no other public comments offered.

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

Council Member Sones moved to approve Resolution 2026-107 adopting the Capital Improvement Plan for Fiscal Years 2027-2036. 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.

Community and Economic Development Director Bryce Johnson discussed tax abatement and requested council direction on the classification of multi-residential. The Council directed staff to classify multi-residential as residential.

New Business

Senior Planner Bill Mettee presented information on the site plan for Plat 1, Lot 7 at Pickard Commerce Park. Andrew Hart, Apex Storage, commented on the buffer zone. Council Member Armstrong moved to approve Resolution 2026-108 approving site plan for Pickard Commerce Park Plat 1, Lot 7 (413 South 21st Street). Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Information Technology and Internal Services Director Jason Holder discussed the items in the resolution of intent. Council Member Davis moved to approve Resolution 2026-109 of intent to dispose of City-owned real property located at 110 North Howard Street and authorizing staff to proceed. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

City Manager Meshke discussed the donation policy. Council directed staff to add the adoption of the policy to the next meeting.

City Manager Meshke discussed the naming rights policy. Council directed staff to add the adoption of the policy to the next agenda.

CED Director Johnson discussed the proposed changes to Chapter 171, Parkland Dedication. Council directed staff to set the public hearing on July 6.

Council Member Sones moved to adopt the City Manager Goals. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Other Business

City Manager Meshke reported on City news.

Adjourn

The meeting was adjourned at 7:48 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.

Exempt Session

Council met in an exempt session for negotiation purposes. The exempt session ended at 8:23 PM.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



CITY OF INDIANOLA COUNCIL MEETING

June 25, 2026

12:00 PM

City Council Chambers

110 N 1st Street, Indianola, IA

Minutes

Call to Order

The Indianola City Council met in special session at 12:00 PM on June 25, 2026 in the City Hall Council Chambers. Mayor Steve Richardson called the meeting to order and on roll call the following members were present via teams: Josh Rabe, Ron Dalby, Steve Armstrong, Tiffany Davis, Mellisa Sones, Bob Lane. Absent: NONE.

Consent Agenda

Council Member Davis moved to approve the Consent Agenda and Armstrong seconded it. On roll call, the vote was AYES: Rabe, Armstrong, Davis, Sones, Lane. NAYS: None. The consent agenda was as follows:

- Approval of Agenda
- Approval of Claims
- Resolution 2026- 110 approving the collective bargaining agreement between the City of Indianola and the Silver Bugles.
- Resolution 2026-111 approving the collective bargaining agreement between the City of Indianola and the International Association of Fire Fighters Local Union 5602.

The meeting was adjourned at 12:03 PM on a motion by Dalby and seconded by Armstrong. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Bryce Johnson, Community and Economic Development Director

Date: July 6, 2026

Subject: Resolution setting a public hearing for July 20, 2026 at 6 PM regarding an amendment to Chapter 171, Parkland Dedication.

Introduction: City staff is requesting that Council set a public hearing regarding an amendment to the City’s Parkland Dedication requirement.

Background: In 2024, City Council adopted the Parkland Dedication ordinance. The intent of this ordinance is for developers of residential projects to dedicate areas for parkland. If there is not enough space in the plat for parkland, the developer may instead provide a fee-in-lieu of amount to be used for park improvements or towards the development of a future park.

Discussion:

In collaboration with the Chief of Culture and Recreation, staff is proposing several amendments to Chapter 171 of the zoning ordinance. The amendments below are proposed and further outlined in the attached documents. Yellow highlighted text identifies language added, text with strikethrough is to be removed.

- Amending the Amount of Parkland Required. The current ordinance states that 16 acres of parkland per 1,000 residents (0.016 acres per resident) is required. This amount is 130% more than our peer communities and in other communities in the Des Moines metro area. Staff propose to reduce this to 7-acres of parkland per 1,000 residents (0.007 acres per resident). This amendment aligns with other communities and helps Indianola remain competitive in the residential development market. The chart below shows data from six peer communities with parkland requirements.
- Amending Determination of Market Value. A developer may pay a fee-in-lieu instead of dedicating parkland space. Per the current ordinance, a “mutually appointed appraiser” shall determine a fair market value that the developer then pays. In recent applications, this has caused confusion between developers and appraisers about what exactly their role is and how this number should be calculated (e.g. raw land, shovel ready land, existing parkland). Staff reviewed other communities and their parkland fee per acre and collectively decided that City Council shall establish the “average per-acre fair market value based on... undeveloped real estate within City limits and surrounding comparable communities.” The codified line referencing the “mutually appointed appraiser” will be removed. The goal of establishing a set fee, rather than relying on an appraisal, is to allow developers to better estimate development costs and streamline the entitlement process. Based on peer community review, staff recommend setting the per acre value at \$30,000. A separate action will be required by City Council to establish this amount in the City’s fee schedule. Placing this amount in the fee

schedule is intentional as it allows staff to easily amend it during the annual fee schedule review process.

- Several other minor amendments are proposed including updating the calculations based on the proposed per-acre amount, updates in minimum park size, and proximity to the development where funds may be used. The current code requires parkland dedication or fee-in-lieu contributions to be located within ½ mile of a proposed development. The proposal will allow staff to determine parkland dedication location needs. Additionally, staff recommends a more flexible approach that allows the City to determine where parkland should be designated or where cash-in-lieu funds should be allocated.

City	Acre / Resident	Acres per Resident	Persons per Household
Norwalk	8.5 acres / 1,000 people	0.0085	2.05
Waukee	6.5 acres / 1,000 people	0.0065	2.33
Van Meter	5 acres / 1,000 people	0.005	2.175
Bonduarant	5 acres / 1,000 people	0.005	2.5
Polk City	8.284 acres / 1,000 people	0.008284	2.086
Clive	8.36 acres / 1,000 people	0.00836	1.98
Altoona	No standard		
Newton	No standard		
Average	6.94 acres / 1,000 people	0.006941	2.19
Median	7.33 acres / 1,000 people	0.007392	2.13
Indianola	16 acres / 1,000 residents	0.016	2.4
current		(130% more)	(10% higher)
Indianola	6 acres / 1,000 residents	0.006	2.4
proposed		lower than average	higher than average

The Parks and Recreation Commission reviewed the proposed language on March 11, 2026, and was in favor of the amendments.

The Planning and Zoning Commission (PZC) reviewed the proposed language at their March 24, 2026, meeting. At this meeting, the PZC recommended increasing the acres-per-1,000 residents requirement. Staff originally recommended 6 acres per 1,000 residents (0.006 acres per resident). The Commission recommended increasing that to 7-acres per 1,000 residents (0.007 acres per resident). Staff supports that recommended change.

The Planning and Zoning Commission also discussed the following:

- Under Chapter 165.06.3 – removing “... into a fund to be used for future park improvements...” The Commission suggested parkland fees should not be used for park maintenance and only for parkland acquisition. Staff explained there is a fund specifically designated for parkland but Council ultimately has authority over the use of those funds. Additionally, the city would not want to put itself in a position where there is funding to purchase land, but no funding to place any park improvements on the land.
- Concerns with the current 2.4 per person household figure, which is used to calculate the acre requirement. This number was calculated through a study, likely derived from the Census, conducted by Confluence when the zoning code underwent a complete rewrite.

On May 13, 2026, city staff took the revised parkland dedication amendment back to the Parks and Recreation Commission to ensure the increase to 7-acres per 1,000 resident change was acceptable, which they agreed was.

The city's legal counsel has reviewed, and is in support of, the proposed zoning code amendment language.

Next Steps:

- Setting Dates of Hearing: July 6
- Public Hearing/1st Reading: July 20
- 2nd Reading: August 3
- 3rd Reading/Adoption: August 17
- Amending Fee Schedule: August 17 (separate action item setting per acre fee)

Budget Impact: None.

Recommendation: Staff recommends City Council approve a resolution setting July 20 as the public hearing regarding amendments to Chapter 171, Parkland Dedication.

Attachments:

1. RES_Set PH_Ch 171 Parkland Ded
2. Parkland Dedication Amendment_05-06-2026

City of Indianola
RESOLUTION NO. 2026-_____

RESOLUTION SETTING A PUBLIC HEARING ON MONDAY, JULY 20 2026, AT 6:00 PM REGARDING AN AMENDMENT TO CHAPTER 171, PARKLAND DEDICATION

WHEREAS, the City Council of the City of Indianola, Iowa desires to consider amendments to Chapter 171 Parkland Dedication; and

WHEREAS, a public hearing upon the proposed amendments to Chapter 171 Parkland Dedication should be held and the time and place for hearing thereon should be fixed.

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

1. That a public hearing be held by the Indianola City Council on the proposed amendments to Chapter 171 Parkland Dedication, at the Indianola City Hall, 110 N 1st Street, Indianola, Iowa, at 6:00 p.m. on July 20, 2026, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.

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

APPROVED this 6th day of July, 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

171.01 TITLE.

This chapter shall be known and cited as the "Parkland Dedication Ordinance of the City of Indianola, Iowa."

171.02 PURPOSE.

The purpose of this Parkland Dedication ordinance is to ensure that new developments support the health, safety, and welfare of future residents by providing land for public parks within the City and within areas being newly developed or redeveloped for residential purposes.

171.03 APPLICATION.

When a preliminary plat for new single-family development (detached or semi-detached), two-family, and/or townhouse development is proposed or a site plan or building permit is submitted for a new multi-family residential development, including manufacture housing community, parkland dedication in a manner consistent with this ordinance shall be required.

Any developer who, after the effective date of the ordinance seeks to develop land for residential purposes within the City shall be required to dedicate public parkland as prescribed herein. No new plats or site plans for residential development shall be approved unless and until the provisions of this chapter are complied with.

171.04 STANDARD FOR PUBLIC PARKLAND PER RESIDENT.

The standard for the amount of neighborhood parkland required is ~~7.16~~ acres per 1,000 residents or ~~0.007016~~ acres per resident. Based on the estimated persons per household number, as determined by the last decennial census, the following calculations shall be applied for new residential developments.

(Number of lots or dwelling units) x (Census estimated persons per household) x (0.007016 acres/resident) = required parkland dedication (Decimals rounded up the nearest hundredth)

Examples (assuming 2.4 estimated persons per household):

A 100-lot single family subdivision would be required to dedicate ~~1.68~~3.84 acres of parkland.

(100 lots) x (2.4 residents) x (0.007016 acres/resident) = ~~1.68~~3.84 acres

A 120-unit apartment complex would be required to dedicate ~~2.02~~4.61 acres of parkland

$$(120\text{-units}) \times (2.4\text{ residents}) \times (0.007016\text{ acres/resident}) = 2.02461\text{ acres}$$

171.05 PARKLAND DEDICATION MINIMUM DESIGN STANDARDS.

1. ~~Land dedicated for parkland shall be located within ½ mile of the proposed development.~~ The specific location of the land to be dedicated shall be acceptable to the City and shall be located and planned with future parkland dedications to create a neighborhood park site that will be no less than **10,000 square feet in area**~~1 acre in size.~~

A. Public Recreational Trail corridors deeded to the City or dedicated by easements may be included in this calculation of land dedication.

2. All land to be dedicated to meet this parkland dedication requirement shall be useable park space and shall not be located within any floodway, delineated wetlands, shall not contain any areas for storm water detention, and shall have cross slopes no greater than 5%. An exception may be granted by the City Council to accept parkland that includes wetlands, ponds, and/or storm water retention areas that provide a recreational benefit.

3. The dedicator of parkland shall be responsible for rough grading, stabilization, and seeding of the parkland and providing paved public street access, sanitary sewer services, and water service to the property.

4. The developer shall designate on the plat map or site plan the proposed number of dwelling units by type. Designation shall be for park dedication calculation purposes only.

5. The developer shall be required to prepare the parkland prior to dedication in a manner acceptable to the City. This includes:

A. The site shall be located adjacent to an improved street with sidewalks and utilities, as required by the City. The site shall have access to such a fully improve street across at least ten (10) percent of the distance of its perimeter. Any access route shall be at least thirty (30) feet wide for trails and fifty (50) feet for roadway access.

B. On-site drainage patterns shall be designed and constructed by the developer with the approval of the City.

C. Grading shall comply with approved plans.

D. Top-soil shall be spread evenly and lightly compacted to an adequate depth for turf growth.

E. Seeding shall occur during the fall or spring, in accordance with standard specifications of the City. A maintainable stand of grass shall be established prior to acceptancy by the city.

171.06 ALTERNATIVES TO DEDICATION OF PARKLAND.

1. When all or a portion of the required parkland cannot be dedicated, the developer shall construct or otherwise complete park improvements and/or trail improvements **as determined by the City.** ~~within ½ mile of the proposed development.~~ The value of the improvements shall be equal to the value of the required parkland dedication. The value of these improvements shall be based on the fair market value of the land to be dedicated. Subject to approval by the City, park improvements may include construction and installation of trails, parking lots, playground equipment, park shelters, tennis courts, basketball courts, ball fields and appurtenances, and landscaping and the dedication of land or easements necessary for planned trails. The developer shall provide written proof of the land's value and written estimates of the costs of the park improvements.

2. The City may further allow a portion of the parkland dedication requirement be satisfied by the dedication of greenways and stream buffers as may be desired by the City. Because this land has a reduced value as neighborhood park space, the following dedication conversation rate should be applied: 1-acre of greenway or stream buffer dedicated to the City shall be equivalent and worth 0.10-acre of required parkland.

3. In lieu of dedicating parkland, the developer may request the ability to make a cash payment, **as hereinafter determined,** into a fund to be used for future park improvements or park land acquisition for a park facility, ~~that is within ½ mile of the proposed development.~~ The City Council shall evaluate this request giving due consideration to all of the factors listed in Section 171.05. The donation shall be no less than the minimum number of acres required. ~~A mutually appointed Appraiser will determine parkland Fair Market Value. The Developer shall pay any expenses accrued in the determination of the payment amount.~~ **Annually, the City Council shall, by resolution, establish the average per-acre fair market value based on the average per-acre value of undeveloped real estate within City limits and surrounding comparable communities. The established average per-acre fair market value continues until such value is changed or amended by subsequent resolution.** Payment in lieu shall be completed prior to development recording or issuance of building permits.

171.07 PARKLAND DEDICATION CREDIT.

Should a new development desire to dedicate more parkland than is required, the dedicator may sell or transfer the parkland credit to another developer or apply as credit for a current or future parkland dedication requirement. Written notice and copies of a transfer agreement shall be provided to the City as record of all credits transferred or sold to another party.

171.08 PARKLAND DEDICATION AGREEMENT AND SURETY.

At the time of development, the developer shall enter into a written agreement with the City to detail the parkland dedication and/or park improvement. Depending on the timing of the dedication or park improvement, the developer may propose, and/or the City may require the developer to provide adequate surety to the City to ensure completion of the dedication or improvement. The form and amount of surety shall be determined by the City at its full discretion.

171.09 EXEMPTIONS.

The following shall be exempted from the requirements this chapter:

1. The construction of any non-residential building or structure.
2. Alterations or expansion of an existing building where no additional residential units are created.
3. The construction of an accessory dwelling unit.
4. The replacement of a destroyed or partially destroyed building or structure with a new building or structure where there are no additional residential units created.
5. The installation of a replacement mobile home.
6. The division of a parcel into no more than two (2) lots.
7. The replat of an existing subdivision where no additional residential lots are created.
8. Any claim of exemption shall be made no later than the time of application for a preliminary plat approval. Any claim not so made shall be deemed waived.



MEMORANDUM

To: Mayor and City Council
From: Bill Mettee, Senior Planner
Date: July 6, 2026
Subject: Resolution to vacate and convey City property to JPJ Acquisitions, LLC for Culver's project and setting a public hearing for July 20, 2026 at 6 PM.

Introduction: Staff is proposing a resolution to set a public hearing for July 20 to vacate a portion of City right-of-way (ROW) and vacate a Public Utility Easement to help facilitate the development of a Culver's drive-thru restaurant.

Background: Culver's restaurant is proposing to develop 1901 North Jefferson Way, at the intersection with West Hillcrest Drive and Rolling Vista Place, with a 4,000 sf restaurant and drive-thru. The lot is triple-fronted with a distinct 90-degree angle at the northwest corner of the lot. This angle prevents the restaurant from having the ability to place the drive-thru lanes on the property, instead extending into the City ROW. The City, having no utilities in that corner except for IMU Fiber, has agreed to vacate a portion of the ROW to help facilitate the development. The area to be vacated is 812 sf. IMU has reviewed the proposal and inspected the property to verify the fiber lines would not be impacted. Additionally, the existing 20' public utility easement (PUE) will be vacated that follows the 90-degree angle and will be relocated and redefined.

Discussion: Staff have been collaborating and working with representatives from Culver's to explore options on how to best develop the lot. The consensus is to vacate a portion of ROW that would realign the lot to generally follow the curve of Rolling Vista and eliminate the 90-degree angle that prevents the development. The 812 sf vacation would then permit the drive-thru lanes to be wholly on the property and not extend into the City ROW.

Budget Impact: None.

Recommendation: Staff recommends the City Council approve the resolution setting the public hearing for July 20 to vacate a portion of City ROW and the existing public utility easement.

Attachments: 1. 26.06 Resolution-Vacate and Convey ROW-Culvers (4)

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION TO VACATE AND CONVEY CITY PROPERTY TO JPJ ACQUISITIONS, LLC
FOR CULVER'S PROJECT AND SETTING PUBLIC HEARING**

WHEREAS, JPJ Acquisitions, LLC (the "Developer") is proposing a Culver's restaurant location in Indianola, Iowa; and

WHEREAS, it is requested that certain City right-of-way and a certain City public utility easement be vacated in order to facilitate the site plan for Developer; and

WHEREAS, The City of Indianola, Iowa currently owns right-of-way property, legally described as:

An irregular shaped portion of Rolling Vista Place right of way in the City of Indianola, Warren County, Iowa, more particularly described as follows:

Commencing at the Northwest corner of Lot 5, Indianola Scenic Pointe, an Official Plat in the City of Indianola, Warren County, Iowa; thence $89^{\circ}16'16''$ E, along the North line of said Lot 5, and also the South right of way line of said Rolling Vista Place, a distance of 93.33 feet to the point of beginning; thence continuing $S89^{\circ}16'16''$ E, along said South right of way line, a distance of 61.31 feet to the East right of way line of said Rolling Vista Place; thence $N00^{\circ}30'25''$ W along said East right of way line, a distance of 61.31 feet; thence Southwesterly along a 60.00 foot radius curve concave northwesterly, a distance of 95.54 feet to the point of beginning, said curve having a chord bearing $S45^{\circ}06'39''$ W and a chord length of 85.76 feet

Said tract containing 812 square feet, as shown on the attached ROW vacation plat

(The "ROW Property"); and

WHEREAS, The City of Indianola, Iowa currently owns a public utility easement, legally described as:

A 20' wide easement over, under and across Lot 5, Indianola, Scenic Pointe, an Official Plat in the City of Indianola, Warrant County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of said Lot 5; thence $89^{\circ}16'16''$ E along the North line of said Lot 5, a distance of 93.33 feet to the point of beginning; thence $S00^{\circ}43'44''$ W, a distance of 20.00 feet; thence $S89^{\circ}16'16''$ E, a distance of 81.74 feet; thence $N00^{\circ}30'25''$, a distance of 81.74 feet; thence $S89^{\circ}29'35''$ W, a distance of 20.00 feet; thence $S00^{\circ}30'25''$ E, a distance of 61.31 feet; thence $N89^{\circ}16'16''$ W, a distance of 61.31 feet to the point of beginning

as shown on the attached easement vacation plat

(The "Easement Property"); and

WHEREAS, the City has no use for the ROW Property or the Easement Property, the disposal will have no significant impact on public access, and the City will not be inconvenienced by the vacation and conveyance of its interest in said properties; and

WHEREAS, the City Council proposes to vacate and convey the ROW Property to Developer and vacate its easement on the Easement Property.

NOW, THEREFORE, be it resolved by the City Council of Indianola, Iowa:

1. The Council desires to vacate and convey the ROW Property and Easement Property described herein.
2. The Council shall make a final determination on the proposal following a public hearing, which shall be held on July 20, 2026, at 6:00 p.m. or soon thereafter, in the City Council Chambers, 110 N. 1st Street, Indianola, Iowa.
3. Pursuant to Iowa Code 364.7 the City Clerk is hereby directed to publish the proper notice of the public hearing with correct legal description and the proposed property disposal, as set forth in Exhibit A, attached hereto.

All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

PASSED AND APPROVED this 6th day of July 2026.

Steve Richardson, Mayor

Attest:

Jackie Raffety, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. 2026-__ be adopted.

AYES: _

NAYS: _

ABSENT: _

The Mayor declared Resolution No. 2026-__ adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 2026-__ at the regular Council Meeting of the City of Indianola, Iowa, held on the 6th day of July 2026.

Jackie Raffety, City Clerk

EXHIBIT A

NOTICE OF PUBLIC HEARING CONCERNING THE VACATION AND CONVEYANCE OF CITY PROPERTY

YOU ARE HEREBY NOTIFIED that the City of Indianola, Iowa, proposes to vacate and convey the right of way property legally known as:

An irregular shaped portion of Rolling Vista Place right of way in the City of Indianola, Warren County, Iowa, more particularly described as follows:

Commencing at the Northwest corner of Lot 5, Indianola Scenic Pointe, an Official Plat in the City of Indianola, Warren County, Iowa; thence $89^{\circ}16'16''E$, along the North line of said Lot 5, and also the South right of way line of said Rolling Vista Place, a distance of 93.33 feet to the point of beginning; thence continuing $S89^{\circ}16'16''E$, along said South right of way line, a distance of 61.31 feet to the East right of way line of said Rolling Vista Place; thence $N00^{\circ}30'25''W$ along said East right of way line, a distance of 61.31 feet; thence Southwesterly along a 60.00 foot radius curve concave northwesterly, a distance of 95.54 feet to the point of beginning, said curve having a chord bearing $S45^{\circ}06'39''W$ and a chord length of 85.76 feet

Said tract containing 812 square feet

YOU ARE HEREBY NOTIFIED that the City of Indianola, Iowa, proposes to vacate its public utility easement across the property legally known as:

A 20' wide easement over, under and across Lot 5, Indianola, Scenic Pointe, an Official Plat in the City of Indianola, Warrant County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of said Lot 5; thence $89^{\circ}16'16''E$ along the North line of said Lot 5, a distance of 93.33 feet to the point of beginning; thence $S00^{\circ}43'44''W$, a distance of 20.00 feet; thence $S89^{\circ}16'16''E$, a distance of 81.74 feet; thence $N00^{\circ}30'25''$, a distance of 81.74 feet; thence $S89^{\circ}29'35''W$, a distance of 20.00 feet; thence $S00^{\circ}30'25''E$, a distance of 61.31 feet; thence $N89^{\circ}16'16''W$, a distance of 61.31 feet to the point of beginning

YOU ARE FURTHER NOTIFIED, that a Public Hearing will be held in the City Council Chambers, 110 N. 1st Street, Indianola, Iowa, Indianola, Iowa, at the City Council Meeting scheduled to begin at 6:00 p.m. on the 20th day of July 2026 at which time the Council will hear comments for and against the proposal from any interested party. You have a right to attend and express your views on this proposal. If you are unable to attend, you may submit your written comments addressed to the City Clerk, 110 N. 1st Street, Indianola, Iowa, Indianola, Iowa. Your written comments must be received no later than 4:00 p.m. on the 20th day of July, 2026. At the conclusion of the Public Hearing, the Council will consider vacating the above-described property.



MEMORANDUM

To: Mayor and City Council
From: Bill Mettee, Senior Planner
Date: July 6, 2026
Subject: Resolution setting a public hearing for July 20, 2026 at 6 PM regarding an amendment to Chapter 165.05, Zoning District Regulations.

Introduction: Staff proposes an amendment to the bulk regulations relating to townhome and rowhome density requirements, as there is an inconsistency between the zoning ordinance and the Comprehensive Plan.

Background: Staff identified an inconsistency between the zoning ordinance and the Comprehensive Plan relating to allowable density for townhomes and rowhomes. The proposed ordinance amendment will align the two densities.

Discussion: The proposed amendment will be presented at the July 20, 2026 Council meeting. The Comprehensive Plan recommends the density for townhomes and rowhomes to be "up to 15 dwelling units per gross acre" whereas the zoning ordinance permits 10 units per acre. The amendment would align the two documents to permit up to 15 units per acre.

Budget Impact: None.

Recommendation: Staff recommends approval of the resolution setting the public hearing for July 20, 2026.

Attachments: 1. RES_Set PH_Ch 165_Bulk Regs

City of Indianola
RESOLUTION NO. 2026-_____

**RESOLUTION SETTING A PUBLIC HEARING FOR MONDAY, JULY 20 2026, AT 6:00 PM
REGARDING AN AMENDMENT TO CHAPTER 165.05, ZONING DISTRICT REGULATIONS**

WHEREAS, the City Council of the City of Indianola, Iowa desires to consider amendments to Chapter 165.05 Zoning District Regulations; and

WHEREAS, a public hearing upon the proposed amendments to Chapter 165.05 Zoning District Regulations should be held and the time and place for hearing thereon should be fixed.

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

1. That a public hearing be held by the Indianola City Council on the proposed amendments to Chapter 165.05 Zoning District Regulations, at the Indianola City Hall, 110 N 1st Street, Indianola, Iowa, at 6:00 p.m. on July 20, 2026, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.

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

APPROVED this 6th day of July 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: July 6, 2026
Subject: Consideration of the approval of a new liquor license for Benjamin Ladd, doing business as the Warren County Fairgrounds.

Introduction: Benjamin Ladd is applying for a Class C Retail Alcohol License for the Warren County Fairgrounds located at 1400 W 2nd Avenue.

Background: The license is valid for 14 days from July 17 - July 30, 2026.

Discussion: Benjamin Ladd is a sole proprietor and is listed as the owner on the application. Staff has reviewed the application and will inspect the premises once setup is complete at the fairgrounds.

Budget Impact: The State of Iowa sets the fee and disperses funds to the City after license approval by both the local authority and the State.

Recommendation: Staff recommends approval.

Attachments: 1. Warren Co. Fair - Ladd

SPECIAL CLASS "C" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: BENJAMIN LADD

FEIN: XX-XXX9692

Business Type: SOLE

This business is not registered with the Secretary of State.

Premises Information

Premises DBA: WARREN COUNTY FAIRGROUNDS

Premises Address: 1400 W 2ND AVE INDIANOLA IA 50125-2370

Premises Type: Fairgrounds

Number of Floors: 1

Control of Premises: Other
services

Other control description: hired to provide beer garden

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?

Yes

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

Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?

Yes

License Information

Effective Date: 17-Jul-2026

Length of License Requested: 14DAY

Endorsements

Local Authority: City of Indianola

Dramshop Company: CINCINNATI SPECIALTY UNDERWRITERS

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	LADD, BENJAMIN	SSN			51577014 63	2106 E 2ND AVE INDIANOLA IA 50125-2966	100.00

Criminal History Details

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.

Yes

Criminal Violations

Legal Name	DOB	Violation Date	Charge	City	State	Citizenship Lost?
LADD, BENJAMIN		23-Mar-2013	Operating While Intoxicated	INDINOL A	IOWA	No

Contact Information

Contact Name: BENJAMIN

Phone Number: 5157701463

Email Address: stusbbqconcessions@gmail.com

Address: 2106 E 2ND AVE INDIANOLA IA 50125-2966

Attestation Information

Attestation Name: BENJAMIN LADD

Attestation Date: 14-May-2026



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: July 6, 2026
Subject: Consideration of the approval of a liquor license amendment for the Des Moines Metro Opera doing business as Blank Performing Arts Center.

Introduction: Des Moines Metro Opera has submitted an application to add outdoor service privileges. This amendment requires Council approval.

Background: This change would be valid for the duration of their current liquor license. The original license was approved at the June 1, 2026 Council meeting.

Discussion: Staff has reviewed the application and inspected the premises.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: 1. DMMO - Amendment



< CITY OF INDIANOLA

Modify Privileges Amendment Local Authority Review

CITY OF INDIANOLA

1900374901



Privilege Information

License Information

License Number : BW0110617
Location Name : BLANK PERFORMING ARTS CENTER
Location Address : 513 NORTH D STREET INDIANOLA IA 50125
License Effective Date : 6/15/2026 12:00:00 AM
License Expiration Date : 7/24/2026 12:00:00 AM

Amendment Information

Amendment Type : Modify Privilege Amendment
Amendment Option : Permanent
Privilege Change Effective Date : 25-Jun-2026

Privilege	Current Privilege Selection	New Privilege Selection	Amendment Action
Living Quarters	<input type="checkbox"/>	<input type="checkbox"/>	No Privileges
Outdoor Service	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Adding Privilege



Provided description of the Outdoor Service Privilege:

Satellite outdoor bar on patio outside theater on performance days of the festival season only for patrons. Addition to indoor bar.

Sketch Attachments

Sketch of Premises



 Lobby plan for ABD.pdf



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MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: July 6, 2026
Subject: Consideration of the approval of a liquor and tobacco license amendment for Brew Oil LLC.

Introduction: Brew Oil LLC has updated ownership on their liquor and tobacco licenses. Ownership amendments require Council approval.

Background: The license amendment from Brew Oil LLC is for all three locations which are listed below. The original liquor license applications were approved at the November 3, 2025 Council meeting. The tobacco licenses were approved at the June 15, 2026 Council meeting.

- 311 N Jefferson Way
- 2001 W 2nd Avenue
- 1201 N Jefferson Way

Discussion: On the application Rupinder Kaur is listed as the owner. Staff has reviewed this application.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: 1. Brew Oil Amendment - 2026



Local Authority Review

CITY OF INDIANOLA
1900374901



Owners

Business Information

Customer Type
BUS

Business Sub-Type
Limited Liability Company

Legal Business Name
BREW OIL LLC

Old Ownership Information

Owner Type	Owner	Single Line Address	Ownership Percentage
Owner	KAUR, RUPINDER	217 W MILWAUKEE AVE STORM LAKE IA 50!	100.00
Officer	SINGH, INDERJIT	217 W MILWAUKEE AVE STORM LAKE IA 50!	0.00

Updated Ownership Information

Owner Type	Owner	Single Line Address	Ownership Percentage
Owner	KAUR, RUPINDER	217 W MILWAUKEE AVE STORM LAKE IA 50!	100.00

Impacted Active Alcohol Licenses

Jurisdiction Code	Permit Type	License Number	Address
City of Indianola	Class "E" Retail Alcohol License	LE0004807	311 N JEFFERSON WAY INDIANOLA IA 50
City of Indianola	Class "E" Retail Alcohol License	LE0004812	2001 W 2ND AVE INDIANOLA IA 50125-2
City of Indianola	Class "E" Retail Alcohol License	LE0004818	1201 N JEFFERSON WAY INDIANOLA IA 50

Impacted Active Retail Tobacco and Device Retailer Permits



Jurisdiction Code	Permit Type	Permit Number	Address
City of Toledo	Retail Tobacco	871093041	108 W HIGHWAY 30 TOLEDO IA 52342-22
Buena Vista County	Retail Tobacco	871058010	6087 HWY 110 STORM LAKE IA 50588
City of Spirit Lake	Retail Tobacco	871043042	2402 17TH ST STE 200 SPIRIT LAKE IA 513
City of Spirit Lake	Retail Tobacco	871075028	1201 18TH ST SPIRIT LAKE IA 51360-1017
City of Toledo	Retail Tobacco	871033042	108 W HIGHWAY 30 TOLEDO IA 52342-22
City of Albert City	Retail Tobacco	871032035	5101 230TH ST ALBERT CITY IA 50510
City of Martensdale	Retail Tobacco	871033043	290 HIGHWAY 28 MARTENSDALE IA 50161
City of Pocahontas	Retail Tobacco	871034010	14 E ELM AVE POCAHONTAS IA 50574-21
City of Sioux City	Retail Tobacco	871078033	2501 FLOYD BLVD SIOUX CITY IA 51104-3
City of Newton	Retail Tobacco	871073041	1325 1ST AVE W NEWTON IA 50208-2933
City of Newton	Retail Tobacco	871023042	1806 S 12TH AVE W NEWTON IA 50208-4
City of Tama	Retail Tobacco	871072049	219 S STATE ST TAMA IA 52339-2719
City of Sioux City	Retail Tobacco	871068033	2026 RIVERSIDE BLVD SIOUX CITY IA 5110
City of Marshalltown	Retail Tobacco	871073042	111 S 3RD AVE MARSHALLTOWN IA 50151
City of Emmetsburg	Retail Tobacco	871030012	2401 MAIN ST EMMETSBURG IA 50536-15
City of Boyden	Retail Tobacco	871073020	1010 SOUTHERN ST BOYDEN IA 51234-80
City of Sac City	Retail Tobacco	871085003	210 W MAIN ST SAC CITY IA 50583-1721
City of Hartley	Retail Tobacco	871073022	361 3RD AVE HARTLEY IA 51346
City of Storm Lake	Retail Tobacco	871016027	1201 LAKESHORE DR STORM LAKE IA 505
City of Storm Lake	Retail Tobacco	871008032	215 W MILWAUKEE AVE STORM LAKE IA 5
City of Storm Lake	Retail Tobacco	871068031	1100 E 5TH ST STORM LAKE IA 50588-221
City of Le Mars	Retail Tobacco	871038032	346 PLYMOUTH ST SW LE MARS IA 51031
City of Ida Grove	Retail Tobacco	871078030	500 IA-175 IDA GROVE IA 51445
City of Des Moines	Retail Tobacco	871093046	1918 SE 14TH ST DES MOINES IA 50320-1
City of Milford	Retail Tobacco	871095032	606 OKOBOJI AVE MILFORD IA 51351-175
City of Correctionville	Retail Tobacco	871078035	404 11TH ST CORRECTIONVILLE IA 51016

City of Walnut	Retail Tobacco	871066042	2101 ANTIQUE CITY DR WALNUT IA 5157
City of Indianola	Retail Tobacco	871063040	1201 N JEFFERSON WAY INDIANOLA IA 51
City of Indianola	Retail Tobacco	871023040	2001 W 2ND AVE INDIANOLA IA 50125-2
City of Oskaloosa	Retail Tobacco	871092049	315 A AVE E OSKALOOSA IA 52577-2808
City of West Des Moines	Retail Tobacco	871008003	136 1ST ST WEST DES MOINES IA 50265-4
City of Orange City	Retail Tobacco	871022035	901 ALBANY PL SE ORANGE CITY IA 5104
City of Knoxville	Retail Tobacco	871072048	306 W PLEASANT ST KNOXVILLE IA 50138
City of Spencer	Retail Tobacco	871069008	15 GRAND AVE SPENCER IA 51301-4221
City of Indianola	Retail Tobacco	871043040	311 N JEFFERSON WAY INDIANOLA IA 50
City of Spencer	Retail Tobacco	871001021	1001 S GRAND AVE SPENCER IA 51301-57
City of Sibley	Retail Tobacco	871095017	1026 2ND AVE SIBLEY IA 51249-1507
City of Des Moines	Device	871043047	1918 SE 14TH ST DES MOINES IA 50320-1

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



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: July 6, 2026
Subject: Third consideration and adoption of an ordinance amendment to Chapter 122, Peddlers, Solicitors and Transient Merchants.

Introduction: Council is asked to approve amendments to the City's ordinance on peddlers, solicitors and transient merchants.

Background: The current ordinance allows a business to license multiple employees under one license, sets the fees, allows work until 8 PM seven days a week and does not define how a license can be denied.

Council reviewed the proposed changes at the May 18, 2026, meeting and directed staff to proceed with adoption of the ordinance amendments.

Ordinance Approval:

First Reading: June 1, 2026 - AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None.

Second Reading: June 15, 2026 - AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None.

Discussion: The proposed changes are listed below.

1. Each person is licensed separately. This will ease the administrative burden of evaluating multiple individuals under one application.
2. The license application fee, license duration fee, and surety or cash bond amount are set by resolution in the fee schedule and not included in the ordinance. This will make updating the fees much easier and won't require that the changes be published in the newspaper like ordinances.
3. Adds a 90-day license for those working only over the summer.
4. Requires a copy of a photo driver's license or other photo ID. This allows staff to verify the person is who is listed on the application and that they have a valid license to drive in our city.
5. Lists requirements to obtain the license. These requirements prohibit someone from obtaining a license for certain criminal convictions.
6. Institutes a waiting period and a database. This allows staff time to review the application instead of being expected to issue a permit the same day the application is received. It also requires that staff maintain a list of active licenses on the City's website for the public.
7. Reasons to deny the license. Allows staff to deny the issuance of a license for specific reasons.
8. Time restrictions. Changes the hours the license is in effect to 10 AM - 7 PM Monday through Saturday, excluding national holidays. This addresses concerns from the community of people coming to their door later in the evening, on Sundays, and holidays.

Budget Impact: After looking at comparable city fees, staff is proposing an increase in the application fee and bond amount and changing the duration fees.

Application Fee: \$25.00 (Standard administrative fee; must be paid at time of application and is non-refundable) (Currently \$15.00)

Permit Duration Options: (Payable upon issuance of permit)

- **One Day:** \$20.00 (Currently \$50)
- **One Full Week:** \$75.00 (7 consecutive days) (Currently \$100)
- **90 Days:** \$150.00 (Not currently available)
- **Six Months:** \$200.00 (Up to 180 consecutive days)
- **One Year:** \$300.00

Surety Bond: All applicants must provide a **\$1,000.00 Surety Bond** (or cash bond) in favor of the City. This ensures protection for residents and compliance with city ordinances. Must be received prior to issuance of permit. (Currently \$200)

Recommendation: Staff recommends approval.

Attachments: 1. Ord_Chapter 122 Amendments

City of Indianola
ORDINANCE NO

**ORDINANCE AMENDING CHAPTER 122, PEDDLERS, SOLICITORS,
AND TRANSIENT MERCHANTS**

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

SECTION 1. Section 122.03 is hereby amended by deleting the stricken language and inserting the underlined language as follows:

2. ~~No license shall be issued until the applicant has delivered to the City Clerk a cash bond for no less than \$200.00 per license or \$1,000.00 for an employer employing a group of five or more license applicants.~~ No license shall be issued until the applicant has delivered to the City Clerk a surety or cash bond in the amount set in the fee schedule.

3. Peddlers, Solicitors, and Transient Merchants License shall be issued for the following duration of time:

A. One day

B. One week (6 consecutive days)

C. 90 days

D. Up to six consecutive months

E. Up to one year.

4. The amount of the license shall be determined in accordance with an established fee schedule, which fee schedule may be modified from time to time with approval of the council.

Section 2. Section 122.04 is hereby amended by deleting the stricken language and inserting the underlined language as follows:

1. An application in writing shall be filed with the Clerk for a license under this chapter. Such application shall be accompanied by ~~a \$15.00 application fee~~ an application fee established in the fee schedule and set forth the following information:
 - a. Applicant's name, e-mail address, ~~if any,~~ permanent and local address, and local phone number or cell phone number.
 - b. Business address, business e-mail address, ~~if any,~~ and business phone number; ~~if any.~~
 - d. The last three places of such business municipalities where the applicant carried on business as a peddler, solicitor, or transient merchant.
 - n. Copy of current photo driver's license or other photo ID if applicant will not be operating a vehicle.
3. F. The following are requirements for obtaining a peddlers, solicitors or transient merchant license:

1. Applicant must possess a valid driver's license, unless the applicant will not be utilizing a motor vehicle during the license period for any purpose.

2. The applicant has not been convicted of, pled guilty to or stipulated to the facts of any forcible felony, including any felony of child endangerment, assault, murder, sexual abuse, kidnapping, robbery, arson in the first degree or burglary in the first degree, or any sexually motivated crime in the past ten (10) years.

Section 3. Section 122.05, License Fees, is stricken in its entirety.

Section 4. Section 122.07 is hereby amended by deleting the stricken language and inserting the underlined language as follows:

122.07 License Issued or Denied

If the Clerk finds the application is completed in conformance with the requirements of this chapter, the facts stated therein are found to be correct and the license fee paid, a license shall be issued immediately. A waiting period of not less than five (5) business days from the date the application is received shall be in effect to provide sufficient time for the City Clerk's decision making process.

The City Clerk's office shall maintain a database of active licenses on the City's website.

The license shall be denied if the Clerk finds any of the following:

1. Applicant does not meet the requirements pursuant to Section 122.04.
2. Applicant falsified information on the application.
3. Applicant has been denied a license or has had a license revoked under this chapter within the last year, unless the applicant can show that the reasons for denial or revocation no longer exist.

Section 5. Section 122.10 is hereby amended by deleting the stricken language and inserting the underlined language as follows:

All peddler's and solicitor's licenses shall provide that said licenses are in force and effect only between the hours of 10:00 a.m. and ~~8:00 p.m.~~ 7:00 p.m., Monday through Saturday, excluding national holidays.

Section 6. Section 122.20 is hereby amended by deleting the stricken language and inserting the underlined language as follows:

4. No peddler shall conduct peddling between the hours of ~~9:00 p.m.~~ sunset and ~~9:00 a.m.~~ 10:00 a.m.
5. No peddler or solicitor shall do business or attempt to do business upon any property on which a notice is posted prohibiting peddling or soliciting.
6. No peddler, solicitor or transient merchant shall harass, intimidate, coerce, annoy, disrespect, alarm, or threaten any individual to induce a sale.

7. No peddler, solicitor or transient merchant shall falsely or fraudulently misrepresent the quality, character or quantity of any article, item or commodity offered for sale or sell any unwholesome or tainted food or foodstuffs.

8. No peddler, solicitor or transient merchant shall conduct business in such a manner as to endanger the public health, welfare, or safety.

9. No peddler, solicitor or transient merchant shall conduct business while under the influence of alcohol or any illegal narcotic or controlled substance.

Section 7. Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 8. If any section, provision or part of this Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudicated invalid or unconstitutional.

Section 9. This ordinance shall be in effect after is final passage, approval, and publication as provided by law.

Passed and approved by the Indianola City Council this _____ day of _____ 20____.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Finance Director

Date: July 6, 2026

Subject: Resolution approving an amendment to the Fee Schedule regarding peddlers, solicitors, and transient merchant fees.

Introduction: Council is asked to set the fees for peddlers, solicitors, and transient merchants upon the adoption of an ordinance amending Chapter 122.

Background: Council has approved an ordinance amending changes to Chapter 122 on June 1, 15 and July 6. The ordinance amendment includes removing fees and instructing council to adopt fees by resolution.

Discussion: The fees are proposed as:

Application Fee: \$25.00 (Standard administrative fee; must be paid at time of application and is non-refundable) (Currently \$15.00)

Permit Duration Options: (Payable upon issuance of permit)

One Day: \$20.00 (Currently \$50)

One Full Week: \$75.00 (6 consecutive days, excluding Sunday) (Currently \$100)

90 Days: \$150.00 (Not currently available)

Six Months: \$200.00 (Up to 180 consecutive days)

One Year: \$300.00

Surety Bond: All applicants must provide a \$1,000.00 Surety Bond (or cash bond) in favor of the City. This ensures protection for residents and compliance with city ordinances. Must be received prior to issuance of permit. (Currently \$200)

Budget Impact: The revenue will vary each year, depending on the number of permits applied for and issued.

Recommendation: Staff recommends approval.

- Attachments:**
1. Res 2026- Amending Fee Schedule for Solicitor Fees
 2. Solicitor Fee Updates

CITY OF INDIANOLA, IOWA
RESOLUTION NO. 2026-

**RESOLUTION APPROVING FEE SCHEDULE AMENDMENT FOR PEDDLER, SOLICITOR,
AND TRANSIENT MERCHANT FEES**

WHEREAS, the Indianola City Council reviews and approves the fee schedule for city services on an annual basis; and

WHEREAS, the Fee Schedule is being amended to include fees for peddler, solicitor, and transient merchant application, permit and surety bond fees; and

WHEREAS, the attached amendment is being presented for the Council's consideration.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, that the attached Fee Schedule amendment for the City of Indianola is hereby approved.

Adopted this 6th day of July 2026.

Steve Richardson, Mayor

Attest:

Jackie Raffety, City Clerk

City Clerk Fees
Permits/Licenses

Fee Description	Cost	Cost Description
Cigarette Permit	\$100.00	Per Year
Refuse Hauling Permit	\$150.00	Per Packer
Refuse Hauling Permit	\$100.00	Units Other than Packer
Solicitors	\$100.00	Per Year
Peddlers, Solicitors, and Transient Merchants Application Fee	\$25.00	Per application submitted, one applicant per application
Peddlers, Solicitors, and Transient Merchants Permit Fee	\$20.00	One day permit
Peddlers, Solicitors, and Transient Merchants Permit Fee	\$75.00	One Full Week (6 consecutive days, excluding Sunday)
Peddlers, Solicitors, and Transient Merchants Permit Fee	\$150.00	90 days
Peddlers, Solicitors, and Transient Merchants Permit Fee	\$200	Six months (Up to 180 consecutive days)
Peddlers, Solicitors, and Transient Merchants Permit Fee	\$300	One year
Peddlers, Solicitors, and Transient Merchants Surety Bond	\$1,000	Per permit
Peddlers or Transient Merchant	\$50.00	For one day
Peddlers or Transient Merchant	\$100.00	For one week
Peddlers or Transient Merchant	\$200.00	For up to six (6) months
Peddlers or Transient Merchant	\$300.00	For one year or any major part thereof
Mobile Food & Beverages Vendors	\$50.00	For one day
Mobile Food & Beverages Vendors	\$100.00	For one week
Mobile Food & Beverages Vendors	\$200.00	For up to six (6) months
Mobile Food & Beverages Vendors	\$300.00	For over six (6) months to one year
Ordinance Amendment	\$150.00	If someone from general public is requesting amendment to cover notice and publication fees



MEMORANDUM

To: Mayor and City Council
From: Doug Bylund, Chief of Culture and Recreation, Cassandra Hofer, Deputy City Clerk
Date: July 6, 2026
Subject: Resolution suspending enforcement of Indianola Code 47.01(11) regarding the sale and consumption of alcohol in city parks for the Disc Golf Tournament at Pickard Park as requested by Hy-Vee Food Store.

Introduction: HyVee is requesting suspension of enforcement of Indianola Code 47.01(11) and allow the sale and consumption of alcohol in Pickard Park during the Discmania Challenge Presented by TruBank August 7-9, 2026.

Background: Indianola Code Section 47.01(11) governing alcoholic beverages in parks reads: “No person shall bring within, sell, give away or drink alcoholic beverages, except beer, at any time in the park, or be under the influence of intoxicating liquor or a controlled substance while in any park.”

Discussion: The Disc Golf Pro Tour event will have multiple vendors for spectators during the tournament, including food and beverage. HyVee has been the alcohol vendor for the last several years without incident. The Tournament organizers also have hired security during the event throughout the course and at the admission gate. HyVee has applied for a temporary Class C liquor permit and will follow all regulations regarding the sale of alcohol including verifying legal age for purchase. Owners listed on the application are Aaron Wiese, Andrew Schroeder, and Nathan Allen. Staff has reviewed the application. The premises will be inspected upon set up at Pickard Park. The permit is for five days with outdoor service privileges.

Budget Impact: The State of Iowa sets the fee and disperses funds to the City after permit approval by both the local authority and the State.

Recommendation: The Parks and Recreation Commission voted 4-0 at the June 10, 2026 to recommend the City Council approve the request to suspend enforcement of Indianola Code 47.01(11) on August 7-9, 2026 for the event at Pickard Park. Staff recommends approval.

Attachments:

1. Res 2026- suspending enforcement- Disc Golf Concessions
2. 2026 HyVee Request for Suspension of Enforcement at Discmania Challenge
3. Hy-Vee Disc Golf

City of Indianola
RESOLUTION NO. 2026-

RESOLUTION SUSPENDING ENFORCEMENT OF INDIANOLA CODE § 47.01(11) REGARDING THE SALE AND CONSUMPTION OF ALCOHOL IN CITY PARKS FOR THE DISC GOLF TOURNAMENT AT PICKARD PARK AS REQUESTED BY HY-VEE FOOD STORE

WHEREAS, the TruBank Des Moines Challenge presented by Discmania intends to hold the Discmania Challenge Disc Golf Tournament at Pickard Park on August 7, 8, and 9, 2026; and

WHEREAS, the City has been notified of said event because Hy-Vee will be selling alcoholic beverages to attendants at the event; and

WHEREAS, Hy-Vee has applied for a Class C special liquor license with outdoor privileges through the State of Iowa to sell alcoholic beverages at Indianola Pickard Park; and

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

WHEREAS, Indianola Code Section 47.01(11) governing alcoholic beverages in parks reads: “No person shall bring within, sell, give away or drink alcoholic beverages, except beer, at any time in the park, or be under the influence of intoxicating liquor or a controlled substance while in any park;” and

WHEREAS, Hy-Vee 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 Class C special liquor license with outdoor privileges issued by the State.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the City of Indianola hereby acknowledges receipt of notification of the Discmania Challenge Disc Golf Tournament on August 7, 8, and 9, 2026, and confirms that enforcement of Indianola Code Section 47.01(11) will be temporarily suspended and confirms that the Class C special liquor license with outdoor privileges to be obtained for said event is hereby approved. The permit will be sent to the State of Iowa to be issued to Hy-Vee Food Store.

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 on the sale, use, and consumption of alcohol in the park is hereby waived.

Dated this 6th day of July 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

June 1, 2026

Indianola Parks and Recreation Commission
2204 W. Second Ave.
Indianola, IA 50125

Dear Commissioners:

The Indianola HyVee has again been named the official food and beverage vendor for the Discmania Challenge presented by TruBank Disc Golf Tournament. This event is a Disc Golf Pro Tour (DGPT) Elite Series tournament being held August 7-9, 2026 at Pickard Park. Admission to the tournament are obtained through the DGPT website and range from \$10 for Single-Day General Admission to \$500 for a complete tournament VIP package. HyVee plans to sell concessions (including alcohol) during the tournament August 7-9. Entrance to the park will only be allowed with a tournament event pass. HyVee has applied for a Temporary Special Class C Liquor Permit with Outdoor & Sunday Service for the tournament at Pickard Park. HyVee will ID to ensure those purchasing beer are 21+ years of age. Also HyVee will be using wristbands so spectators of age can easily be identified in a crowd. HyVee will have a temporary food permit with the state & will have a certificate of insurance for the event.

I hope HyVee proved over the past few years that we are a responsible concessionaire that follows all Iowa public health guidelines and Indianola Municipal Codes. HyVee kindly requests the Commission approval of our request to temporarily suspend enforcement of Indianola Code Section 47.01(11) for the Discmania Challenge presented by TruBank on the times specified above on August 7-9, 2026 at Pickard Park.

Sincerely,

Nate Fehl: ✉ nfehl@hy-vee.com
District Director
HyVee Indianola
☎ 515-402-3881 (cell)

CLASS "C" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: HY-VEE INC

FEIN: XX-XXX5638

Business Type: Corporation

This business is registered with the Secretary of State.

Business Number of Secretary of State: 19862

Premises Information

Premises DBA: HY-VEE

Premises Address: 2205 EAST 2ND AVE INDIANOLA IA 50125

Premises Type: Special Event

Number of Floors: 1

Control of Premises: Other

Other control description: Special Event

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?

Yes

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

Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?

Yes

License Information

Effective Date: 05-Aug-2026

Length of License Requested: 5DAY

Privilege(s) Requested

Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

Concession stand sales at disc golf tournament in park - beer, wine and spirits in open containers

Endorsements

Local Authority: City of Indianola

Dramshop Company: EMPLOYERS MUTUAL CASUALTY COMPANY

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	WIESE, AARON	SSN				4840 159TH STREET URBANDALE IA 50323	0.00
Individual	SCHROEDE R, ANDREW	SSN				5764 CHATHAM CIRCLE JOHNSTON IA 50131	0.00
Individual	ALLEN, NATHAN	SSN				809 SUMMIT PLACE INDIANOLA IA 50125	0.00

Criminal History Details

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

Criminal Violations

Contact Information

Contact Name: KATIE NYLEN

Phone Number: (515) 695-3540

Email Address: knylen@hy-vee.com

Address: 5820 WESTOWN PKWY WEST DES MOINES IA 50266-8223

Attestation Information

Attestation Name: ANDREW SCHROEDER

Attestation Date: 05-Jun-2026



MEMORANDUM

To: Mayor and City Council

From: Jason Holder, Chief of Innovation and Internal Services

Date: July 6, 2026

Subject: Resolution approving the authorized entity acknowledgment statement of the ESRI Small Municipal and County Government Enterprise Agreement (SGEA) between Warren County, Indianola Municipal Utilities, City of Norwalk, City of Indianola, and City of Carlisle.

Introduction: Staff requests Council approval of the City’s Authorized Entity Acknowledgment Statement for the renewed Esri Small Enterprise Agreement and authorization to pay the City’s annual GIS cost-share to Warren County.

Background: The City of Indianola takes part in a countywide geographic information system (GIS) through the Warren County GIS Commission 28E agreement, which the City Council approved on April 19, 2019. Under that agreement, Warren County buys the shared GIS products and services, including Esri software licensing, aerial imagery, and technical support, and bills each participating entity for its share. The City is an Authorized Entity under the County’s Esri agreement, which renews every three years. The Council last approved the City’s Authorized Entity Acknowledgment Statement through Resolution 2023-138.

Discussion: Esri Small Enterprise Agreement Renewal.

Warren County renewed its Esri Small Enterprise Agreement (County and Municipality Government) in April 2026 under Esri Quotation Q-551510. The new term runs three years at \$53,172 per year countywide (Esri Contract No. 00351088.0). As an Authorized Entity, the City signs an Authorized Entity Acknowledgment Statement accepting the renewed terms. This is the same step the Council approved in Resolution 2023-138, and it formalizes an arrangement the City has already operated under for years.

Warren County procures the GIS products and services for the participating entities and shares the cost among the County, the Assessor, and the four cities. This shared structure provides the City full enterprise GIS capability at a lower cost than licensing, hosting, and staffing a separate system. The acknowledgment commits the City to Esri’s Master Agreement and authorizes Warren County, as Managing Customer, to sign future amendments to the agreement on the City’s behalf. Under the agreement, an Authorized Entity may also end its participation. Because the acknowledgment commits the City to these terms and to an annual cost, it is presented for Council approval. Indianola Municipal Utilities, the City of Norwalk, and the City of Carlisle have signed their statements, and the City’s Acknowledgment Statement is included in this packet for the Mayor to sign upon Council approval. The County’s quotation is valid through July 13, 2026, and July 6 is the last regular Council meeting before that date.

FY2027 Annual Cost-Share.

Warren County’s FY2027 invoice to the City for GIS Services and Support totals \$13,200 and covers July 1, 2026 through June 30, 2027. That figure is the City’s share of the full County GIS program

under the 28E agreement, which includes Esri licensing, Eagleview aerial imagery, and Schneider support services and the Beacon public GIS portal. The City splits its share among the Community and Economic Development, Sewer, and Streets departments.

Budget Impact: The FY2027 cost-share is \$13,200, split \$4,400 each among the Community and Economic Development, Sewer, and Streets departments. The City has historically paid it from account 64190. That is \$600 more than last year's \$12,600. There are sufficient funds in the budget for the full cost. Based on Warren County's FY2027 breakdown, the \$13,200 covers about \$3,400 for the City's portion of the Esri license (one-fourth of the City's share), \$8,100 for Schneider support split among six entities, and \$1,700 for Eagleview aerial imagery, with Indianola and Indianola Municipal Utilities counted as one entity for imagery.

Recommendation: Staff recommends approval.

Attachments:

1. Res 2026- approving GIS Agreement
2. Esri - Small Gov EA Budgetary Renewal Quote - Warren County with signature pages

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION APPROVING THE AUTHORIZED ENTITY ACKNOWLEDGMENT
STATEMENT OF THE ESRI SMALL MUNICIPAL AND COUNTY GOVERNMENT
ENTERPRISE AGREEMENT (SGEA) BETWEEN WARREN COUNTY, INDIANOLA
MUNICIPAL UTILITIES, CITY OF NORWALK, CITY OF INDIANOLA
AND CITY OF CARLISLE**

WHEREAS, the City of Indianola is part of the Iowa Code 28E Agreement to manage a geographic information system in Warren County; and,

WHEREAS, the 28E Agreement was approved by the Indianola City Council on April 19, 2019; and,

WHEREAS, The Esri Small Municipal and County Government Enterprise Agreement (SGEA) is a three-year agreement that will grant Indianola access to Esri term license software; and,

WHEREAS, there is significant potential to apply Geographic Information System (GIS) technology in many operational and technical areas within Indianola; and,

WHEREAS, The Esri Small Municipal and County Government Enterprise Agreement (SGEA) will provide Indianola with numerous benefits, including a lower cost per unit for licensed software, substantially reduced administrative and procurement expenses, and complete flexibility to deploy software products when and where needed.

NOW BE IT, THEREFORE, RESOLVED by the City of Indianola, Iowa, that the Authorized Entity Acknowledgment Statement of the ESRI Small Municipal and County Government Enterprise Agreement (SGEA) between Warren County, Indianola Municipal Utilities, City of Norwalk, City of Indianola, and City of Carlisle is hereby accepted and approved.

DATED this 6th day of July 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



Quotation # Q-551510

Date: April 14, 2026

Customer # 229081

Contract #00351088.0

County of Warren
GIS Dept
301 N Buxton St Ste 108
Indianola, IA 50125-1801

ATTENTION: Brandon Lane
PHONE: 515-690-9175
EMAIL: gis@warrencountyia.org

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: OAMS3

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 4/14/2026 To: 7/13/2026

Material	Qty	Term	Unit Price	Total
193205	1	Year 1	\$53,172.00	\$53,172.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				
193205	1	Year 2	\$53,172.00	\$53,172.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				
193205	1	Year 3	\$53,172.00	\$53,172.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				

Subtotal:	\$159,516.00
Sales Tax:	\$0.00
Estimated Shipping and Handling (2 Day Delivery):	\$0.00
Contract Price Adjust:	\$0.00
Total:	\$159,516.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact: Chris Wright	Email: chriswright@esri.com	Phone: (909) 793-2853
<p>The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, Esri may invoice at least 30 days in advance of each anniversary date without the issuance of a Purchase Order, and Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.</p>		



Quotation # Q-551510

Date: April 14, 2026

Customer # 229081

Contract #00351088.0

County of Warren
GIS Dept
301 N Buxton St Ste 108
Indianola, IA 50125-1801

ATTENTION: Brandon Lane
PHONE: 515-690-9175
EMAIL: gis@warrencountyia.org

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: OAMS3

*To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 4/14/2026 To: 7/13/2026*

If you have made ANY alterations to the line items included in this quote and have chosen to sign the quote to indicate your acceptance, you must fax Esri the signed quote in its entirety in order for the quote to be accepted. You will be contacted by your Customer Service Representative if additional information is required to complete your request.

If your organization is a US Federal, state, or local government agency; an educational facility; or a company that will not pay an invoice without having issued a formal purchase order, a signed quotation will not be accepted unless it is accompanied by your purchase order.

In order to expedite processing, please reference the quotation number and any/all applicable Esri contract number(s) (e.g. MPA, ELA, SmartBuy, GSA, BPA) on your ordering document.

BY SIGNING BELOW, YOU CONFIRM THAT YOU ARE AUTHORIZED TO OBLIGATE FUNDS FOR YOUR ORGANIZATION, AND YOU ARE AUTHORIZING ESRI TO ISSUE AN INVOICE FOR THE ITEMS INCLUDED IN THE ABOVE QUOTE IN THE AMOUNT OF \$_____, PLUS SALES TAXES IF APPLICABLE. DO NOT USE THIS FORM IF YOUR ORGANIZATION WILL NOT HONOR AND PAY ESRI'S INVOICE WITHOUT ADDITIONAL AUTHORIZING PAPERWORK.

Please check one of the following:

I agree to pay any applicable sales tax.

I am tax exempt, please contact me if exempt information is not currently on file with Esri.

Signature of Authorized Representative

Date

Name (Please Print)

Title

The quotation information is proprietary and may not be copied or released other than for the express purpose of system selection and purchase/license. This information may not be given to outside parties or used for any other purpose without consent from Environmental Systems Research Institute, Inc. (Esri).

Any estimated sales and/or use tax reflected on this quote has been calculated as of the date of this quotation and is merely provided as a convenience for your organization's budgetary purposes. Esri reserves the right to adjust and collect sales and/or use tax at the actual date of invoicing. If your organization is tax exempt or pays state tax directly, then prior to invoicing, your organization must provide Esri with a copy of a current tax exemption certificate issued by your state's taxing authority for the given jurisdiction.

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:

Chris Wright

Email:

chriswright@esri.com

Phone:

(909) 793-2853

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at <https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf>, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at <https://go.esri.com/MAPS> apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, Esri may invoice at least 30 days in advance of each anniversary date without the issuance of a Purchase Order, and Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at <https://www.esri.com/en-us/legal/terms/state-supplemental> apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

Esri Use Only:

Cust. Name _____
 Cust. # _____
 PO # _____
 Esri Agreement # 00351088.0



**SMALL ENTERPRISE AGREEMENT
 COUNTY AND MUNICIPALITY GOVERNMENT
 (E214-2)**

This Agreement is by and between the organization identified in the Quotation (“**Customer**”) and **Environmental Systems Research Institute, Inc. (“Esri”)**.

This Agreement sets forth the terms for Customer’s use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

**Table A
 List of Products**

Uncapped Quantities (annual subscription)

ArcGIS Enterprise Software and Extensions ArcGIS Enterprise (Advanced and Standard) ArcGIS Monitor ArcGIS Enterprise Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Data Reviewer	ArcGIS Enterprise Additional Capability Servers ArcGIS Image Server ArcGIS Online User Types ArcGIS Online Viewer User Type ArcGIS Enterprise User Types ArcGIS Enterprise Viewer User Type
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Capped Quantities (annual subscription)

ArcGIS Online User Types		ArcGIS Enterprise User Types	
ArcGIS Online Contributor User Type	20	ArcGIS Enterprise Contributor User Type	20
ArcGIS Online Mobile Worker User Type	125	ArcGIS Enterprise Mobile Worker User Type	125
ArcGIS Online Creator User Type	125	ArcGIS Enterprise Creator User Type	125
ArcGIS Online Professional User Type	30	ArcGIS Enterprise Professional User Type	30
ArcGIS Online Professional Plus User Type	30	ArcGIS Enterprise Professional Plus User Type	30
ArcGIS Pro (Add-on Apps) for ArcGIS Online Creator or Professional User Type		ArcGIS Pro (Add-on Apps) for ArcGIS Enterprise Creator or Professional User Type	
ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	30 each	ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	30 each
ArcGIS Online Apps and Other		ArcGIS Enterprise Apps and Other	
ArcGIS Location Sharing for ArcGIS Online	30	ArcGIS Location Sharing for ArcGIS Enterprise	30
ArcGIS Online Service Credits	75,000	ArcGIS Advanced Editing User Type Extension for ArcGIS Enterprise	20

Other Benefits

Number of Esri User Conference registrations provided annually	3
Number of Tier 1 Help Desk individuals authorized to call Esri	3
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement (“**Ordering Document**”). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER’S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri’s receipt of an Ordering Document, unless otherwise agreed to by the parties (“**Effective Date**”).

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

(Customer)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

CUSTOMER CONTACT INFORMATION

Contact: _____

Telephone: _____

Address: _____

Fax: _____

City, State, Postal Code: _____

E-mail: _____

Country: _____

Quotation Number (if applicable): _____

1.0—ADDITIONAL DEFINITIONS

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

“**Case**” means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

“**Deploy**”, “**Deployed**” and “**Deployment**” mean to redistribute and install the Products and related Authorization Codes within Customer’s organization(s).

“**Fee**” means the fee set forth in the Quotation.

“**Maintenance**” means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

“**Master Agreement**” means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at <https://www.esri.com/en-us/legal/terms/full-master-agreement> and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

“**Product(s)**” means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

“**Quotation**” means the offer letter and quotation provided separately to Customer.

“**Technical Support**” means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

“**Tier 1 Help Desk**” means Customer’s point of contact(s) to provide all Tier 1 Support within Customer’s organization(s).

“**Tier 1 Support**” means the Technical Support provided by the Tier 1 Help Desk.

“**Tier 2 Support**” means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

2.0—ADDITIONAL GRANT OF LICENSE

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

2.2 Consultant Access. Esri grants Customer the right to permit Customer’s consultants or contractors to use the Products exclusively for Customer’s benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer’s benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

3.0—TERM, TERMINATION, AND EXPIRATION

3.1 Term. This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

3.2 No Use upon Agreement Expiration or Termination. All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

3.3 Termination for a Material Breach. Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

3.5 Follow-on Term. If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

4.0—PRODUCT UPDATES

4.1 Future Updates. Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

4.2 Product Life Cycle. During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at <https://support.esri.com/en/other-resources/product-life-cycle>. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

5.0—MAINTENANCE

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at <https://www.esri.com/en-us/legal/terms/maintenance>). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other

than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.
2. The Tier 1 Help Desk will be fully trained in the Products.
3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.
4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.
5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer's organization.
6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.
2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.
3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to

supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.
5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—ENDORSEMENT AND PUBLICITY

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—ADMINISTRATIVE REQUIREMENTS

7.1 OEM Licenses. Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

7.2 Annual Report of Deployments. At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

8.0—ORDERING, ADMINISTRATIVE PROCEDURES, DELIVERY, AND DEPLOYMENT

8.1 Orders, Delivery, and Deployment

- a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download,

operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

- b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

- c. Esri's federal ID number is 95-2775-732.

- d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

8.2 Order Requirements. Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

- a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.

- b. The following information will be included in each Ordering Document:

- (1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
- (2) Order number
- (3) Applicable annual payment due

9.0—MERGERS, ACQUISITIONS, OR DIVESTITURES

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

- 9.1** If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.
- 9.2** If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.
- 9.3** This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

**ATTACHMENT 1
AUTHORIZED ENTITY LIST**

1. Authorized Entity Name: City of Indianola, Iowa
Contact Name: _____
Address: _____

Phone: _____
E-mail: _____

3. Authorized Entity Name: City of Norwalk, Iowa
Contact Name: _____
Address: _____

Phone: _____
E-mail: _____

2. Authorized Entity Name: Indianola Municipal
Utilities
Contact Name: _____
Address: _____

Phone: _____
E-mail: _____

4. Authorized Entity Name: City of Carlisle, Iowa
Contact Name: _____
Address: _____

Phone: _____
E-mail: _____

Prior to any Deployment to an Authorized Entity, Managing Customer shall require each such entity to be contractually bound to applicable terms and conditions by executing an Authorized Entity Acknowledgment Statement. Managing Customer shall keep a copy of the signed original acknowledgment for its records and forward a copy of the signed original to Esri. Esri may pursue remedies against Managing Customer or an individual Authorized Entity for material breach. Only Managing Customer has a right to Deploy.

AUTHORIZED ENTITY ACKNOWLEDGMENT STATEMENT

Environmental Systems Research Institute, Inc. ("**Esri**") and _____ County of Warren ("**Managing Customer**"), have entered into a Regional Government Enterprise Agreement ("**Agreement**") for licensing certain rights to use and Deploy Products and to receive maintenance for the term of the Agreement, subject to payment of fees and adherence to the terms and conditions of this Agreement. Esri has authorized Managing Customer to Deploy Products to Authorized Entity provided Authorized Entity signs and returns this Authorized Entity Acknowledgment Statement.

Accordingly, Authorized Entity, as a Customer, represents it has received and read the Agreement, and understands and agrees to be bound by the Agreement, for use of Products received from Managing Customer. Authorized Entity agrees that Esri may pursue remedies against Authorized Entity for material breach of the Agreement. All Deployments made by Managing Customer to Authorized Entity shall be made through Managing Customer's centralized point of contact. Tier 1 Help Desk will provide Maintenance to Authorized Entity. Authorized Entity grants Managing Customer the right to unilaterally sign amendments to this Agreement, which shall be binding on Authorized Entity.

No other rights are granted to Authorized Entity under this acknowledgment.

Accepted and Agreed:

City of Indianola, Iowa

(Authorized Entity)

Signature: _____

Printed Name: _____

Title: _____

Date: _____

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No other rights are granted to Authorized Entity under this acknowledgment.

Accepted and Agreed:

Indianola Municipal Utilities
(Authorized Entity)

Signature: _____

Printed Name: _____

Title: _____

Date: _____

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No other rights are granted to Authorized Entity under this acknowledgment.

Accepted and Agreed:

City of Norwalk, Iowa _____
(Authorized Entity)

Signature: _____

Printed Name: _____

Title: _____

Date: _____

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AUTHORIZED ENTITY ACKNOWLEDGMENT STATEMENT

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No other rights are granted to Authorized Entity under this acknowledgment.

Accepted and Agreed:

City of Carlisle, Iowa _____
(Authorized Entity)

Signature: _____

Printed Name: _____

Title: _____

Date: _____



MEMORANDUM

To: Mayor and City Council
From: Aaron Hurt, Fire Chief
Date: July 6, 2026
Subject: Resolution determining Rescue Truck as surplus and authorizing sale of said property.

Introduction:

Staff recommends City Council’s approval of a resolution declaring the Fire Department’s 2016 Ford F550, formerly operated as Rescue 339, as surplus property and authorizing the sale of said property.

Background:

The 2016 Ford F550 was removed from frontline service in September of last year after the department determined that the apparatus no longer provided the operational utility needed for its intended role. The vehicle was originally used to support emergency response needs, including roadway incidents and other service calls; however, its limitations required additional apparatus to respond in order to deliver the full complement of resources needed for many incidents.

This created operational challenges, particularly during periods of limited staffing, and reduced the effectiveness of the vehicle as a primary response resource. Additionally, the vehicle did not provide the level of force protection needed for emergency personnel operating in or near the roadway during traffic-related incidents.

Discussion:

Following its removal from frontline service, the department retained the vehicle to evaluate whether it could be repurposed within the Fire Department or transferred for use elsewhere within the City. This evaluation included consideration of the department’s current and future operational needs, the vehicle’s design limitations, its practical utility, and whether retrofitting the apparatus would provide a cost-effective or operationally sound solution.

After careful review, it was determined that repurposing or retrofitting the vehicle is not practical. The apparatus no longer adequately meets the department’s needs for roadway incident response, force protection, off-road response, movement of personnel and equipment, water deployment, or towing. Additionally, changes in response equipment and operational expectations have exceeded the vehicle’s compartment design, making it difficult to adequately store, organize, and access the full complement of equipment needed for its intended response role. Consideration was given to transferring the vehicle elsewhere within the city. Due to the specialization of the vehicle, additional

repurposing the vehicle outside the fire department was unsuccessful as it did not meet the needs of other city departments.

Declaring the vehicle surplus and authorizing its sale will allow the City to dispose of property that is no longer needed for fire department operations while preserving the ability to determine the most appropriate method of sale in the City's best interest.

Budget Impact:

There is no outstanding debt or bond obligation associated with the apparatus that would restrict the City's ability to declare it surplus and authorize its sale. Proceeds from the sale of the vehicle will be handled in accordance with City policy and turned over to the City Clerk.

Additional budget savings will be realized through the elimination of ongoing costs associated with maintaining, insuring, and supporting an apparatus that is no longer needed for frontline operations or practical department use.

Recommendation:

Staff recommends approval.

Attachments: 1. Res 2026- Declaring Rescue Unit as Surplus

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION DETERMINING RESCUE TRUCK AS SURPLUS
AND AUTHORIZING SALE OF SAID PROPERTY**

WHEREAS, the City of Indianola Fire Department owns the following property which was purchased with public funds: Rescue Truck #339, 2016 Ford F550; and

WHEREAS, continued ownership of Rescue Truck #339 no longer serves the City's operational needs and may pose unnecessary risk or liability; and

WHEREAS, the City Council agrees that the property is surplus; and

WHEREAS, the City Council believes it to be in the best interest of the City to sell the property in a commercially reasonable manner.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that Rescue Truck #339 is determined to be surplus property.

BE IT FURTHER RESOLVED by the City Council that the City staff are hereby authorized to sell the property and to take all steps necessary, including execution of any transfer documents, required to carry out the sale of the property.

PASSED AND APPROVED this 6th day of July 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Caleb Adams Brown, Street Superintendent
Date: July 6, 2026
Subject: Resolution authorizing a purchase agreement with Capital City Equipment for a Bobcat E55 R2-Series compact excavator with attachments.

Introduction: Staff recommends approval to enter into a purchase agreement with Capital City Equipment Company for a Bobcat E55 R2-Series compact excavator and attachments

Background: The compact excavator will be used by street department staff to make street and storm sewer repairs.

Discussion: Streets staff requested quotes from multiple equipment sales companies for compact excavators in the 10,000 – 12,000 operating weight range and multiple attachments. After looking at the quotes and talking to staff, the street department selected a machine that meets the budget requirements and working capabilities required.

Budget Impact: The purchase of the Bobcat E55 R-2 Series Compact Excavator and attachments will cost \$87,818.21 that will come from the Road Use Tax Fund. This item was included in the budget for FY27.

Recommendation: Staff recommends approval.

- Attachments:**
- 1. Res 2026- Approve purchase of excavator
 - 2. Indianola Street Department - E55 - AU1821279

City of Indianola
RESOLUTION 2026-

**RESOLUTION AUTHORIZING PURCHASE AGREEMENT WITH CAPITAL CITY
EQUIPMENT FOR A BOBCAT E55 R2-SERIES COMPACT EXCAVATOR
WITH ATTACHMENTS**

WHEREAS, the Streets Department is in need of a compact excavator for street and storm sewer repairs; and

WHEREAS, staff solicited bids for the excavator and recommends the quote from Capital City Equipment in the amount of \$87,818.21 for a Bobcat E55 R2-Series compact excavator with two buckets, plate compactor, hydraulic clamp and breaker; and

WHEREAS, the excavator purchase was budgeted for in Fiscal Year 27 within the Road Use Tax Fund budget.

NOW BE IT THEREFORE RESOLVED by the City Council of Indianola, Iowa that the purchase from Capital City Equipment is hereby approved and the Mayor or City Manager is authorized and directed to execute on behalf of the City the documents required to purchase the equipment.

Passed and adopted this 6th day of July 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



Product Quotation
 Quotation Number: **AU1821279**
 Quote Sent Date: **May 15, 2026**
 Expiration Date: **Jun 14, 2026**

Your Bobcat Contact
Alex Urlaub
 Phone: +17012416372
 Email: alex.urlaub@doosan.com

Your Customer Contact

Deliver to
Indianola Street Department
 706 N 6TH ST.
 INDIANOLA, IA, 50125

Bobcat Dealer
 Preston Burns
Capital City Equipment Company, Des Moines, IA
 5461 NW 2ND ST.
 DES MOINES, IA, 50313-1333

Bill to
Indianola Street Department
 706 N 6TH ST.
 INDIANOLA, IA, 50125

Item Name	Item Number	Quantity	Price Each	Total
E55 R2-Series Bobcat Compact Excavator	M3419	1	56,848.83	56,848.83
Standard Equipment:				
49.7 HP			Fingertip Boom Swing Control	
Turbocharged, Bobcat 1.8L, Tier 4 Diesel Engine, Non-DPF			Horn	
Auto-Idle			Hydraulic Joystick Controls	
Auto-Shift, Two-Speed Travel			Keyless Start	
Auxiliary Hydraulics with Selectable Flow w/ Arm Mounted Flush Face Quick Couplers			Lift Eye	
Canopy :			Rubber Tracks	
Includes: Cup Holder, Retractable Seat Belt, Vinyl Suspension Seat			Spark Arrestor	
Roll Over Protective Structure (ROPS) - Meets Requirements of ISO 12117-2: 2008			Standard Arm	
Tip Over Protective Structure (TOPS) - Meets Requirements of ISO 12117: 2000			Vandalism Protection	
Falling Object Protective Structure (FOPS) - Meets Requirements of ISO 10262			LED Work Lights	
Control Console Locks			X-Change Attachment Mounting System	
Control Pattern Selector Valve (ISO/STD)			Telematics with 2-year Machine IQ Basics Subscription + 90-Day Machine IQ Health & Security Trial	
Minimal Tail Swing			Warranty: 2 years, or 2000 hours whichever occurs first	
Deluxe Instrument Panel				
Dozer Blade with Float				
Engine/Hydraulic Monitor with Shutdown				
Fingertip Auxiliary Hydraulic Control				
Cab Plus Package	M3419-P11-C07	1	5,944.91	5,944.91
<i>Included:</i> Cab Plus Package: Enclosed Cab with HVAC, Deluxe Instrument Panel with Keyless Start, Cloth Suspension Seat, Travel Motion Alarm, Radio,				
Hydraulic Clamp - X-Change - Long Arm - Class IV w/ Diverter Valve	M3419-R08-C15	1	3,247.49	3,247.49
Arm Option - Long Arm	M3419-R03-C02	1	1,640.16	1,640.16
12" MX4 XCHG TEETH	7321974	1	1,130.88	1,130.88

24" MX4 XCHG TEETH	7311868	1	1,514.68	1,514.68
NB160 Nitrogen Breaker with Nail Point	7234536	1	6,653.80	6,653.80
X-Change Mounting Cap - HB880/HB980/NB150/NB160 and PCF64 plate compactor	7113657	1	634.60	634.60
Hose Kit - 3t-6t R2, Std & Long Arm	7175244	1	335.16	335.16
PCF34 Plate Compactor (PCF34)	7211623	1	5,439.32	5,439.32
X-Change Mounting Cap - HB680/NB140 and PCF34 plate compactor	7113656	1	612.56	612.56
PC Hose Kit for Std Arm & E42/E50/E60 R2 All Arms	7217835	1	233.32	233.32
Total for E55 R2-Series Bobcat Compact Excavator				84,235.71
Quote Subtotal				84,235.71
Dealer PDI				300.00
Freight Charges				2,150.00
Destination Charges				885.00
Dealer Assembly Charges				247.50
Quote Total - USD				87,818.21

Comment: *Plus applicable taxes. IF Tax Exempt, please include Tax Exempt Certificate with the order.

*Prices per the Sourcewell Contract #020223-CEC

*Sourcewell Member Number (if applicable): _____

*All orders should include 1) Accounts Payable Contact and email address, 2) W9 with correct legal entity name, and 3) Bill to Address.

*Orders may be placed with the contract holder or authorized dealer as allowed by the terms and conditions of the contract. *A Copy of all orders must be provided to Heather.Messmer@Doosan.com.

*Contact Holder Information: Doosan Bobcat North America, Inc. Govt Sales, 250 E Beaton Drive, West Fargo, ND 58078. TID# 38-0425350.

*Payment Terms: Net 60 Days. Credit cards accepted.

*Remittance address: Doosan Bobcat North America, Inc. P. O. Box 74007382, Chicago, IL 60674-7382

Customer Acceptance:	
Quotation Number: AU1821279	Purchase Order: _____
Authorized Signature:	
Print: _____	Sign: _____
Date: _____	Email: _____

Addresses

Delivery Address _____

Billing Address (if different from ship to): _____

Tax Exempt: Y / N

Exempt in the State of: _____

Tax Exempt ID:

Federal: _____

State: _____

Expiration Date: _____



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: July 6, 2026
Subject: Resolution delegating the City Manager the authority to approve the disposal of miscellaneous personal property items of the Public Works Department.

Introduction: Council is asked to approve a resolution delegating authority to the City Manager to authorize the disposal of miscellaneous personal property items of the Public Works Departments to streamline the process.

Background: The City's Surplus Disposal Policy requires that items over \$5,000 in value receive Council approve prior to disposal.

Discussion: The Public Works Departments (Street and Sewer) often have scrap materials and metals from job sites and the old sewer plant, old tools, and spare parts that they can sell as scrap metal. This resolution gives the City Manager the authority to approve the sale of these items instead of getting Council approval on a regular basis. The departments are required to keep a list of items sold with the sale amount.

The resolution requires Council approval for all other property not defined in the resolution with a value over \$5,000.

Budget Impact: Increased revenue for the departments.

Recommendation: Staff recommends approval.

Attachments: 1. Res 2026- Delegating Authority

City of Indianola
RESOLUTION NO. 2026-

RESOLUTION DELEGATING THE CITY MANAGER THE AUTHORITY TO APPROVE THE DISPOSAL OF MISCELLANEOUS PERSONAL PROPERTY ITEMS OF THE PUBLIC WORKS DEPARTMENTS

WHEREAS, surplus property is defined in the City of Indianola's Surplus Property Disposal Policy as City owned property that no longer is needed or has no practical use to a particular City Department; and

WHEREAS, for the purpose of this resolution, miscellaneous personal property is defined as small tools, spare parts, job materials, furniture, scrap metal, and small equipment; and

WHEREAS, the Public Works Departments regularly have miscellaneous personal property that no longer serves the City's operational needs and may pose unnecessary risk or liability but can be sold as scrap; and

WHEREAS, the Surplus Disposal Policy requires Council approval for property with an estimated value in excess of \$5,000 prior to sale; and

WHEREAS, the City Council has the authority to delegate this approval to the City Manager to more efficiently and effectively handle the sale and/or disposal of said surplus items; and

WHEREAS, the City Council believes it to be in the best interest of the City to delegate the authority to the City Manager to approve the disposal of surplus Public Works miscellaneous personal property.

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

1. The City Manager, or their designee, is delegated the authority to convey, sell, or dispose of surplus miscellaneous personal property in a manner and under such terms and conditions as defined in the Surplus Disposal Policy.
2. The Public Works Departments shall keep a list of disposed surplus property with the sale amount and provide the report to the City Manager annually, or otherwise as needed.
3. All revenue received from the disposal of surplus property shall be deposited in the department's fund.
4. All other surplus property in the Public Works Departments with a value over \$5,000 shall obtain City Council approval before disposal.

PASSED AND APPROVED this 15th day of June 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Ty Herrick, Interim WRRD Superintendent
Date: July 6, 2026
Subject: Resolution approving the purchase of a pickup for the Water Resource Recovery Department.

Introduction: The Indianola WRRD recommends the purchase of a 2026 Chevrolet 2500 HD to replace the 2015 F 250 that will be transferred to the Facilities Department.

Background: The WRRD has used this truck to plow in the winter and this vehicle will be transferred to the Facilities Department for continued use by the City of Indianola. WRRD needs to replace this vehicle and plow to continue to plow the alleys, lift stations, and the wastewater plant.

Discussion: This vehicle was selected from the State bid list from Karl Chevrolet. The vehicle is available to be delivered upon Council approval. A new plow will be sourced for this vehicle. Other vehicle options were evaluated, but no other vendors replied with required information or availability.

Budget Impact: This vehicle was budgeted at \$50,000. The invoice for the truck is \$48,678.60.

Recommendation: Staff recommends the purchase of the 2026 Chevrolet 2500HD from Karl Chevrolet in the amount of \$48,678.60.

Attachments:

1. Res 2026- WRRD Pickup
2. Karl Chevrolet Quote 2026 Chevy 2500

CITY OF INDIANOLA
RESOLUTION NO 2026-

**RESOLUTION AUTHORIZING THE PURCHASE OF A PICKUP
FOR THE WATER RESOURCE RECOVERY DEPARTMENT**

WHEREAS, the City of Indianola is authorized to purchase items at the State Bid price to acquire items in the most cost-effective manner; and

WHEREAS, the Water Resource Recovery Department needs to replace a 2015 F250 Pickup that no longer meets the needs of the Department; and

WHEREAS, Karl Chevrolet of Ankeny, Iowa has submitted a quote for a 2026 Chevrolet Silverado 2500 Pickup in the amount of \$48,678.60; and

WHEREAS, the purchase of this vehicle was included in the adopted Fiscal Year 27 budget; and

WHEREAS, the 2015 F250 Pickup will be transferred to the Internal Services Department for primary use by the Facilities Manager.

NOW THEREFORE BE IT RESOLVED by the City Council of Indianola that the Water Resource Recovery Department is hereby authorized to use the State Bid purchasing system to purchase a new pickup from Karl Chevrolet of Ankeny in the amount of \$48,678.60 and the Mayor or City Manager are authorized to execute contracts and any other necessary documents to execute this purchase.

BE IT FURTHER RESOLVED that City staff are hereby authorized to take all the steps necessary to transfer the 2015 F250 Pickup from the Water Resource Recovery Department to the Internal Services Department.

Passed and adopted this 6th day of July 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



KARL AUTOMOTIVE GROUP

JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COM

Vehicle: [Retail] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Work Truck



KARL AUTO GROUP is proud to be your #1 Government Chevrolet Vehicle Dealer in Iowa for several years in a row. We are the only Government Dealer in Iowa to provide you a full time staff dedicated solely to government entities and their needs. We can assist you with all of your vehicle needs to include "turn-key" solutions and custom upfitting, saving you time and money with our own Karl Emergency Vehicles. Thank you for the opportunity to earn your business.



KARL AUTOMOTIVE GROUP

JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COM

KARL AUTOMOTIVE GROUP

Dealership Information

KARL AUTO GROUP

JACOB MADSEN

515-645-3634

J.MADSEN@KARLCHEVROLET.COM

Prepared By:

JACOB MADSEN

KARL AUTOMOTIVE GROUP

5156453634

J.MADSEN@KARLCHEVROLET.COM

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Data Version: 28825. Data Updated: Jun 25, 2026 1:49:00 AM UTC.



KARL AUTOMOTIVE GROUP

JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COM

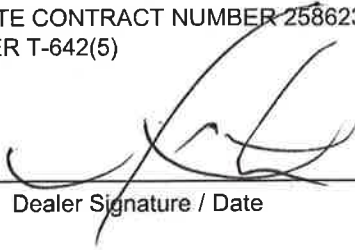
Vehicle: [Retail] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Work Truck (Complete) ✔

Quote Worksheet

	MSRP
Base Price	\$52,200.00
Dest Charge	\$2,795.00
Total Options	\$1,490.00
Subtotal	\$56,485.00
GOV DISCOUNT	(\$3,400.00)
Subtotal Pre-Tax Adjustments	(\$3,400.00)
Less Customer Discount	(\$4,406.40)
Subtotal Discount	(\$4,406.40)
Trade-In	\$0.00
Excluded from Sales Tax	Subtotal Trade-In \$0.00
	Taxable Price \$48,678.60
Sales Tax	\$0.00
	Subtotal Taxes \$0.00
	Subtotal Post-Tax Adjustments \$0.00
	Total Sales Price \$48,678.60

Comments:

MINNESOTA STATE CONTRACT NUMBER 258623
RELEASE NUMBER T-642(5)



Dealer Signature / Date

Customer Signature / Date

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Data Version: 28825. Data Updated: Jun 25, 2026 1:49:00 AM UTC.



KARL AUTOMOTIVE GROUP

JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COM

Vehicle: [Retail] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Work Truck (Complete)

Window Sticker

SUMMARY

[Retail] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Work Truck MSRP:\$52,200.00

- Interior:Jet Black, Vinyl seat trim
- Exterior 1:Summit White
- Exterior 2:No color has been selected.
- Engine, 6.6L V8
- Transmission, 10-Speed automatic

OPTIONS

CODE	MODEL	MSRP
CK20743	[Retail] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Work Truck	\$52,200.00
OPTIONS		
1WT	Work Truck Preferred Equipment Group	\$0.00
9L7	Upfitter switch kit, (5)	\$150.00
AKO	Glass, deep-tinted	Inc.
AZ3	Seats, front 40/20/40 split-bench	\$0.00
C49	Defogger, rear-window electric	Inc.
C7A	Lowered GVWR, 10,000 lbs. (4536 kg)	\$0.00
DBG	Mirrors, outside power-adjustable vertical trailing	Inc.
FE9	Emissions, Federal requirements	\$0.00
GAZ	Summit White	\$0.00
GT4	Rear axle, 3.73 ratio	\$0.00
H2G	Jet Black, Vinyl seat trim	\$0.00
IOR	Audio system, Chevrolet Infotainment 3 system	\$0.00
KW5	Alternator, 220 amps	Inc.
L8T	Engine, 6.6L V8	\$0.00
MKM	Transmission, 10-Speed automatic	\$0.00
NZZ	Skid Plates	Inc.
PCV	WT Convenience Package	\$785.00
PYN	Wheels, 17" (43.2 cm) painted steel, Silver	\$0.00

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 Data Version: 28825, Data Updated: Jun 25, 2026 1:49:00 AM UTC.



KARL AUTOMOTIVE GROUP

JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COM

Vehicle: [Retail] 2026 Chevrolet Silverado 2500HD (CK20743) 4WD Crew Cab 159" Work Truck (Complete) ✔

QHQ	Tires, LT245/75R17E all-season, blackwall		\$0.00
QT5	Tailgate, gate function manual with EZ Lift	Inc.	
U01	Lamps, Smoked Amber roof marker, (LED)		\$55.00
V46	Bumper, front chrome		\$200.00
VJH	Bumper, rear chrome		\$0.00
VK3	License plate kit, front		\$0.00
VYU	Snow Plow Prep/Camper Package		\$300.00
ZHQ	Tire, spare LT245/75R17E all-season, blackwall	Inc.	
SUBTOTAL			\$53,690.00
Adjustments Total			\$0.00
Destination Charge			\$2,795.00
TOTAL PRICE			\$56,485.00

FUEL ECONOMY

Est City:N/A

Est Highway:N/A

Est Highway Cruising Range:N/A

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Data Version: 28825. Data Updated: Jun 25, 2026 1:49:00 AM UTC.



MEMORANDUM

To: Mayor and City Council
From: Ty Herrick, Interim WRRD Superintendent
Date: July 6, 2026
Subject: Resolution authorizing an agreement with Schaffer Electric for the Morlock Transformer Project.

Introduction: The WRRF department recommends the approval of the contract with Schaffer Electric to replace the transformer equipment at the Morlock Lift Station to maintain reliable and safe electrical power.

Background: This transformer is old and the reliability of the equipment is failing. IMU worked with the City to find a suitable and safe replacement for this equipment. The contractor will make the connections from the new transformer to the existing equipment in the lift station.

Discussion: IMU and the former WRRD Superintendent collaborated to find a suitable and safe replacement for the Morlock Lift Station transformer. The current transformer is the original equipment to the lift station. The current transformer requires the department to call in IMU electric to reset the transformer when it trips out, resulting in extra cost to the City and IMU. Quotes were received from other contractors, and the lowest quote was selected after being reviewed. HR Green engineers have reviewed the equipment and verified the equipment will be correct.

Budget Impact: The transformer replacement has been accounted for in the FY27 Budget. Schaffer Electric quoted \$16,069.19, which is under the budgeted amount. The quote is subject to change slightly as the price of wire is currently very volatile. The contractor will coordinate with IMU to complete the work required and minimize the time the lift station will have to operate on generation power.

Recommendation: Staff recommends approval.

Attachments:

1. Res 2026- Morlock Transformer Project
2. Schaffer Estimate 2186 Morlock Lift Station

CITY OF INDIANOLA
RESOLUTION NO 2026-

**RESOLUTION AUTHORIZING AN AGREEMENT WITH SCHAFFER ELECTRIC
FOR THE MORLOCK TRANSFORMER PROJECT**

WHEREAS, the City of Indianola is in need of engaging a contractor for the Morlock Transformer Project; and

WHEREAS, the Water Resource Recovery Department (WRRD) solicited quotes for the project; and

WHEREAS, after review, the WRRD recommends it to be in the best interest of the City to engage the lowest, most responsible and responsive quoter, Schaffer Electric, to perform the work for the Morlock Transformer Project for the base bid of \$16,069.19; and

WHEREAS, the quote is subject to change as the cost of wire is currently very volatile; and

WHEREAS, the City desires to authorize the City Manager to allow a fifteen percent (15%) contingency amount in the base bid.

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

1. The bid for the project submitted by Schaffer Electric is hereby accepted.
2. The contract for the Project is hereby awarded to Schaffer Electric, the final settlement to be made on the basis of the unit prices therein set and the actual final quantities of materials furnished.
3. The City Council authorizes the City Manager a project contingency of fifteen percent of the base bid price during construction as necessary to complete this project.
4. The Mayor or City Manager are authorized to execute all related documents to complete the project.

Passed and adopted this 6th day of July 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

SCHAFFER ELECTRIC
PO Box 318
Indianola, IA 50125
5159759111
brody@schaffer-electric.com



Estimate

ADDRESS

City of Indianola
Morlock Lift Station

ESTIMATE # 2186

DATE 06/02/2026

EXPIRATION DATE 06/19/2026

DESCRIPTION

QTY

Permit	1
600A Fused Disconnect w/ 500A Fuses	1
Trenching From New XFMR to Disconnect	1
PVC Conduit & Fittings	1
XFMR to Disconnect Wire x2	1
Disconnect to Transfer Switch x2	1
Labor	1

SUBTOTAL	16,069.19
TAX	0.00
TOTAL	\$16,069.19

Accepted By

Accepted Date



MEMORANDUM

To: Mayor and City Council
From: Aaron Hurt, Fire Chief
Date: July 6, 2026
Subject: Resolution authorizing a contract for Fire Department Services for the 2026 Warren County Fair.

Introduction:

Staff recommends City Council's approval to enter into an agreement with the Warren County Fair to provide emergency medical service and fire department coverage for designated grandstand events during the 2026 Warren County Fair.

Background:

The Indianola Fire Department maintains control of emergency services contracted within our jurisdiction to prevent understaffing of core emergency response resources. Special events such as the Warren County Fair create additional operational demands due to increased attendance, concentrated activity areas, and the potential need for dedicated emergency medical and fire response resources.

By maintaining authority over staffing levels, equipment, and response coordination, the department can ensure appropriate resources are available for the event while also preserving normal emergency service coverage for the broader community.

Discussion:

The proposed agreement will allow the department to plan and assign dedicated personnel for Warren County Fair grandstand events scheduled from July 22 through July 25, 2026. The agreement includes EMS-only coverage for the concert events on July 22, July 23, and July 24, and both fire and EMS coverage for the July 25 grandstand event, which includes the Grain Truck, Torque Turn Nationals, and Demo Derby.

Staffing levels will be determined by the Indianola Fire Department based on risk assessment and operational considerations. The agreement also confirms that the department will maintain command authority over medical response operations and coordinate with local emergency services, law enforcement, and other relevant agencies as needed.

Entering into this agreement ensures accountability by assigning the cost of the requested services to the event organizer rather than absorbing those expenses through the City's general emergency

response resources. This approach allows the department to support a major community event while minimizing the impact on daily operations and avoiding an undue burden on City resources.

Budget Impact: The agreement is designed to be cost-neutral to the City. The Warren County Fair will compensate the City for services rendered based on the applicable personnel hourly rates, with a minimum of two hours per event. The department will submit invoices within 30 days of services rendered, and payment is due within 30 days of receipt.

Recommendation:

Staff recommends approval.

- Attachments:**
1. Res 2026- WC Fair Fire Dept Services
 2. Warren Co Fair Contract with Indianola Fire Dept 2026

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION AUTHORIZING FIRE DEPARTMENT SERVICES
FOR THE 2026 WARREN COUNTY FAIR**

WHEREAS, the Indianola Fire Department is the agency established to prevent and extinguish fires and to protect lives and property against fires, to promote fire prevention and fire safety, and to answer all emergency calls in the City of Indianola; and

WHEREAS, the Warren County Fair has requested emergency medical services at their events during the 2026 Warren County from the Indianola Fire Department; and

WHEREAS, the attached contract sets forth obligations for the Warren County Fair and the Indianola Fire Department.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola that the contract with the Warren County Fair is hereby approved and the Mayor or City Manager are authorized to execute the contract on behalf of the City of Indianola.

Approved this 6th day of July 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



— FIRE DEPARTMENT —

CONTRACT FOR FIRE DEPARTMENT SERVICES

This Agreement is made and entered into this 1st day of June 2026, by and between the Indianola Fire Department (“IFD”), located at 110 N. 1st Street, Indianola, Iowa, and the Warren County Fair (“WCF”), located at 1400 W 2nd Ave., Indianola, IA

1. Scope of Services

The IFD agrees to provide emergency medical services during the events set forth in Exhibit A. The specific services to be provided are detailed in Exhibit A.

2. Staffing

The IFD shall ensure that licensed and certified emergency medical personnel are present on-site during the event(s) set forth in Exhibit A. Staffing levels shall be determined by IFD based on risk assessments and operational considerations.

3. Equipment and Supplies

The IFD shall provide and maintain necessary medical equipment, supplies, and vehicles (if applicable) required for adequate emergency response. All equipment shall be in good working order and compliant with applicable state and federal regulations. The IFD reserves the right to charge fees if a significant amount of additional public or privately sourced resources are needed for an event.

4. Response and Coordination

The IFD shall maintain command authority over medical response operations in accordance with the National Incident Management System (NIMS) and Iowa EMS protocols. The IFD shall coordinate with local emergency services, law enforcement, and other relevant agencies as needed.

5. Liability and Insurance

- a. The IFD shall maintain liability insurance coverage suitable for the services provided under this Agreement and provide proof of coverage upon request.
- b. Each party shall be responsible for the acts and omissions of its own employees, officers, or agents.



— FIRE DEPARTMENT —

6. Compliance

The IFD agrees to comply with all applicable federal, state, and local laws, including but not limited to Iowa Code provisions governing emergency medical services.

7. Compensation

WCF agrees to compensate IFD for services rendered (see Exhibit B for details), with a minimum of two (2) hours per event. Cancellations must be received at least 7-hours prior to the event’s scheduled start time. Cancellations made with less than a 7-hour notice will be subject to the minimum hours charged. The IFD shall submit invoices within 30 days of services rendered, and WCF shall remit payment within 30 days of receipt.

8. Relationship of the Parties

It is expressly understood that IFD personnel remain employees of the City of Indianola. Nothing in this Agreement shall be construed to create an employment or agency relationship between WCF and IFD personnel.

9. Term and Termination

This Agreement shall commence on July 22nd, 2026, and terminate after the last event on July 25th, 2026, unless earlier terminated by either party upon thirty (30) days written notice.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

Indianola Fire Department

By: _____

[Fire Chief or Authorized IFD Official]

Date: _____

Warren County Fair

By: *J. Reynolds, IFMG, CFE, Manager*
[Authorized WCF Official] *Warren County Fair*
Date: *6/22/26*



— FIRE DEPARTMENT —

Exhibit A – Scope of Services

The IFD agrees to provide emergency medical services during Warren County Fair grandstand events, including but not limited to the provision of personnel, equipment, and supplies necessary to respond to and manage medical emergencies.

The IFD agrees to provide fire services for the final grandstand event, including but not limited to the provision of personnel, equipment, and supplies necessary to manage an emergency.

Grandstand Events

1. July 22nd – Concert (2 personnel – EMS Only) 18:00 - 21:00 est.
2. July 23rd – Concert (2 personnel – EMS Only) 18:00 - 22:00 est.
3. July 24th – Concert (2 personnel – EMS Only) 18:00 – 23:00 est.
4. July 25 – Grain Truck, Torque Turn Nationals, Demo Derby (5 personnel – Fire and EMS) 18:00 – 22:00 est. *Torque Turn Trucks can run alcohol

Exhibit B – Pay Ranges

IFD currently has hourly rates for active personnel ranging from \$25 – \$62/hr. As always, IFD will do its best to schedule personnel who are not only qualified, but also equitable for the event.



MEMORANDUM

To: Mayor and City Council
From: Courtney Silliman, Human Resources and Risk Management Director
Date: July 6, 2026
Subject: Resolution setting Fiscal Year 27 Salaries.

Introduction: Staff recommends approval of the annual cost-of-living adjustments.

Background: This resolution includes a correction to scriveners' errors in the cost-of-living resolution approved by Council June 15, 2026 for employees not repressed by a bargaining unit and inclusion of employees represented by bargaining units approved by Council June 25, 2026.

Discussion: The enclosed list corrects scriveners' errors in the resolution approved by Council June 15, 2026, for employees not represented by a bargaining unit who need a market adjustment of two-point eight percent (2.8%) to remain at the fiftieth percentile, as directed by the City Council with the adoption of the Fiscal Year 27 budget.

Employees represented by the Silver Bugles bargaining group shall also be granted a two-point eight percent (2.8%) cost-of-living adjustment as defined in their respective bargaining contracts.

Employees represented by the International Association of Fire Fighters Local Union 5602 bargaining group shall also be granted a two-point eight percent (2.8%) cost-of-living adjustment as defined in their respective bargaining contracts.

Budget Impact: City Council approved cost-of-living increase of 2.8% with the adoption of the Fiscal Year 27 budget.

Recommendation: Staff recommends approval.

Attachments:

1. FY27 Salary Resolution_07.06.2026
2. FY27 Salaries

City of Indianola
RESOLUTION NO 2026-

RESOLUTION SETTING FISCAL YEAR 27 SALARIES

WHEREAS, the City of Indianola's compensation plan covers city positions not represented by a bargaining group, with a compensation range that shall be at the fiftieth percentile based on data from comparable communities, with a defined ten-step increment plan based on the level pay grade structure, as approved by the Indianola City Council on February 6, 2023, with Resolution 2023-025 approving the recommendations in the compensation study; and

WHEREAS, pay ranges for employees not represented by a bargaining unit will be established annually for approval by the City Council; and

WHEREAS, the pay ranges for employees not represented by a bargaining unit need a market adjustment of two-point eight percent (2.8%) to remain at the fiftieth percentile, as directed by the Indianola City Council with the adoption of the Fiscal Year 27 budget; and

WHEREAS, employees represented by the Silver Bugles bargaining group shall also be granted a two-point eight percent (2.8%) cost-of-living adjustment as defined in their respective bargaining contracts; and

WHEREAS, employees represented by the International Association of Fire Fighters Local Union 5602 bargaining group shall also be granted a two-point eight percent (2.8%) cost-of-living adjustment as defined in their respective bargaining contracts; and

WHEREAS, the updated pay rates for individuals, effective July 1, 2026, is on the attached page.

NOW, THEREFORE, BE IT RESOLVED this resolution sets salaries in accordance with the personnel management guide and union contracts.

BE IT FURTHER RESOLVED that the city staff is hereby authorized to:

1. Update the pay ranges in the compensation plan for non-union employees by 2.8%.
2. Issue payroll checks and make all required supporting payroll payments as required per the personnel manual or required by law.

Passed and approved this 6th day of July 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

**A RESOLUTION SETTING THE SALARIES FOR APPOINTED OFFICERS AND EMPLOYEES
OF THE CITY OF INDIANOLA FOR THE PERIOD BEGINNING JUNE 28, 2026.**

Section 1. The following persons and positions named shall be paid the salaries or wages indicated, and the City Clerk is authorized to issue warrants, less legally required or authorized deductions from the amounts set out below, on a biweekly basis, and make such contributions to MFPRSI, I.P.E.R.S. and Social Security or other purposes as required by law or authorization of the Council, all subject to audit and review by the Council:

Name	Position	Hourly/Salary
Bryce Johnson	9B	\$ 124,327.36
MyLisa Thompson	4D	\$ 71,350.53
Garen Merritt	3C	\$ 30.03
Christopher Allen	5B	\$ 73,630.76
Nathaniel Belvo	5B	\$ 73,630.76
Tanner Bishop	5D	\$ 78,722.77
Mark Butcher	5F	\$ 84,166.92
Gerrit Foreman	8A	\$ 98,710.51
Nicole Frost	5A	\$ 71,209.64
Benjamin Graham	5A0	\$ 67,818.70
Justin Helgens	5A	\$ 71,209.64
Nicholas Johnston	5B	\$ 73,630.76
Joe Mason	5D	\$ 78,722.77
Theodore Neller	8B	\$ 102,066.66
Aaron Payette	8B	\$ 102,066.66
Micah Rice	5A	\$ 71,209.64
James Sauter	5A	\$ 71,209.64
Austin Van Wyk	8A	\$ 98,710.51
Tracy Van Zante	5D	\$ 78,722.77
Eric Wallace	8D	\$ 109,125.18
Thad White	8D	\$ 109,125.18
Elijah Blewitt	WC Lifeguard	\$ 11.31
Madilyn DeWild	WC Lifeguard	\$ 11.31
Laura Dostal	Member Services	\$ 14.39
Lillian Ewing	WC Swim Instructor Certified	\$ 13.36
Lilly Hoger	WC Swim Instructor Certified	\$ 13.36
Kaden Johnston	WC Swim Instructor Non Certified	\$ 11.31
Thomas Phillips	WC Swim Instructor Certified	\$ 13.36
Braelyn Seuferer	WC Lifeguard	\$ 11.31
Brennan Severidt	WC Lifeguard	\$ 13.50
Adriane Sinclair	WC Lifeguard	\$ 12.23
Payton Wilbur	WC Swim Instructor Certified	\$ 13.36
Corrections from 06.15.2026 resolution		
Gabriel Sinclair	WC Swim Instructor Certified	\$ 13.36
Julie Thompson	Non Certified Exerise Instructor	\$ 14.39
Misty Turner	Member Services	\$ 11.31
Jennifer Voss	Certified Exerise Instructor	\$ 21.59
Taylor Englemann	3C	\$ 30.03
Kelsey McFarland	2C	\$ 27.45
John Schumacher	7D	\$ 97,870.12
Devin Thomas	7F	\$ 104,888.40



MEMORANDUM

To: Mayor and City Council
From: Jacob Meshke, City Manager
Date: July 6, 2026
Subject: Resolution approving the donation policy.

Introduction: Staff recommends Council approve a Donation Policy.

Background: The City may seek or receive donations of money, goods, services, or real property. While such contributions can provide substantial value, it is essential that each be evaluated through a comprehensive and consistent review process. This includes assessing potential capital and operating budget implications, ensuring alignment with long-term plans and community values, establishing clear procedures, and defining roles, responsibilities, and expectations.

To support thoughtful and transparent decision-making, staff is presenting a formal Donation Policy for City Council consideration.

Discussion: The Donation Policy establishes clear and consistent standards for soliciting, accepting, evaluating, and managing monetary and in-kind donations to the City of Indianola. It ensures that proposed contributions—ranging from funds and materials to services, amenities, and real property—are reviewed for alignment with City plans, public purpose, long-term operational impacts, and total cost of ownership. The policy applies to both restricted and unrestricted donations and outlines a structured, tiered review and approval process involving staff, advisory boards, and designated decision-makers.

The policy also defines requirements for donation agreements, installation standards, maintenance responsibilities, donor recognition, and ownership rights. It provides guidance on when endowments or maintenance agreements may be required to support life cycle costs, establishes insurance and liability expectations, and confirms the City's authority to decline donations or relocate donor-funded assets when necessary. Transparent recordkeeping, annual reporting, and an appeals process further ensure fairness and accountability.

This policy was developed collaboratively by multiple City departments in coordination with the City Attorney. It was presented to the Parks and Recreation Commission in May 2026 and the Public Arts Commission in June 2026, where it received a unanimous recommendation for approval. Although the item was scheduled for review by the Sustainability Committee, the June meeting was canceled due to lack of quorum; the policy will be brought forward at a future meeting.

Budget Impact: City would be responsible for initial donor recognition (e.g. plaques, markers, signage). The policy establishes a framework for evaluating future donations and assessing potential financial implications, including upfront capital costs and ongoing operations and maintenance expenses. It also provides options such as maintenance agreements, endowments, or a combination of both to help offset future City expenses.

Recommendation: Staff recommends approval.

- Attachments:**
1. Res 2026- Approve Donation Policy
 2. Donation Policy

City of Indianola
RESOLUTION 2026-

RESOLUTION APPROVING A DONATION POLICY

WHEREAS, the City may receive donations of money, goods, services or real property; and

WHEREAS, implementing a donation policy will provide comprehensive and consistent review processes of the proposed contributions; and

WHEREAS, the attached Policy establishes guidelines for soliciting, accepting, evaluating and managing monetary and in-kind donations; and

WHEREAS, the Donation Policy defines requirements for donation agreements, installation standards, maintenance responsibilities, donor recognition, and ownership rights; and

WHEREAS, the policy will be added to the Council Policy Folder and may be reviewed annually.

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

Passed and adopted this 6th day of July 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

I. Purpose

To establish clear, consistent standards and procedures for soliciting, accepting, installing, recognizing, maintaining, insuring, and, when necessary, relocating or disposing of donations to the City of Indianola. The policy protects the public interest, ensures total cost of ownership is understood, and aligns donations with City plans, budgets, and community values.

II. Scope

This policy governs **all donations** (monetary and in-kind) proposed for City programs, facilities, parks, trails, streetscapes, public art, equipment, real property, and services. It applies whether donations are **restricted** (designated use) or **unrestricted**.

III. Definitions

- **Donation:** A voluntary transfer of money, goods, services, or real property to the City without expectation of direct commercial return.
 - **Donor:** An individual, estate, business, foundation, or organization making a donation.
 - **Endowment/Reserve:** Funds set aside to cover ongoing maintenance, repairs, and replacement over the asset's useful life.
 - **Restricted Donation:** Donation designated for a specific purpose or project.
 - **Review Team:** Interdisciplinary staff team (and, as applicable, advisory boards) convened to evaluate proposals.
-

IV. Guiding Principles & Evaluation Criteria

Donation proposals will be evaluated for:

1. **Public purpose & alignment** with adopted plans (Comprehensive Plan, Strategic Plan, Parks Master Plan, Capital Improvement Plan).
2. **Location appropriateness** including easements, utilities, sightlines, ADA access, and future site plans.
3. **Total cost of ownership** (installation, permits, lifecycle maintenance, insurance, staffing impacts).
4. **Safety, risk, & liability** (design standards, materials, vandalism susceptibility).
5. **Operational feasibility** (who maintains, skill requirements, warranties).
6. **Environmental impacts** (stormwater, native plantings, wildlife habitat).

7. **Community acceptance** and equity/access considerations.
 8. **Legal/ethical compatibility** (no donations that conflict with laws or City values; see “Prohibited Donations”).
-

V. Donation Types

- **Monetary:** Unrestricted or restricted (programs, capital projects, endowments).
 - **In-Kind:** Goods, materials, equipment, furnishings.
 - **Services:** Professional/technical services (engineering, design, installation).
 - **Real Property:** Land or easements (subject to due diligence, title, appraisal, environmental review).
 - **Public Art / Amenities:** Benches, trees, signage, play features, monuments.
-

VI. Process

A. Pre-Application Discussion

Donors are encouraged to consult the City Manager’s Office to confirm alignment and requirements.

B. Application

Submit a **Donation Proposal Application** to the City Clerk (Appendix A). A donation proposal application is not required for monetary or in-kind donations valued at \$5,000 or less with no ongoing obligation or special restrictions.

C. Staff Review & Advisory Input

The City Manager convenes the Review Team; relevant boards/commissions (e.g., Parks & Recreation Commission, Public Arts Commission) to provide recommendations where applicable.

D. Acceptance Authority

- **Department Director:** Monetary or in-kind ≤ **\$10,000**, if routine, with no ongoing obligation beyond existing budgets.
- **City Manager:** > \$10,000 up to **\$50,000** or where moderate ongoing obligations exist.
- **City Council:** > **\$50,000; real property; public art** installations; or **policy exceptions**.
- The City of Indianola reserves the right to decline any donation, if upon review, acceptance of the donation offer is determined at the sole discretion of the City to not be in the best interest of the City.

E. Agreements & Conditions

Accepted donations require a **Donation Agreement** (or MOU) detailing scope, schedule, standards,

warranties, insurance, title transfer, maintenance, endowment, recognition, and relocation/removal provisions.

F. Valuation, Appraisal & Receipts

- The City records the **estimated value** based on donor documentation or internal estimate.
 - The City issues a **gift acknowledgment** (not a valuation letter) consistent with IRS guidance; donors should consult tax advisors.
-

VII. Funding, Endowments & Contingency

- **Installation Costs:** Unless otherwise approved, donors fund all initial costs (permits, labor, materials).
- **Lifecycle Endowment:** For assets with non-trivial maintenance or replacement needs (e.g., playgrounds, fountains, high-touch amenities), the City **may require an endowment** sized to estimated lifecycle costs or maintenance agreement.
The City may require either:
 1. a **lifecycle endowment** sized to cover ongoing maintenance, repair, and replacement costs over the useful life of the donated asset **or**
 2. a **formal maintenance agreement** in which the donor (or donor-designated partner organization) commits to performing or funding defined maintenance activities for a specified term.

The City will determine which mechanism—endowment, maintenance agreement, or a combination—is appropriate based on the asset type, expected maintenance burden, public visibility, long-term operational risks, and departmental capacity. Donations requiring on-going operation and maintenance amounts which are estimated to exceed \$5,000 on an annual basis require an endowment of twenty times (20X) the annual operation and maintenance amount. The City may request endowment verification through a means deemed acceptable to the City. Example means include third-party financial statements, placing funds in a restricted account controlled by the City, a legally binding endowment agreement, annual verification of the fund's value, and/or endowment validation through a community foundation.

Maintenance agreements must outline:

- the schedule and standards of care;
- responsible parties and required qualifications (if any);
- insurance and indemnification requirements during donor-performed work;
- reporting/documentation expectations; and
- conditions for City intervention if maintenance lapses (including possible use of donor-provided funds or endowment transfers).

- Endowments and maintenance agreements may be required for amenities with moderate-to-high lifecycle costs (e.g., landscaping installations, playgrounds, water features, public art, specialized furnishings, or equipment).
 - **Contingency:** Projects implemented by donors/contractors must include a **contingency up to 15%** for change orders; unused contingency rolls into the endowment or will be returned to the donor.
 - **Accounts**
 - Donations shall be credited to appropriate funds of the City.
 - Endowments may not be managed informally or held in personal or external accounts or trust funds after the contributions are donated to the City.
 - Donations of cash or property to the City, where the purpose is not specified and which are not part of an approved fundraising initiative, are deemed to be undesignated and become contributions to general revenue of the City or assets of the City, unless the receiving department seeks Council approval for a requested purpose.
-

VIII. Design, Standards & Installation

- All installations must meet **City standards**, applicable codes, ADA, and risk management requirements.
 - A City Project Manager will be assigned; a mutually agreed **installation timeline** will be documented.
 - Neither purchase nor installation shall commence until the donor's donation has been completed and funds have been received by the City for such purposes.
-

IX. Ownership, Relocation & Removal

- Upon acceptance, donated improvements become **City property**. The City reserves the right to **relocate or remove** donated assets at any time for operational, safety, aesthetic, programmatic reasons, or any other legitimate public purpose; no permanent rights or title remain with the donor.
 - When feasible, the City will notify the donor before relocation/removal and offer options (e.g., alternative placements).
 - The City has no duty to return any donation as all donations are irrevocable upon acceptance by the City.
-

X. Maintenance, Vandalism & Damage Response

- Routine and preventive maintenance are performed by the appropriate department, subject to budget and staff capacity; **special maintenance or replacement is not guaranteed.**
 - **Damage/Vandalism:** The City will assess condition and determine repair, replacement, or removal based on safety, cost, and community impact.
 - **Warranties:** Donor/contractor warranties should cover defects; the City may draw on endowment funds for repairs if established.
-

XI. Insurance & Liability

- Donor-led installations require proof of **general liability insurance, workers' compensation**, and, where relevant, **automobile** and **professional liability** at City-specified limits; the City must be named as **additional insured**.
 - **Indemnification:** Donation agreements must include donor indemnity for claims arising from donor's activities and installation.
 - The City is **not liable** for donor tax assertions or valuation claims.
 - City of Indianola reserves the right, at its sole discretion, to require, waive, or modify any insurance requirements outlined herein based on its assessment of the exposure presented by the work.
-

XII. Donor Recognition

- Recognition (plaques, markers, signage) must be **harmonious** with the site and approved by the City Manager (and relevant board).
 - The City controls **fabrication, placement, and maintenance** of signage. The donor will be responsible for any costs of changing or replacing any signage, which is done at the request of donor (i.e. logo change).
 - Recognition must comply with the **Naming Rights Policy**; plaques emphasize the **gift's impact**, not advertising.
-

XIII. Prohibited Donations

The City will **not** accept donations that:

- Create unacceptable **risk** or **maintenance burden**.
- Require actions that violate law, policy, or adopted plans.
- Imply influence over City officials, employees, procurement, regulation or other business.

- Confer a personal benefit to any City employee or official.
 - Include **advertising**, political campaigning, or promotions inconsistent with public forum rules.
 - Originate from entities whose core business conflicts with City values in **public health/safety** (e.g., tobacco, illegal substances, adult content).
 - Require exclusive access that undermines **equity** or **public use** of City assets.
-

XIV. Transparency & Records

All accepted donations are recorded in the City's asset and financial systems; annual reporting will summarize donations received, deployed, and any endowment balances.

XV. Appeals

A donor may submit a written appeal to the City Manager within 30 days of a denial; the City Manager may uphold, modify, or refer to Council.



MEMORANDUM

To: Mayor and City Council
From: Jacob Meshke, City Manager
Date: July 6, 2026
Subject: Resolution approving the naming rights policy.

Introduction:

Staff recommends Council approve the Naming Rights Policy.

Background:

The City may seek to name City assets and programs in ways that honor community values, recognize significant financial contributions or stewardship, and generate revenue to offset capital or lifecycle costs.

To support thoughtful and transparent decision-making, staff is presenting a formal Naming Rights Policy for City Council consideration.

Discussion:

The Naming Rights Policy establishes clear criteria and procedures for naming or renaming City assets and programs to ensure selections reflect community values, enhance public clarity, and appropriately recognize significant contributions. It applies to major assets such as parks, buildings, trails, plazas, and City programs, while smaller items follow the City’s Donation Policy. The policy outlines guiding principles—including public interest, neutrality, and consistency—and defines eligibility for both honorary naming and donor-related naming based on contribution level, community relevance, and ethical considerations.

The policy also details the formal review and approval process, requiring nominations to be submitted through the City Clerk, reviewed by staff and relevant advisory boards, and finalized by City Council. Donor-related naming requires a Naming Rights Agreement that specifies terms such as contribution thresholds, duration, recognition, maintenance obligations, and revocation clauses. Additional sections address signage standards, renaming procedures, insurance requirements, and public transparency through a maintained Naming Registry.

This policy was developed collaboratively by multiple City departments in coordination with the City Attorney. It was presented to the Parks and Recreation Commission in May 2026 and the Public Arts Commission in June 2026, where it received a unanimous recommendation for approval. Although the item was scheduled for review by the Sustainability Committee, the June meeting was canceled due to lack of quorum; the policy will be brought forward at a future meeting.

Budget Impact:

City would be responsible for initial recognition signage.

Recommendation:

Staff recommends approval.

Attachments:

1. Res 2026- Approve Naming Rights Policy
2. Naming Rights Policy

City of Indianola
RESOLUTION 2026-

RESOLUTION APPROVING A NAMING RIGHTS POLICY

WHEREAS, the City may seek to name City assets and programs in ways that honor community values, recognize financial contributions or stewardship, and generate revenue to offset capital or lifecycle costs; and

WHEREAS, the attached Policy establishes clear criteria and procedures for naming or renaming City assets and programs to ensure selections reflect community values and enhance public clarity; and

WHEREAS, the policy will be added to the Council Policy Folder and may be reviewed annually.

NOW BE IT THEREFORE RESOLVED that the City Council of Indianola approves and adopts the City of Indianola Naming Rights Policy, as attached.

Passed and adopted this 6th day of July 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

I. Purpose

To define criteria and processes for naming (or renaming) City assets and programs in ways that honor community values, recognize significant contributions or stewardship, and—where appropriate—generate revenue to offset capital or lifecycle costs.

II. Scope

Covers **major assets** (parks, buildings, structures, trails, plazas, athletic complexes, significant amenities, gardens, bodies of water, streets) and **City programs. Incidental items** (e.g., benches, trees, rooms, small fixtures) follow the Donation Policy’s recognition standards. The City Council shall determine which major assets are eligible for naming rights.

III. Naming Principles

1. **Public Interest & Clarity:** Names should aid wayfinding, reflect local heritage/landscape, and be widely recognizable.
 2. **Integrity & Neutrality:** Avoid names that imply endorsement of political or religious positions, partisan advocacy, or any affiliation not deemed in the best interest of the City.
 3. **Consistency:** Apply uniform standards across departments, with transparent decision-making.
-

IV. Eligibility & Criteria

A. Honorary Names (non-donor): Individuals or organizations with extraordinary contributions to Indianola’s civic life, public service, arts, culture, environment, or education.

B. Donor Recognition: Significant philanthropic support for capital projects or endowments, including land donations for a City project; the level of recognition should correspond to the **scale and impact** of the contribution.

C. Additional Criteria:

- Clear **connection** to the asset (history, geography, mission).

- **Community sentiment** and advisory input.
 - **Longevity & appropriateness** (name remains relevant over time).
 - **Legal & ethical vetting** (see Restrictions).
-

V. Restrictions

The City will not confer naming rights:

- To **political parties/campaigns** or for the purpose of political messaging.
- Where the primary association is **tobacco, drugs, alcohol, gambling, adult content, or entities inconsistent with public health/safety**.
- To **sitting elected officials** or senior City staff during their tenure; a cooling-off period of **at least 2 years** after service may apply.
- Where exclusive or heavily promotional commercial branding would diminish the civic or public character of the asset.

The named party has no decision-making rights as to the purpose of the facility unless specifically provided for in the written agreement between the parties. The City will not agree to any condition in an agreement that could unnecessarily limit progress towards the City’s mission and purpose, statutory obligations, or the local authority of the City Council. In turn, the named party has no liability in respect of that facility or part of a facility unless provided for in a specific contract between the parties. Any such limits must be included in any name rights agreement.

VI. Duration & Types of Naming

- **Perpetual Naming:** Reserved for exceptional, community-defining contributions or historical significance; subject to **revocation for just cause** (morals clause) or if the asset is replaced.
- **Term-Limited Naming:** Common for donor-funded capital projects; typical terms **10–30 years**, renewable upon review.
- **Program Naming:** May be annual or multi-year aligned with funding cycles.
- **Co-Naming/Descriptive Naming:** Allowed where helpful (e.g., “Heritage Plaza at Buxton Park”).

VII. Process

A. Initiation

- Submit a **Naming Nomination** specifying the asset, proposed name, rationale, and supporting materials to the City Clerk.

B. Review

- If within a board's purview (e.g., Parks & Recreation Commission), the City Manager forwards for recommendation; otherwise, the City Manager provides a staff analysis to Council.

C. Decision

- **City Council** makes final determinations and may set conditions (term, signage, maintenance contributions). Not all requests which meet the minimum eligibility requirements will be approved for naming rights.

D. Agreements

- For donor-related naming, execute a **Naming Rights Agreement** detailing: consideration (gift amount/funding schedule), term, recognition standards, exclusivity (if any), **morals clause** and revocation, maintenance/endowment obligations, insurance/indemnity, and performance triggers.

VIII. Minimum Contribution Guidance (for Donor Naming)

To safeguard fairness and stewardship, the City may set **minimum contribution thresholds** based on project cost or asset value (illustrative):

- **City Buildings / Major Facilities:** ≥ **25–50%** of project cost, donation of land for a project, or a significant endowment for operations/maintenance.
- **Parks / Athletic Complexes:** ≥ **20–40%** of project/enhancement cost or a dedicated endowment.
- **Trails / Plazas / Significant Amenities:** ≥ **15–30%** of segment/amenity cost.
(Actual thresholds established case-by-case through the Naming Rights Agreement and Council action.)

Some contributions or donations may be tax deductible, and the City can provide a gift acknowledgement for tax purposes upon request. The determination of the gift's monetary value shall be left to the donor. The City reserves the right to decline any donation, if upon review, acceptance of the donation offer is determined at the sole discretion of the City to not be in the best interest of the City.

IX. Signage, Recognition & Style Guide

- Recognition means may include **primary signage, secondary plaques, maps/web listings, and printed materials**; all must meet the City's design standards and be **harmonious** with the character of the site.
 - Commercial logos, if permitted, are **incidental** and non-prominent; wayfinding clarity takes precedence.
 - The City controls **fabrication, placement, and maintenance** of signage. The donor will be responsible for any costs of changing or replacing any signage, which is done at the request of donor (i.e. logo change).
-

X. Renaming & De-Naming

- **Triggers:** Major renovations/reconstructions, asset replacement, legal/ethical concerns, sustained community sentiment, or end of payments/funding/endowment
 - **Process:** Same as naming—review, recommendation, Council decision; agreements govern donor notice and remedies.
 - **Legacy Acknowledgment:** Where renaming occurs, appropriate historical recognition may be preserved (e.g., interpretive panel).
 - In the event of renaming or de-naming, the City has no obligation to return any received donation to the donor or their family.
-

XI. Insurance, Liability & Indemnification (Donor Naming)

- Donor installations must carry **insurance** at City-required limits and **indemnify** the City against claims related to donor activities.

- City of Indianola reserves the right, at its sole discretion, to require, waive, or modify any insurance requirements outlined herein based on its assessment of the exposure presented by the work.
 - The City will take a risk-based insurance approach that aligns insurance requirements with the scope and complexity of each project.
-

XII. Transparency & Records

- Maintain a **Naming Registry** (asset, name, term, agreement link, renewal date).
- Publish Council actions and agreements on the City website for public transparency.



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: July 6, 2026
Subject: Resolution designating the posting place for meeting agendas.

Introduction: Staff is recommending approval based on the State of Iowa Code Chapter 21 changes passed by House File 2490.

Background: House File 2490 modified Chapter 21 section 4 of Iowa Code relating to public meeting notice requirements. These amendments now require governing bodies to post open meeting notices in a prominent and conspicuous place that is annually designated for such purposes by the governmental body. Agendas must also be posted to the primary internet site owned or maintained and regularly updated by the governmental body. Agendas that have been "amended" must be marked and identify the amended provisions and notice provided.

Discussion: To be in compliance, City Council agendas shall be posted on the bulletin board at the south entrance to City Hall, which is always available to the public. Boards and Commissions should identify and use a posting location for their agendas that is visible at all times. The City Council and Boards and Commission agendas shall be posted to the Agendas and Minutes page of the City's website. Amended agendas of the City Council and Boards and Commissions shall be marked as amended, identify the amended provisions, and provide notice as requested.

The designation of the posting place for meeting agendas shall be passed annually by the City Council.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: 1. Res 2026- Designating Posting Place

City of Indianola
RESOLUTION NO. 2026-

RESOLUTION DESIGNATING THE POSTING PLACE FOR MEETING AGENDAS

WHEREAS, the State of Iowa Code has been amended in Chapter 21 to require governing bodies to annually designate a prominent and conspicuous place to post meeting agendas of the governing bodies; and

WHEREAS, the notice must be visible at all times; and

WHEREAS, the agenda must also be posted on any internet site owned or maintained and regularly updated by the governmental body; and

WHEREAS, an amended agenda must be marked as “amended” and identify the amended provisions and notice provided; and

WHEREAS, Chapter 21 applies to all City Board and Commissions.

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

1. City Council agendas shall be posted on the bulletin board at the south entrance to City Hall, which is always available to the public.
2. Boards and Commissions are hereby directed to identify and use a posting location for their agendas that is visible at all times.
3. The City Council and Board and Commission agendas shall be posted to the Agendas and Minutes page of the City’s website, to which a link is prominently displayed on the homepage.
4. Amended agendas of the City Council and Board and Commission shall be marked as amended, identify the amended provisions, and provide notice as requested.

Approved this 6th day of July 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: July 6, 2026
Subject: Approval of Urban Revitalization Designations

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

Background:

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

Address	Titleholder or Contract Buyer	Estimated or Actual Cost of Improvements	
1901 E Boston Ave	BLOOM, KYLE/BLOOM, TYLER	\$520,000	New Construction
1208 South R St	JOURNEY MORTGAGE LLC	\$550,000	New Construction
1700 E GIRARD AVE	TANZANITE HOMES CO INC	\$344,000	New Construction
1506 E FRANKLIN AVE	TANZANITE HOMES CO INC	\$267,175	New Construction
700 E TRAIL RIDGE PL	EBERT, CHERYL LYNN/BRADLEY JAMES	\$345,926.72	New Construction
2317 N 7TH ST	HERBERGER, JACK W/MARGUERITE	\$592,000	New Construction
1606 N G ST	HODGES, TOD/ABIGAIL	\$671,404	New Construction
701 W BOSTON AVE	COX, TRISHA ROSE	\$300,000	New Construction
1800 FAIRWAY DR	PIPER, RICHARD O JR/ DELLAVEDOVA-PIPER, GINA M	\$800,000	Rehab/Addition
708 E TRAIL RIDGE PL	SCHWICHTENBERG, JUILE A/GRAY, JASON	\$250,000	New Construction
313 N 19TH ST	CHAPMAN, COREY/MELISSA	\$400,000	New Construction
1306 W 13TH PL	GROUND BREAKER HOMES LLC	\$325,000	New Construction
404 N 20TH ST	JERRYS HOMES INC	\$265,900	New Construction

2204 N 7TH ST	HAZELBAKER, KATHY JO	\$351,115	New Construction
2104 N SUMMERCREST ST	HASHIM, FARAH K	\$329,990	New Construction
503 N 20TH ST	JERRYS HOMES INC	\$271,900	New Construction
1604 N G ST	ADAMSON, DUANE R/TARI L	\$800,000	New Construction
311 N 19TH ST	JERRYS HOMES INC	\$276,900	New Construction
307 N 19TH ST	JERRYS HOMES INC	\$264,900	New Construction
1605 E FRANKLIN AVE	DOWNARD, JEFFREY/CHERYL D	\$285,500	New Construction
505 N 20TH ST	KRM DEVELOPMENT LLC	\$322,400	New Construction
1602 E GIRARD AVE	KRM DEVELOPMENT LLC	\$349,965	New Construction
1500 E FRANKLIN AV	KRM DEVELOPMENT LLC	\$268,935	New Construction
1604 E GIRARD AVE	TANZANITE HOMES CO INC	\$368,125	New Construction

Budget Impact: A percentage of property taxes are abated for five years on each property.

Recommendation: All applications are in order for approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: July 6, 2026
Subject: Receive and file the current listing of Board and Commission members.

Introduction: In accordance with the City Council Policy on Boards and Commissions, the annual listing of the Boards and Commission members is being submitted to the City Council to receive and file.

Background: Section II of the Boards and Commission Policy states, "A listing of board members, including the expiration date of their appointments, shall be prepared and provided at the first annual Council meeting in July."

Discussion: Pursuant to City Council Policy, please find attached, as Exhibit A, a listing of current Boards and Commissions members, including the expiration date of their appointments. Exhibit B is a list of upcoming vacancies for citizen Boards/Commissions. The list is also available on the City's website.

Budget Impact: None.

Recommendation: Receive and file the listing of members.

Attachments:

1. 2026 Boards and Commissions Members Exhibit A
2. 2026 Boards and Commissions Members vacancies - Exhibit B
3. Council-Policy-BC

Board/ Commission	Appointed by/ first appt on	Name	Term Begin Date	Term End Date	Term Length
Board of Adjustment	Council		July 1 per City Ordinance	July 1 per City Ordinance	5 years
5 members	10/2/2023	Deidre Hoover	7/1/2023	7/1/2028	1st term
	11/3/2025	Sue Edwards	11/3/2025	7/1/2030	
	7/19/2021	Lee Bash	7/1/2021	7/1/2026	
	1/18/2022	Jane Whalen	1/18/2022	7/1/2027	due to code change, first term began in January, then expires in July
	2/20/2018	Rene Soldwisch	1/31/2023	7/1/2028	due to code change, second term began in January, then expires in July
Civil Service Commission	Mayor w/ Council approval		April 1 per Iowa Code	April 1 per Iowa Code	4 years
3 members (per state code)	5/19/2025	Travis Bell	4/1/2023	4/1/2027	partial term
	10/20/2025	Troy Nelson	4/1/2024	4/1/2028	Partial Term, appointed 10/20/25
	2/7/2022	Elizabeth Miller	2/7/2022	4/1/2026	partial term until April 1, 2022 then full term until 2026
Hometown Pride Committee	Council		July 1 per City Ordinance		2 years
11-15 members		Vacant			
		Vacant			
		Vacant			
		Vacant			
		Vacant			
		Vacant			
		Vacant			
		Vacant			
		Vacant			
		Vacant			
Human Relations Commission	Mayor w/ Council approval		July 1 per City Ordinance	July 1 per City Ordinance	3 years
7 members		Vacant			
		Vacant			
		Vacant			
		Vacant			
		Vacant			
		Vacant			
IMU Board of Trustees	Mayor w/ Council approval		July 1 per City Ordinance	July 1 per City Ordinance	6 years; can serve for two terms plus any partial term
5 members	8/17/2015	Adam Voigts	7/1/2024	7/1/2030	Council approved a partial term from 8/17/2015 to 1/1/2018 and then a full term 1/1/2018 to 1/2/2024;
	8/4/2025	Paul Craven	7/1/2025	7/1/2031	second term 7/1/24 to 7/1/30 1st term
	7/20/2020	Lori Smith	1/1/2021	7/1/2027	Council approved partial term from 1/1/2021 to 7/1/2021 and then a full term from 7/1/2021 to 7/1/2027
	6/6/2022	Dom Selgrade	7/1/2022	7/1/2028	1st term
	2/17/2026	Gwen Schroder	7/1/2026	7/1/2033	1st term
Indianola Public Arts Commission	Council		July 1 per City Ordinance	July 1 per City Ordinance	3 years
7 members	1/4/2021	Monica Weinman	7/1/2023	7/1/2026	second term
	11/3/2025	Jess Lundquist	11/3/2025	7/1/2026	Filling in Bob Klings term (9/28-7/1/26)
	2/3/2025	Al Kratz	7/1/2024	7/1/2027	Filled a vacancy
	2/3/2025	Rachel Terlop	7/1/2024	7/1/2027	Filled a vacancy
	12/7/2020	Grant Darrah	7/1/2025	7/1/2028	12/7/20 - 7/1/22 first term, 7/1/22-7/1/25 second term
	6/2/2025	Kelly Verwers Meyers	6/3/2025	7/1/2027	Filled partial term
	6/2/2025	Jessiah McAninch	7/1/2025	7/1/2028	
Library Board	Mayor w/ Council approval		July 1 per City Ordinance	July 1 per City Ordinance	6 years
7 members	6/19/2023	Dawn Goodale	7/1/2024	7/1/2030	filling a vacancy; 1st full term began 7/1/24

Board/ Commission	Appointed by/ first appt on	Name	Term Begin Date	Term End Date	Term Length
	7/2/2018	Cyd Dyer	7/1/2024	7/1/2030	2nd term
	5/4/2026	Sally Van Dorin	7/1/2020	7/1/2032	First term: 7/1/20-7/1/26
	7/1/2016	Andrew Brittingham	7/1/2022	7/1/2028	Second term: 7/1/26-7/1/32
	9/2/2025	Andrea Carlson	7/1/2025	7/1/2028	2nd term
	6/6/2022	Randi Malone	7/1/2022	7/1/2028	Filled a vacancy
	5/4/2026	Lisa Parker	7/1/2026	7/1/2032	1st term
					2nd term
Park & Recreation Commission	Mayor w/ Council approval		July 1 per City Ordinance	July 1 per City Ordinance	3 years; can serve for two terms plus any partial term
6 members		Vacant	7/1/2026	7/1/2028	
		Vacant	7/1/2026	7/1/2028	
	3/3/2025	Matt Garrett	3/3/2025	7/1/2027	first term
	5/5/2025	Mike Baethke	5/5/2025	7/1/2027	Partial Term
	7/7/2025	Glen Cowan	7/7/2025	7/1/2028	first term
	12/5/2022	Randy Bickham	7/1/2025	7/1/2028	partial term 12/5/22-7/1/25, first full term started 7/1/25 through -7/1/28
Planning & Zoning Commission	Council		July 1 per City Ordinance	July 1 per City Ordinance	5 years
9 members	10/2/2023	Justin Noethe	7/1/2023	7/1/2028	1st term
	2/1/2014	Al Farris	2/1/2024	7/1/2029	3rd term
	2/1/2014	Misty Darling (formerly Sc	2/1/2024	7/1/2029	3rd term
	2/5/2024	Rich Piper	7/1/2025	7/1/2030	partial term 2/5/24-7/1/25 first full term 7/1/25-7/1/30
	2/6/2023	Carrie Woerdeman	7/1/2025	7/1/2030	partial term from 2/6/23 to 7/1/25, 7/1/25-7/1/30
	6/1/2026	Thomas Selgrade II	7/1/2026	7/1/2031	1st term
	2/7/2022	Lin Stecker	2/7/2022	7/1/2026	partial term
	6/5/2023	Jake Vice	6/5/2023	7/1/2027	partial term to fill vacancy
	4/3/2017	Sarah Ritchie	2/1/2022	7/1/2027	2nd term
Sustainability Committee	City Council		July 1 per City Ordinance*	July 1 per City Ordinance*	3 years
7 members		Rita Bresnan	1/4/2023	7/1/2026	
		Bill Howard	1/4/2023	7/1/2026	
		Anita Christensen	1/4/2023	7/1/2026	
		Vacant	7/1/2025	7/1/2028	
	11/20/2023	Aimee Luhrs	7/1/2024	7/1/2027	
	10/6/2025	Aaron Labertew	7/1/2025	7/1/2028	
		Vacant	7/1/2025	7/1/2027	
Veteran's Memorial Bldg Commission	Mayor w/ Council approval		July 1 per City Ordinance	July 1 per City Ordinance	3 years
5 members	1/17/2023	Jess Tom	1/17/23; 7/1/2025	7/1/2028	partial term, served 1/17/23-7/1/25
	2/5/2024	Franklin Ewurs	2/5/2024	7/1/2026	partial term (vacancy from 7/1/23)
	8/16/2021; 7/7/25	Brad Green	8/16/2021; 7/7/25	7/1/2027	first term; renewed term 7/7/25 cc meeting term through July 1, 2027
	2/7/2011; 7/7/25	Bob Greener	7/1/2022; 7/7/25	7/1/2028	4th term (plus a partial term); term renewed until 7/1/28
	5/1/2023	Clint Hagedorn	7/1/2025	7/1/2028	partial term, served 1/17/23-7/1/25

Current Openings/Terms Expired	
Board of Adjustment	One July 1, 2026
Civil Service	One - April 1, 2026
Hometown Pride Committee	11 to 15 - effective immediately - staff is working with Council Member Sones on possibly dissolving committee
Human Relations Commission	Seven - effective immediately
IMU Board of Trustees	Zero
Indianola Public Arts Commission	Two - July 1, 2026
Library Board of Trustees	Zero
Park and Recreation Commission	Two - July 1, 2026
Planning and Zoning Commission	One July 1, 2026
Sustainability Committee	Three - July 1, 2026
Veteran's Memorial Building Commission	One July 1, 2026
<i>Applications have been received to fill some of these current openings, but as of publication have not been approved by the Council.</i>	
Applications for reappointment have been received for: Planning & Zoning Civil Service Public Arts Commission	

BOARDS AND COMMISSIONS

I. Purpose

The intent of this policy is to provide a standardized process for selecting citizens interested in serving on a City board and/or commission (“board”). The City of Indianola desires to have diverse representation on its boards to reflect the Indianola community. The policy governs the internal process which precedes the formal appointment, from the receipt of applications, through the board’s recommendation, to the appointing authority and the orientation process after appointment.

II. Policy

Qualifications and Restrictions

Applicants shall be residents of the City of Indianola, or for some boards, live within a 2-mile radius. No person shall serve on more than one board. Council members shall not serve on boards. City of Indianola and IMU employees shall not serve on a board that advises their department.

Applicants should disclose any conflict of interest to the board they are applying for. If an applicant wishes to apply for more than one board, they should indicate an order of preference.

Appointments

The Mayor makes the following appointments per Indianola Code 15.03 with the approval of the City Council.

- Civil Service Commission
- Human Relations Commission
- IMU Board of Trustees
- Library Board of Trustees
- Park and Recreation Commission
- Veteran’s Memorial Aquatic Center Commission

The City Council makes the following appointments per Indianola Code 17.05

- Board of Adjustment
- Indianola Public Art Commission
- Planning and Zoning Commission
- Sustainability Committee

Board Activities

Unless otherwise directed by City Council, the activities of the volunteer boards will be coordinated by the City Manager or their designee.

Staff Liaison

City Board and Commissions should have a staff liaison, when possible, to help facilitate the relationship between the City staff, City Council, and volunteers.

Attendance

Attendance is critical to the successful functioning of a board. Staff shall monitor attendance to ensure members are participating to an acceptable level. Members are expected to attend 75% of board meetings and have no more than three (3) unexcused absences per calendar year. Members with less than 75% attendance will be considered in poor standing with the board. If attendance problems occur, staff shall inform the board chair and/or the Mayor and City Council to consider action to ensure the board has active and participating members. Action may include an informal reminder about board attendance, formal warning or notice, board removal, and/or ineligibility for reappointment.

Membership List

A listing of board members, including the expiration date of their appointments, shall be prepared and provided at the first annual Council meeting in July.

III. Procedure

A. Acceptance of Applications

1. All terms, except for the Civil Service Commission, expire July 1. The City Clerk shall send correspondence to all individuals whose terms will be expiring within 5 months of expiration (February 1). This correspondence shall advise board members of their term's expiration date, as well as the process to officially indicate interest in continuing to serve.
 - i. Civil Service Commission terms expire April 1, by State Code. Correspondence to those members shall occur by November 1.
 - ii. Board members shall be eligible for reappointment if allowed by code and/or the bylaws of the board on which they serve, and if they are in good standing with the board.
 - iii. If they qualify to serve another term, the person may be considered for reappointment by the Mayor/Council without advertising the position. The Mayor/Council shall consider and balance the value of institutional knowledge, experience and attendance, as well as the need for new and different perspectives and contributions to the board in the appointment/reappointment process.
2. The City Clerk shall post openings four months in advance of a vacancy on the City's website. If a vacancy occurs during the term of office, the opening will be placed on the City's website as soon as possible.
 - i. It is the responsibility of the staff liaison, or board chair if there is no liaison, to promptly report vacancies to the City Clerk to ensure that vacancies are posted and filled in a timely manner.
3. The City Clerk, in partnership with the Communications Manager, shall issue a public communication each March for upcoming vacancies in July. Public communication efforts shall consist of a website post on the City's website, social media posts on City-managed accounts, the City's Community Update e-newsletter, direct outreach to each board, and with local media partners as a press release.
 - i. The Civil Service Commission public communications shall be issued in December.
 - ii. Public communication efforts will be made for vacancies during a term as soon as possible and follow the same process outlined below.

4. Applications will be accepted for two weeks in the office of the City Clerk.
 - i. Applications shall include a completed application form and a brief cover letter.
5. Upon the closing of the application period, the City Clerk's office will screen the applications for residency and other requirements and then forward them to the designated staff liaison or board chair for each respective board.
 - i. All applications will be forwarded to the Mayor and Council for their information.

B. Review of Applications

1. Upon receiving the applications, the staff liaison shall forward them to the chair and vice chair of the board.
2. For Council appointments, the staff liaison, chair and vice chair (or their designees) shall review the applications collectively and determine which applicants to interview. For Mayoral appointments, the Mayor shall review the applications collectively with the staff liaison, chair and vice chair (or their designees) and determine which applicants to interview.
3. Within three weeks of receiving the applications, this group shall interview the applicants and create a ranked list of the top 3 applicants, with a brief written analysis justifying the top choice recommendations. Standardized interview questions are recommended.
 - i. Factors that may be considered when recommending appointments include:
 - The area of town in which a candidate resides so that all areas are represented
 - Expertise and/or experience the candidate brings
 - Potential conflicts of interest
 - Other volunteer experience and their effectiveness
 - Verification that the candidate is aware of the time commitment
4. The list and analysis shall be sent to the City Clerk upon conclusion of the interviews.

C. Appointment of Applicants

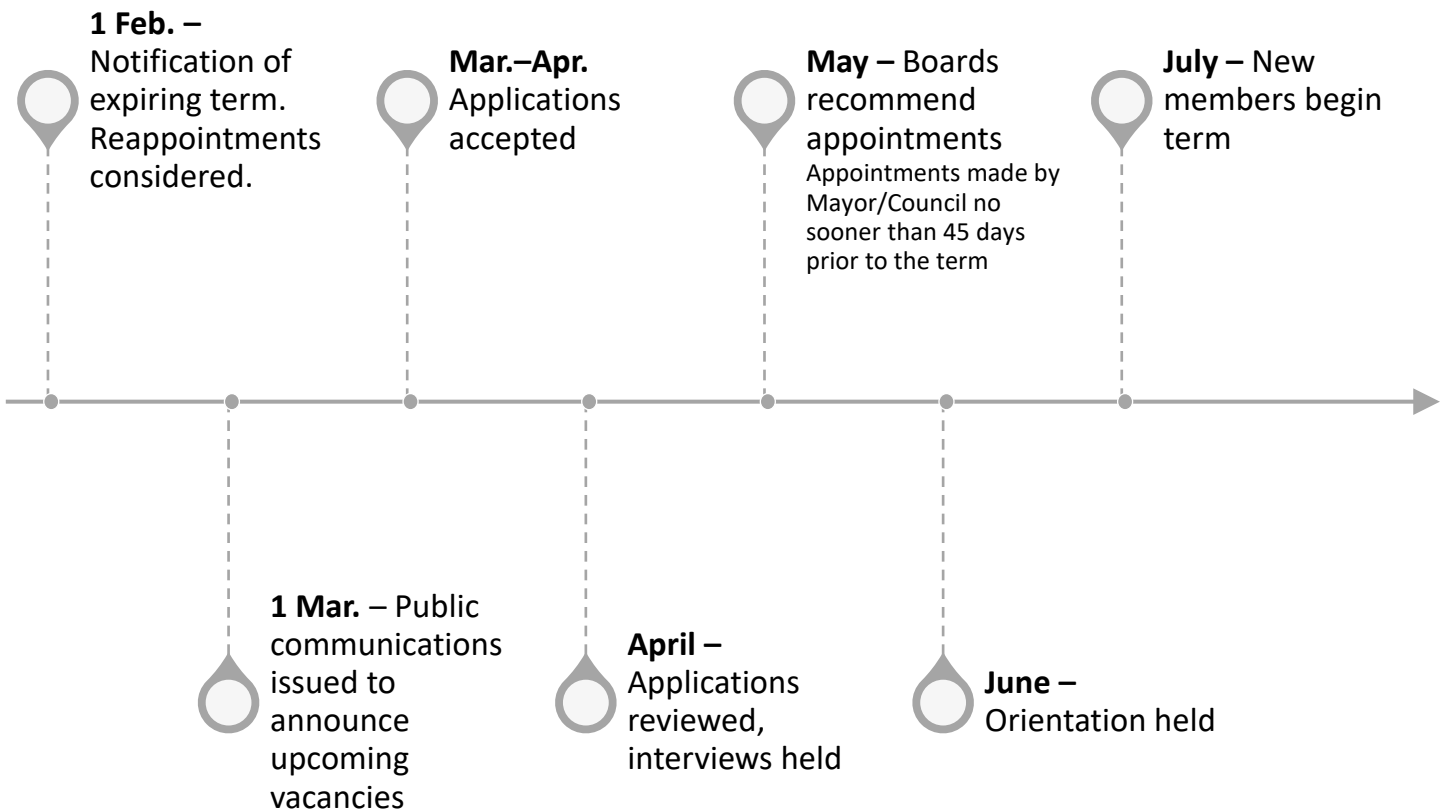
1. The City Clerk will send the list and analysis of all board recommendations to the Mayor and City Council for their review.
2. The top ranked applicant for each board will be placed on the next agenda for Council's approval of their appointment.
 - i. Appointments shall not be made more than 45 days prior to the beginning of the term. The appointments will be placed on the agenda for approval at the second meeting in May for July appointments and the second meeting in February for April appointments.
 1. The Council has the option of appointing the recommended applicant or another applicant of their choosing.
 - ii. Upon approval, standardized letters will be used to congratulate a new appointee, thank a member for their service at resignation, and inform applicants who are not selected for a board position. The letter shall be signed by the Mayor.

- iii. The City Clerk’s office will notify staff liaisons or board chairs of the new appointments within a week of the appointment.

D. Orientation of New Members

1. The City Clerk’s office will provide a high-level orientation to all new appointees prior to July 1 (or April 1), which includes information about the City, the purpose/responsibility of the board/commission, and open meeting training requirements.
2. The staff liaison or board chair will set up an orientation session with the new appointee to familiarize them with all aspects of the board.
3. The new appointees shall complete open meeting training requirements within the time set by State law, or they will be removed from their position.

Timeline



Adopted by City Council on February 4, 1974, amended August 3, 1987; amended August 1, 1988; amended June 13, 2018, amended January 18, 2022; amended January 18, 2022; amended February 7, 2022; amended May 1, 2023; amended July 1, 2024; amended June 1, 2026



MEMORANDUM

To: Mayor and City Council
From:
Date: July 6, 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 20260706

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:

Jeffrey White, to Full-time Water Resource Recovery Apprentice, R19+2, \$60,506.57/year, effective June 29, 2026; and

John Lloyd, to Full-time Water Resource Recovery Superintendent, 9B, \$124,327.40/year, effective July 23, 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 6th day of July 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



— Office of the Mayor —

PROCLAMATION FOR PARKS AND RECREATION MONTH

WHEREAS parks and recreation are an integral part of communities throughout this country, including Indianola, Iowa; and

WHEREAS parks and recreation promote health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS parks and recreation promote time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS parks and recreation encourage physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS parks and recreation are a leading provider of healthy meals, nutrition services and education; and

WHEREAS park and recreation programming and education activities, such as out of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS parks and recreation increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS parks and recreation are fundamental to the environmental well-being of our community; and

WHEREAS parks and recreation are essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS Indianola, Iowa recognizes the benefits derived from parks and recreation resources.

NOW THEREFORE, BE IT RESOLVED BY I, Mayor Steve Richardson, that July is recognized as Park and Recreation Month in the City of Indianola, Iowa.

Steve Richardson, Mayor



MEMORANDUM

To: Mayor and City Council

From: Bill Mettee, Senior Planner

Date: July 6, 2026

Subject: First consideration of an ordinance amending the municipal code of the City of Indianola, Iowa for change of zoning district boundaries from the C-2 / PUD Highway Commercial / Planned Unit Development district to the C-2 Highway Commercial zoning district (Kentucky Ridge Commercial Plat 1).

Introduction: Inception Group, LLC is requesting to rezone property known as Kentucky Ridge Commercial from PUD Planned Unit Development to C-2 Highway Commercial, its original zoning designation, to allow for commercial development.

Background: The subject property, formerly known as Kentucky Ridge Townhomes Plat 1, was rezoned from C-2 Highway Commercial to Planned Unit Development (PUD) with a recommendation from Planning Commission at their November 14, 2023 meeting followed by formal City Council approval at their January 16, 2024 meeting.

The PUD included a master development concept plan showing three commercial pads at the west end of the site and 50 townhome units at the east end of the site. The residential component included a pickleball court and a landscape buffer between the townhomes and the commercial property to the south.

The final plat for Kentucky Ridge Townhomes Plat 1 was approved by Planning Commission and City Council at their October 22, 2024 and March 24, 2025 meetings respectively. At the request of the developer, the plat was never recorded.

The developer then began working with a national grocer to develop on the west half of the lot, so a final plat was submitted, reviewed and approved for Kentucky Ridge Commercial Plat 1. The plat identified one buildable lot, Lot 1, at the west side of the site and an outlot, Outlot X, for future commercial development at the east side of the site.

Planning Commission reviewed the final plat for Kentucky Ridge Commercial Plat 1 at their March 24, 2026 meeting and City Council approved the final plat at their April 6, 2026 meeting. The final plat was recorded on April 9, 2026.

Discussion: The site was originally rezoned to a Planned Unit Development to provide flexibility from the zoning regulations for the proposed townhome development. Interest from a commercial grocer on the west portion of the site led the property owner to begin marketing the east portion for commercial development as well. However, the zoning designation for the east portion was never formally amended and has remained residential. As a result, the land owner has requested to rezone the property back to C-2 Highway Commercial to accommodate future commercial development. Approval of the rezoning request would remove the Planned Unit Development designation entirely

and revert both parcels to the C-2 Highway Commercial district.

Notification of this rezoning request was mailed to adjacent property owners on May 28, 2026. The rezoning signs were placed on the property by the deadline. Staff has not received any correspondence for or against the request.

The Planning Commission reviewed the rezoning request at their June 9, 2026 meeting and voted 7-0 to recommend approval of the rezoning to the City Council.

Budget Impact: None.

Recommendation: Staff recommends that the City Council approve the 1st reading for the rezoning for Kentucky Ridge Commercial.

Attachments:

1. ORD_Kentucky Ridge Commercial_Rezoning
2. CC_Staff Report_KRC_RZ_061526
3. 2026-04-27 Rezoning Exhibit

City of Indianola
ORDINANCE NO.

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, FOR CHANGE OF ZONING DISTRICT BOUNDARIES FROM THE PUD PLANNED UNIT DEVELOPMENT ZONING DISTRICT TO THE C-2 HIGHWAY COMMERCIAL ZONING DISTRICT (KENTUCKY RIDGE COMMERCIAL)

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the zoning from the PUD Planned Unit Development Zoning District to the C-2 Highway Commercial Zoning District for real property legally described as

LOT 1 AND OUTLOT X OF KENTUCKY RIDGE COMMERCIAL PLAT 1, INDIANOLA, WARREN COUNTY, IOWA,

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

Section 1: That the zoning is amended from the PUD Planned Unit Development Zoning District to the C-2 Highway Commercial Zoning District for real property legally described as:

LOT 1 AND OUTLOT X OF KENTUCKY RIDGE COMMERCIAL PLAT 1, INDIANOLA, WARREN COUNTY, IOWA,

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____ 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

First reading:

Second reading:

Third reading:

Publication Date:



CITY COUNCIL STAFF REPORT

PROJECT: Kentucky Ridge Commercial – **PREPARED BY:** Bill Mettee – Senior Planner
Rezoning

REPORT DATE: June 10, 2026

MEETING DATE: June 15, 2026

GENERAL INFORMATION

Applicant / Owner: Inception Group, LLC

Owner’s Representative: Jason Ledden, Snyder & Associates

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

Location and Size: Property is located east of North Jefferson Way and south of East Kentucky Avenue, containing approximately 6.79-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	Vacant / Undeveloped	Regional Mixed Use	C-2 / PUD [Highway Commercial / Planned Unit Development]
North	Wal-Mart and Kiya Koda Animal Shelter	Regional Mixed Use	C-2 [Highway Commercial District]
South	General Commercial Businesses	Regional Mixed Use	C-2 [Highway Commercial District]
East	Townhome Residential	Community Mixed Use	PUD [Planned Unit Development]
West	General Commercial Businesses	Regional Mixed Use	C-2 [Highway Commercial District]

BACKGROUND

The subject property, formerly known as Kentucky Ridge Townhomes Plat I, was rezoned from C-2 Highway Commercial to Planned Unit Development (PUD) with a recommendation from Planning Commission at their November 14, 2023 meeting followed by formal City Council approval at their January 16, 2024 meeting.

The PUD included a master development concept plan showing three commercial pads at the west end of the site and 50 townhome units at the east end of the site. The residential component included a pickleball court and a landscape buffer between the townhomes and the commercial property to the south.

The final plat for Kentucky Ridge Townhomes Plat I was approved by Planning Commission and City Council at their October 22, 2024 and March 24, 2025 meetings respectively. At the request of the developer, the plat was never recorded.

The developer then began working with a national grocer to develop on the west half of the lot, so a final plat was submitted, reviewed and approved for Kentucky Ridge Commercial Plat I. The plat identified one buildable lot, Lot I, at the west side of the site and an outlot, Outlot X, for future commercial development at the east side of the site.

Planning Commission reviewed the final plat for Kentucky Ridge Commercial Plat I at their March 24, 2026 meeting and City Council approved the final plat at their April 6, 2026 meeting. The final plat was recorded on April 9, 2026.

PROJECT DESCRIPTION

The site was originally rezoned to a Planned Unit Development to provide flexibility from the zoning regulations for the proposed townhome development. Interest from a commercial grocer on the west portion of the site led the property owner to begin marketing the east portion for commercial development as well. However, the zoning designation for the east portion was never formally amended and has remained residential. As a result, the land owner has requested to rezone the property back to C-2 Highway Commercial to accommodate future commercial development. Approval of the rezoning request would

remove the Planned Unit Development designation entirely and revert both parcels to the C-2 Highway Commercial district.

Notification of this rezoning request was mailed to adjacent property owners on May 14, 2026. The rezoning signs were placed on the property by the deadline. Staff has not received any correspondence for or against the request.

COMPREHENSIVE PLAN

The Future Land Use Map identifies this area as Regional Mixed Use. Regional Mixed Use is defined in the Comprehensive Plan as:

Regional Mixed Use is identified as:

- Includes retail, office, restaurants, bars, personal and business services, and similar commercial uses, generally of a large scale
- May incorporate multi-family residential uses up to 25 dwelling units per gross acres, if compatibility standards are met through a special exception review
- Overnight accommodations
- Automobile-oriented uses
- Civic uses and places of worship may be allowed if compatibility standards are met through a special exception review
- Parks, open space, and trails

STAFF RECOMMENDATION

The proposed rezoning is generally consistent with the zoning ordinance and with the land uses identified in the Comprehensive Plan. Staff recommends approval of the rezoning for Kentucky Ridge Commercial.

PLANNING COMMISSION RECOMMENDATION

At their June 9, 2026 meeting, the Planning Commission voted 7-0 in favor of the rezoning and recommend the City Council approve the rezoning for Kentucky Ridge Commercial.



MEMORANDUM

To: Mayor and City Council
From: Bill Mettee, Senior Planner
Date: July 6, 2026
Subject: Consideration to waive the second and third readings and adopt the ordinance.

Introduction: The property known as Kentucky Ridge Commercial was originally zoned as C-2 Highway Commercial. The developer rezoned the property to Planned Unit Development to facilitate some residential development. The developer now wishes to rezone the property to its original C-2 designation and is requesting Council waive the 2nd and 3rd reading.

Background: The developer is requesting the rezoning to revert the property to its original C-2 Highway Commercial designation.

Discussion:

The developer has requested the Council waive the 2nd and 3rd readings. The request is attached.

Budget Impact: None.

Recommendation: Staff recommends the City Council waive the 2nd and 3rd readings of the rezoning for Kentucky Ridge Commercial Plat 1.

Attachments: 1. Request to Waive 2nd & 3rd Readings

June 9, 2026

Honorable Mayor and Members of the City Council
City of Indianola
110 N. 1st Street
Indianola, IA 50125

RE: REQUEST TO WAIVE SECOND & THIRD READING
ON THE APPLICATION FOR ZONING CHANGE
KENTUCKY RIDGE PLAT 1

Dear Honorable Mayor and Members of the City Council:

On behalf of Inception, as Applicant, I respectfully request waiver of the second and third reading for the Kentucky Ridge Commercial Plat 1 Rezoning Petition. The current rezoning request is to change the current PUD zoning to C-2 Highway Commercial zoning district. We currently have a potential user for Lot 1 who is working through site plan approvals with the city and would like to start construction as soon as possible this summer. The zoning request is to remove a PUD that was put in place for a specific type of use that will no longer apply to this development and is requesting to be rezoned to the standard C-2 zoning district. The proposed C-2 zoning district matches the surrounding zoning and would have no adverse impacts on the surrounding area.

If you have any questions or comments, please contact me at your convenience. Thank you.

Sincerely,



Cody Sinclair