



CITY OF INDIANOLA COUNCIL MEETING

August 3, 2026

6:00 PM

City Council Chambers

110 N 1st Street, Indianola, IA

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Oath of Office**
 - A. Firefighter/Paramedic - Nicole Frost
 - B. Firefighter/Paramedic - Justin Helgens
 - C. Firefighter/Paramedic - James Sauter
- 5. Public Comment**
- 6. Consent Agenda**
 - A. Approval of Agenda
 - B. Approval of Claims
 - C. Approval of Minutes of the prior meetings
 - D. Setting dates for future public hearings
 1. Resolution setting a public hearing for August 17, 2026 at 6 PM regarding the amendment of City Code Chapters 151, 152, 153, 155, 156, 157, 158, 159, 160, and 161A, and adoption of the 2024 International Codes, 2024 Uniform Plumbing Code, and the 2023 National Electrical Code (NEC, NFPA 70) for the City of Indianola.
 - E. Approval of Applications
 1. Consideration of the approval of a liquor license renewal for The Zoo Inc.
 2. Consideration of the approval of a liquor license renewal for Kwik Trip Inc. doing business as Kwik Star #1742.
 3. Consideration of the approval of a refuse hauling permit renewal to Wiegert Disposal Inc.
 4. A.B.A.T.E. of Iowa District 4 Toy Run Event
 - a. Consideration of the issuance of a special event and noise permit to A.B.A.T.E. of Iowa District 4 for the Toy Run event to be held on October 11, 2026.

- b. Resolution suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on city streets during a toy run event as requested by A.B.A.T.E. of Iowa District 4
- F. Second consideration of an ordinance amending Chapter 165.05, Zoning District Regulations.
- G. Second consideration of an ordinance amending Chapter 171, Parkland Dedication.
- H. Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance, and levying a tax to pay the Notes.
- I. Resolution approving a professional services agreement with HR Green for Fiscal Year 27 On-Call General Wastewater Engineering Services.
- J. Resolution approving a professional services agreement with HR Green for Fiscal Year 27 On-Call General Engineering Services.
- K. Resolution approving Payment Application Number 1 in the amount of \$67,611.40 for the EV Charging Station Project.
- L. Resolution approving salaries.

7. Introduction of Public Works Director

8. Council Reports

- A. Consideration of the reappointment of Jess Lundquist to the Indianola Public Arts Commission for a term beginning July 1, 2026 and ending July 1, 2029.
- B. Consideration of the reappointment of Lin Stecker to the Planning & Zoning Commission for a term beginning July 1, 2026 and ending July 1, 2031
- C. Consideration of the reappointment for Anita Christensen for the Sustainability Committee for a term beginning July 1, 2026 and ending July 1, 2029.
- D. Council Committee Report

9. Mayor's Report

- A. Community Update
- B. Book Lovers Proclamation
- C. Purple Heart Day Proclamation
- D. Consideration of the reappointment of Elizabeth Miller to the Civil Service Commission for a term beginning April 1, 2026 and ending April 1, 2030.
- E. Consideration of the appointment of Lindsay Armstrong for the Parks & Recreation Commission for a term beginning July 1, 2026 and ending July 1, 2028.

10. Public Consideration

- A. Old Business
 - 1. Culver's Project
 - a. Public hearing regarding the vacation of 30' landscape buffer easement in Lot 5 of Scenic Pointe.

- b. Resolution approving the vacation of 30' landscape buffer easement in Lot 5 of Scenic Pointe.
- 2. 2026 Amended and Restated 1998 Citywide Urban Revitalization Plan.
 - a. Public hearing on the matter of the adoption of a 2026 Amended and Restated 1998 Citywide Urban Revitalization Plan for the 1998 Citywide Urban Revitalization Area.
 - b. Resolution adopting the proposed 2026 Amended and Restated 1998 Citywide Urban Revitalization Plan for the 1998 Citywide Urban Revitalization Area.
- 3. Resolution approving the First Amendment to the Lease Agreement between the City of Indianola, Iowa and House of Mercy.
- 4. Resolution of intent to that the City of Indianola and Warren County ("Parties") will collaborate and work in good faith regarding acquisition of real property commonly known as 207 North B Street and related parcels ("Property").

B. New Business

- 1. First consideration of an ordinance amending Ordinance Nos 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, 1668, 1671, 1717, AND 1761 and providing that general property taxes levied and collected each year on certain property located within the amended Hillcrest/Downtown Unified Urban Renewal Area, in the City of Indianola, Couty of Warren, State of Iowa, shall no longer be divided under Iowa Code Section 403.19 in connection with certain subareas of the Hillcrest/Downtown Unified Urban Renewal Area (Removing "Hillcrest Amendment No. 3 Subarea" and "Downtown Amendment No. 1 Subarea" from Division of Taxes).
- 2. Resolution approving a letter of support for the proposed Habitat for Humanity home at 402 W 19th Street.
- 3. Resolution approving an exception for Indianola Main Street Downtown District Banner Usage.

11. Other Business

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

12. Adjourn



MEMORANDUM

To: Mayor and City Council

From:

Date: August 3, 2026

Subject: Approval of Claims

Introduction: The claims report for Council approval totals \$413,664.80

Recommendation: Staff recommends approval of all claims.

Attachments: 1. Vendor Expense Approval 08032026 - pkt



APPROVAL OF BILLS - CITY

Josh Rabe, City Council

Ron Dalby, City Council

Steve Armstrong, City Council

Tiffany Davis, City Council

Mellisa Sones, City Council

Bob Lane, City Council

Vendor Name	Description (Item)	Payable Date	Amount
Vendor: 002810 - ACCO UNLIMITED CORP.			
Fund: 001 - General			
Department: 4500 - Pool (Memorial)			
ACCO UNLIMITED CORP.	CHLORINE STABILIZER - VMAC POOL	06/08/2026	293.78
ACCO UNLIMITED CORP.	CHLORINE - VMAC POOL	06/08/2026	754.00
ACCO UNLIMITED CORP.	POOL VACUUM HOSES	06/08/2026	304.60
ACCO UNLIMITED CORP.	CHLORINE - VMAC POOL	06/26/2026	838.40
ACCO UNLIMITED CORP.	CHLORINE - VMAC	07/13/2026	1,111.20
ACCO UNLIMITED CORP.	CHLORINE - VMAC	07/20/2026	1,106.40
Department 4500 - Pool (Memorial) Total:			4,408.38
Fund 001 - General Total:			4,408.38
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
ACCO UNLIMITED CORP.	CHLORINE, ACID, PERLITE, DPD POWDER - IWC	07/13/2026	1,300.05
ACCO UNLIMITED CORP.	CHLORINE - IWC	07/15/2026	858.40
Department 8700 - Wellness Campus Total:			2,158.45
Fund 680 - Wellness Campus Fund Total:			2,158.45
Vendor 002810 - ACCO UNLIMITED CORP. Total:			6,566.83
Vendor: 103749 - ACE HARDWARE			
Fund: 001 - General			
Department: 1500 - Fire			
ACE HARDWARE	ROPE & BOLT SNAP - FIRE	07/27/2026	40.95
Department 1500 - Fire Total:			40.95
Department: 4300 - Parks			
ACE HARDWARE	PVC, COUPLINGS, PIPE ADAPTERS - PARKS	07/14/2026	65.89
ACE HARDWARE	REPAIR COUPLING & CEMENT - PARKS	07/16/2026	43.98

Expense Approval Report

Post Dates: 7/21/2026 - 8/3/2026

Vendor Name	Description (Item)	Payable Date	Amount
ACE HARDWARE	PVC ELBOWS - PARKS	07/16/2026	18.36
ACE HARDWARE	FASTNERS - PARKS	07/17/2026	7.50
ACE HARDWARE	FASTNERS - PARKS	07/17/2026	6.76
ACE HARDWARE	PVC ELBOW & UNION - PARKS	07/26/2026	5.98
Department 4300 - Parks Total:			148.47
Department: 6220 - Facilities			
ACE HARDWARE	GREASE - FACILITIES	07/15/2026	12.99
ACE HARDWARE	FNC PST MX - FACILITIES	07/16/2026	37.98
ACE HARDWARE	FASTNERS - FACILITIES	07/17/2026	0.19
ACE HARDWARE	CAPACTR & DELAY FUSE - FACILITIES	07/17/2026	58.98
ACE HARDWARE	AUGER - FACILITIES	07/20/2026	37.99
ACE HARDWARE	COUPLING - FACILITIES	07/20/2026	3.16
ACE HARDWARE	DECK SCREWS	07/22/2026	12.99
ACE HARDWARE	Safety glasses	07/22/2026	22.59
ACE HARDWARE	RETURN FNC PST MX - FACILITIES	07/23/2026	-37.98
ACE HARDWARE	EXTENSION CORD	07/27/2026	49.99
ACE HARDWARE	CONTACTOR - FACILITIES	07/27/2026	49.98
Department 6220 - Facilities Total:			248.86
Fund 001 - General Total:			438.28
Vendor 103749 - ACE HARDWARE Total:			438.28
Vendor: 002840 - ACME TOOLS			
Fund: 001 - General			
Department: 6220 - Facilities			
ACME TOOLS	CLAMP METER, IMPACT DRIVER, SCREWDRIVER-FACILITIES	07/28/2026	384.96
Department 6220 - Facilities Total:			384.96
Fund 001 - General Total:			384.96
Vendor 002840 - ACME TOOLS Total:			384.96
Vendor: 048228 - AGRILAND FS INC			
Fund: 001 - General			
Department: 4300 - Parks			
AGRILAND FS INC	CHEMICALS-SPRAY POISON	07/28/2026	79.65
	IVY-DISC GOLF-PARKS		
AGRILAND FS INC	ROUNDUP QUICK PRO - PARKS	07/28/2026	395.91
Department 4300 - Parks Total:			475.56
Fund 001 - General Total:			475.56
Vendor 048228 - AGRILAND FS INC Total:			475.56
Vendor: 031150 - AGSOURCE COOPERATIVE SERVICES			
Fund: 001 - General			
Department: 4500 - Pool (Memorial)			
AGSOURCE COOPERATIVE SERVICES	POOL BACTERIA TESTING - VMAC	07/21/2026	44.50
Department 4500 - Pool (Memorial) Total:			44.50
Fund 001 - General Total:			44.50
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
AGSOURCE COOPERATIVE SERVICES	POOL MONTHLY BACTERIA TESTING - IWC	07/21/2026	44.50
Department 8700 - Wellness Campus Total:			44.50
Fund 680 - Wellness Campus Fund Total:			44.50
Vendor 031150 - AGSOURCE COOPERATIVE SERVICES Total:			89.00

Expense Approval Report

Post Dates: 7/21/2026 - 8/3/2026

Vendor Name	Description (Item)	Payable Date	Amount
Vendor: 003400 - AHLERS & COONEY P.C.			
Fund: 001 - General			
Department: 5200 - Economic Development			
AHLERS & COONEY P.C.	LEGAL SERVICE FEES-URBAN RENEWAL GENERAL	07/21/2026	216.00
AHLERS & COONEY P.C.	LEGAL SERVICE FEES-CMMERCIAL DEER RUN URP	07/21/2026	322.50
AHLERS & COONEY P.C.	LEGAL SERVICE FEES-RESIDENTIAL DEER RUN URP	07/21/2026	138.00
AHLERS & COONEY P.C.	LEGAL SERVICE FEES-A&R IDG 3, LLC DA	07/21/2026	3,138.00
AHLERS & COONEY P.C.	LEGAL SERVICE FEES-2026 A&R URBAN REVIT PLAN	07/21/2026	2,068.50
Department 5200 - Economic Development Total:			5,883.00
Fund 001 - General Total:			5,883.00
Vendor 003400 - AHLERS & COONEY P.C. Total:			5,883.00
Vendor: 103081 - AMAZON CAPITAL SERVICES			
Fund: 001 - General			
Department: 1100 - Police			
AMAZON CAPITAL SERVICES	OFFICE CHAIR - POLICE	07/20/2026	77.96
Department 1100 - Police Total:			77.96
Department: 1500 - Fire			
AMAZON CAPITAL SERVICES	CORK BOARD BULLETIN BOARDS - FIRE	07/28/2026	9.80
Department 1500 - Fire Total:			9.80
Department: 1600 - Ambulance			
AMAZON CAPITAL SERVICES	CORK BOARD BULLETIN BOARDS - FIRE	07/28/2026	55.52
Department 1600 - Ambulance Total:			55.52
Department: 4200 - Park & Rec Administration			
AMAZON CAPITAL SERVICES	FLAG FOOTBALL MOUTH GUARDS - P&R	07/27/2026	329.94
Department 4200 - Park & Rec Administration Total:			329.94
Department: 4500 - Pool (Memorial)			
AMAZON CAPITAL SERVICES	GAUZE PADS - VMAC	07/15/2026	7.21
AMAZON CAPITAL SERVICES	FIRE EXT TAGS, EYE WASH, AED TAGS - VMAC	07/19/2026	33.85
AMAZON CAPITAL SERVICES	TWO-WAY RADIOS - VMAC	07/21/2026	236.88
Department 4500 - Pool (Memorial) Total:			277.94
Department: 6210 - Info & Tech			
AMAZON CAPITAL SERVICES	IPHONE CASE - IT	07/20/2026	21.84
AMAZON CAPITAL SERVICES	IPHONE CASE - IT	07/21/2026	11.83
Department 6210 - Info & Tech Total:			33.67
Fund 001 - General Total:			784.83
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
AMAZON CAPITAL SERVICES	PLANNING NOTEBOOK - STREETS	07/27/2026	28.50
AMAZON CAPITAL SERVICES	TOW CHAINS, TIE DOWNS - STREETS	07/27/2026	182.97
Department 2100 - Streets and Debt Service Fund Total:			211.47
Fund 110 - Road Use Tax Fund Total:			211.47

Expense Approval Report

Post Dates: 7/21/2026 - 8/3/2026

Vendor Name	Description (Item)	Payable Date	Amount
Fund: 650 - Stormwater Utility Fund			
Department: 9000 - Stormwater			
AMAZON CAPITAL SERVICES	ANCHOR SHACKLE,CHAIN SLING,LIFTING STRAP - STREETS	07/27/2026	731.23
Department 9000 - Stormwater Total:			731.23
Fund 650 - Stormwater Utility Fund Total:			731.23
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
AMAZON CAPITAL SERVICES	POOL BLUETOOTH SPEAKER - IWC	07/16/2026	96.98
AMAZON CAPITAL SERVICES	VINEGAR & NAPKINS - IWC	07/24/2026	58.90
Department 8700 - Wellness Campus Total:			155.88
Fund 680 - Wellness Campus Fund Total:			155.88
Vendor 103081 - AMAZON CAPITAL SERVICES Total:			1,883.41
Vendor: 102844 - AVITT AUTOMOTIVE			
Fund: 001 - General			
Department: 4300 - Parks			
AVITT AUTOMOTIVE	AIR CONDITIONING SERVICE- 2019 CHEVY EXPRESS-PARKS	07/27/2026	188.04
Department 4300 - Parks Total:			188.04
Fund 001 - General Total:			188.04
Vendor 102844 - AVITT AUTOMOTIVE Total:			188.04
Vendor: 103208 - AXON ENTERPRISE INC			
Fund: 001 - General			
Department: 1100 - Police			
AXON ENTERPRISE INC	LICENSING & WIRELESS MIC KIT - POLICE	06/01/2026	8,717.68
Department 1100 - Police Total:			8,717.68
Fund 001 - General Total:			8,717.68
Vendor 103208 - AXON ENTERPRISE INC Total:			8,717.68
Vendor: 103660 - BAKER GROUP			
Fund: 001 - General			
Department: 4500 - Pool (Memorial)			
BAKER GROUP	INSTALL CIRCULATION PUMP - VMAC	07/20/2026	8,951.00
Department 4500 - Pool (Memorial) Total:			8,951.00
Fund 001 - General Total:			8,951.00
Vendor 103660 - BAKER GROUP Total:			8,951.00
Vendor: 005257 - BANKERS TRUST COMPANY			
Fund: 001 - General			
Department: 6500 - General Govt and Buildings			
BANKERS TRUST COMPANY	FINANCIAL MANAGEMENT SERVICES	07/12/2026	5,692.29
Department 6500 - General Govt and Buildings Total:			5,692.29
Fund 001 - General Total:			5,692.29
Vendor 005257 - BANKERS TRUST COMPANY Total:			5,692.29
Vendor: 104499 - BEEM'S TOWING & RECOVERY			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
BEEM'S TOWING & RECOVERY	TOW DUMP TRUCK TO TRUCK CENTERS unit #9	07/02/2026	600.00
Department 2100 - Streets and Debt Service Fund Total:			600.00
Fund 110 - Road Use Tax Fund Total:			600.00
Vendor 104499 - BEEM'S TOWING & RECOVERY Total:			600.00

Expense Approval Report

Post Dates: 7/21/2026 - 8/3/2026

Vendor Name	Description (Item)	Payable Date	Amount
Vendor: 102054 - BERNIE LOWE & ASSOCIATES INC			
Fund: 001 - General			
Department: 1100 - Police			
BERNIE LOWE & ASSOCIATES INC	411 MED CLAIM - POLICE	07/07/2026	903.30
Department 1100 - Police Total:			903.30
Fund 001 - General Total:			903.30
Vendor 102054 - BERNIE LOWE & ASSOCIATES INC Total:			903.30
Vendor: 006400 - BOB'S CUSTOM TROPHIES			
Fund: 001 - General			
Department: 1100 - Police			
BOB'S CUSTOM TROPHIES	REPAIR SHADOW BOX OF PATCHES - POLICE	07/15/2026	25.00
Department 1100 - Police Total:			25.00
Fund 001 - General Total:			25.00
Vendor 006400 - BOB'S CUSTOM TROPHIES Total:			25.00
Vendor: 104750 - BOB'S SEPTIC & PORTABLE RESTROOMS			
Fund: 001 - General			
Department: 5100 - Community Betterment			
BOB'S SEPTIC & PORTABLE RESTROOMS	PUBLIC ARTS COMMISSION - PORTA POTTY RENTAL	09/19/2026	314.00
Department 5100 - Community Betterment Total:			314.00
Fund 001 - General Total:			314.00
Vendor 104750 - BOB'S SEPTIC & PORTABLE RESTROOMS Total:			314.00
Vendor: 006450 - BOLTON & HAY INC.			
Fund: 001 - General			
Department: 4500 - Pool (Memorial)			
BOLTON & HAY INC.	CONCESSIONS - VMAC	07/15/2026	76.58
Department 4500 - Pool (Memorial) Total:			76.58
Fund 001 - General Total:			76.58
Vendor 006450 - BOLTON & HAY INC. Total:			76.58
Vendor: 100097 - BOUND TREE MEDICAL LLC			
Fund: 001 - General			
Department: 1600 - Ambulance			
BOUND TREE MEDICAL LLC	AMBULANCE SUPPLIES	07/15/2026	27.98
Department 1600 - Ambulance Total:			27.98
Fund 001 - General Total:			27.98
Vendor 100097 - BOUND TREE MEDICAL LLC Total:			27.98
Vendor: 104909 - CAREWORX, LLC			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
CAREWORX, LLC	AUDIOGRAM - DRESSLER - STREETS	07/07/2026	50.00
Department 2100 - Streets and Debt Service Fund Total:			50.00
Fund 110 - Road Use Tax Fund Total:			50.00
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
CAREWORX, LLC	AUDIOGRAM - WOOD - SEWER	07/07/2026	50.00
Department 8300 - Sewer Total:			50.00
Fund 610 - Sewer Fund Total:			50.00

Expense Approval Report

Post Dates: 7/21/2026 - 8/3/2026

Vendor Name	Description (Item)	Payable Date	Amount
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
CAREWORX, LLC	PRE EMPLOYMENT - NIEUWENHUIS - IWC	07/07/2026	50.00
Department 8700 - Wellness Campus Total:			50.00
Fund 680 - Wellness Campus Fund Total:			50.00
Vendor 104909 - CAREWORX, LLC Total:			150.00
Vendor: 103780 - CENTRAL IOWA FASTENERS			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
CENTRAL IOWA FASTENERS	RESTROOM SUPPLIES - PICKARD - P&R	07/23/2026	227.34
Department 4200 - Park & Rec Administration Total:			227.34
Department: 4300 - Parks			
CENTRAL IOWA FASTENERS	RESTROOM SUPPLIES - PARKS	07/23/2026	379.32
Department 4300 - Parks Total:			379.32
Department: 4500 - Pool (Memorial)			
CENTRAL IOWA FASTENERS	CAN LINERS - VMAC	07/24/2026	79.99
Department 4500 - Pool (Memorial) Total:			79.99
Fund 001 - General Total:			686.65
Vendor 103780 - CENTRAL IOWA FASTENERS Total:			686.65
Vendor: 104942 - CENTRALSQUARE TECHNOLOGIES LLC			
Fund: 001 - General			
Department: 1100 - Police			
CENTRALSQUARE TECHNOLOGIES LLC	RMS DATA CONVERSION - POLICE	07/02/2026	22,522.50
Department 1100 - Police Total:			22,522.50
Fund 001 - General Total:			22,522.50
Vendor 104942 - CENTRALSQUARE TECHNOLOGIES LLC Total:			22,522.50
Vendor: 101724 - CINTAS CORPORATION			
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
CINTAS CORPORATION	CINTAS	07/27/2026	191.17
Department 8300 - Sewer Total:			191.17
Fund 610 - Sewer Fund Total:			191.17
Vendor 101724 - CINTAS CORPORATION Total:			191.17
Vendor: 008615 - CIRCLE B CASHWAY			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
CIRCLE B CASHWAY	2 X 6 BOARDS - STREETS	07/21/2026	170.40
Department 2100 - Streets and Debt Service Fund Total:			170.40
Fund 110 - Road Use Tax Fund Total:			170.40
Fund: 650 - Stormwater Utility Fund			
Department: 9000 - Stormwater			
CIRCLE B CASHWAY	FORM TUBE - STREETS	07/15/2026	65.60
CIRCLE B CASHWAY	WINDOW & DOOR SEALANT - STREETS	07/16/2026	137.88
Department 9000 - Stormwater Total:			203.48
Fund 650 - Stormwater Utility Fund Total:			203.48
Vendor 008615 - CIRCLE B CASHWAY Total:			373.88

Expense Approval Report

Post Dates: 7/21/2026 - 8/3/2026

Vendor Name	Description (Item)	Payable Date	Amount
Vendor: 101958 - CIVICPLUS LLC			
Fund: 001 - General			
Department: 6210 - Info & Tech			
CIVICPLUS LLC	WEBSITE ANNUAL RENEWAL - IT	08/01/2026	15,341.49
Department 6210 - Info & Tech Total:			15,341.49
Fund 001 - General Total:			15,341.49
Vendor 101958 - CIVICPLUS LLC Total:			15,341.49
Vendor: 009110 - CNM OUTDOOR EQUIPMENT			
Fund: 001 - General			
Department: 4300 - Parks			
CNM OUTDOOR EQUIPMENT	BREAK-IN SERVICE-GRAVELY PRO-TURN 260 MOWER-PARKS	07/16/2026	160.11
Department 4300 - Parks Total:			160.11
Fund 001 - General Total:			160.11
Vendor 009110 - CNM OUTDOOR EQUIPMENT Total:			160.11
Vendor: 104376 - COMPLETE CARPET CARE INC			
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
COMPLETE CARPET CARE INC	CARPET CLEANING CHILD CARE AREA - IWC	07/18/2026	135.00
Department 8700 - Wellness Campus Total:			135.00
Fund 680 - Wellness Campus Fund Total:			135.00
Vendor 104376 - COMPLETE CARPET CARE INC Total:			135.00
Vendor: 104264 - CORE-MARK MIDCONTINENT INC			
Fund: 001 - General			
Department: 4500 - Pool (Memorial)			
CORE-MARK MIDCONTINENT INC	CONCESSIONS - VMAC	07/14/2026	907.65
Department 4500 - Pool (Memorial) Total:			907.65
Fund 001 - General Total:			907.65
Vendor 104264 - CORE-MARK MIDCONTINENT INC Total:			907.65
Vendor: 023465 - DAKOTA SUPPLY GROUP			
Fund: 110 - Road Use Tax Fund			
Department: 2500 - Snow Removal			
DAKOTA SUPPLY GROUP	CURBCAST - STREETS	07/02/2026	1,907.03
DAKOTA SUPPLY GROUP	WINTER CARBIDE RAZOR 11FT CURB CAST-STREETS	07/10/2026	3,450.00
DAKOTA SUPPLY GROUP	WINTER CARBIDE SYSTEM & RAZOR-12 & 11 FT-STREETS	07/10/2026	3,575.00
DAKOTA SUPPLY GROUP	WINTER PATRIOT SYSTEM 11 FT-STREETS	07/10/2026	4,065.00
Department 2500 - Snow Removal Total:			12,997.03
Fund 110 - Road Use Tax Fund Total:			12,997.03
Vendor 023465 - DAKOTA SUPPLY GROUP Total:			12,997.03
Vendor: 104951 - DANIELS FILTER SERVICE			
Fund: 610 - Sewer Fund			
Department: 8325 - Sewer Collection/Distribution			
DANIELS FILTER SERVICE	SINGLE LAYER SCREEN GROMMET - WRRF	06/26/2026	288.80
DANIELS FILTER SERVICE	FILTERS - WRRF	06/30/2026	81.60
DANIELS FILTER SERVICE	FILTERS - WRRF	07/10/2026	959.31
Department 8325 - Sewer Collection/Distribution Total:			1,329.71
Fund 610 - Sewer Fund Total:			1,329.71
Vendor 104951 - DANIELS FILTER SERVICE Total:			1,329.71

Expense Approval Report

Post Dates: 7/21/2026 - 8/3/2026

Vendor Name	Description (Item)	Payable Date	Amount
Vendor: 104911 - DASH SPORTS LLC			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
DASH SPORTS LLC	BASKETBALL CAMP INSTRUCTOR - P&R	07/17/2026	2,752.80
Department 4200 - Park & Rec Administration Total:			2,752.80
Fund 001 - General Total:			2,752.80
Vendor 104911 - DASH SPORTS LLC Total:			2,752.80
Vendor: 104956 - DAVE GRYP CONSTRUCTION INC			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
DAVE GRYP CONSTRUCTION INC	HIGH TENSION CABLE REPAIR- 1000 S K ST - STREETS	07/21/2026	2,500.00
Department 2100 - Streets and Debt Service Fund Total:			2,500.00
Fund 110 - Road Use Tax Fund Total:			2,500.00
Vendor 104956 - DAVE GRYP CONSTRUCTION INC Total:			2,500.00
Vendor: 010825 - DES MOINES AREA COMM COLLEGE			
Fund: 001 - General			
Department: 1600 - Ambulance			
DES MOINES AREA COMM COLLEGE	EMS CLASSES - THAD WHITE	07/14/2026	225.00
Department 1600 - Ambulance Total:			225.00
Fund 001 - General Total:			225.00
Vendor 010825 - DES MOINES AREA COMM COLLEGE Total:			225.00
Vendor: 104737 - DIAMOND BLADE SYSTEMS			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
DIAMOND BLADE SYSTEMS	PRO-X2 BLADES - STREETS	07/21/2026	834.31
Department 2100 - Streets and Debt Service Fund Total:			834.31
Fund 110 - Road Use Tax Fund Total:			834.31
Vendor 104737 - DIAMOND BLADE SYSTEMS Total:			834.31
Vendor: 104823 - DIGITECH COMPUTER LLC			
Fund: 001 - General			
Department: 1600 - Ambulance			
DIGITECH COMPUTER LLC	FINANCIAL MANAGEMENT SERVICES- AMBULANCE	05/20/2026	8,119.29
Department 1600 - Ambulance Total:			8,119.29
Fund 001 - General Total:			8,119.29
Vendor 104823 - DIGITECH COMPUTER LLC Total:			8,119.29
Vendor: 104954 - DISTRICT FLEET LLC			
Fund: 001 - General			
Department: 5100 - Community Betterment			
DISTRICT FLEET LLC	EV CHARGERS	07/07/2026	67,611.40
Department 5100 - Community Betterment Total:			67,611.40
Fund 001 - General Total:			67,611.40
Vendor 104954 - DISTRICT FLEET LLC Total:			67,611.40
Vendor: 011250 - DLH GRAFX			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
DLH GRAFX	BALLOON CAMP SHIRTS - PARK & REC	07/17/2026	251.37

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Vendor Name	Description (Item)	Payable Date	Amount
DLH GRAFX	BIG BRAND TIRE BANNER - PARK ADMIN	07/22/2026	308.00
Department 4200 - Park & Rec Administration Total:			559.37
Fund 001 - General Total:			559.37
Vendor 011250 - DLH GRAFX Total:			559.37
Vendor: 104952 - DPT SERVICE LLC			
Fund: 610 - Sewer Fund			
Department: 8325 - Sewer Collection/Distribution			
DPT SERVICE LLC	SENSOR GLYCOL W/PLUG - WRRF	07/20/2026	264.17
Department 8325 - Sewer Collection/Distribution Total:			264.17
Fund 610 - Sewer Fund Total:			264.17
Vendor 104952 - DPT SERVICE LLC Total:			264.17
Vendor: 102092 - DUST PROS JANITORIAL			
Fund: 001 - General			
Department: 1100 - Police			
DUST PROS JANITORIAL	7 FIXTURES CONVERTED TO LED - POLICE DEPT	07/15/2026	385.00
Department 1100 - Police Total:			385.00
Department: 6500 - General Govt and Buildings			
DUST PROS JANITORIAL	JANITORIAL SERVICES - CITY HALL	07/15/2026	4,225.00
Department 6500 - General Govt and Buildings Total:			4,225.00
Fund 001 - General Total:			4,610.00
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
DUST PROS JANITORIAL	JANITORIAL SERVICES - STREETS	07/15/2026	500.00
Department 2100 - Streets and Debt Service Fund Total:			500.00
Fund 110 - Road Use Tax Fund Total:			500.00
Fund: 610 - Sewer Fund			
Department: 8350 - Sewer Plant			
DUST PROS JANITORIAL	JANITORIAL SERVICES - WRRF	07/15/2026	675.00
Department 8350 - Sewer Plant Total:			675.00
Fund 610 - Sewer Fund Total:			675.00
Vendor 102092 - DUST PROS JANITORIAL Total:			5,785.00
Vendor: 015610 - FAREWAY STORE			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
FAREWAY STORE	KLEENEX - ACTIVITY CENTER	07/14/2026	15.96
Department 4200 - Park & Rec Administration Total:			15.96
Fund 001 - General Total:			15.96
Vendor 015610 - FAREWAY STORE Total:			15.96
Vendor: 104949 - GOLDSTONE MASONRY LLC			
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
GOLDSTONE MASONRY LLC	LOCKER ROOM WALL REPAIRS -	07/16/2026	1,250.00
Department 8700 - Wellness Campus Total:			1,250.00
Fund 680 - Wellness Campus Fund Total:			1,250.00
Vendor 104949 - GOLDSTONE MASONRY LLC Total:			1,250.00

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Vendor Name	Description (Item)	Payable Date	Amount
Vendor: 019885 - GRAINGER INC			
Fund: 001 - General			
Department: 6220 - Facilities			
GRAINGER INC	BOTTLE FILLER SOLENOID VALVE - FACILITIES	07/17/2026	51.99
Department 6220 - Facilities Total:			51.99
Fund 001 - General Total:			51.99
Vendor 019885 - GRAINGER INC Total:			51.99
Vendor: 020400 - GRIMES ASPHALT & PAVING			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
GRIMES ASPHALT & PAVING	HOT ASPHALT MIX - STREETS	07/08/2026	113.25
GRIMES ASPHALT & PAVING	HOT ASPHALT MIX - STREETS	07/09/2026	114.75
Department 2100 - Streets and Debt Service Fund Total:			228.00
Fund 110 - Road Use Tax Fund Total:			228.00
Vendor 020400 - GRIMES ASPHALT & PAVING Total:			228.00
Vendor: 020810 - HACH COMPANY			
Fund: 610 - Sewer Fund			
Department: 8325 - Sewer Collection/Distribution			
HACH COMPANY	LDO PROBE W/CABLE - WRRF	07/13/2026	1,531.15
Department 8325 - Sewer Collection/Distribution Total:			1,531.15
Department: 8350 - Sewer Plant			
HACH COMPANY	LAB SUPPLIES - AMMONIA, TNT+ - WRRF	07/17/2026	95.39
Department 8350 - Sewer Plant Total:			95.39
Fund 610 - Sewer Fund Total:			1,626.54
Vendor 020810 - HACH COMPANY Total:			1,626.54
Vendor: 101537 - HEFFRON SERVICES			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
HEFFRON SERVICES	DUST CONTROL-PLAINVIEW, CC ROAD, KENNEDY-STREETS	07/16/2026	5,696.00
Department 2100 - Streets and Debt Service Fund Total:			5,696.00
Fund 110 - Road Use Tax Fund Total:			5,696.00
Vendor 101537 - HEFFRON SERVICES Total:			5,696.00
Vendor: 022300 - HOTSY CLEANING SYSTEMS			
Fund: 001 - General			
Department: 1500 - Fire			
HOTSY CLEANING SYSTEMS	REPAIR HOT PRESSURE WASHER SYSTEM - FIRE	07/10/2026	101.21
Department 1500 - Fire Total:			101.21
Department: 1600 - Ambulance			
HOTSY CLEANING SYSTEMS	REPAIR HOT PRESSURE WASHER SYSTEM - FIRE	07/10/2026	573.52
Department 1600 - Ambulance Total:			573.52
Fund 001 - General Total:			674.73
Vendor 022300 - HOTSY CLEANING SYSTEMS Total:			674.73
Vendor: 023670 - IMWCA			
Fund: 001 - General			
Department: 1100 - Police			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	6,477.17
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	2,691.00
Department 1100 - Police Total:			9,168.17

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Vendor Name	Description (Item)	Payable Date	Amount
Department: 1500 - Fire			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	10,610.49
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	5,678.24
Department 1500 - Fire Total:			16,288.73
Department: 1600 - Ambulance			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	8,979.85
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	2,719.53
Department 1600 - Ambulance Total:			11,699.38
Department: 1700 - Community Development			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	371.75
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	159.32
Department 1700 - Community Development Total:			531.07
Department: 2900 - Brush Facility			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	15.18
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	6.51
Department 2900 - Brush Facility Total:			21.69
Department: 4100 - Library			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	90.75
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	68.06
Department 4100 - Library Total:			158.81
Department: 4200 - Park & Rec Administration			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	998.42
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	427.89
Department 4200 - Park & Rec Administration Total:			1,426.31
Department: 4300 - Parks			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	732.60
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	313.97
Department 4300 - Parks Total:			1,046.57
Department: 4500 - Pool (Memorial)			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	245.69
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	184.26
Department 4500 - Pool (Memorial) Total:			429.95
Department: 6100 - Mayor and Council			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	7.10
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	3.04
Department 6100 - Mayor and Council Total:			10.14
Department: 6150 - City Manager			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	33.17
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	14.21
Department 6150 - City Manager Total:			47.38

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Vendor Name	Description (Item)	Payable Date	Amount
Department: 6200 - Clerk/Finance			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	41.91
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	17.96
Department 6200 - Clerk/Finance Total:			59.87
Department: 6210 - Info & Tech			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	212.36
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	91.01
Department 6210 - Info & Tech Total:			303.37
Department: 6220 - Facilities			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	209.22
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	89.68
Department 6220 - Facilities Total:			298.90
Department: 6250 - Human Resources			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	33.17
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	24.87
Department 6250 - Human Resources Total:			58.04
Department: 6500 - General Govt and Buildings			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	697.20
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	560.23
Department 6500 - General Govt and Buildings Total:			1,257.43
Fund 001 - General Total:			42,805.81
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	5,286.13
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	1,965.86
Department 2100 - Streets and Debt Service Fund Total:			7,251.99
Fund 110 - Road Use Tax Fund Total:			7,251.99
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	1,610.40
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	690.17
Department 8300 - Sewer Total:			2,300.57
Fund 610 - Sewer Fund Total:			2,300.57
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
IMWCA	WORKERS' COMP INSURANCE- DEPOSIT 2026-2027	06/01/2026	385.44
IMWCA	WORKERS' COMP INSURANCE - INSTALLMENT	07/01/2026	165.19
Department 8700 - Wellness Campus Total:			550.63
Fund 680 - Wellness Campus Fund Total:			550.63
Vendor 023670 - IMWCA Total:			52,909.00

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Vendor Name	Description (Item)	Payable Date	Amount
Vendor: 103151 - INDEPENDENT ADVOCATE			
Fund: 001 - General			
Department: 6500 - General Govt and Buildings			
INDEPENDENT ADVOCATE	20260625 CC MINUTES	07/07/2026	240.67
INDEPENDENT ADVOCATE	20260706 CC MINUTES	07/13/2026	233.47
INDEPENDENT ADVOCATE	PH NOTICE CHP 165	07/13/2026	13.08
INDEPENDENT ADVOCATE	ORD 1797	07/13/2026	18.62
INDEPENDENT ADVOCATE	ORD 1796	07/13/2026	71.54
INDEPENDENT ADVOCATE	PH NOTICE CULVER...	07/13/2026	66.05
INDEPENDENT ADVOCATE	PH NOTICE CHP 171	07/13/2026	12.43
Department 6500 - General Govt and Buildings Total:			655.86
Fund 001 - General Total:			655.86
Vendor 103151 - INDEPENDENT ADVOCATE Total:			655.86
Vendor: 024759 - INFOMAX OFFICE SYSTEMS INC.			
Fund: 001 - General			
Department: 1700 - Community Development			
INFOMAX OFFICE SYSTEMS INC.	PRINTER INK - COMM DEV	07/18/2026	188.37
Department 1700 - Community Development Total:			188.37
Fund 001 - General Total:			188.37
Vendor 024759 - INFOMAX OFFICE SYSTEMS INC. Total:			188.37
Vendor: 023665 - IOWA LEAGUE OF CITIES			
Fund: 001 - General			
Department: 6500 - General Govt and Buildings			
IOWA LEAGUE OF CITIES	GOV INVEST COMP MODULE - HR	07/24/2026	3,500.00
Department 6500 - General Govt and Buildings Total:			3,500.00
Fund 001 - General Total:			3,500.00
Vendor 023665 - IOWA LEAGUE OF CITIES Total:			3,500.00
Vendor: 024851 - IOWA ONE CALL			
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
IOWA ONE CALL	WRRF LOCATES	07/21/2026	233.90
Department 8300 - Sewer Total:			233.90
Fund 610 - Sewer Fund Total:			233.90
Vendor 024851 - IOWA ONE CALL Total:			233.90
Vendor: 024776 - IOWA PARK & REC. ASSOC.			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
IOWA PARK & REC. ASSOC.	DEPT & 6 STAFF MEMBERSHIPS - P&R	07/01/2026	900.00
Department 4200 - Park & Rec Administration Total:			900.00
Fund 001 - General Total:			900.00
Vendor 024776 - IOWA PARK & REC. ASSOC. Total:			900.00
Vendor: 080252 - IOWA-DES MOINES SUPPLY INC.			
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
IOWA-DES MOINES SUPPLY INC.	SHAMPOO, TOWELS, WIPES, COFFEE - IWC	07/22/2026	430.89
Department 8700 - Wellness Campus Total:			430.89
Fund 680 - Wellness Campus Fund Total:			430.89
Vendor 080252 - IOWA-DES MOINES SUPPLY INC. Total:			430.89

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Vendor Name	Description (Item)	Payable Date	Amount
Vendor: 104766 - JOHN DEERE FINANCIAL			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
JOHN DEERE FINANCIAL	FUEL FILTER,SHUTOFF VALVE,CARB CLEANER-STREETS	07/24/2026	115.95
Department 2100 - Streets and Debt Service Fund Total:			115.95
Fund 110 - Road Use Tax Fund Total:			115.95
Fund: 610 - Sewer Fund			
Department: 8325 - Sewer Collection/Distribution			
JOHN DEERE FINANCIAL	WALLPLATE, HOSE CLAMP, CONDUIT - WRRF	07/16/2026	43.13
JOHN DEERE FINANCIAL	HOLE SAW - WRRF	07/17/2026	14.98
JOHN DEERE FINANCIAL	PREMIXED FUEL - WRRF	07/22/2026	22.99
JOHN DEERE FINANCIAL	BYPASS LOPPER - WRRF	07/23/2026	21.99
Department 8325 - Sewer Collection/Distribution Total:			103.09
Fund 610 - Sewer Fund Total:			103.09
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
JOHN DEERE FINANCIAL	POOL VACUUM PARTS - IWC	07/13/2026	10.32
JOHN DEERE FINANCIAL	PARTS FOR POOL VACUUM - IWC	07/14/2026	6.84
Department 8700 - Wellness Campus Total:			17.16
Fund 680 - Wellness Campus Fund Total:			17.16
Vendor 104766 - JOHN DEERE FINANCIAL Total:			236.20
Vendor: 009380 - JOSH'S AUTO REPAIR LLC			
Fund: 001 - General			
Department: 1600 - Ambulance			
JOSH'S AUTO REPAIR LLC	RAM 4500-ALTERNATOR,AUX ALTERNATOR,SERP BELT-FIRE	07/14/2026	2,035.00
JOSH'S AUTO REPAIR LLC	NEW AC COMPRESSOR - 2018 RAM 4500 #248-FIRE	07/21/2026	1,190.00
Department 1600 - Ambulance Total:			3,225.00
Fund 001 - General Total:			3,225.00
Vendor 009380 - JOSH'S AUTO REPAIR LLC Total:			3,225.00
Vendor: 101933 - KARL EMERGENCY VEHICLES			
Fund: 001 - General			
Department: 1500 - Fire			
KARL EMERGENCY VEHICLES	FINISH BUILD	07/22/2026	2,027.38
Department 1500 - Fire Total:			2,027.38
Fund 001 - General Total:			2,027.38
Vendor 101933 - KARL EMERGENCY VEHICLES Total:			2,027.38
Vendor: 032620 - LOGAN CONTRACTORS SUPPLY INC.			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
LOGAN CONTRACTORS SUPPLY INC.	EC BENT - STREETS	07/22/2026	276.10
Department 2100 - Streets and Debt Service Fund Total:			276.10
Fund 110 - Road Use Tax Fund Total:			276.10
Vendor 032620 - LOGAN CONTRACTORS SUPPLY INC. Total:			276.10
Vendor: 104876 - MAJCO LLC			
Fund: 001 - General			
Department: 1500 - Fire			
MAJCO LLC	REPAIR FLAT TIRE - ENGINE #332 - FIRE	07/23/2026	49.35

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Vendor Name	Description (Item)	Payable Date	Amount
MAJCO LLC	TIRE REPAIR, CAR 340 - FIRE	07/29/2026	1.10
Department 1500 - Fire Total:			50.45
Department: 1600 - Ambulance			
MAJCO LLC	TIRE REPAIR, CAR 340 - FIRE	07/29/2026	6.25
Department 1600 - Ambulance Total:			6.25
Department: 4300 - Parks			
MAJCO LLC	NEW FRONT TIRES-JD 5090M TRACTOR-PARKS	07/14/2026	2,126.14
MAJCO LLC	FLAT TIRE - LAND PRIDE BAT WING MOWER - PARKS	07/16/2026	26.25
Department 4300 - Parks Total:			2,152.39
Fund 001 - General Total:			2,209.09
Vendor 104876 - MAJCO LLC Total:			2,209.09
Vendor: 104890 - MEDIMPACT HEALTHCARE SYSTEMS INC			
Fund: 001 - General			
Department: 1100 - Police			
MEDIMPACT HEALTHCARE SYSTEMS INC	411 Rx - POLICE	07/01/2026	44.99
MEDIMPACT HEALTHCARE SYSTEMS INC	411 Rx - POLICE	07/16/2026	45.59
Department 1100 - Police Total:			90.58
Fund 001 - General Total:			90.58
Vendor 104890 - MEDIMPACT HEALTHCARE SYSTEMS INC Total:			90.58
Vendor: 034173 - MENARDS			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
MENARDS	4X4 POST AND STRAP HINGE - PARK ADMIN	07/10/2026	34.75
Department 4200 - Park & Rec Administration Total:			34.75
Department: 6220 - Facilities			
MENARDS	TOOLS, CORD GRIPS, ETC - FACILITIES	07/16/2026	90.11
Department 6220 - Facilities Total:			90.11
Fund 001 - General Total:			124.86
Vendor 034173 - MENARDS Total:			124.86
Vendor: 034600 - MID AMERICAN ENERGY CO.			
Fund: 001 - General			
Department: 1100 - Police			
MID AMERICAN ENERGY CO.	UTILITIES - 410 N JEFFERSON WAY - POLICE	07/21/2026	19.71
Department 1100 - Police Total:			19.71
Department: 1500 - Fire			
MID AMERICAN ENERGY CO.	UTILITIES - 206 N 1ST - FIRE	07/21/2026	14.64
Department 1500 - Fire Total:			14.64
Department: 4200 - Park & Rec Administration			
MID AMERICAN ENERGY CO.	UTILITIES - ACTIVITY CENTER	07/21/2026	40.87
Department 4200 - Park & Rec Administration Total:			40.87
Department: 4500 - Pool (Memorial)			
MID AMERICAN ENERGY CO.	UTILITIES - VMAC POOL	07/21/2026	1,078.39
Department 4500 - Pool (Memorial) Total:			1,078.39
Department: 6500 - General Govt and Buildings			
MID AMERICAN ENERGY CO.	UTILITIES HWY ENTRANCE SIGN	07/14/2026	12.18

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Vendor Name	Description (Item)	Payable Date	Amount
MID AMERICAN ENERGY CO.	UTILITIES - CITY HALL	07/21/2026	130.51
Department 6500 - General Govt and Buildings Total:			142.69
Fund 001 - General Total:			1,296.30
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
MID AMERICAN ENERGY CO.	UTILITIES - COUNTY YARD - STREETS	07/21/2026	56.83
MID AMERICAN ENERGY CO.	UTILITIES - 706 N 6TH - STREETS	07/21/2026	55.39
Department 2100 - Streets and Debt Service Fund Total:			112.22
Department: 2300 - Street Lighting			
MID AMERICAN ENERGY CO.	UTILITIES - O STREET LIGHTING	07/14/2026	463.41
Department 2300 - Street Lighting Total:			463.41
Fund 110 - Road Use Tax Fund Total:			575.63
Fund: 610 - Sewer Fund			
Department: 8325 - Sewer Collection/Distribution			
MID AMERICAN ENERGY CO.	UTILITIES - 65/69 LIFT - WRRF	07/17/2026	65.46
MID AMERICAN ENERGY CO.	UTILITIES - WESLEY - WRRF	07/17/2026	40.16
MID AMERICAN ENERGY CO.	UTILITIES - QUAIL ELECTRIC - WRRF	07/21/2026	91.71
Department 8325 - Sewer Collection/Distribution Total:			197.33
Department: 8350 - Sewer Plant			
MID AMERICAN ENERGY CO.	UTILITIES - WRRF	07/14/2026	15,024.08
Department 8350 - Sewer Plant Total:			15,024.08
Fund 610 - Sewer Fund Total:			15,221.41
Vendor 034600 - MID AMERICAN ENERGY CO. Total:			17,093.34
Vendor: 104053 - MID IOWA PLANNING ALLIANCE FOR COM DEV			
Fund: 161 - Downtown Biz Incentive Program			
Department: 5200 - Economic Development			
MID IOWA PLANNING ALLIANCE FOR COM DEV	CDBG GRANT PROJECT	06/30/2026	2,864.00
MID IOWA PLANNING ALLIANCE FOR COM DEV	CDBG PROJECT	06/30/2026	2,625.00
Department 5200 - Economic Development Total:			5,489.00
Fund 161 - Downtown Biz Incentive Program Total:			5,489.00
Vendor 104053 - MID IOWA PLANNING ALLIANCE FOR COM DEV Total:			5,489.00
Vendor: 100358 - MIDWEST ALARM SERVICES			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
MIDWEST ALARM SERVICES	PORTABLE FIRE EXTINGUISHERS INSPECTION-ACT CTR	07/08/2026	65.04
Department 4200 - Park & Rec Administration Total:			65.04
Department: 4500 - Pool (Memorial)			
MIDWEST ALARM SERVICES	PORTABLE FIRE EXTINGUISHERS INSPECTION - VMAC	07/08/2026	90.96
Department 4500 - Pool (Memorial) Total:			90.96
Department: 6500 - General Govt and Buildings			
MIDWEST ALARM SERVICES	PORTABLE FIRE EXTINGUISHER INSPECTION - CITY HALL	07/08/2026	274.44
Department 6500 - General Govt and Buildings Total:			274.44
Fund 001 - General Total:			430.44

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Vendor Name	Description (Item)	Payable Date	Amount
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
MIDWEST ALARM SERVICES	ALARM SYS & PORTABLE EXTINGUISHER INSPECTION-STREE	07/08/2026	469.92
Department 2100 - Streets and Debt Service Fund Total:			469.92
Fund 110 - Road Use Tax Fund Total:			469.92
Fund: 610 - Sewer Fund			
Department: 8350 - Sewer Plant			
MIDWEST ALARM SERVICES	PORTABLE FIRE EXTINGUISHER INSPECTION-WRRF	07/08/2026	324.96
Department 8350 - Sewer Plant Total:			324.96
Fund 610 - Sewer Fund Total:			324.96
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
MIDWEST ALARM SERVICES	PORTABLE FIRE EXTINGUISHERS INSPECTION - IWC	07/08/2026	130.08
Department 8700 - Wellness Campus Total:			130.08
Fund 680 - Wellness Campus Fund Total:			130.08
Vendor 100358 - MIDWEST ALARM SERVICES Total:			1,355.40
Vendor: 104948 - MILLER, PAIGE			
Fund: 001 - General			
Department: 1100 - Police			
MILLER, PAIGE	REIMBURSE FOR PAINT FOR CLERICAL OFFICE - POLICE	07/06/2026	94.11
Department 1100 - Police Total:			94.11
Fund 001 - General Total:			94.11
Vendor 104948 - MILLER, PAIGE Total:			94.11
Vendor: 102901 - MUTUAL OF OMAHA			
Fund: 001 - General			
Department: 0000 - Non-Departmental			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	07/28/2026	1,519.41
Department 0000 - Non-Departmental Total:			1,519.41
Department: 1100 - Police			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	07/28/2026	1,804.12
Department 1100 - Police Total:			1,804.12
Department: 1500 - Fire			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	07/28/2026	228.94
Department 1500 - Fire Total:			228.94
Department: 1600 - Ambulance			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	07/28/2026	1,297.32
Department 1600 - Ambulance Total:			1,297.32
Department: 1700 - Community Development			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	07/28/2026	402.76
Department 1700 - Community Development Total:			402.76
Department: 4100 - Library			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	07/28/2026	327.43
Department 4100 - Library Total:			327.43
Department: 4200 - Park & Rec Administration			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	07/28/2026	319.23
Department 4200 - Park & Rec Administration Total:			319.23
Department: 4300 - Parks			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	07/28/2026	285.27
Department 4300 - Parks Total:			285.27

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Vendor Name	Description (Item)	Payable Date	Amount
Department: 6150 - City Manager			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	07/28/2026	94.00
Department 6150 - City Manager Total:			94.00
Department: 6200 - Clerk/Finance			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	07/28/2026	241.98
Department 6200 - Clerk/Finance Total:			241.98
Department: 6210 - Info & Tech			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	07/28/2026	335.60
Department 6210 - Info & Tech Total:			335.60
Department: 6250 - Human Resources			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	07/28/2026	174.38
Department 6250 - Human Resources Total:			174.38
Fund 001 - General Total:			7,030.44
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	07/28/2026	573.27
Department 2100 - Streets and Debt Service Fund Total:			573.27
Fund 110 - Road Use Tax Fund Total:			573.27
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	07/28/2026	438.54
Department 8300 - Sewer Total:			438.54
Fund 610 - Sewer Fund Total:			438.54
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
MUTUAL OF OMAHA	LIFE, AD&D,LTD, STD	07/28/2026	89.18
Department 8700 - Wellness Campus Total:			89.18
Fund 680 - Wellness Campus Fund Total:			89.18
Vendor 102901 - MUTUAL OF OMAHA Total:			8,131.43
Vendor: 035949 - NAPA AUTO PARTS			
Fund: 001 - General			
Department: 1500 - Fire			
NAPA AUTO PARTS	GATOR OIL CHANGE - FIRE	07/21/2026	6.65
Department 1500 - Fire Total:			6.65
Department: 1600 - Ambulance			
NAPA AUTO PARTS	GATOR OIL CHANGE - FIRE	07/21/2026	37.68
Department 1600 - Ambulance Total:			37.68
Fund 001 - General Total:			44.33
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
NAPA AUTO PARTS	COUPLER SAFETY PIN - STREETS	07/21/2026	8.87
Department 2100 - Streets and Debt Service Fund Total:			8.87
Fund 110 - Road Use Tax Fund Total:			8.87
Vendor 035949 - NAPA AUTO PARTS Total:			53.20
Vendor: 101313 - NIPPON SANSO MATHESON, INC.			
Fund: 001 - General			
Department: 1600 - Ambulance			
NIPPON SANSO MATHESON, INC.	AMBULANCE SUPPLIES	07/21/2026	146.64
Department 1600 - Ambulance Total:			146.64
Fund 001 - General Total:			146.64
Vendor 101313 - NIPPON SANSO MATHESON, INC. Total:			146.64

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Vendor Name	Description (Item)	Payable Date	Amount
Vendor: 024738 - NORWALK READY-MIXED CONCRETE INC			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
NORWALK READY-MIXED CONCRETE INC	LIMESTONE - 1803 W EUCLID - STREETS	07/14/2026	1,945.75
NORWALK READY-MIXED CONCRETE INC	LIMESTONE - 1803 W EUCLID - STREETS	07/15/2026	2,021.00
NORWALK READY-MIXED CONCRETE INC	LIMESTONE - N C ST & W HENDERSON-STREETS	07/21/2026	2,126.75
NORWALK READY-MIXED CONCRETE INC	LIMESTONE - NC ST & NORWOOD - STREETS	07/22/2026	2,473.50
NORWALK READY-MIXED CONCRETE INC	LIMESTONE - 1500 N C STREET - STREETS	07/23/2026	2,353.00
Department 2100 - Streets and Debt Service Fund Total:			10,920.00
Fund 110 - Road Use Tax Fund Total:			10,920.00
Fund: 650 - Stormwater Utility Fund			
Department: 9000 - Stormwater			
NORWALK READY-MIXED CONCRETE INC	LIMESTONE - 1316 N 7TH ST - STREETS	07/16/2026	633.50
NORWALK READY-MIXED CONCRETE INC	LIMESTONE - 1316 N 7TH - STREETS	07/20/2026	362.00
Department 9000 - Stormwater Total:			995.50
Fund 650 - Stormwater Utility Fund Total:			995.50
Vendor 024738 - NORWALK READY-MIXED CONCRETE INC Total:			11,915.50
Vendor: 040157 - O'REILLY AUTO PARTS			
Fund: 001 - General			
Department: 4300 - Parks			
O'REILLY AUTO PARTS	AIR FILTERS, OIL FILTER, MOTOROIL - PARKS	07/23/2026	81.28
Department 4300 - Parks Total:			81.28
Fund 001 - General Total:			81.28
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
O'REILLY AUTO PARTS	CABIN AIR FILTER - STREETS	07/16/2026	15.93
Department 2100 - Streets and Debt Service Fund Total:			15.93
Fund 110 - Road Use Tax Fund Total:			15.93
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
O'REILLY AUTO PARTS	FUEL FILTERS - WRRF	07/15/2026	94.65
Department 8300 - Sewer Total:			94.65
Fund 610 - Sewer Fund Total:			94.65
Vendor 040157 - O'REILLY AUTO PARTS Total:			191.86
Vendor: 041205 - OVERHEAD DOOR COMPANY			
Fund: 610 - Sewer Fund			
Department: 8350 - Sewer Plant			
OVERHEAD DOOR COMPANY	LUBRICATE DOOR - WRRF	07/15/2026	278.00
Department 8350 - Sewer Plant Total:			278.00
Fund 610 - Sewer Fund Total:			278.00
Vendor 041205 - OVERHEAD DOOR COMPANY Total:			278.00

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Vendor Name	Description (Item)	Payable Date	Amount
Vendor: 042000 - PELLA PRINTING			
Fund: 001 - General			
Department: 6500 - General Govt and Buildings			
PELLA PRINTING	PRINTING - WINDOW ENVELOPES - CITY HALL	07/06/2026	488.25
Department 6500 - General Govt and Buildings Total:			488.25
Fund 001 - General Total:			488.25
Vendor 042000 - PELLA PRINTING Total:			488.25
Vendor: 104515 - PEPSICO BEVERAGE SALES LLC			
Fund: 001 - General			
Department: 4500 - Pool (Memorial)			
PEPSICO BEVERAGE SALES LLC	CONCESSIONS - VMAC	07/10/2026	387.65
PEPSICO BEVERAGE SALES LLC	CONCESSIONS - VMAC	07/17/2026	569.39
PEPSICO BEVERAGE SALES LLC	CONCESSIONS - VMAC	07/24/2026	501.98
Department 4500 - Pool (Memorial) Total:			1,459.02
Fund 001 - General Total:			1,459.02
Vendor 104515 - PEPSICO BEVERAGE SALES LLC Total:			1,459.02
Vendor: 103697 - PERFECTION PEST MANAGEMENT			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
PERFECTION PEST MANAGEMENT	PEST CONTROL - PICKARD CONSESSION - P&R	07/20/2026	70.00
Department 4200 - Park & Rec Administration Total:			70.00
Fund 001 - General Total:			70.00
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
PERFECTION PEST MANAGEMENT	PEST CONTROL - STREETS	07/15/2026	50.00
Department 2100 - Streets and Debt Service Fund Total:			50.00
Fund 110 - Road Use Tax Fund Total:			50.00
Vendor 103697 - PERFECTION PEST MANAGEMENT Total:			120.00
Vendor: 103080 - PROSCREENING LLC			
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
PROSCREENING LLC	PRE EMPLOYMENT - JEFF WHITE & JOHN LLOYD - SEWER	06/30/2026	116.00
Department 8300 - Sewer Total:			116.00
Fund 610 - Sewer Fund Total:			116.00
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
PROSCREENING LLC	PRE EMPLOYMENT - NIEUWENHUIS - IWC	07/15/2026	36.45
Department 8700 - Wellness Campus Total:			36.45
Fund 680 - Wellness Campus Fund Total:			36.45
Vendor 103080 - PROSCREENING LLC Total:			152.45
Vendor: 044440 - PURCHASE POWER			
Fund: 001 - General			
Department: 6500 - General Govt and Buildings			
PURCHASE POWER	POSTAGE OVERAGE	07/20/2026	2.25
Department 6500 - General Govt and Buildings Total:			2.25
Fund 001 - General Total:			2.25
Vendor 044440 - PURCHASE POWER Total:			2.25

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Vendor Name	Description (Item)	Payable Date	Amount
Vendor: 104269 - RELIANT FIRE APPARATUS			
Fund: 001 - General			
Department: 1500 - Fire			
RELIANT FIRE APPARATUS	GAUGE REPLACED - ENGINE #333 - FIRE	07/23/2026	521.11
Department 1500 - Fire Total:			521.11
Fund 001 - General Total:			521.11
Vendor 104269 - RELIANT FIRE APPARATUS Total:			521.11
Vendor: 103982 - RT'S LAWN & LANDSCAPE LLC			
Fund: 001 - General			
Department: 1700 - Community Development			
RT'S LAWN & LANDSCAPE LLC	MOWING - 207 S H ST - ABATEMENT - COMM DEV	07/23/2026	135.00
RT'S LAWN & LANDSCAPE LLC	MOWING - 403 W CLINTON - ABATEMENT - COMM DEV	07/23/2026	135.00
RT'S LAWN & LANDSCAPE LLC	BRUSH REMOVAL & FEES-600 W 4TH-ABATEMENT-COMM DEV	07/23/2026	252.50
RT'S LAWN & LANDSCAPE LLC	BRUSH REMOVAL & FEES-900 W 3RD-ABATEMENT-COMM DEV	07/23/2026	252.50
Department 1700 - Community Development Total:			775.00
Fund 001 - General Total:			775.00
Vendor 103982 - RT'S LAWN & LANDSCAPE LLC Total:			775.00
Vendor: 050199 - SHULL, DOUG			
Fund: 001 - General			
Department: 6500 - General Govt and Buildings			
SHULL, DOUG	MONTHLY CONTRACTED SERVICES - CITY	07/17/2026	83.33
Department 6500 - General Govt and Buildings Total:			83.33
Fund 001 - General Total:			83.33
Vendor 050199 - SHULL, DOUG Total:			83.33
Vendor: 104953 - STEAM STARZ			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
STEAM STARZ	CHEMIST,ENGINEERS,TECHIES PROGRAM INSTRUCTOR -P&R	07/20/2026	3,480.00
Department 4200 - Park & Rec Administration Total:			3,480.00
Fund 001 - General Total:			3,480.00
Vendor 104953 - STEAM STARZ Total:			3,480.00
Vendor: 050360 - STERNQUIST CONST. INC.			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
STERNQUIST CONST. INC.	CRUSHED CONCRETE - STREETS	07/28/2026	302.10
Department 2100 - Streets and Debt Service Fund Total:			302.10
Fund 110 - Road Use Tax Fund Total:			302.10
Vendor 050360 - STERNQUIST CONST. INC. Total:			302.10
Vendor: 101016 - T.R.M. DISPOSAL LLC			
Fund: 001 - General			
Department: 1100 - Police			
T.R.M. DISPOSAL LLC	UTILITIES - TRASH REMOVAL - POLICE	07/24/2026	25.00
Department 1100 - Police Total:			25.00

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Vendor Name	Description (Item)	Payable Date	Amount
Department: 6500 - General Govt and Buildings			
T.R.M. DISPOSAL LLC	TRASH REMOVAL CITY HALL	07/24/2026	133.00
Department 6500 - General Govt and Buildings Total:			133.00
Fund 001 - General Total:			158.00
Fund: 610 - Sewer Fund			
Department: 8350 - Sewer Plant			
T.R.M. DISPOSAL LLC	TRASH REMOVAL	07/24/2026	207.00
Department 8350 - Sewer Plant Total:			207.00
Fund 610 - Sewer Fund Total:			207.00
Vendor 101016 - T.R.M. DISPOSAL LLC Total:			365.00
Vendor: 102892 - TEMPLE, JOSHUA			
Fund: 001 - General			
Department: 1100 - Police			
TEMPLE, JOSHUA	REIMBURSE GAS TO TRANSPORT TO MISSOURI - POLICE	06/17/2026	80.95
Department 1100 - Police Total:			80.95
Fund 001 - General Total:			80.95
Vendor 102892 - TEMPLE, JOSHUA Total:			80.95
Vendor: 102585 - TG TECHNICAL SERVICES			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
TG TECHNICAL SERVICES	OXYGEN SENSOR REPLACEMENT - STREETS	05/07/2026	139.50
Department 2100 - Streets and Debt Service Fund Total:			139.50
Fund 110 - Road Use Tax Fund Total:			139.50
Vendor 102585 - TG TECHNICAL SERVICES Total:			139.50
Vendor: 006920 - THE WALDINGER CORPORATION			
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
THE WALDINGER CORPORATION	REPAIR REC POOL HVAC FUSES - IWC	07/22/2026	286.00
Department 8700 - Wellness Campus Total:			286.00
Fund 680 - Wellness Campus Fund Total:			286.00
Vendor 006920 - THE WALDINGER CORPORATION Total:			286.00
Vendor: 104438 - TRANE			
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
TRANE	HVAC REPAIR - IWC GYM	07/22/2026	792.50
Department 8700 - Wellness Campus Total:			792.50
Fund 680 - Wellness Campus Fund Total:			792.50
Vendor 104438 - TRANE Total:			792.50
Vendor: 104365 - TRAVELERS			
Fund: 001 - General			
Department: 6500 - General Govt and Buildings			
TRAVELERS	INSURANCE - CYBER COVERAGE - HR	07/13/2026	20,495.00
Department 6500 - General Govt and Buildings Total:			20,495.00
Fund 001 - General Total:			20,495.00
Vendor 104365 - TRAVELERS Total:			20,495.00

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Vendor Name	Description (Item)	Payable Date	Amount
Vendor: 092085 - TRUCK CENTER COMPANIES - DES MOINES			
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
TRUCK CENTER COMPANIES - DES MOINES	2016 FREIGHTLINER 114SD-STARTER, LIGHTS-STREETS #9	07/15/2026	4,582.03
TRUCK CENTER COMPANIES - DES MOINES	2016 FREIGHTLINER 114 SD - STREETS unit #9	07/15/2026	10,906.25
TRUCK CENTER COMPANIES - DES MOINES	2016 FREIGHTLINER 114SD - STREETS unit #9	07/15/2026	-10,906.25
TRUCK CENTER COMPANIES - DES MOINES	2016 FREIGHTLINER 114SD-METAL FLAKES STREET #9	07/15/2026	9,000.00
Department 2100 - Streets and Debt Service Fund Total:			<u>13,582.03</u>
Fund 110 - Road Use Tax Fund Total:			<u>13,582.03</u>
Vendor 092085 - TRUCK CENTER COMPANIES - DES MOINES Total:			<u>13,582.03</u>
Vendor: 102965 - TRUENORTH COMPANIES LC			
Fund: 001 - General			
Department: 1100 - Police			
TRUENORTH COMPANIES LC	JULY 2026 SAFETY MEETING	07/20/2026	34.61
Department 1100 - Police Total:			<u>34.61</u>
Department: 1500 - Fire			
TRUENORTH COMPANIES LC	JULY 2026 SAFETY MEETING	07/20/2026	34.61
Department 1500 - Fire Total:			<u>34.61</u>
Department: 1700 - Community Development			
TRUENORTH COMPANIES LC	JULY 2026 SAFETY MEETING	07/20/2026	34.61
Department 1700 - Community Development Total:			<u>34.61</u>
Department: 4100 - Library			
TRUENORTH COMPANIES LC	JULY 2026 SAFETY MEETING	07/20/2026	34.61
Department 4100 - Library Total:			<u>34.61</u>
Department: 4200 - Park & Rec Administration			
TRUENORTH COMPANIES LC	JULY 2026 SAFETY MEETING	07/20/2026	34.61
Department 4200 - Park & Rec Administration Total:			<u>34.61</u>
Department: 6500 - General Govt and Buildings			
TRUENORTH COMPANIES LC	JULY 2026 SAFETY MEETING	07/20/2026	34.65
Department 6500 - General Govt and Buildings Total:			<u>34.65</u>
Fund 001 - General Total:			<u>207.70</u>
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
TRUENORTH COMPANIES LC	JULY 2026 SAFETY MEETING	07/20/2026	34.61
Department 2100 - Streets and Debt Service Fund Total:			<u>34.61</u>
Fund 110 - Road Use Tax Fund Total:			<u>34.61</u>
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
TRUENORTH COMPANIES LC	JULY 2026 SAFETY MEETING	07/20/2026	34.61
Department 8300 - Sewer Total:			<u>34.61</u>
Fund 610 - Sewer Fund Total:			<u>34.61</u>
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
TRUENORTH COMPANIES LC	JULY 2026 SAFETY MEETING	07/20/2026	34.61
Department 8700 - Wellness Campus Total:			<u>34.61</u>
Fund 680 - Wellness Campus Fund Total:			<u>34.61</u>
Vendor 102965 - TRUENORTH COMPANIES LC Total:			<u>311.53</u>

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Vendor Name	Description (Item)	Payable Date	Amount
Vendor: 003535 - VERIZON WIRELESS			
Fund: 001 - General			
Department: 1100 - Police			
VERIZON WIRELESS	TELEPHONE/CELL PHONE - POLICE	07/15/2026	1,318.45
Department 1100 - Police Total:			1,318.45
Fund 001 - General Total:			1,318.45
Vendor 003535 - VERIZON WIRELESS Total:			1,318.45
Vendor: 104106 - VERSATERM			
Fund: 001 - General			
Department: 1100 - Police			
VERSATERM	BODY CAMERA CLIPS - POLICE	07/16/2026	264.00
Department 1100 - Police Total:			264.00
Fund 001 - General Total:			264.00
Vendor 104106 - VERSATERM Total:			264.00
Vendor: 103412 - WARREN WATER DISTRICT			
Fund: 610 - Sewer Fund			
Department: 8350 - Sewer Plant			
WARREN WATER DISTRICT	WRRF WATER	07/22/2026	95.45
Department 8350 - Sewer Plant Total:			95.45
Fund 610 - Sewer Fund Total:			95.45
Vendor 103412 - WARREN WATER DISTRICT Total:			95.45
Vendor: 009263 - WASTE MANAGEMENT OF IOWA			
Fund: 001 - General			
Department: 2900 - Brush Facility			
WASTE MANAGEMENT OF IOWA	YARD WASTE - BRUSH FACILITY	07/16/2026	1,101.40
Department 2900 - Brush Facility Total:			1,101.40
Fund 001 - General Total:			1,101.40
Fund: 110 - Road Use Tax Fund			
Department: 2100 - Streets and Debt Service Fund			
WASTE MANAGEMENT OF IOWA	DUMPSTER - 706 N 6TH - STREETS	07/06/2026	52.56
Department 2100 - Streets and Debt Service Fund Total:			52.56
Fund 110 - Road Use Tax Fund Total:			52.56
Fund: 670 - Recycling Fund			
Department: 8400 - Recycling			
WASTE MANAGEMENT OF IOWA	RECYCLING - RESIDENTIAL	07/06/2026	26,394.88
WASTE MANAGEMENT OF IOWA	RECYCLING - APARTMENTS	07/06/2026	4,679.92
WASTE MANAGEMENT OF IOWA	RECYCLING - APARTMENTS - 1305 N 6TH ST.	07/06/2026	80.37
Department 8400 - Recycling Total:			31,155.17
Fund 670 - Recycling Fund Total:			31,155.17
Vendor 009263 - WASTE MANAGEMENT OF IOWA Total:			32,309.13
Vendor: 102227 - WELLS FARGO CCER			
Fund: 001 - General			
Department: 1100 - Police			
WELLS FARGO CCER	MARSH RETIREMENT CAKE- CHARGED FOR TWO	06/01/2026	-69.99
WELLS FARGO CCER	Business cards	07/29/2026	160.88
WELLS FARGO CCER	Marsh retirement cake. Was charged for two cakes a	07/29/2026	139.98
WELLS FARGO CCER	Postage for mailing test booklets back to Stanard	07/29/2026	16.88

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Vendor Name	Description (Item)	Payable Date	Amount
WELLS FARGO CCER	Evidence security bags	07/29/2026	152.00
WELLS FARGO CCER	FAA UAS registration IPD Bird 2	07/29/2026	5.00
WELLS FARGO CCER	Shipping/handling for evidence bags	07/29/2026	31.13
Department 1100 - Police Total:			435.88
Department: 1500 - Fire			
WELLS FARGO CCER	Sponsored Jady Alexander	07/29/2026	103.32
WELLS FARGO CCER	FSTB Firefighter I/HazMa	07/29/2026	1,475.00
WELLS FARGO CCER	Chris Allen Rope Rescue Technician I/II Training f	07/29/2026	40.57
WELLS FARGO CCER	Apparatus Bay Painting - Paint Samples	07/29/2026	19.98
WELLS FARGO CCER	Marking paint for Container placement for live-fir	07/29/2026	810.49
WELLS FARGO CCER	Using a portion of the Walmart Grant that was obta	07/29/2026	17.97
WELLS FARGO CCER	shipping charges for alterations to turnout gear -	07/29/2026	
Department 1500 - Fire Total:			2,467.33
Department: 1700 - Community Development			
WELLS FARGO CCER	International Economic Development Council annual	07/29/2026	224.58
WELLS FARGO CCER	Municipal Professionals Academy, Tara Bosteder, IS	07/29/2026	275.00
WELLS FARGO CCER	Municipal Professionals Academy, Tara Bosteder, Ga	07/29/2026	311.36
WELLS FARGO CCER	Department Apparel, Casual Rags	07/29/2026	393.68
WELLS FARGO CCER	APA Membership Renewal	07/29/2026	465.60
WELLS FARGO CCER	Chamber of Commerce event parking downtown	07/29/2026	12.00
Department 1700 - Community Development Total:			1,682.22
Department: 4100 - Library			
WELLS FARGO CCER	BLDG-TAX RETURN	06/01/2026	-47.18
WELLS FARGO CCER	PROGRAMMING - TAX REIMBURSEMENT	06/02/2026	-1.20
WELLS FARGO CCER	Marketing expense - newsletter service	07/29/2026	38.00
Department 4100 - Library Total:			-10.38
Department: 4200 - Park & Rec Administration			
WELLS FARGO CCER	Adult Bags League Tournament Award	07/29/2026	20.00
WELLS FARGO CCER	Stereo Speaker Cord	07/29/2026	8.98
WELLS FARGO CCER	Payoneer.com	07/29/2026	718.02
WELLS FARGO CCER	Adult Bags League Tournament Award	07/29/2026	30.00
WELLS FARGO CCER	Adult Bags League Tournament Award	07/29/2026	30.00
WELLS FARGO CCER	Adult Bags League Tournament Award	07/29/2026	20.00
WELLS FARGO CCER	Jr Police Academy Snacks	07/29/2026	68.45
Department 4200 - Park & Rec Administration Total:			895.45
Department: 4300 - Parks			
WELLS FARGO CCER	Mulch - Sesqui, Buxton, Activity Center	07/29/2026	1,750.00
Department 4300 - Parks Total:			1,750.00
Department: 4500 - Pool (Memorial)			
WELLS FARGO CCER	Replacement backflow for irrigation system, Supply	07/29/2026	555.06
WELLS FARGO CCER	VMAC pool office supplies, Wal-Mart	07/29/2026	47.70

Expense Approval Report

Post Dates: 7/21/2026 - 8/3/2026

Vendor Name	Description (Item)	Payable Date	Amount
WELLS FARGO CCER	VMAC Soap and First Aid Supplies	07/29/2026	30.92
WELLS FARGO CCER	VMAC pool air horns, Wal-Mart	07/29/2026	83.49
Department 4500 - Pool (Memorial) Total:			717.17
Department: 6210 - Info & Tech			
WELLS FARGO CCER	Job Posting for Communications Position	07/29/2026	149.00
WELLS FARGO CCER	Kester retirement supplies	07/29/2026	137.18
WELLS FARGO CCER	Monthly subscription	07/29/2026	135.00
WELLS FARGO CCER	Network and Software purchase - Software (Currency)	07/29/2026	2.99
WELLS FARGO CCER	Network and Software purchase - Software	07/29/2026	299.00
WELLS FARGO CCER	Monthly cloud services	07/29/2026	99.00
WELLS FARGO CCER	Network and Software purchase	07/29/2026	79.90
WELLS FARGO CCER	Monthly subscription	07/29/2026	10.00
WELLS FARGO CCER	Monthly SIP fee	07/29/2026	62.91
Department 6210 - Info & Tech Total:			974.98
Department: 6220 - Facilities			
WELLS FARGO CCER	Roof drain support for library, Hometown Supply	07/29/2026	6.99
WELLS FARGO CCER	Capacitor stock for emergency HVAC repairs, Supply	07/29/2026	280.70
WELLS FARGO CCER	Capacitor for emergency RTU repair City Hall admin	07/29/2026	14.96
Department 6220 - Facilities Total:			302.65
Fund 001 - General Total:			9,215.30
Fund: 141 - Library Special Revenue			
Department: 4100 - Library			
WELLS FARGO CCER	STEM kits	07/29/2026	99.98
WELLS FARGO CCER	Ebooks	07/29/2026	612.00
WELLS FARGO CCER	Adult Summer Reading (Friends) - Puzzle Competitio	07/29/2026	5.56
WELLS FARGO CCER	Friends SLP - Teen & Adult Programming Snacks & Su	07/29/2026	3.58
WELLS FARGO CCER	Friends SLP Kids	07/29/2026	43.14
WELLS FARGO CCER	Adult Summer Reading (Friends) - Painting Program	07/29/2026	5.00
WELLS FARGO CCER	Friends SLP	07/29/2026	6.69
WELLS FARGO CCER	Adult Summer Reading (Friends) - Finishing Prizes	07/29/2026	311.49
WELLS FARGO CCER	Friends SLP Kids	07/29/2026	7.92
WELLS FARGO CCER	Friends SLP - Teen & Adult Programming Snacks & Su	07/29/2026	8.15
WELLS FARGO CCER	Adult Summer Reading (Friends) - Interactive Myste	07/29/2026	58.98
WELLS FARGO CCER	Friends SLP Kids	07/29/2026	69.44
WELLS FARGO CCER	Friends of IPL summer expense - activity kits	07/29/2026	16.00
WELLS FARGO CCER	Friends SLP - Teen & Adult Programming Snacks & Su	07/29/2026	26.38
WELLS FARGO CCER	Friends of IPL summer expense - activity kits	07/29/2026	20.00
WELLS FARGO CCER	Friends SLP Kids	07/29/2026	23.96
WELLS FARGO CCER	Friends SLP Kids	07/29/2026	72.04
WELLS FARGO CCER	Adult Summer Reading (Friends) - Interactive Myste	07/29/2026	0.59
Department 4100 - Library Total:			1,390.90
Fund 141 - Library Special Revenue Total:			1,390.90

Expense Approval Report

Post Dates: 7/21/2026 - 8/3/2026

Vendor Name	Description (Item)	Payable Date	Amount
Fund: 610 - Sewer Fund			
Department: 8300 - Sewer			
WELLS FARGO CCER	New Employee uniforms, Dlh grafx	07/29/2026	136.50
WELLS FARGO CCER	employee education and CEUs, lawea	07/29/2026	680.00
WELLS FARGO CCER	DMACC 30 hr wastewater class for Colt, Dmacc	07/29/2026	650.00
WELLS FARGO CCER	DOT D&A Clearinghouse Credits for required new hir	07/29/2026	3.75
Department 8300 - Sewer Total:			1,470.25
Department: 8350 - Sewer Plant			
WELLS FARGO CCER	Sampler pump tubing, Teledyne Instruments	07/29/2026	499.00
Department 8350 - Sewer Plant Total:			499.00
Fund 610 - Sewer Fund Total:			1,969.25
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
WELLS FARGO CCER	IWC Virtual Programming - June 26	07/29/2026	647.00
WELLS FARGO CCER	05/27/2026 CPR certification for IWC employees: Sa	07/29/2026	110.00
WELLS FARGO CCER	Innovent 2 (competition pool) supply temperature s	07/29/2026	74.11
WELLS FARGO CCER	IWC recreational pool pump seal kit w/overnight sh	07/29/2026	236.94
WELLS FARGO CCER	IWC pool air horns, Wal-Mart	07/29/2026	35.88
Department 8700 - Wellness Campus Total:			1,103.93
Fund 680 - Wellness Campus Fund Total:			1,103.93
Vendor 102227 - WELLS FARGO CCER Total:			13,679.38
Vendor: 104955 - WILLIAM PACK			
Fund: 001 - General			
Department: 4200 - Park & Rec Administration			
WILLIAM PACK	MIND GAMES PRESENTATION - P&R	07/28/2026	200.00
Department 4200 - Park & Rec Administration Total:			200.00
Fund 001 - General Total:			200.00
Vendor 104955 - WILLIAM PACK Total:			200.00
Vendor: 061992 - WOOSLEY LANDSCAPING & MOWING LLC			
Fund: 001 - General			
Department: 4100 - Library			
WOOSLEY LANDSCAPING & MOWING LLC	MOWING - LIBRARY	07/27/2026	300.00
Department 4100 - Library Total:			300.00
Department: 4300 - Parks			
WOOSLEY LANDSCAPING & MOWING LLC	MOWING - PARKS	07/27/2026	14,125.00
Department 4300 - Parks Total:			14,125.00
Department: 4500 - Pool (Memorial)			
WOOSLEY LANDSCAPING & MOWING LLC	MOWING - VMAC	07/27/2026	975.00
Department 4500 - Pool (Memorial) Total:			975.00
Fund 001 - General Total:			15,400.00

Expense Approval Report

Post Dates: 7/21/2026 - 8/3/2026

Vendor Name	Description (Item)	Payable Date	Amount
Fund: 680 - Wellness Campus Fund			
Department: 8700 - Wellness Campus			
WOOSLEY LANDSCAPING & MOWING LLC	MOWING - IWC	07/27/2026	1,000.00
Department 8700 - Wellness Campus Total:			1,000.00
Fund 680 - Wellness Campus Fund Total:			1,000.00
Vendor 061992 - WOOSLEY LANDSCAPING & MOWING LLC Total:			16,400.00
Grand Total:			413,664.80

Report Summary

Fund Summary

Fund	Expense Amount
001 - General	281,724.57
110 - Road Use Tax Fund	58,155.67
141 - Library Special Revenue	1,390.90
161 - Downtown Biz Incentive Program	5,489.00
610 - Sewer Fund	25,554.02
650 - Stormwater Utility Fund	1,930.21
670 - Recycling Fund	31,155.17
680 - Wellness Campus Fund	8,265.26
Grand Total:	413,664.80

Account Summary

Account Number	Account Name	Expense Amount
001-0000-21206	LIFE INS PAYABLE	1,519.41
001-1100-60100	Salaries/Wages	22,522.50
001-1100-61550	Life Insurance/ADD/LTD...	1,804.12
001-1100-61599	Workers' Comp Insurance	9,168.17
001-1100-63710	Utilities	44.71
001-1100-63730	Telephone/Cellphone	1,318.45
001-1100-64120	Medical/Physical/Immun...	993.88
001-1100-64140	Printing	160.88
001-1100-64990	Misc Contractual	34.61
001-1100-65050	Vehicle Operating Suppli...	80.95
001-1100-65060	Office Supplies	267.06
001-1100-65065	Civil Service Committee ...	16.88
001-1100-65071	Materials/Supplies--Jani...	385.00
001-1100-67240	Computer Hardware/Sof...	8,717.68
001-1100-67245	Specialized Equipment	452.13
001-1500-61550	Life Insurance/ADD/LTD...	228.94
001-1500-61599	Workers' Comp Insurance	16,288.73
001-1500-62300	Education/Training	1,578.32
001-1500-63100	Repair/Maint	182.73
001-1500-63710	Utilities	14.64
001-1500-64990	Misc Contractual	34.61
001-1500-65050	Vehicle Operating Suppli...	57.10
001-1500-65051	Equipment/Vehicle Parts	2,548.49
001-1500-65060	Office Supplies	9.80
001-1500-65070	Materials/Supplies	19.98
001-1500-65076	Materials/Supplies--Shop	810.49
001-1500-65082	Freight	17.97
001-1600-61550	Life Insurance/ADD/LTD...	1,297.32
001-1600-61599	Workers' Comp Insurance	11,699.38
001-1600-62300	Education/Training	225.00
001-1600-63410	Repair/Maint--Equipment	573.52
001-1600-64500	Financial Management S...	8,119.29
001-1600-65050	Vehicle Operating Suppli...	43.93
001-1600-65051	Equipment/Vehicle Parts	3,225.00
001-1600-65060	Office Supplies	55.52
001-1600-65070	Materials/Supplies	174.62
001-1700-61550	Life Insurance/ADD/LTD...	402.76
001-1700-61599	Workers' Comp Insurance	531.07
001-1700-62100	Membership Dues/Subsc...	224.58
001-1700-62300	Education/Training	1,445.64
001-1700-62700	Mileage	12.00
001-1700-64111	Property Maintenance E...	775.00
001-1700-64990	Misc Contractual	34.61
001-1700-65060	Office Supplies	188.37
001-2900-61599	Workers' Comp Insurance	21.69

Account Summary

Account Number	Account Name	Expense Amount
001-2900-64990	Misc Contractual	1,101.40
001-4100-61550	Life Insurance/ADD/LTD...	327.43
001-4100-61599	Workers' Comp Insurance	158.81
001-4100-63100	Repair/Maint	252.82
001-4100-64020	Advertising & Legal Noti...	38.00
001-4100-64990	Misc Contractual	34.61
001-4100-65079	Materials/Supplies--Prog...	-1.20
001-4200-61550	Life Insurance/ADD/LTD...	319.23
001-4200-61599	Workers' Comp Insurance	1,426.31
001-4200-61810	Uniforms/Clothing Allow...	251.37
001-4200-62100	Membership Dues/Subsc...	900.00
001-4200-63100	Repair/Maint	99.79
001-4200-63710	Utilities	40.87
001-4200-64020	Advertising & Legal Noti...	308.00
001-4200-64090	Janitorial Services	70.00
001-4200-64205	Instructor (Contractual)	6,232.80
001-4200-64990	Misc Contractual	234.61
001-4200-65070	Materials/Supplies	1,468.69
001-4300-61550	Life Insurance/ADD/LTD...	285.27
001-4300-61599	Workers' Comp Insurance	1,046.57
001-4300-63320	Repair/Maint--Vehicle	2,581.82
001-4300-64990	Misc Contractual	14,125.00
001-4300-65070	Materials/Supplies	2,374.03
001-4300-65071	Materials/Supplies--Jani...	379.32
001-4500-61599	Workers' Comp Insurance	429.95
001-4500-63100	Repair/Maint	9,597.02
001-4500-63710	Utilities	1,078.39
001-4500-64200	Inspections/Testing	44.50
001-4500-64990	Misc Contractual	975.00
001-4500-65010	Chemicals	293.78
001-4500-65011	Chlorine	3,810.00
001-4500-65070	Materials/Supplies	2,963.29
001-4500-65072	Materials/Supplies-Main...	304.60
001-5100-64410	Public Arts Commission	314.00
001-5100-64411	Sustainability Commissi...	67,611.40
001-5200-64110	Legal Service Fees	5,883.00
001-6100-61599	Workers' Comp Insurance	10.14
001-6150-61550	Life Insurance/ADD/LTD...	94.00
001-6150-61599	Workers' Comp Insurance	47.38
001-6200-61550	Life Insurance/ADD/LTD...	241.98
001-6200-61599	Workers' Comp Insurance	59.87
001-6210-61550	Life Insurance/ADD/LTD...	335.60
001-6210-61599	Workers' Comp Insurance	303.37
001-6210-64990	Misc Contractual	149.00
001-6210-65070	Materials/Supplies	170.85
001-6210-67244	Annual Licensing/Support	16,030.29
001-6220-61599	Workers' Comp Insurance	298.90
001-6220-63100	Repair/Maint	879.70
001-6220-65070	Materials/Supplies	176.28
001-6220-65500	Personal Protective Equi...	22.59
001-6250-61550	Life Insurance/ADD/LTD...	174.38
001-6250-61599	Workers' Comp Insurance	58.04
001-6500-63100	Repair/Maint	274.44
001-6500-63710	Utilities	142.69
001-6500-64020	Advertising & Legal Noti...	655.86
001-6500-64082	Insurance--General Liabil...	20,495.00
001-6500-64090	Janitorial Services	4,358.00
001-6500-64140	Printing	488.25

Account Summary

Account Number	Account Name	Expense Amount
001-6500-64500	Financial Management S...	5,692.29
001-6500-64990	Misc Contractual	3,617.98
001-6500-65080	Postage	2.25
001-6500-65990	Miscellaneous	1,257.43
110-2100-61550	Life Insurance/ADD/LTD...	573.27
110-2100-61599	Workers' Comp Insurance	7,251.99
110-2100-63100	Repair/Maint	519.92
110-2100-63320	Repair/Maint--Vehicle	14,197.96
110-2100-63710	Utilities	164.78
110-2100-64090	Janitorial Services	500.00
110-2100-64120	Medical/Physicals/Immu...	50.00
110-2100-64990	Misc Contractual	8,230.61
110-2100-65060	Office Supplies	28.50
110-2100-65072	Materials/Supplies-Main...	11,896.60
110-2100-65076	Materials/Supplies--Shop	1,281.60
110-2300-63780	Street Lighting	463.41
110-2500-65070	Materials/Supplies	12,997.03
141-4100-65020	Library Books & Periodic...	711.98
141-4100-65023	Summer Reading Progr...	678.92
161-5200-64153	Grant	5,489.00
610-8300-61550	Life Insurance/ADD/LTD...	438.54
610-8300-61599	Workers' Comp Insurance	2,300.57
610-8300-61810	Uniforms/Clothing Allow...	136.50
610-8300-62300	Education/Training	1,330.00
610-8300-64120	Medical/Physicals/Immu...	166.00
610-8300-64121	Drug & Alcohol Testing	3.75
610-8300-64990	Misc Contractual	459.68
610-8300-65050	Vehicle Operating Suppli...	94.65
610-8325-63410	Repair/Maint--Equipment	1,531.15
610-8325-63453	Repair/Maint--System	43.13
610-8325-63710	Utilities	197.33
610-8325-65072	Materials/Supplies-Main...	1,653.84
610-8350-63100	Repair/Maint	602.96
610-8350-63710	Utilities	15,119.53
610-8350-64090	Janitorial Services	675.00
610-8350-64990	Misc Contractual	207.00
610-8350-65012	Lab Supplies/Reagents	95.39
610-8350-65070	Materials/Supplies	499.00
650-9000-63452	Repair/Maint Storm Sew...	995.50
650-9000-65070	Materials/Supplies	934.71
670-8400-64700	Recycling--Residential	26,394.88
670-8400-64701	Recycling--Apartments	4,760.29
680-8700-61550	Life Insurance/ADD/LTD...	89.18
680-8700-61599	Workers' Comp Insurance	550.63
680-8700-62100	Membership Dues/Subsc...	647.00
680-8700-62300	Education/Training	110.00
680-8700-63100	Repair/Maint	2,532.69
680-8700-63411	Repair/Maint--Pool	243.78
680-8700-64090	Janitorial Services	135.00
680-8700-64091	Grounds Maintenance	1,000.00
680-8700-64200	Inspections/Testing	44.50
680-8700-64990	Misc Contractual	121.06
680-8700-65073	Materials/Supplies--Pool	2,301.63
680-8700-65074	Materials/Supplies--Me...	489.79
Grand Total:		413,664.80

Project Account Summary

Project Account Key	Expense Amount
None	408,175.80
CDBG 01	5,489.00
Grand Total:	413,664.80



MEMORANDUM

To: Mayor and City Council
From:
Date: August 3, 2026
Subject: Approval of Minutes of the prior meetings

Introduction: Attached are the minutes of the July 20, 2026 council meeting for review and approval.

Recommendation: Staff recommends approval of the July 20, 2026 council meeting minutes.

Attachments: 1. 20260720 CC Minutes



CITY OF INDIANOLA COUNCIL MEETING

July 20, 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 July 20, 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

Steve Waterman, 707 Robin Glen Apt 217; Heather Venz-Frank, 533 Kingston Ave. Norwalk, executive director at The Village; Richard C. Dixon, 614 Knoll Dr. Norwalk, all spoke in favor of the City providing funding to HIRTA. Mayor Richardson stated Council had received three electronic public comments prior to the meeting: Scott Laube, 1011 E Iowa, in favor of ceasing the use of flock cameras; Faith Keomanivong, 400 W Boston Ave, in favor of funding local animal control; and Casey Rush, 1808 Apple Dr., regarding Culver's items on the agenda.

Consent Agenda

The Lexipol contract and the purchase from Hawkeye Truck Equipment were pulled from the consent agenda for further discussion. Council Member Dalby moved to approve the Consent Agenda and Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The Consent Agenda was as follows:

- Approval of Agenda
- Approval of Claims
- Approval of Minutes of the prior meetings
- Resolution 2026-129 setting a public hearing for August 3, 2026 at 6 PM regarding the vacation of 30' Landscape Buffer Easement in Lot 5 of Scenic Pointe.
- Resolution 2026-130 determining the necessity and fixing a date for a public hearing (August 3, 2026 at 6 PM) on the matter of the adoption of a proposed 2026 Amended and Restated 1998 Citywide Urban Revitalization Plan.
- Consideration of the approval of a liquor license renewal for West Hill Brewing Company.
- Consideration of the approval of a liquor license renewal for The Groggy Dog, LLC.
- Consideration of the approval of a tobacco permit for Indianola Golf Club.
- Resolution 2026-133 authorizing an agreement with Wesco for the purchase of streetlights.

- Resolution 2026-134 authorizing a contract for Fire Department Services for the 2026 National Balloon Classic.
- Resolution 2026-135 authorizing a proposed project agreement with Cerris Systems for the North 65/69 Lift Station Generator ATS Replacement Project.
- Resolution 2026-136 authorizing an agreement between the City of Indianola and Midwest Injection for liquid bio-solids disposal and application.
- Resolution 2026-137 approving Additional Schedules "A" and "B" to the PSN Service Agreement between the City of Indianola and Payment Services Network.
- Resolution 2026-138 accepting the Prairie Meadows Community Betterment Grant for the Fire Department.
- Resolution 2026-139 accepting Project Completion of the McVay Trail Repair Project.
- Receive and file the Civil Service Commission's list of certified Police Officer Candidate.
- Resolution 2026-140 approving salaries.

Council Member Sones moved to approve Resolution 2026-131 authorizing an agreement between Lexipol and the City of Indianola for a Police Department subscription. Davis seconded it. Police Chief Rob Hawkins discussed the subscription. 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 2026-132 authorizing the purchase of a wing plow from Hawkeye Truck Equipment. Lane seconded it. Street Superintendent Caleb Adams-Brown discussed the purchase request. 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 Lane moved to approve a Meritorious Award 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. Mayor Richardson presented the Meritorious Award to Detective Nicole Brown.

Police Chief Hawkins presented information on e-micromobility devices. Council discussed education and enforcement.

Council Member Davis reported on DMMO's season.

Council Member Sones reported on the South-Central Iowa Landfill Board and CIRTPA meetings.

Council Member Lane reported on the IMU Board meeting.

Mayor's Report

Mayor Richardson gave a community update.

Old Business

Council Member Lane moved to approve Resolution 2026-141 approving a proposal from MGT for a classification and compensation study. Davis seconded it. HR Director Courtney Silliman presented the proposal. On roll call, the vote was AYES: Armstrong, Davis, Sones. NAYS: Rabe, Dalby, Lane. Whereas the Mayor declared the motion failed.

Council Member Sones moved to approve Resolution 2026-142 of support for Maximillion's Muddy Puddles to apply for a grant. Davis seconded it. Kristine Nagel spoke regarding the organization's grant application. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Davis moved to open the public hearing regarding the vacation and conveyance of City property and certain easements for the Culver's project. 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.

Senior Planner Bill Mettee presented the vacation and conveyance of City property, easements, sidewalk waiver request, and the site plan for Culver's. No other public comments were offered.

Council Member Lane 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 Dalby moved to approve Resolution 2026-143 approving the vacation and conveyance of City property and certain easements for the Culver's project. 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 2026-144 approving a sidewalk waiver request for Culver's project. 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 2026-145 approving a site plan for Culver's. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones moved to open the public hearing regarding an amendment to Chapter 165.05, Zoning District Regulations and Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Senior Planner Mettee explained the proposed amendment. No other public comments were offered.

Council Member Lane 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 Lane moved to approve the first consideration of an ordinance amending Chapter 165.05, Zoning District Regulations. Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Lane. NAYS: Armstrong, Sones. Whereas, the Mayor declared the motion passed.

Council Member Davis moved to open the public hearing regarding an amendment to Chapter

171, Parkland Dedication. Council Member 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.

Community and Economic Development Director Bryce Johnson discussed the amendment. There were no other public comments offered.

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

Council Member Lane moved to approve the first consideration of an amendment to Chapter 171, Parkland Dedication. 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.

Finance Director/Clerk Jackie Raffety and financial advisor Michael Maloney of D.A. Davidson spoke about borrowing for projects at the Wellness Campus. Council Member Lane moved to approve staff bringing forward resolutions regarding borrowing for the IWC Improvement Project. 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.

New Business

Chief of Innovation and Internal Services Jason Holder presented the MyGov subscription for council consideration. Council Member Dalby moved to approve Resolution 2026-146 authorizing a contract with Tyler Technologies for MyGov transition and subscription services. 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.

Other Business

City Manager Jacob Meshke reported on department activities.

Adjourn

The meeting was adjourned at 9:22 PM on a motion by Davis and seconded by Lane. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Bryce Johnson, Community and Economic Development Director

Date: August 3, 2026

Subject: Resolution setting a public hearing for August 17, 2026 at 6 PM regarding the amendment of City Code Chapters 151, 152, 153, 155, 156, 157, 158, 159, 160, and 161A, and adoption of the 2024 International Codes, 2024 Uniform Plumbing Code, and the 2023 National Electrical Code (NEC, NFPA 70) for the City of Indianola.

Introduction: City staff is requesting that Council set a public hearing for August 17, 2026, regarding amending City Code Chapters 151, 152, 153, 155, 156, 157, 158, 159, 160, and 161A adopting the 2024 International Codes, 2024 Uniform Plumbing Code, and the 2023 National Electrical Code (NEC, NFPA 70) for the City of Indianola.

Background: The City is currently using the 2018 International Codes and is requesting adoption of the 2024 International Codes, 2024 Uniform Plumbing Code and the 2023 National Electrical Code (NEC, NFPA 70) for the City of Indianola. The adoption of the respective codes will be applied throughout the City Code including Chapters 151, 152, 153, 155, 156, 157, 158, 159, 160, and 161A.

Discussion: Building Official, Tim Little, and Fire Marshall, Ted Neller, presented the 2024 International Codes, 2024 Uniform Plumbing Code and the 2023 National Electrical Code (NEC, NFPA 70) updates for Council at the July 13 City Council Work Session. Staff is proposing adoption of the proposed codes by reference in the City Code. The international code books have been made available to the public since July 1, 2026, for review and comment. To date, staff has not received any questions or comments regarding the proposed codes.

Next Steps:

- Setting Dates of Hearing: August 3
- Public Hearing/1st Reading: August 17
- 2nd Reading: September 8
- 3rd Reading/Adoption: September 21

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: 1. Res 2026 - Setting PH 2024 Code Adoption_Setting Date

City of Indianola
RESOLUTION NO 2026-

**RESOLUTION SETTING A PUBLIC HEARING FOR AUGUST 17, 2026 AT 6 PM
REGARDING AMENDING CITY CODE CHAPTERS 151, 152, 153, 155, 156, 157,
158, 159, 160, AND 161A AND ADOPTION OF THE 2024 INTERNATIONAL CODES,
2024 UNIFORM PLUMBING CODE AND THE 2023 NATIONAL ELECTRICAL CODE
(NEC, NFPA 70) FOR THE CITY OF INDIANOLA**

WHEREAS, the City of Indianola, Iowa desires to amend the Municipal Code of the City by amending CITY CODE CHAPTERS 151, 152, 153, 155, 156, 157, 158, 159, 160, AND 161A; and

WHEREAS, the City of Indianola, Iowa desires to amend the Municipal Code of the City by adopting portions of the 2024 International Codes, 2024 Uniform Plumbing Code and the 2023 National Electric Code (NEC, NFPA 70); and

WHEREAS, a public hearing should now be set for consideration of said amendments to the Municipal Code of the City of Indianola.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that a public hearing before this Council on the proposed ordinance is set for 6:00 PM, on the 3rd day of August 2026. The City Clerk is directed to publish Notice of said hearing at the time and in the manner required by law.

Approved this 3rd day of August 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: August 3, 2026
Subject: Consideration of the approval of a liquor license renewal for The Zoo Inc.

Introduction: This is a renewal of The Zoo's Class C Retail Alcohol License.

Background: Their current permit expires on August 23, 2026.

Discussion: The Zoo is a corporation located at 102 W Ashland Avenue. Jesse Forbes is listed as the owner on the application. Staff has reviewed the application and inspected the premises.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: 1. The Zoo

CLASS "C" RETAIL ALCOHOL LICENSE RENEWAL

Business Information

Name of Legal Entity: THE ZOO INC

FEIN: XX-XXX2312

Business Type: Corporation

This business is registered with the Secretary of State.

Business Number of Secretary of State: 187676

Premises Information

Premises DBA: THE ZOO

Premises Address: 102 W ASHLAND AVE INDIANOLA IA 50125-2509

Premises Type: Bar/Tavern

Number of Floors: 2

Control of Premises: Own

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

Has the number of floors of the premises changed?

No

Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas.

No

Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed.

No

License Information

Effective Date: 23-Aug-2026

Length of License Requested: 12MONTH

Endorsements

Local Authority: City of Indianola

Dramshop Company: ILLINOIS CASUALTY CO

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	FORBES, JESSE	SSN				1117 N 6 ST INDIANOLA IA 50125	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.

No

Criminal Violations

Contact Information

Contact Name: JESSE FORBES

Phone Number: (515) 979-9359

Email Address: juliovez@aol.com

Address: 1209 STEPHEN CT INDIANOLA IA 50125-1025

Attestation Information

Attestation Name: JESSE FORBES

Attestation Date: 14-Jul-2026



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: August 3, 2026
Subject: Consideration of the approval of a liquor license renewal for Kwik Trip Inc. doing business as Kwik Star #1742.

Introduction: This is a renewal of Kwik Star #1742 Class E Retail Alcohol License.

Background: Their current permit expires August 15, 2026.

Discussion: Kwik Trip is a corporation located at 101 E Trailridge Avenue. The owners listed on the application are Scott Zietlow, Thomas Reinhart, and David Wagner. Staff has reviewed the application and inspected the premises.

Budget Impact: None

Recommendation: Staff recommends approval.

Attachments: 1. Kwik Trip #1742

CLASS "E" RETAIL ALCOHOL LICENSE RENEWAL

Business Information

Name of Legal Entity: KWIK TRIP INC

FEIN: XX-XXX6365

Business Type: Corporation

This business is registered with the Secretary of State.

Business Number of Secretary of State: 106706

Premises Information

Premises DBA: KWIK STAR #1742

Premises Address: 101 E. TRAIL RIDGE AVENUE INDIANOLA IA 50125

Premises Type: Convenience Store

Number of Floors: 1

Control of Premises: Own

The total square footage of the entire retail sales area plus any alcoholic beverage storage areas of the business. This includes areas of walk-in alcoholic beverage coolers that are accessible to the public.
10900

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

Does or will your licensed location wholesale alcoholic beverages to on-premises retail alcohol licensees?
Yes

Has the number of floors of the premises changed?
No

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

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

Has the square footage of the premises changed?
Yes

License Information

Effective Date: 15-Aug-2026

Length of License Requested: 12MONTH

Endorsements

Local Authority: City of Indianola

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	ZIETLOW, SCOTT	SSN			(608) 793-4741	1301 7TH ST SW ROCHESTER MN 55902-2045	100.00
Individual	REINHART, THOMAS	SSN			(608) 793-4741	504 COUNTRY CLUB LN ONALASKA WI 54650-8797	0.00
Individual	WAGNER, DAVID	SSN			(608) 793-4741	W4460 OBER RD STODDARD WI 54658-9757	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: MARANDA OLIVER

Phone Number: (608) 793-4741

Email Address: licensingdept@kwiktrip.com

Address: 1626 OAK ST LA CROSSE WI 54603-2308

Bond

Do you want to add a bond for this permit?

No

Bond Policy Number: B150076197

Issued Date: 07-Aug-2025

Premises Hours

Is the premises open 24/7?

No

Store Hours Description:

Deliveries Hours

Are deliveries able to be received 24/7?

No

Delivery Hours Description:

Automatic Renewal Enrollment

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

No

Attestation Information

Attestation Name: SCOTT ZIETLOW

Attestation Date: 10-Jun-2026



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: August 3, 2026
Subject: Consideration of the approval of a refuse hauling permit renewal to Wiegert Disposal Inc.

Introduction: Wiegert Disposal Inc. provides refuse hauling services for residents in the City of Indianola.

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

Discussion: Wiegert Disposal Inc. has submitted all the necessary paperwork to renew their permit.

Budget Impact: The Code sets a license fee in the amount of \$150 per packer and \$100 for any other type of unit operated. Wiegert Disposal has paid \$150.00.

Recommendation: Staff recommends approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: August 3, 2026
Subject: Consideration of the issuance of a special event and noise permit to A.B.A.T.E. of Iowa District 4 for the Toy Run event to be held on October 11, 2026.

Introduction: A.B.A.T.E. of Iowa District 4 is hosting a toy run event on October 11, 2026.

Background: This is the first time A.B.A.T.E. of Iowa District 4 has held this event in Indianola.

Discussion: The event is scheduled for October 11, 2026. The applicant has requested that West Clinton from North Jefferson Way to North Howard Street be closed. The noise permit is for a DJ during the event. Set up begins at 10:00 AM. The event begins at 1:30 PM. The event ends at 5:30 PM with dismantle to follow.

Budget Impact: None.

Recommendation: Staff has reviewed the application and recommends approval of the special event and noise permit.

Attachments: 1. A.B.A.T.E of Iowa -Toy Run-2026



City of Indianola Special Event Application

Event Name: *ABA.T.E. of Iowa District 4 Toy Run*

Event Sponsor(s): *ABA.T.E. of Iowa District 4*

Event Type: Check all that apply

Parade ☐ Bike Ride/Race ☐ Concert ☐ Fun Run ☐ Timed Race ☐

Other describe: *Motorcycle Ride To collect Toys and money*

Will trails/sidewalks be utilized? Yes ☐ No ☒

Date of Event: *OCT. 11 2026*

Location: *The Hide Out*

Anticipated Attendance: Per Day *200* Total *200*

Organization: *ABA.T.E. of Iowa District 4*

Contact Name: *Robert Strovers*

Phone: *515 314 8676*

Address: *410 E. Clinton*

Email Address: *d4inventory@yahoo.com*

Please describe your request and event:

Motorcycle Ride and Auction To collect Toys and money To distribute close To Christmas in 6 Counties in central Ia,

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

Clinton 1/2 block West of Jefferson To 1/2 block West of 1st Street

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

will have garbage cans That will be picked UP and Removed after the event



City of Indianola Special Event Application

	Date	Time	Day of Week
Set Up Begins	OCT. 11 2026	10 AM	Sunday
Event Starts	OCT. 11 2026	1:30 PM	Sunday
Event Ends	OCT. 11 2026	5:30 PM	Sunday
Event Dismantle	OCT. 11 2026	5:45 PM	Sunday

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

we will have members mixed in with the crowd

Please describe your emergency/medical plan, including your communication procedures. Attach additional sheets if necessary. *Other than bump and bruises will call 911*

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

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

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

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

Restroom Rental

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

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

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

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

Applicant Signature: *[Signature]* Date: 6-26-26

Google Maps



Imagery ©2026 Airbus, Map data ©2026 20 ft



City of Indianola

Noise Permit Application

Today's Date: June 26, 2026

Event Name: Toy Run

Date/Time/ Location of Event: October 11, 2026

Event Sponsor(s): A brotherhood aim Towards Education

Contact Information

Organization: A.B.A.T.E of Iowa District 4

Contact Name: Rob Strovers

Address: 410 E Clinton Ave.

Telephone Number: _____ Cell Phone: 515-314-8676

Email Address: _____

Anticipated Attendance: 200 Per Day 200 Total

Event Information:

Event Starts: Date: 10/11/26 Time: 1:30 PM Day of Week: Sunday

Event Ends: Date: 10/11/26 Time: 5:30 PM Day of Week: Sunday

Previous Event Information:

Date of Event: 10/11/26 Time of Event: 10/11/26

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

_____ Band ☒ DJ _____ Other (please specify)

Applicant Signature: _____

Office Use Only:

Received By: CH

Date Received in office: 6/26/26

Return completed noise application to:

City of Indianola
Attn: Noise Permit Application

110 N 1st Street

PO Box 299

Indianola, Iowa 50125

Email: cityclerk@indianolaiowa.gov



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: August 3, 2026
Subject: Resolution suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on city streets during a toy run event as requested by A.B.A.T.E. of Iowa District 4

Introduction: A.B.A.T.E. of Iowa District 4 has applied for a special event and noise permit as part of their toy run event to be held on October 11, 2026. The applicant has requested the suspension of Indianola Code 45.02(2) regarding the consumption of alcohol in City streets.

Recommendation: Staff recommends approval of suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on city streets during the toy run event as requested by A.B.A.T.E of Iowa District 4.

Attachments: 1. Res 2026- Suspending enforcement- alcohol A.B.A.T.E. of Iowa Dist 4 - Toy Run

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION SUSPENDING ENFORCEMENT OF INDIANOLA CODE § 45.02(2)
REGARDING THE CONSUMPTION OF ALCOHOL ON CITY STREETS DURING
TOY RUN EVENT AS REQUESTED BY A.B.A.T.E. OF IOWA DISTRICT 4**

WHEREAS, A.B.A.T.E. of Iowa District 4 intends to hold a toy run event on October 11, 2026; and

WHEREAS, the event organizers plan to close streets to vehicular traffic including East Clinton Avenue from North Jefferson Way to North Howard Street; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the City of Indianola hereby confirms that enforcement of Indianola Code Section 45.02(2) will be temporarily suspended on East Clinton Avenue from 1:30 p.m. – 5:30 p.m.

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

Dated this 3rd day of August 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Bill Mettee, Senior Planner
Date: August 3, 2026
Subject: Second consideration of an ordinance amending Chapter 165.05, Zoning District Regulations.

Introduction: Staff has continued to review the zoning and subdivision ordinances for potential amendments and located a discrepancy between the Comprehensive Plan and the Zoning Code and proposes to align the two documents.

Background: Section 165 Zoning District Regulations. Adopted on May 18, 2020, Elevate Indianola became the City of Indianola's updated Comprehensive Plan, a document meant to help guide the future growth and development of the city. Within the document are classes of different future land uses for both residential and commercial/industrial growth. The residential classes are divided into three:

- Low-Density Residential
- Low to Medium-Density Residential
- Medium to High-Density Residential

Specifically, each calls out a recommended density, or dwelling units per acre. The Low to Medium-Density Residential classification recommends a density of "up to 15 dwelling units per gross acre" for allowable housing types such as "single-family detached (plus accessory dwelling units), single-family attached (townhomes and row houses), multi-family (condos and apartments) and student housing."

Ordinance Approval:

First Reading: July 20, 2026 - AYES: Rabe, Dalby, Davis, Lane. NAYS: Armstrong, Sones.

Discussion:

Staff was approached with a proposed townhome project. When cross-referencing the recommendations of the comprehensive plan with what is codified in the zoning ordinance, staff found a contradiction relating to townhome development. The zoning code only permits townhomes and row houses to have a density of 10 units per acre, conflicting what the comprehensive plan recommends – "up to 15 dwelling units."

When discussing density standards, it is important that the zoning code implements the vision established in the comprehensive plan. The comprehensive plan answers the question of what the community wants, while the zoning ordinance answers how that vision is carried out. Under Iowa law, zoning regulations are intended to be made in accordance with a comprehensive plan. While the

comprehensive plan itself is generally a policy document rather than a regulatory ordinance, courts and planning best practices recognize it as the foundation for zoning decisions. Aligning density standards between the comprehensive plan and zoning ordinance helps ensure growth is orderly, transparent, and consistent with the community's long-term goals.

The intent of this ordinance amendment is to align the zoning code with the recommendations of the comprehensive plan as it relates to density for townhomes and row homes and update the zoning ordinance to permit up to 15 dwelling units per acres.

Peer Communities Townhome Density standards:

- Waukee: 3,500 sf per unit (12.4 units per acre)
- Altoona: 20 units per acre
- Norwalk: 12 units per acre
- Pleasant Hill: 12 units per acre
- Grimes: 16 units per acre
- Marshalltown: 11.44 to 11.54 per acre
- Newton: 25 units per acre
- Indianola: 10 units (proposing 15 units / acre)

Average = 15.6 units per acre

The Community & Economic Development (CED) Subcommittee heard this proposed amendment at their scheduled meeting on June 19, 2026. The CED Subcommittee was supportive of this change and recommended staff bring it forward for Council consideration.

The Planning and Zoning Commission recommended 5-2 to approve of the zoning code amendment at their July 14, 2026, meeting.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments:

1. Code Amendment Memo - CC
2. ORD Amending Chapter 165.05 Zoning District Regs



COMMUNITY DEVELOPMENT

To: City Council
From: Bill Mettee, Senior Planner
Date: July 15, 2026
Re: Consideration of code amendments

City Council:

Community Development staff has continued to review the zoning and subdivision ordinances and is offering the following recommendations:

1. Section 165 Zoning District Regulations. Adopted on May 18, 2020, Elevate Indianola became the City of Indianola's updated Comprehensive Plan, a document meant to help guide the future growth and development of the city. Within the document are classes of different future land uses for both residential and commercial/industrial growth. The residential classes are divided into three:
 - a. Low-Density Residential
 - b. Low to Medium-Density Residential
 - c. Medium to High-Density Residential

Specifically, each calls out a recommended density, or dwelling units per acre. The Low to Medium-Density Residential classification recommends a density of "up to 15 dwelling units per gross acre" for allowable housing types such as "single-family detached (plus accessory dwelling units), single-family attached (townhomes and row houses), multi-family (condos and apartments) and student housing.

Community Development was approached with a proposed townhome project and when cross-referencing the recommendations of the comprehensive plan against what is codified in the zoning ordinance, staff found a contradiction relating to townhome development. The zoning code only permits townhomes and row houses to have a density of 10 units per acre, conflicting what the comprehensive plan recommends – "up to 15 dwelling units."

The intent of this ordinance amendment is to align the zoning code with the recommendations of the comprehensive plan as it relates to density for townhomes and row homes and update the zoning ordinance to permit up to 15 dwelling units per acres.

The Bulk Regulations chart is below showing the only proposed amendment.

At their July 14 meeting, the Planning Commission recommended to approve the zoning code amendment as presented with a 5-2 vote.

BULK AND DENSITY REGULATION BY BUILDING TYPE	BUILDING TYPE					
	A-1 Zoned Single Family Dwelling	Single Family Dwelling (Detached and Semi- Detached)	Two Family Dwelling	Townhouse or Row Dwelling	Multiple- Family Dwelling (Apartment)	Non- Residential Structure in a Residential Zoning District
Min. Lot Size	15 acres	7,200 sq ft	8,400 sq ft	n/a	n/a	40,000 sq ft
Min. Lot Width ¹	300 ft	60 ft	70 ft	24 ft.	80ft	100 ft
Min. Lot Street Frontage ²	20 ft	20 ft	20 ft	20 ft	20 ft	40 ft
Front Yard Setback ³	40 ft	30 ft	25 ft	25 ft	30 ft.	35 ft.
Side Yard Setback ⁴	10 ft	8 ft min one side, 18 ft total sum of both side yards	10 ft ⁶	8 ft. ⁶	30 ft	30 ft
Rear Yard Setback ⁵	35 ft	35 ft	30 ft	30 ft	30 ft	35 ft
Min. Separation Between Principal Buildings	n/a	n/a	n/a	16 ft side to side, 46 ft back to back or back to side	30 ft	20 ft
Min. Setback from Private Street or Common Private Roadway	n/a	n/a	20 ft from back of curb or street sidewalk whichever is closest	20 ft from back of curb or street sidewalk whichever is closest	n/a	n/a
Min. Setback from the Perimeter of the Development	n/a	n/a	30 ft	30 ft	30 ft	30 ft
Max. Building Height	35 ft	35 ft	35 ft	35 ft	50 ft	40 ft
Min. Open Space	n/a	20%	20%	25%	25%	25%
Max. Dwelling Units Per Acre	0.067	n/a	n/a	10 15	25	n/a

Bill Mettee
Senior Planner

City of Indianola
ORDINANCE NO.

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING CHAPTER 165.05 REGARDING ZONING DISTRICT REGULATIONS

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

SECTION ONE: The Code of Ordinances of the City of Indianola, Chapter 165.05, Zoning District Regulations, shall be and is hereby amended by striking certain language and adopting the underlined the language as follows:

165.05(2) RESIDENTIAL ZONING DISTRICTS BUILDING BULK AND DENSITY REGULATIONS TABLE:

Townhouse or Row Dwelling Density Max. Dwelling Units Per Acre: 40

Townhouse or Row Dwelling Density Max. Dwelling Units Per Acre: 15

RESIDENTIAL ZONING DISTRICTS BUILDING BULK AND DENSITY REGULATIONS TABLE						
BULK AND DENSITY REGULATION BY BUILDING TYPE	BUILDING TYPE					
	A-1 Zoned Single Family Dwelling	Single Family Dwelling (Detached and Semi-Detached)	Two Family Dwelling	Townhouse or Row Dwelling	Multiple-Family Dwelling (Apartment)	Non-Residential Structure in a Residential Zoning District
Min. Lot Size	15 acres	7,200 sq ft	8,400 sq ft	n/a	n/a	40,000 sq ft
Min. Lot Width ¹	300 ft	60 ft	70 ft	24 ft.	80ft	100 ft
Min. Lot Street Frontage ²	20 ft	20 ft	20 ft	20 ft	20 ft	40 ft
Front Yard Setback ³	40 ft	30 ft	25 ft	25 ft	30 ft.	35 ft.

Side Yard Setback⁴	10 ft	8 ft min one side, 18 ft total sum of both side yards	10 ft ⁶	8 ft. ⁶	30 ft	30 ft
Rear Yard Setback⁵	35 ft	35 ft	30 ft	30 ft	30 ft	35 ft
Min. Separation Between Principal Buildings	n/a	n/a	n/a	16 ft side to side, 46 ft back to back or back to side	30 ft	20 ft
Min. Setback from Private Street or Common Private Roadway	n/a	n/a	20 ft from back of curb or street sidewalk whichever is closest	20 ft from back of curb or street sidewalk whichever is closest	n/a	n/a
Min. Setback from the Perimeter of the Development	n/a	n/a	30 ft	30 ft	30 ft	30 ft
Max. Building Height	35 ft	35 ft	35 ft	35 ft	50 ft	40 ft
Min. Open Space	n/a	20%	20%	25%	25%	25%
Max. Dwelling Units Per Acre	0.067	n/a	n/a	40 15	25	n/a

¹ Measured at the front yard building setback line

² Postage Stamp Lots: Direct street frontage not required; All yard setbacks for postage stamp lots shall be 5 ft, excluding shared walls located along a common lot line

³ Front stoops, stairs, decks and porches may encroach up to 6 ft into the required front yard setback

⁴ Horizontally projecting roof overhangs and other similar building projections may extend up to 3 ft into a required side yard setback provided no part of a building is closer than 5 ft to a lot line

⁵ Stoops, stairs, decks, and patios, not enclosed or covered by a roof, may encroach up to 20 ft into the required rear setback

⁶ Zero feet from common lot lines of attached structures

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

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

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

Passed by the City Council on the _____ day of _____, 2026, and approved
this _____ day of _____, 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

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



MEMORANDUM

To: Mayor and City Council
From: Bryce Johnson, Community and Economic Development Director
Date: August 3, 2026
Subject: Second consideration of an ordinance amending Chapter 171, Parkland Dedication.

Introduction: Second reading 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.

Ordinance Approval:

First Reading: July 20, 2026 - AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None.

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 the metro area. Staff proposes 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
Bondurant	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	7 acres / 1,000 residents	0.007	2.4
proposed		equal to avg	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.

On June 15, 2026, City Council reviewed the proposed amendment as a discussion item, which was unanimously supported.

Next Steps:

- 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 approval.

Attachments:

1. Parkland Dedication Amendment_05-06-2026
2. ORD Amending Chapter 171 Parkland Dedication

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.

ORDINANCE NO. 2026- _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING CHAPTER 171 REGARDING PARKLAND DEDICATION REGULATIONS

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

SECTION ONE: The Code of Ordinances of the City of Indianola, Chapter 171, Parkland Dedication Regulations, shall be and is hereby amended by striking certain language and adopting the underlined the language as follows:

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.~~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.~~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

$$(120\text{-units}) \times (2.4\text{ residents}) \times (0.\text{007}\text{016 acres/resident}) = \text{2.02}\text{4.61 acres}$$

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.

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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.

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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:

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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.

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

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

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

Passed by the City Council on the _____ day of _____, 2026, and approved this _____ day of _____, 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

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



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: August 3, 2026
Subject: Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance, and levying a tax to pay the Notes.

Introduction: Staff recommends approval of the resolution for borrowing on the IWC Improvement Project.

Background: On March 23, 2026, Council approved an amendment to the Hillcrest Downtown Unified Urban Plan. This amendment added an urban renewal project under the plan for the Wellness Campus. The improvements to the Wellness Center are expected to include, but are not limited to, the following:

- Installation of entry access system
- HVAC automation communications migration
- HVAC unit repair and/or replacement
- Plumbing, mechanical and electrical updating
- Flooring repair and/or replacement
- Roof repair and/or replacement
- IWC competition pool painting and rebuild.

The costs of this project being reimbursed through Tax Increment Financing (TIF) are expected not to exceed \$2,500,000.

On April 6, 2026, Council approved a resolution instituting proceedings to take additional action for the issuance of \$2.5 million general obligation urban renewal capital loan notes on a vote of 6-0.

At the July 20, 2026, meeting, council directed staff to bring forward the resolutions on borrowing for council approval.

Discussion: Rates and terms were solicited from local financial institutions. TruBank had the best rates and terms for a five-year taxable loan. Local borrowing keeps interest paid within the Indianola community. The taxable portion of the bond allows the City to be able to consider expanding the uses of the facility once the non-taxable bonds are paid off in a couple of years.

The improvements made to the Wellness Campus will ensure the facility stays up-to-date and functioning properly for years to come. These improvements and replacement of weight and cardio equipment may also lead to an increase in membership revenues.

Budget Impact: \$2.5 million to be repaid in TIF revenue. Financial models were run to verify there is enough TIF revenue to meet all obligations under this urban renewal area.

Recommendation: Staff recommends approval.

Attachments: 1. Res 2026- Approving and authorizing loan agreement issuance \$2,500,000 taxable GO capital loan notes series 2026A

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

\$2,500,000 Taxable General Obligation Capital Loan Notes, Series 2026A

- Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance, and levying a tax to pay the Notes.

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

August 3, 2026

The City Council of the City of Indianola, State of Iowa, met in _____
session, in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at _____
_____.M., on the above date. There were present Mayor _____, in the chair, and the
following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AGREEMENT AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF \$2,500,000 TAXABLE GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2026A, AND LEVYING A TAX TO PAY SAID NOTES" and moved that it be adopted. Council Member _____ seconded the motion to adopt, and the roll being called thereon, the vote was as follows:

AYES: _____

NAYS: _____

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

RESOLUTION APPROVING AND AUTHORIZING A FORM
OF LOAN AGREEMENT AND AUTHORIZING AND
PROVIDING FOR THE ISSUANCE OF \$2,500,000 TAXABLE
GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES
2026A, AND LEVYING A TAX TO PAY SAID NOTES

WHEREAS, the Issuer is duly incorporated, organized and exists under and by virtue of the laws and Constitution of the State of Iowa; and

WHEREAS, the Issuer is in need of funds to pay costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403 and the Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area, as amended, including the improving and equipping of the Wellness Center, essential corporate urban renewal purpose project(s), and it is deemed necessary and advisable that the City issue Taxable General Obligation Capital Loan Notes, for such purpose(s) to the amount of not to exceed \$2,500,000 as authorized by Sections 384.24A and 384.25 of the Code of Iowa; and

WHEREAS, pursuant to notice published as required by Sections 384.24A and 384.25 this Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of said Notes, and all objections, if any, to such Council action made by any resident or property owner of the City were received and considered by the Council; and no petition having been filed, it is the decision of the Council that additional action be taken for the issuance of said Notes for such purpose(s), and that such action is considered to be in the best interests of the City and the residents thereof; and

WHEREAS, the above mentioned Notes were heretofore sold by private sale and action should now be taken to issue said Notes conforming to the terms and conditions of the proposal now accepted by the City.

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

Section 1. Definitions. The following terms shall have the following meanings in this Resolution unless the text expressly or by necessary implication requires otherwise:

- "Issuer" and "City" shall mean the City of Indianola, State of Iowa.
- "Loan Agreement" shall mean a Loan Agreement between the Issuer and a lender or lenders in substantially the form attached to and approved by this Resolution.
- "Note Fund" shall mean the fund created in Section 3 of this Resolution.
- "Notes" shall mean \$2,500,000 Taxable General Obligation Capital Loan Notes, Series 2026A, authorized to be issued by this Resolution.
- "Paying Agent" shall mean the City Clerk, or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein as Issuer's agent to provide for the payment of principal of and interest on the Notes as the same shall become due.
- "Project" shall mean the costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403 and the Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area, as amended, including the improving and equipping of the Wellness Center.
- "Project Fund" shall mean the fund required to be established by this Resolution for the deposit of the proceeds of the Notes.
- "Registrar" shall mean the City Clerk of Indianola, Iowa, or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein with respect to maintaining a register of the owners of the Notes. Unless otherwise specified, the Registrar shall also act as Transfer Agent for the Notes.
- "Resolution" shall mean this resolution authorizing the Notes.
- "Treasurer" shall mean the City Clerk or such other officer as shall succeed to the same duties and responsibilities with respect to the recording and payment of the Notes issued hereunder.

Section 2. Levy and Certification of Annual Tax; Other Funds to be Used.

a) Levy of Annual Tax. That for the purpose of providing funds to pay the principal and interest of the Notes hereinafter authorized to be issued, there is hereby levied for each future year the following direct annual tax on all of the taxable property in the City of Indianola, State of Iowa, to-wit:

AMOUNT	FISCAL YEAR (JULY 1 TO JUNE 30) YEAR OF COLLECTION
\$568,263.89*	2026/2027
\$571,500.00	2027/2028
\$573,000.00	2028/2029
\$573,250.00	2029/2030
\$572,250.00	2030/2031

* Payable from available cash on hand.

(NOTE: For example the levy to be made and certified against the taxable valuations of January 1, 2025 will be collected during the fiscal year commencing July 1, 2026.)

b) Resolution to be Filed With County Auditor. A certified copy of this Resolution shall be filed with the Auditor of Warren County, Iowa and the Auditor is hereby instructed in and for each of the years as provided, to levy and assess the tax hereby authorized in Section 2 of this Resolution, in like manner as other taxes are levied and assessed, and such taxes so levied in and for each of the years aforesaid be collected in like manner as other taxes of the City are collected, and when collected be used for the purpose of paying principal and interest on said Notes issued in anticipation of the tax, and for no other purpose whatsoever.

c) Additional City Funds Available. Principal and interest coming due at any time when the proceeds of said tax on hand shall be insufficient to pay the same shall be promptly paid when due from current funds of the City available for that purpose and reimbursement shall be made from such special fund in the amounts thus advanced.

Section 3. Note Fund. Said tax shall be assessed and collected each year at the same time and in the same manner as, and in addition to, all other taxes in and for the City, and when collected they shall be converted into a special fund within the Debt Service Fund to be known as the "2026 GENERAL OBLIGATION CAPITAL LOAN NOTE FUND NO. 1" (the "Note Fund"), which is hereby pledged for and shall be used only for the payment of the principal of and interest on the Notes hereinafter authorized to be issued; and also there shall be apportioned to said fund its proportion of taxes received by the City from property that is centrally assessed by the State of Iowa.

Section 4. Application of Note Proceeds. Proceeds of the Notes, other than accrued interest except as may be provided below, shall be credited to the Project Fund and expended therefrom for the purposes of issuance. Any amounts on hand in the Project Fund shall be

available for the payment of the principal of or interest on the Notes at any time that other funds shall be insufficient to the purpose, in which event such funds shall be repaid to the Project Fund at the earliest opportunity. Any balance on hand in the Project Fund and not immediately required for its purposes may be invested not inconsistent with limitations provided by law or this Resolution.

Section 5. Investment of Note Fund Proceeds. All moneys held in the Note Fund, provided for by Section 3 of this Resolution shall be invested in investments permitted by Chapter 12B, Code of Iowa, as amended, or deposited in financial institutions which are members of the Federal Deposit Insurance Corporation and the deposits in which are insured thereby and all such deposits exceeding the maximum amount insured from time to time by FDIC or its equivalent successor in any one financial institution shall be continuously secured in compliance with Chapter 12C of the Code of Iowa, as amended, or otherwise by a valid pledge of direct obligations of the United States Government having an equivalent market value. All such interim investments shall mature before the date on which the moneys are required for payment of principal of or interest on the Notes as herein provided.

Section 6. Note Details, Execution and Redemption.

a) Note Details. Taxable General Obligation Capital Loan Notes of the City in the amount of \$2,500,000, shall be issued to evidence the obligations of the Issuer under the Loan Agreement pursuant to the provisions of Sections 384.24A and 384.25 of the Code of Iowa for the aforesaid purposes. The Note shall be issued as a single note and shall be secured equally and ratably from the sources provided in Section 3 of this Resolution. The Note shall be designated "TAXABLE GENERAL OBLIGATION CAPITAL LOAN NOTE, SERIES 2026A", be dated August 18, 2026, and bear interest from the date thereof, until payment thereof, at the office of the Paying Agent, said interest payable on December 1, 2026, and semiannually thereafter on the 1st day of June and December in each year until maturity at the rates hereinafter provided.

The Note shall be executed by the manual or facsimile signature of the Mayor and attested by the manual or facsimile signature of the Clerk, and impressed or printed with the seal of the City and shall be fully registered as to both principal and interest as provided in this Resolution; principal, interest and premium, if any, shall be payable at the office of the Paying Agent by mailing of a check to the registered owner of the Note. The Note shall be in the denomination of \$5,000 or multiples thereof. The Note shall mature and bear interest as follows:

<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Maturity June 1st</u>
\$2,500,000	5.000%	2031*

*Term Note

b) Redemption.

i. Optional Redemption. The Note may be called for optional redemption by the Issuer on at time, and paid from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

Thirty days' written notice of redemption shall be given to the registered owner of the Note. Failure to give written notice to any registered owner of the Notes or any defect therein shall not affect the validity of any proceedings for the redemption of the Notes. All Notes or portions thereof called for redemption will cease to bear interest after the specified redemption date, provided funds for their redemption are on deposit at the place of payment. Written notice will be deemed completed upon transmission to the owner of record.

If selection by lot within a maturity is required, the Registrar shall designate the Notes to be redeemed by random selection of the names of the registered owners of the entire annual maturity until the total amount of Notes to be called has been reached.

ii. Mandatory Payment and Redemption of the Term Note. The Term Note is subject to mandatory redemption prior to maturity at a price equal to 100% of the portion of the principal amount thereof to be redeemed plus accrued interest at the redemption date on June 1st of each of the years in the principal amount set opposite each year in the following schedule:

Term Note		
Principal Amount	Interest Rate	Maturity June 1 st
\$470,000	5.000%	2027
\$470,000	5.000%	2028
\$495,000	5.000%	2029
\$520,000	5.000%	2030
\$545,000	5.000%	2031*

*Final Maturity

The principal amount of the Term Note may be reduced through the earlier optional redemption, with any partial optional redemption of the Term Note credited against future mandatory redemption requirements for such Term Notes in such order as the City shall determine.

c) Urban Renewal Purposes.

The Notes are hereby declared to be issued for essential public and governmental purposes for qualified urban renewal projects.

Section 7. Registration of Notes; Appointment of Registrar; Transfer; Ownership; Delivery; and Cancellation.

a) Registration. The ownership of Notes may be transferred only by the making of an entry upon the books kept for the registration and transfer of ownership of the Notes, and in no other way. The City Clerk is hereby appointed as Note Registrar under the terms of this Resolution. Registrar shall maintain the books of the Issuer for the registration of ownership of the Notes for the payment of principal of and interest on the Notes as provided in this Resolution. All Notes shall be negotiable as provided in Article 8 of the Uniform Commercial Code and Section 384.31 of the Code of Iowa, subject to the provisions for registration and transfer contained in the Notes and in this Resolution.

b) Transfer. The ownership of any Note may be transferred only upon the Registration Books kept for the registration and transfer of Notes and only upon surrender thereof at the office of the Registrar together with an assignment duly executed by the holder or his duly authorized attorney in fact in such form as shall be satisfactory to the Registrar, along with the address and social security number or federal employer identification number of such transferee (or, if registration is to be made in the name of multiple individuals, of all such transferees). In the event that the address of the registered owner of a Note (other than a registered owner which is the nominee of the broker or dealer in question) is that of a broker or dealer, there must be disclosed on the Registration Books the information pertaining to the registered owner required above. Upon the transfer of any such Note, a new fully registered Note, of any denomination or denominations permitted by this Resolution in aggregate principal amount equal to the unmatured and unredeemed principal amount of such transferred fully registered Note, and bearing interest at the same rate and maturing on the same date or dates shall be delivered by the Registrar.

c) Registration of Transferred Notes. In all cases of the transfer of the Notes, the Registrar shall register, at the earliest practicable time, on the Registration Books, the Notes, in accordance with the provisions of this Resolution.

d) Ownership. As to any Note, the person in whose name the ownership of the same shall be registered on the Registration Books of the Registrar shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any such Notes and the premium, if any, and interest thereon shall be made only to or upon the order of the registered owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note, including the interest thereon, to the extent of the sum or sums so paid.

e) Cancellation. All Notes which have been redeemed shall not be reissued but shall be cancelled by the Registrar. All Notes which are cancelled by the Registrar shall be destroyed and a certificate of the destruction thereof shall be furnished promptly to the Issuer; provided that if the Issuer shall so direct, the Registrar shall forward the cancelled Notes to the Issuer.

f) Non-Presentation of Notes. In the event any payment check, wire, or electronic transfer of funds representing payment of principal of or interest on the Notes is returned to the Paying Agent or if any note is not presented for payment of principal at the maturity or redemption date, if funds sufficient to pay such principal of or interest on Notes shall have been made available to the Paying Agent for the benefit of the owner thereof, all liability of the Issuer to the owner thereof for such interest or payment of such Notes shall forthwith cease, terminate and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the owner of such Notes who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Resolution or on, or with respect to, such interest or Notes. The Paying Agent's obligation to hold such funds shall continue for a period equal to two years and six months following the date on which such interest or principal became due, whether at maturity, or at the date fixed for redemption thereof, or otherwise, at which time the Paying Agent shall surrender any remaining funds so held to the Issuer, whereupon any claim under this Resolution by the Owners of such interest or Notes of whatever nature shall be made upon the Issuer.

g) Registration and Transfer Fees. The Registrar may furnish to each owner, at the Issuer's expense, one note for each annual maturity. The Registrar shall furnish additional Notes in lesser denominations (but not less than the minimum denomination) to an owner who so requests.

Section 8. Reissuance of Mutilated, Destroyed, Stolen or Lost Notes. In case any outstanding Note shall become mutilated or be destroyed, stolen or lost, the Issuer shall at the request of Registrar authenticate and deliver a new Note of like tenor and amount as the Note so mutilated, destroyed, stolen or lost, in exchange and substitution for such mutilated Note to Registrar, upon surrender of such mutilated Note, or in lieu of and substitution for the Note destroyed, stolen or lost, upon filing with the Registrar evidence satisfactory to the Registrar and Issuer that such Note has been destroyed, stolen or lost and proof of ownership thereof, and upon furnishing the Registrar and Issuer with satisfactory indemnity and complying with such other reasonable regulations as the Issuer or its agent may prescribe and paying such expenses as the Issuer may incur in connection therewith.

Section 9. Record Date. Payments of principal and interest, otherwise than upon full redemption, made in respect of any Note, shall be made to the registered holder thereof or to their designated agent as the same appear on the books of the Registrar on the 15th day of the month preceding the payment date. All such payments shall fully discharge the obligations of the Issuer in respect of such Notes to the extent of the payments so made. Upon receipt of the final payment of principal, the holder of the Note shall surrender the Note to the Paying Agent.

Section 10. Execution, Authentication and Delivery of the Notes. Upon the adoption of this Resolution, the Mayor and Clerk shall execute the Notes by their manual or authorized signature and deliver the Notes to the Registrar, who shall authenticate the Notes and deliver the same to or upon order of the Purchaser. No Note shall be valid or obligatory for any purpose or shall be entitled to any right or benefit hereunder unless the Registrar shall duly endorse and execute on such Note a Certificate of Authentication substantially in the form of the Certificate herein set forth. Such Certificate upon any Note executed on behalf of the Issuer shall be conclusive evidence that the Note so authenticated has been duly issued under this Resolution and that the holder thereof is entitled to the benefits of this Resolution.

Section 11. Right to Name Substitute Paying Agent or Registrar. Issuer reserves the right to name a substitute, successor Registrar or Paying Agent upon giving prompt written notice to each registered noteholder.

Section 12. Form of Note. Note shall be printed substantially in the form as follows:

"STATE OF IOWA"
"COUNTY OF WARREN"
"CITY OF INDIANOLA"
"TAXABLE GENERAL OBLIGATION CAPITAL LOAN NOTE"
"SERIES 2026A"
ESSENTIAL CORPORATE URBAN RENEWAL PURPOSE

Rate: 5.000%
Maturity: June 1, 2031
Note Date: August 18, 2026
"Registered"
Certificate No. 1
Principal Amount: \$2,500,000

The City of Indianola, State of Iowa, a municipal corporation organized and existing under and by virtue of the Constitution and laws of the State of Iowa (the "Issuer"), for value received, promises to pay from the source and as hereinafter provided, on the maturity date indicated above, to

TRUBANK

or registered assigns, the principal sum of TWO MILLION FIVE HUNDRED THOUSAND DOLLARS in lawful money of the United States of America, in accordance with the debt service schedule attached hereto as Exhibit A, at the office of the City Clerk, Paying Agent of this issue, or its successor, with interest on the sum from the date hereof until paid at the rate per annum shown on attached Exhibit A, payable on December 1, 2026, and semiannually thereafter on the 1st day of June and December in each year.

Interest and principal shall be paid to the registered holder of the Note as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding such

interest payment date. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

THE HOLDERS OF THE NOTES SHOULD TREAT THE INTEREST AS SUBJECT TO FEDERAL INCOME TAXATION.

This Note is issued pursuant to the provisions of Sections 384.24A and 384.25 of the Code of Iowa, for the purpose of paying costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403 and the Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area, as amended, including the improving and equipping of the Wellness Center, and in order to evidence the obligations of the Issuer under a certain Loan Agreement dated the date hereof, in conformity to a Resolution of the Council of said City duly passed and approved. For a complete statement of the funds from which and the conditions under which this Note is payable, and the general covenants and provisions pursuant to which this Note is issued, reference is made to the above described Loan Agreement and Resolution.

The Note may be called for optional redemption by the Issuer and paid before maturity at any time, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

Thirty days' written notice of redemption shall be given to the registered owner of the Note. Failure to give written notice to any registered owner of the Notes or any defect therein shall not affect the validity of any proceedings for the redemption of the Notes. All notes or portions thereof called for redemption will cease to bear interest after the specified redemption date, provided funds for their redemption are on deposit at the place of payment. Written notice will be deemed completed upon transmission to the owner of record.

If selection by lot within a maturity is required, the Registrar shall designate the Notes to be redeemed by random selection of the names of the registered owners of the entire annual maturity until the total amount of Notes to be called has been reached.

Ownership of this Note may be transferred only by transfer upon the books kept for such purpose by the City Clerk, the Registrar. Such transfer on the books shall occur only upon presentation and surrender of this Note at the office of the Registrar as designated below, together with an assignment duly executed by the owner hereof or his duly authorized attorney in the form as shall be satisfactory to the Registrar. Issuer reserves the right to substitute the Registrar and Paying Agent but shall, however, promptly give notice to registered Noteholders of such change. All notes shall be negotiable as provided in Article 8 of the Uniform Commercial Code and Section 384.31 of the Code of Iowa, subject to the provisions for registration and transfer contained in the Note Resolution.

And it is hereby represented and certified that all acts, conditions and things requisite, according to the laws and Constitution of the State of Iowa, to exist, to be had, to be done, or to be performed precedent to the lawful issue of this Note, have been existent, had, done and

performed as required by law; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the territory of the Issuer for the payment of the principal and interest of this Note as the same will respectively become due; that such taxes have been irrevocably pledged for the prompt payment hereof, both principal and interest; and the total indebtedness of the Issuer including this Note, does not exceed the constitutional or statutory limitations.

IN TESTIMONY WHEREOF, the Issuer by its Council, has caused this Note to be signed by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk, with the seal of the City printed or impressed hereon, and to be authenticated by the manual signature of an authorized representative of the Registrar, the City Clerk, Indianola, Iowa.

Date of authentication: August 18, 2026

This is one of the Notes described in the within mentioned Resolution, as registered by the City Clerk.

CITY CLERK, Registrar

By: _____

Authorized Signature

Registrar and Transfer Agent: City Clerk

Paying Agent: City Clerk

SEE REVERSE FOR CERTAIN DEFINITIONS

(Seal)

(Signature Block)

CITY OF INDIANOLA, STATE OF IOWA

By: _____ (manual or facsimile signature)

Mayor

ATTEST:

By: _____ (manual or facsimile signature)

City Clerk

(Information Required for Registration)

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ (Social Security or Tax Identification No. _____) the within Note and does hereby irrevocably constitute and appoint _____ attorney in fact to transfer the said Note on the books kept for registration of the within Note, with full power of substitution in the premises.

Dated: _____

(Person(s) executing this Assignment sign(s) here)

SIGNATURE)
GUARANTEED) _____

IMPORTANT - READ CAREFULLY

The signature(s) to this Power must correspond with the name(s) as written upon the face of the certificate(s) or note(s) in every particular without alteration or enlargement or any change whatever. Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signature to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.

INFORMATION REQUIRED FOR REGISTRATION OF TRANSFER

Name of Transferee(s) _____
Address of Transferee(s) _____
Social Security or Tax Identification
Number of Transferee(s) _____
Transferee is a(n):
Individual* _____ Corporation _____
Partnership _____ Trust _____

*If the Note is to be registered in the names of multiple individual owners, the names of all such owners and one address and social security number must be provided.

The following abbreviations, when used in the inscription on the face of this Note, shall be construed as though written out in full according to applicable laws or regulations:

TEN COM - as tenants in common

TEN ENT - as tenants by the entireties

JT TEN - as joint tenants with rights of survivorship and not as tenants in common

IA UNIF TRANS MIN ACT - Custodian
 (Cust) (Minor)
 Under Iowa Uniform Transfers to Minors Act.....
 (State)

ADDITIONAL ABBREVIATIONS MAY
ALSO BE USED THOUGH NOT IN THE ABOVE LIST

(End of form of Note)

Section 13. Loan Agreement and Closing Documents. The form of Loan Agreement in substantially the form attached to this Resolution is hereby approved and is authorized to be executed and issued on behalf of the Issuer by the Mayor and attested by the City Clerk. The Mayor and City Clerk are authorized and directed to execute, attest, seal and deliver for and on behalf of the City any other additional certificates, documents, or other papers and perform all other acts, including without limitation the execution of all closing documents, as they may deem necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

Section 14. Contract Between Issuer and Purchaser. This Resolution constitutes a contract between said City and the purchaser of the Note.

Section 15. Repeal of Conflicting Resolutions or Ordinances. All ordinances and resolutions and parts of ordinances and resolutions in conflict herewith are hereby repealed.

Section 16. Severability Clause. If any section, paragraph, clause or provision of this Resolution be held invalid, such invalidity shall not affect any of the remaining provisions hereof, and this Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this 3rd day of August, 2026.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF WARREN)

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

(SEAL)

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MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: August 3, 2026
Subject: Resolution approving a professional services agreement with HR Green for Fiscal Year 27 On-Call General Wastewater Engineering Services.

Introduction: This resolution seeks City Council approval of an on-call engineering services agreement with HR Green, Inc. for the current fiscal year 2026–2027. The agreement is structured not to exceed \$50,000 and is intended to provide general wastewater engineering support to the Water Resource Recovery Department.

Background: HR Green, Inc. has served as an engineering partner for the City of Indianola in recent years. Their work has supported a variety of infrastructure needs, including regulatory compliance, capital planning, and technical review of development projects. The nature of this agreement is flexible, allowing the WRRD to request assistance as needed while ensuring alignment with City standards and policies.

Discussion: This agreement enables HR Green to provide engineering services including evaluating infrastructure, advising on state regulations, assisting with permits and funding strategies, and supporting small projects or portions of larger projects. They also help with treatment plant optimization and efforts to reduce infiltration and inflow.

Because this is an on-call agreement without a fixed scope, the total amount is capped at \$50,000 unless amended by mutual written consent. This agreement ensures that the City has timely access to essential engineering expertise, which supports both day-to-day operations and long-term infrastructure planning.

The City Attorney reviewed the agreement and worked with HR Green on several revisions, such as locking in fees for the duration of the agreement and including minimum levels of insurance.

Budget Impact: General engineering services were included in the FY27 budget.

Recommendation: Staff recommends approval.

Attachments:

1. Res 2026- Approving professional service agreement with HR Green_WRRD
2. HR Green_Wastewater_Engineering

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH HR GREEN
FOR FISCAL YEAR 27 ON-CALL GENERAL WASTEWATER ENGINEERING SERVICES**

WHEREAS, the City Indianola, Iowa, needs to engage a professional engineering consultant to provide ongoing and on-call general wastewater engineering services to support various infrastructure, compliance, engineering, and development projects needed by the Water Resource Recovery Department in a timely manner; and

WHEREAS, HR Green, Inc. has prepared and presented an agreement for those professional services for an authorized annual amount not to exceed \$50,000; and

WHEREAS, after a review of the professional services agreement submitted by HR Green, Inc., the City Council believes it to be in the best interest of the City to engage HR Green, Inc. for general wastewater engineering services; and

WHEREAS the term of said agreement shall run from July 1, 2026, through June 30, 2027, providing continuity of service for the full fiscal year; and

WHEREAS funds for these services have been budgeted within the Sewer Capital Fund.

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

1. The Professional Services Agreement between the City of Indianola and HR Green, Inc. for an authorized annual amount not to exceed \$50,000 during fiscal year 27 is hereby approved; and
2. The Mayor is authorized and directed to execute the agreement on behalf of the City, and the City Clerk is authorized to attest and seal the same.

PASSED this 3rd day of August 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



PROFESSIONAL SERVICES AGREEMENT

For

2026-2027 Wastewater Engineering Services

HR Green Project Number: 2603019

City of Indianola
110 North 1st Street
Indianola, Iowa 50125-0299
(515) 961-9410

Joe Frankl, Project Manager
HR Green, Inc.
5525 Merle Hay Road
Johnston, IA 50131

July 16, 2026

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THIS **AGREEMENT** is between City of Indianola, Iowa (hereafter "CLIENT") and HR GREEN, INC. (hereafter "COMPANY").

1.0 Project Understanding

1.1 General Understanding

The CLIENT has retained COMPANY to provide general engineering services (the "Project").

This agreement is intended to be for ongoing engineering services support and therefore does not have a defined scope of services. The following Scope of Services identifies services that may be provided by the COMPANY upon request but is not intended to be inclusive of all services that may be provided. Additional related engineering services not identified below may also be provided upon request.

It is anticipated that separate agreements, outside of this general engineering services agreement, will be executed for individual projects or tasks where the anticipated total hours of effort will exceed 80 hours of services.

2.0 Scope of Services

The CLIENT agrees to employ COMPANY to perform the following services:

Regulatory & Compliance Services

- Iowa DNR Advisory Services — Advisory support regarding IDNR regulations, permit positions, and agency coordination
- NPDES/Wastewater Discharge Permit Compliance — Assistance with permit applications, renewals, discharge monitoring reports, effluent sampling requirements, and annual compliance filings
- Permitting Assistance — Support for miscellaneous local, state, and federal permits related to wastewater infrastructure

Treatment Plant Services

- Treatment Plant Optimization — Evaluation and recommendations to improve operational efficiency, effluent quality, and energy performance
- Equipment Evaluation & Replacement — Assistance with condition assessment of existing equipment and selection of replacement equipment
- Pilot Testing Assistance — Support for pilot testing of new wastewater treatment equipment or technologies
- Minor Project Design & Bidding — Preparation of plans, specifications, and bidding documents for minor treatment plant or collection system projects (generally less than \$100,000 in construction cost) where the City solicits quotes or acts as its own contractor

Collection System Services

- Hydraulic Model Support — Application of the City's hydraulic model to evaluate collection system capacity for new developments, identify capacity deficiencies, and prioritize rehabilitation needs such as sewer lining and pipe replacement
- Rehabilitation Planning & Cost Opinions — Development of project-level rehabilitation recommendations and preliminary cost opinions to support the City's capital planning process
- Infrastructure Condition Assessments — Evaluation of collection system condition including review of inspection data and system performance
- Infiltration & Inflow (I&I) Programming — Investigation, analysis, and recommendations for elimination of I&I in the sanitary sewer collection system
- Asset Management Support — Assistance with condition data collection, maintenance prioritization, and long-term asset management planning for collection system infrastructure
- GIS Services — Field data collection and GIS support for sanitary sewer infrastructure

Development Review

- Sanitary Sewer Plan Review — Review of sanitary sewer design plans, specifications, and supporting calculations for proposed development projects for conformance with City standards, Iowa SUDAS, and Indianola Supplemental Specifications

General Support

- Project Financing Assistance — Identification of and application assistance for wastewater infrastructure funding, including SRF loans, USDA programs, and state and federal grants
- Technical Proposal Review — Review of technical proposals, vendor submittals, and equipment specifications on behalf of the City
- Subcontractor Coordination — Assistance with engaging and coordinating subcontractors for geotechnical, surveying, or other specialty services
- Assistance on City or Third-Party Projects — Support on a minor aspect of a larger project not designed by HR Green (e.g., construction observation, electrical service review)
- Attend Council Meetings — As requested to present findings or support staff
- Other services requested by CLIENT.

3.0 Deliverables and Schedules Included in this Agreement

Deliverables will be based on the direction given by the CLIENT for the services requested and may include technical memorandum, calculations, reports, presentations, emails, and other as needed to deliver requested assignments.

As the assignment requires and the Client requests, COMPANY will develop a schedule for completion of services. The schedule prepared to include reasonable allowances for review and approval times required by the CLIENT and public authorities having jurisdiction over the project. This schedule shall be equitably adjusted as the project progresses, allowing for changes in the scope of the project requested by the CLIENT or for delays or other causes beyond the control of COMPANY.

4.0 Items not included in Agreement/Supplemental Services

Supplemental services not included in the AGREEMENT can be provided by COMPANY under separate agreement, if desired.

5.0 Client Responsibilities

CLIENT must authorize COMPANY to do work by specific task up to the maximum value of this agreement. Authorization must be in written form.

6.0 Professional Services Fee

6.1 Fees

The fee for services will be based on COMPANY standard hourly rates current at the time the AGREEMENT is signed and shall remain in effect for the duration of this AGREEMENT. Non-salary expenses directly attributable to the project such as: (1) living and traveling expenses of employees when away from the home office on business connected with the project; (2) identifiable communication expenses; (3) identifiable reproduction costs applicable to the work; and (4) outside services will be charged in accordance with the rates current at the time the service is done.

Since this agreement does not have a defined scope of services, accordingly this agreement will have a maximum value of \$50,000.00 unless subsequently amended upon mutual written consent, but will be based on hourly rates and applicable expenses as indicated below for ongoing services requested by the Client.

6.2 Term of Agreement

This agreement regarding general engineering services will be in affect from the date of this agreement until June 30, 2027, unless terminated in accordance with the terms of this agreement.

The COMPANY may request an increase of the existing hourly billing rates on an annual basis. All rate changes must be approved in writing by the CLIENT.

6.3 Invoices

Invoices for COMPANY's services shall be submitted, on a monthly basis. Invoices shall be due and payable upon receipt. If any invoice is not paid within 30 days, COMPANY may, without waiving any claim or right against the CLIENT, and without liability whatsoever to the CLIENT, suspend or terminate the performance of services. Accounts unpaid 30 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event any portion of an account remains unpaid 60 days after the billing, COMPANY may institute collection action and the CLIENT shall pay all costs of collection, including reasonable attorney's fees.

6.4 Extra Work

Any work required but not included as part of this contract shall be considered extra work. Extra work will be billed on a Time and Material basis with prior approval of the CLIENT.

6.5 Exclusion

This fee does not include attendance at any meetings or public hearings other than those specifically listed in the Scope of Services. These work items are considered extra and are billed separately on an hourly basis.

6.6 Payment

The CLIENT agrees to pay COMPANY on the following basis:

Per the January 1, 2026 Standard Hourly Rate Schedule as described in Section 6.1 of this Agreement.

7.0 Terms and Conditions

The following Terms and Conditions are incorporated into this AGREEMENT and made a part of it.

7.1 Standard of Care

Services provided by COMPANY under this AGREEMENT will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality.

7.2 Entire Agreement

This AGREEMENT and its attachments constitute the entire understanding between CLIENT and COMPANY relating to COMPANY's services. Any prior or contemporaneous agreements, promises, negotiations, or representations not expressly set forth herein are of no effect. Subsequent modifications or amendments to this AGREEMENT shall be in writing and signed by the parties to this AGREEMENT. If the CLIENT, its officers, agents, or employees request COMPANY to perform extra services pursuant to this AGREEMENT, CLIENT will pay for the additional services even though an additional written agreement is not issued or signed.

7.3 Time Limit and Commencement of Services

This AGREEMENT must be executed within ninety (90) days to be accepted under the terms set forth herein. The services will be commenced immediately upon receipt of this signed AGREEMENT.

7.4 Suspension of Services

If the COMPANY'S services for a particular task are suspended by the CLIENT for more than thirty (30) calendar days, consecutive or in the aggregate, over the term of this AGREEMENT, the COMPANY shall be compensated for all services performed and reimbursable expenses incurred prior to the receipt of notice of suspension. In addition, upon resumption of services, the CLIENT shall compensate the COMPANY for expenses incurred as a result of the suspension and resumption of its services, and the COMPANY'S schedule and fees for the remainder of the project shall be equitably adjusted.

If the CLIENT is in breach of this AGREEMENT, the COMPANY may suspend performance of services upon five (5) calendar days' notice to the CLIENT. The COMPANY shall have no liability to the CLIENT, and the CLIENT agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this AGREEMENT by the CLIENT. Upon receipt of payment in full of all outstanding sums due from the CLIENT, or curing of such other breach which caused the COMPANY to suspend services, the COMPANY shall resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

7.5 Books and Accounts

COMPANY will maintain books and accounts of payroll costs, travel, subsistence, field, and incidental expenses for a period of five (5) years. Said books and accounts will be available at all reasonable times for examination by CLIENT at the corporate office of COMPANY during that time.

7.6 Insurance

COMPANY will maintain insurance for claims under the Worker's Compensation Laws, and from General Liability and Automobile claims for bodily injury, death, or property damage, and Professional Liability insurance caused by the negligent performance by COMPANY's employees of the functions and services required under this AGREEMENT.

7.7 Termination or Abandonment

Either party has the option to terminate this AGREEMENT. In the event of failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, then the obligation to provide further services under this AGREEMENT may be terminated upon seven (7) days' written notice. If any portion of the services is terminated or abandoned by CLIENT, the provisions of this Schedule of Fees and Conditions in regard to compensation and payment shall apply insofar as possible to that portion of the services not terminated or abandoned. If said termination occurs prior to completion of any phase of the project, the fee for services performed during such phase shall be based on COMPANY's reasonable estimate of the portion of such phase completed prior to said termination, plus a reasonable amount to reimburse COMPANY for termination costs.

7.8 Waiver

COMPANY's waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.

7.9 Severability

If any provision of this AGREEMENT is declared invalid, illegal, or incapable of being enforced by any Court of competent jurisdiction, all of the remaining provisions of this AGREEMENT shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.

7.10 Successors and Assigns

All of the terms, conditions, and provisions hereof shall inure to the benefit of and are binding upon the parties hereto, and their respective successors and assigns, provided, however, that no assignment of this AGREEMENT shall be made without written consent of the parties to this AGREEMENT.

7.11 Third-Party Beneficiaries

Nothing contained in this AGREEMENT shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the COMPANY. The COMPANY's services under this AGREEMENT are being performed solely for the CLIENT's benefit, and no other party or entity shall have any claim against the COMPANY because of this AGREEMENT or the performance or nonperformance of services hereunder. The CLIENT and COMPANY agree to require a similar provision in all contracts with contractors, subcontractors, sub-consultants, vendors and other entities involved in this project to carry out the intent of this provision.

7.12 Governing Law and Jurisdiction

The CLIENT and the COMPANY agree that this AGREEMENT and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Iowa without regard to any conflict of law provisions, which may apply the laws of other jurisdictions.

It is further agreed that any legal action between the CLIENT and the COMPANY arising out of this AGREEMENT or the performance of the services shall be brought in a court of competent jurisdiction in the State of Iowa.

7.13 Dispute Resolution

Mediation. In an effort to resolve any conflicts that arise during the performance of a task or project or following the completion of the same, the CLIENT and COMPANY agree that all disputes between them arising out of or relating to this AGREEMENT shall be first be submitted to non-binding mediation before either party initiates litigation unless the parties mutually agree otherwise. Any participation in mediation shall not impair or waive either party's right to pursue any other legal if the dispute is not resolved through mediation. The CLIENT and COMPANY further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with subcontractors, sub-consultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

7.14 Attorney's Fees

If litigation arises for purposes of collecting fees or expenses due under this AGREEMENT, the Court in such litigation shall award reasonable costs and expenses, including attorney fees, to the party justly entitled thereto. In awarding attorney fees, the Court shall not be bound by any Court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and attorney fees paid or incurred in good faith.

7.15 Ownership of Instruments of Service

All reports, plans, specifications, field data, field notes, laboratory test data, calculations, estimates and other documents including all documents on electronic media prepared by COMPANY as instruments of service shall remain the property of COMPANY. COMPANY shall retain these records for a period of five (5) years following completion/submission of the records, during which period they will be made available to the CLIENT at all reasonable times.

7.16 Reuse of Documents

All project documents including, but not limited to, plans and specifications furnished by COMPANY under this Agreement are intended for use on the particularly described project only. Any reuse, without specific written verification or adoption by COMPANY, shall be at the CLIENT's sole risk, and CLIENT shall defend, indemnify and hold harmless COMPANY from all claims, damages and expenses including attorneys' fees arising out of or resulting therefrom.

Under no circumstances shall delivery of electronic files for use by the CLIENT be deemed a sale by the COMPANY, and the COMPANY makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall the COMPANY be liable for indirect or consequential damages as a result of the CLIENT's use or reuse of the electronic files.

7.17 Failure to Abide by Design Documents or To Obtain Guidance

The CLIENT agrees that it would be unfair to hold COMPANY liable for problems that might occur should COMPANY'S plans, specifications or design intents not be followed, or for problems resulting from others' failure to obtain and/or follow COMPANY'S guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are detected or alleged to exist in or as a consequence of implementing COMPANY'S plans, specifications or other instruments of service. Accordingly, the CLIENT waives any claim against COMPANY, and agrees to defend, indemnify and hold COMPANY harmless from any claim for injury or losses that results from failure to follow COMPANY'S plans, specifications or design intent, or for failure to obtain and/or follow COMPANY'S guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities or conflicts contained within or arising as a result of implementing COMPANY'S plans, specifications or other instruments of service. The CLIENT also agrees to compensate COMPANY for any time spent and expenses incurred remedying CLIENT's failures according to COMPANY'S prevailing fee schedule and expense reimbursement policy.

7.18 Opinion of Probable Construction Cost

As part of the Deliverables, COMPANY may submit to the CLIENT an opinion of probable cost required to construct work recommended, designed, or specified by COMPANY, if required by CLIENT. COMPANY is not a construction cost estimator or construction contractor, nor should COMPANY'S rendering an opinion of

probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. This requires COMPANY to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which COMPANY has no control. Given the assumptions which must be made, COMPANY cannot guarantee the accuracy of its opinions of cost, and in recognition of that fact, the CLIENT waives any claim against COMPANY relative to the accuracy of COMPANY'S opinion of probable construction cost.

7.19 Design Information in Electronic Form

Because electronic file information can be easily altered, corrupted, or modified by other parties, either intentionally or inadvertently, without notice or indication, COMPANY reserves the right to remove itself from its ownership and/or involvement in the material from each electronic medium not held in its possession. CLIENT shall retain copies of the work performed by COMPANY in electronic form only for information and use by CLIENT for the specific purpose for which COMPANY was engaged. Said material shall not be used by CLIENT or transferred to any other party, for use in other projects, additions to the original project, or any other purpose for which the material was not strictly intended by COMPANY without COMPANY's express written permission. Any unauthorized use or reuse or modifications of this material shall be at CLIENT'S sole risk. Furthermore, the CLIENT agrees to defend, indemnify, and hold COMPANY harmless from all claims, injuries, damages, losses, expenses, and attorneys' fees arising out of the modification or reuse of these materials.

The CLIENT recognizes that designs, plans, and data stored on electronic media including, but not limited to computer disk, magnetic tape, or files transferred via email, may be subject to undetectable alteration and/or uncontrollable deterioration. The CLIENT, therefore, agrees that COMPANY shall not be liable for the completeness or accuracy of any materials provided on electronic media after a 30-day inspection period, during which time COMPANY shall correct any errors detected by the CLIENT to complete the design in accordance with the intent of the contract and specifications. After 40 days, at the request of the CLIENT, COMPANY shall submit a final set of sealed drawings, and any additional services to be performed by COMPANY relative to the submitted electronic materials shall be subject to separate agreement. The CLIENT is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by the COMPANY and electronic files, the signed or sealed hard-copy construction documents shall govern.

7.20 Information Provided by Others

The CLIENT shall furnish, at the CLIENT's expense, all information, requirements, reports, data, surveys and instructions required by this AGREEMENT. The COMPANY may use such information, requirements, reports, data, surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof. The COMPANY shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the CLIENT and/or the CLIENT's consultants and contractors.

COMPANY is not responsible for accuracy of any plans, surveys or information of any type including electronic media prepared by any other consultants, etc. provided to COMPANY for use in preparation of plans. The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the COMPANY from any damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising out of or connected in any way with the services performed by other consultants engaged by the CLIENT.

COMPANY is not responsible for accuracy of topographic surveys provided by others. A field check of a topographic survey provided by others will not be done under this AGREEMENT unless indicated in the Scope of Services.

7.21 Force Majeure

The CLIENT agrees that the COMPANY is not responsible for damages arising directly or indirectly from any delays for causes beyond the COMPANY's control. CLIENT agrees to defend, indemnify, and hold COMPANY, its consultants, agents, and employees harmless from any and all liability, other than that caused by the negligent acts, errors, or omissions of COMPANY, arising out of or resulting from the same. For purposes of this AGREEMENT, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; disease epidemic or pandemic; failure of any government agency to act in a timely manner; failure of performance by the CLIENT or

the CLIENT'S contractors or consultants; or discovery of any hazardous substances or differing site conditions. Severe weather disruptions include but are not limited to extensive rain, high winds, snow greater than two (2) inches and ice. In addition, if the delays resulting from any such causes increase the cost or time required by the COMPANY to perform its services in an orderly and efficient manner, the COMPANY shall be entitled to a reasonable adjustment in schedule and compensation.

7.22 Job Site Visits and Safety

Neither the professional activities of COMPANY, nor the presence of COMPANY'S employees and sub-consultants at a construction site, shall relieve the general contractor and any other entity of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. COMPANY and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions. The CLIENT agrees that the general contractor is solely responsible for job site safety, and warrants that this intent shall be made evident in the CLIENT'S AGREEMENT with the general contractor. The CLIENT also agrees that the CLIENT, COMPANY and COMPANY'S consultants shall be indemnified and shall be made additional insureds on the general contractor's and all subcontractor's general liability policies on a primary and non-contributory basis.

7.23 Hazardous Materials

CLIENT hereby understands and agrees that COMPANY has not created nor contributed to the creation or existence of any or all types of hazardous or toxic wastes, materials, chemical compounds, or substances, or any other type of environmental hazard or pollution, whether latent or patent, at CLIENT'S premises, or in connection with or related to this project with respect to which COMPANY has been retained to provide professional services. The compensation to be paid COMPANY for said professional services is in no way commensurate with, and has not been calculated with reference to, the potential risk of injury or loss which may be caused by the exposure of persons or property to such substances or conditions. Therefore, to the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold COMPANY, its officers, directors, employees, and consultants, harmless from and against any and all claims, damages, and expenses, whether direct, indirect, or consequential, including, but not limited to, attorney fees and Court costs, arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acid, alkalis, toxic chemicals, liquids gases, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.

It is acknowledged by both parties that COMPANY'S Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event COMPANY or any other party encounters asbestos or hazardous or toxic materials at the job site, or should it become known in any way that such materials may be present at the job site or any adjacent areas that may affect the performance of COMPANY'S services, COMPANY may, at its option and without liability for consequential or any other damages, suspend performance of services on the project until the CLIENT retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrants that the job site is in full compliance with applicable laws and regulations.

Nothing contained within this AGREEMENT shall be construed or interpreted as requiring COMPANY to assume the status of a generator, storer, transporter, treater, or disposal facility as those terms appear within the Resource Conservation and Recovery Act, 42 U.S.C.A., §6901 et seq., as amended, or within any State statute governing the generation, treatment, storage, and disposal of waste.

7.24 Certificate of Merit

The CLIENT shall make no claim for professional negligence, either directly or in a third party claim, against COMPANY unless the CLIENT has first provided COMPANY with a written certification executed by an independent design professional currently practicing in the same discipline as COMPANY and licensed in the State in which the claim arises. This certification shall: a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a design professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to COMPANY not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any judicial proceeding.

7.25 Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the CLIENT and the COMPANY, the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, to limit the liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants shall not exceed \$100,000.00, or the COMPANY'S total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

7.26 Construction Observation Without Design

Where the particular scope of services includes construction observation of design work prepared by someone other than COMPANY, it is agreed that the professional services of COMPANY are limited to a review and observation of the work of the contractor to ascertain that such work is proceeding in general accordance with the contract documents and that such contract documents have not been prepared by the COMPANY. Unless otherwise stated, the CLIENT warrants that any documents provided to COMPANY by the CLIENT or by the prior consultant may be relied upon as to their accuracy and completeness without independent investigation by the successor consultant and that the CLIENT has the right to provide such documents to COMPANY free of any claims of copyright or patent infringement or violation of any other party's rights in intellectual property. It is further agreed that the CLIENT will defend, indemnify and hold harmless COMPANY from any claim or suit whatsoever, including all payments, expenses or costs, arising from or alleged to have arisen from an error or omission in the plans, specifications or contract documents. COMPANY agrees to be responsible for its employees own negligent acts, errors or omissions in the performance of their professional services.

7.27 Design Without Construction Observation

Where the particular scope of services includes design services, but does not include any construction observation performed by COMPANY, it is agreed that the professional services of COMPANY do not extend to or include the review or site observation of the contractor's work or performance and the CLIENT assumes all responsibility for interpretation of the contract documents and for construction observation. It is further agreed that the CLIENT will defend, indemnify and hold harmless COMPANY from any claim or suit whatsoever, including but not limited to all payments, expenses or costs involved, arising from the contractor's performance or the failure of the contractor's work to conform to the design intent and the contract documents. COMPANY agrees to be responsible for its employees' negligent acts, errors or omissions.

7.28 Municipal Advisor

The COMPANY is not a Municipal Advisor registered with the Security and Exchange Commission (SEC) as defined in the Dodd-Frank Wall Street Reform and Consumer Protection Act. When the CLIENT is a municipal entity as defined by said Act, and the CLIENT requires project financing information for the services performed under this AGREEMENT, the CLIENT will provide the COMPANY with a letter detailing who their independent registered municipal advisor is and that the CLIENT will rely on the advice of such advisor. A sample letter can be provided to the CLIENT upon request.



This AGREEMENT is approved and accepted by the CLIENT and COMPANY upon both parties signing and dating the AGREEMENT. Services will not begin until COMPANY receives a signed agreement. COMPANY's services shall be limited to those expressly set forth in this AGREEMENT and COMPANY shall have no other obligations or responsibilities for the Project except as agreed to in writing. The effective date of the AGREEMENT shall be the last date entered below.

Sincerely,

HR GREEN, INC.

A handwritten signature in blue ink, appearing to read 'Heath Picken'.

7/16/2026

Heath Picken
Vice President

Date

CITY OF INDIANOLA, IOWA

Accepted by: _____

Printed/Typed Name: _____

Title: _____ Date: _____

\\hrgreen.com\HRG\Data\2026\2603019\Admin\Contract\Client\agt-071626-2026_2027_Indianola_Wastewater_Engineering.docx



HR GREEN
Billing Rate Schedule
Effective January 1, 2026

Professional Services	Billing Rate Range
Principal	\$250.00 - \$400.00
Senior Professional	\$265.00 - \$400.00
Professional	\$180.00 - \$265.00
Junior Professional	\$110.00 - \$185.00
Senior Technician	\$145.00 - \$205.00
Technician	\$95.00 - \$160.00
Senior Field Personnel	\$165.00 - \$240.00
Field Personnel	\$125.00 - \$185.00
Junior Field Personnel	\$90.00 - \$135.00
Senior Administrative	\$135.00 - \$180.00
Administrative	\$50.00 - \$135.00
Operators/Interns	\$65.00 - \$165.00

Reimbursable Expenses

1. All materials and supplies used in the performance of work on this project will be billed at cost plus 10%.
2. Auto mileage will be charged per the standard mileage reimbursement rate established by the Internal Revenue Service. Survey and construction vehicle mileage will be charged based on \$0.90 per mile or \$95.00 per day.
3. Charges for sub-consultants will be billed at their invoice cost plus 15%.
4. A rate of \$6.00 will be charged per HR Green labor hour for a technology and communication fee.
5. All other direct expenses will be invoices at cost plus 10%.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/16/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukegan IA 50263	CONTACT NAME: Brooke Zimmer PHONE (A/C, No, Ext): 319-896-7710 E-MAIL ADDRESS: bzimmer@holmesmurphy.com	FAX (A/C, No):
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Travelers Property Casualty Co. America		25674
INSURER B : XL Specialty Insurance Company		37885
INSURER C : Zurich American Insurance Company		16535
INSURER D :		
INSURER E :		
INSURER F :		

COVERAGES**CERTIFICATE NUMBER:** 1376273491**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:			GLO373096716	1/1/2026	1/1/2027	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
C	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			BAP373096816	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			CUP8S97473326NF	1/1/2026	1/1/2027	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC373096615	1/1/2026	1/1/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
B	Professional Liability (Claims Made Coverage)			DPR5051729	1/1/2026	1/1/2027	Per Claim Aggregate 5,000,000 10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

To Whom it May Concern

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: August 3, 2026
Subject: Resolution approving a professional services agreement with HR Green for Fiscal Year 27 On-Call General Engineering Services.

Introduction:

This memorandum seeks City Council approval of an on-call engineering services agreement with HR Green, Inc. for the current fiscal year 2026–2027. The agreement is structured not to exceed \$50,000 and is intended to provide continued engineering support to multiple City departments. This agreement ensures that the City has timely access to essential engineering expertise, which supports both day-to-day operations and long-term infrastructure planning.

Background:

HR Green, Inc. has served as an engineering partner for the City of Indianola in recent years. Their work has supported a variety of infrastructure needs, including regulatory compliance, capital planning, and technical review of development projects. The nature of this agreement is flexible, allowing departments to request assistance as needed while ensuring alignment with City standards and policies.

Discussion:

This agreement enables HR Green to provide engineering services across several focus areas. Plan review services will cover review of engineering plans, plats, stormwater calculations, and related documents, with a focus on stormwater, detention, and sanitary sewer systems. Reviews will follow the City's ordinances, Iowa SUDAS, and Indianola's local supplements. Additional services include GIS mapping, drainage system design, construction observation on private development projects that impact public infrastructure, and traffic engineering support for development and transportation planning.

Because this is an on-call agreement without a fixed scope, the total amount is capped at \$50,000 unless amended by mutual written consent.

The City Attorney reviewed the agreement and worked with HR Green on several revisions, such as locking in fees for the duration of the agreement and including minimum levels of insurance.

Budget Impact:

Funding for this agreement will be shared across several departments. The Community Development Department will fund plan review services. Streets and Stormwater will fund general engineering support. Each department has included funding for these services in its respective FY 27 budget.

Recommendation: Staff recommends approval.

- Attachments:**
1. Res 2026- Approving professional service agreement with HR Green_General
 2. HR Green_General_Engineering

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH HR GREEN
FOR FISCAL YEAR 27 ON-CALL GENERAL ENGINEERING SERVICES**

WHEREAS, the City Indianola, Iowa, needs to engage a professional engineering consultant to provide ongoing and on-call general engineering services to support various infrastructure, compliance, engineering, and development projects needed by the City of Indianola in a timely manner; and

WHEREAS, HR Green, Inc. has prepared and presented an agreement for those professional services for an authorized annual amount not to exceed \$50,000; and

WHEREAS, after a review of the professional services agreement submitted by HR Green, Inc., the City Council believes it to be in the best interest of the City to engage HR Green, Inc. for general engineering services; and

WHEREAS the term of said agreement shall run from July 1, 2026, through June 30, 2027, providing continuity of service for the full fiscal year; and

WHEREAS funds for these services have been budgeted within the Road Use Tax, Stormwater Utility and Street Capital Funds.

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

1. The Professional Services Agreement between the City of Indianola and HR Green, Inc. for an authorized annual amount not to exceed \$50,000 during fiscal year 27 is hereby approved; and
2. The Mayor is authorized and directed to execute the agreement on behalf of the City, and the City Clerk is authorized to attest and seal the same.

PASSED this 3rd day of August 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



PROFESSIONAL SERVICES AGREEMENT

For

2026-2027 General Engineering Services

HR Green Project Number: 2602066

City of Indianola
110 North 1st Street
Indianola, Iowa 50125-0299
(515) 961-9410

Joe Frankl, Project Manager
HR Green, Inc.
5525 Merle Hay Road
Johnston, IA 50131

July 16, 2026

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THIS **AGREEMENT** is between City of Indianola, Iowa (hereafter "CLIENT") and HR GREEN, INC. (hereafter "COMPANY").

1.0 Project Understanding

1.1 General Understanding

The CLIENT has retained COMPANY to provide general engineering services (the "Project").

This agreement is intended to be for ongoing engineering services support and therefore does not have a defined scope of services. The following Scope of Services identifies services that may be provided by the COMPANY upon request but is not intended to be inclusive of all services that may be provided. Additional related engineering services not identified below may also be provided upon request.

It is anticipated that separate agreements, outside of this general engineering services agreement, will be executed for individual projects or tasks where the anticipated total hours of effort will exceed 80 hours of services.

2.0 Scope of Services

The CLIENT agrees to employ COMPANY to perform the following services:

Development Review Services

This consolidates all work related to reviewing private development projects under one umbrella, following the lifecycle from submittal through final acceptance.

- Preliminary/Site Plan Review — Review of preliminary plats, site plans, and concept submissions for conformance with City subdivision and development regulations
- Civil Engineering Plan Review — Comprehensive review of engineering plans and supporting calculations for proposed development projects, including streets and paving, grading and earthwork, erosion and sediment control (SWPPP), stormwater management and detention, right-of-way and easements, sidewalks and trails, street lighting, retaining walls, and utility coordination; reviewed per City Code, Iowa SUDAS, and Indianola Supplemental Specifications
- Traffic Impact Review — Review of traffic impact studies and access management plans submitted in support of proposed developments
- Floodplain Development Review — Review of development proposals and permit applications within the floodplain per Chapter 161 of the City Code
- Construction Phase Services — As-needed construction observation of private development projects impacting public infrastructure, including shop drawing review, daily documentation, materials testing review, and coordination with developers, contractors, and City staff
- Review and Acceptance of Public Improvements— Final inspection of completed public improvements, punch list development, review of as-built drawings, and written recommendation to CLIENT regarding formal acceptance

Stormwater & Drainage Engineering

- Drainage Evaluation and Design — Evaluation, data collection, and design of miscellaneous drainage facilities including storm sewer, culverts, and detention ponds
- Stormwater Management Planning — Assistance with stormwater master planning, capacity analysis, and regulatory compliance
- Floodplain Management Support — Technical assistance related to FEMA floodplain mapping, LOMA/LOMR processes, and local floodplain administration

GIS & Asset Management

- GIS Mapping — Data collection and review of new and existing City infrastructure for incorporation into the City's GIS database
- Asset Management Support — Assistance with condition data collection and capital improvement prioritization for City-owned infrastructure

General Municipal Engineering Support

- Capital Improvements Planning — Assistance with development or updating of the City's multi-year CIP for non-wastewater infrastructure
- Grant and Funding Assistance — Identification of and application assistance for infrastructure funding opportunities
- Construction Phase Services for City-Initiated Projects — Observation and administration support for public infrastructure projects where the City solicits quotes or acts as its own contractor
- Attend Council/Board Meetings — As requested to present findings or support staff

Other

- Other requested services by CLIENT

3.0 Deliverables and Schedules Included in this Agreement

Deliverables will be based on the direction given by the CLIENT for the services requested and may include technical memorandum, calculations, reports, presentations, emails, and other as needed to deliver requested assignments.

As the assignment requires and the Client requests, COMPANY will develop a schedule for completion of services. The schedule prepared to include reasonable allowances for review and approval times required by the CLIENT and public authorities having jurisdiction over the project. This schedule shall be equitably adjusted as the project progresses, allowing for changes in the scope of the project requested by the CLIENT or for delays or other causes beyond the control of COMPANY.

4.0 Items not included in Agreement/Supplemental Services

Supplemental services not included in the AGREEMENT can be provided by COMPANY under separate agreement, if desired.

5.0 Client Responsibilities

CLIENT must authorize COMPANY to do work by specific task up to the maximum value of this agreement. Authorization must be in written form.

6.0 Professional Services Fee

6.1 Fees

The fee for services will be based on COMPANY standard hourly rates current at the time the AGREEMENT is signed and shall remain in effect for the duration of this AGREEMENT. Non-salary expenses directly attributable to the project such as: (1) living and traveling expenses of employees when away from the home office on business connected with the project; (2) identifiable communication expenses; (3) identifiable reproduction costs applicable to the work; and (4) outside services will be charged in accordance with the rates current at the time the service is done.

Since this agreement does not have a defined scope of services, accordingly this agreement will have a maximum value of \$50,000.00 unless subsequently amended upon mutual written consent, but will be based on hourly rates and applicable expenses as indicated below for ongoing services requested by the Client.

6.2 Term of Agreement

This agreement regarding general engineering services will be in affect from the date of this agreement until June 30, 2027, unless terminated in accordance with the terms of this agreement.

The COMPANY may request an increase of the existing hourly billing rates on an annual basis. All rate changes must be approved in writing by the CLIENT.

6.3 Invoices

Invoices for COMPANY's services shall be submitted, on a monthly basis. Invoices shall be due and payable upon receipt. If any invoice is not paid within 30 days, COMPANY may, without waiving any claim or right against the CLIENT, and without liability whatsoever to the CLIENT, suspend or terminate the performance of services. Accounts unpaid 30 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event any portion of an account remains unpaid 60 days after the billing, COMPANY may institute collection action and the CLIENT shall pay all costs of collection, including reasonable attorney's fees.

6.4 Extra Work

Any work required but not included as part of this contract shall be considered extra work. Extra work will be billed on a Time and Material basis with prior approval of the CLIENT.

6.5 Exclusion

This fee does not include attendance at any meetings or public hearings other than those specifically listed in the Scope of Services. These work items are considered extra and are billed separately on an hourly basis.

6.6 Payment

The CLIENT agrees to pay COMPANY on the following basis:

Per the January 1, 2026 Standard Hourly Rate Schedule as described in Section 6.1 of this Agreement.

7.0 Terms and Conditions

The following Terms and Conditions are incorporated into this AGREEMENT and made a part of it.

7.1 Standard of Care

Services provided by COMPANY under this AGREEMENT will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality.

7.2 Entire Agreement

This AGREEMENT and its attachments constitute the entire understanding between CLIENT and COMPANY relating to COMPANY's services. Any prior or contemporaneous agreements, promises, negotiations, or representations not expressly set forth herein are of no effect. Subsequent modifications or amendments to this AGREEMENT shall be in writing and signed by the parties to this AGREEMENT. If the CLIENT, its officers, agents, or employees request COMPANY to perform extra services pursuant to this AGREEMENT, CLIENT will pay for the additional services even though an additional written agreement is not issued or signed.

7.3 Time Limit and Commencement of Services

This AGREEMENT must be executed within ninety (90) days to be accepted under the terms set forth herein. The services will be commenced immediately upon receipt of this signed AGREEMENT.

7.4 Suspension of Services

If the COMPANY'S services for a particular task are suspended by the CLIENT for more than thirty (30) calendar days, consecutive or in the aggregate, over the term of this AGREEMENT, the COMPANY shall be compensated for all services performed and reimbursable expenses incurred prior to the receipt of notice of suspension. In addition, upon resumption of services, the CLIENT shall compensate the COMPANY for expenses incurred as a result of the suspension and resumption of its services, and the COMPANY'S schedule and fees for the remainder of the project shall be equitably adjusted.

If the CLIENT is in breach of this AGREEMENT, the COMPANY may suspend performance of services upon five (5) calendar days' notice to the CLIENT. The COMPANY shall have no liability to the CLIENT, and the CLIENT agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this AGREEMENT by the CLIENT. Upon receipt of payment in full of all outstanding sums due from the CLIENT, or curing of such other breach which caused the COMPANY to suspend services, the COMPANY shall resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

7.5 Books and Accounts

COMPANY will maintain books and accounts of payroll costs, travel, subsistence, field, and incidental expenses for a period of five (5) years. Said books and accounts will be available at all reasonable times for examination by CLIENT at the corporate office of COMPANY during that time.

7.6 Insurance

COMPANY will maintain insurance for claims under the Worker's Compensation Laws, and from General Liability and Automobile claims for bodily injury, death, or property damage, and Professional Liability insurance caused by the negligent performance by COMPANY's employees of the functions and services required under this AGREEMENT.

7.7 Termination or Abandonment

Either party has the option to terminate this AGREEMENT. In the event of failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, then the obligation to provide further services under this AGREEMENT may be terminated upon seven (7) days' written notice. If any portion of the services is terminated or abandoned by CLIENT, the provisions of this Schedule of Fees and Conditions in regard to compensation and payment shall apply insofar as possible to that portion of the services not terminated or abandoned. If said termination occurs prior to completion of any phase of the project, the fee for services performed during such phase shall be based on COMPANY's reasonable estimate of the portion of such phase completed prior to said termination, plus a reasonable amount to reimburse COMPANY for termination costs.

7.8 Waiver

COMPANY's waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.

7.9 Severability

If any provision of this AGREEMENT is declared invalid, illegal, or incapable of being enforced by any Court of competent jurisdiction, all of the remaining provisions of this AGREEMENT shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.

7.10 Successors and Assigns

All of the terms, conditions, and provisions hereof shall inure to the benefit of and are binding upon the parties hereto, and their respective successors and assigns, provided, however, that no assignment of this AGREEMENT shall be made without written consent of the parties to this AGREEMENT.

7.11 Third-Party Beneficiaries

Nothing contained in this AGREEMENT shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the COMPANY. The COMPANY's services under this AGREEMENT are being performed solely for the CLIENT's benefit, and no other party or entity shall have any claim against the COMPANY because of this AGREEMENT or the performance or nonperformance of services hereunder. The CLIENT and COMPANY agree to require a similar provision in all contracts with contractors, subcontractors, sub-consultants, vendors and other entities involved in this project to carry out the intent of this provision.

7.12 Governing Law and Jurisdiction

The CLIENT and the COMPANY agree that this AGREEMENT and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Iowa without regard to any conflict of law provisions, which may apply the laws of other jurisdictions.

It is further agreed that any legal action between the CLIENT and the COMPANY arising out of this AGREEMENT or the performance of the services shall be brought in a court of competent jurisdiction in the State of Iowa.

7.13 Dispute Resolution

Mediation. In an effort to resolve any conflicts that arise during the performance of a task or project or following the completion of the same, the CLIENT and COMPANY agree that all disputes between them arising out of or relating to this AGREEMENT shall first be submitted to non-binding mediation before either party initiates litigation unless the parties mutually agree otherwise. Any participation in mediation shall not impair or waive either party's right to pursue any other legal if the dispute is not resolved through mediation. The CLIENT and COMPANY further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to

include a similar mediation provision in all agreements with subcontractors, sub-consultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

7.14 Attorney's Fees

If litigation arises for purposes of collecting fees or expenses due under this AGREEMENT, the Court in such litigation shall award reasonable costs and expenses, including attorney fees, to the party justly entitled thereto. In awarding attorney fees, the Court shall not be bound by any Court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and attorney fees paid or incurred in good faith.

7.15 Ownership of Instruments of Service

All reports, plans, specifications, field data, field notes, laboratory test data, calculations, estimates and other documents including all documents on electronic media prepared by COMPANY as instruments of service shall remain the property of COMPANY. COMPANY shall retain these records for a period of five (5) years following completion/submission of the records, during which period they will be made available to the CLIENT at all reasonable times.

7.16 Reuse of Documents

All project documents including, but not limited to, plans and specifications furnished by COMPANY under this Agreement are intended for use on the particularly described project only. Any reuse, without specific written verification or adoption by COMPANY, shall be at the CLIENT's sole risk, and CLIENT shall defend, indemnify and hold harmless COMPANY from all claims, damages and expenses including attorneys' fees arising out of or resulting therefrom.

Under no circumstances shall delivery of electronic files for use by the CLIENT be deemed a sale by the COMPANY, and the COMPANY makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall the COMPANY be liable for indirect or consequential damages as a result of the CLIENT's use or reuse of the electronic files.

7.17 Failure to Abide by Design Documents or To Obtain Guidance

The CLIENT agrees that it would be unfair to hold COMPANY liable for problems that might occur should COMPANY'S plans, specifications or design intents not be followed, or for problems resulting from others' failure to obtain and/or follow COMPANY'S guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are detected or alleged to exist in or as a consequence of implementing COMPANY'S plans, specifications or other instruments of service. Accordingly, the CLIENT waives any claim against COMPANY, and agrees to defend, indemnify and hold COMPANY harmless from any claim for injury or losses that results from failure to follow COMPANY'S plans, specifications or design intent, or for failure to obtain and/or follow COMPANY'S guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities or conflicts contained within or arising as a result of implementing COMPANY'S plans, specifications or other instruments of service. The CLIENT also agrees to compensate COMPANY for any time spent and expenses incurred remedying CLIENT's failures according to COMPANY'S prevailing fee schedule and expense reimbursement policy.

7.18 Opinion of Probable Construction Cost

As part of the Deliverables, COMPANY may submit to the CLIENT an opinion of probable cost required to construct work recommended, designed, or specified by COMPANY, if required by CLIENT. COMPANY is not a construction cost estimator or construction contractor, nor should COMPANY'S rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. This requires COMPANY to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which COMPANY has no control. Given the assumptions which must be made, COMPANY cannot guarantee the accuracy of its opinions of cost, and in recognition of that fact, the CLIENT waives any claim against COMPANY relative to the accuracy of COMPANY'S opinion of probable construction cost.

7.19 Design Information in Electronic Form

Because electronic file information can be easily altered, corrupted, or modified by other parties, either intentionally or inadvertently, without notice or indication, COMPANY reserves the right to remove itself from its ownership and/or involvement in the material from each electronic medium not held in its possession. CLIENT shall retain copies of the work performed by COMPANY in electronic form only for information and use by CLIENT for the specific purpose for which COMPANY was engaged. Said material shall not be used by CLIENT or transferred to any other party, for use in other projects, additions to the original project, or any other purpose for which the material was not strictly intended by COMPANY without COMPANY's express written permission. Any unauthorized use or reuse or modifications of this material shall be at CLIENT'S sole risk. Furthermore, the CLIENT agrees to defend, indemnify, and hold COMPANY harmless from all claims, injuries, damages, losses, expenses, and attorneys' fees arising out of the modification or reuse of these materials.

The CLIENT recognizes that designs, plans, and data stored on electronic media including, but not limited to computer disk, magnetic tape, or files transferred via email, may be subject to undetectable alteration and/or uncontrollable deterioration. The CLIENT, therefore, agrees that COMPANY shall not be liable for the completeness or accuracy of any materials provided on electronic media after a 30-day inspection period, during which time COMPANY shall correct any errors detected by the CLIENT to complete the design in accordance with the intent of the contract and specifications. After 40 days, at the request of the CLIENT, COMPANY shall submit a final set of sealed drawings, and any additional services to be performed by COMPANY relative to the submitted electronic materials shall be subject to separate agreement. The CLIENT is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by the COMPANY and electronic files, the signed or sealed hard-copy construction documents shall govern.

7.20 Information Provided by Others

The CLIENT shall furnish, at the CLIENT's expense, all information, requirements, reports, data, surveys and instructions required by this AGREEMENT. The COMPANY may use such information, requirements, reports, data, surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof. The COMPANY shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the CLIENT and/or the CLIENT's consultants and contractors.

COMPANY is not responsible for accuracy of any plans, surveys or information of any type including electronic media prepared by any other consultants, etc. provided to COMPANY for use in preparation of plans. The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the COMPANY from any damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising out of or connected in any way with the services performed by other consultants engaged by the CLIENT.

COMPANY is not responsible for accuracy of topographic surveys provided by others. A field check of a topographic survey provided by others will not be done under this AGREEMENT unless indicated in the Scope of Services.

7.21 Force Majeure

The CLIENT agrees that the COMPANY is not responsible for damages arising directly or indirectly from any delays for causes beyond the COMPANY's control. CLIENT agrees to defend, indemnify, and hold COMPANY, its consultants, agents, and employees harmless from any and all liability, other than that caused by the negligent acts, errors, or omissions of COMPANY, arising out of or resulting from the same. For purposes of this AGREEMENT, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; disease epidemic or pandemic; failure of any government agency to act in a timely manner; failure of performance by the CLIENT or the CLIENT'S contractors or consultants; or discovery of any hazardous substances or differing site conditions. Severe weather disruptions include but are not limited to extensive rain, high winds, snow greater than two (2) inches and ice. In addition, if the delays resulting from any such causes increase the cost or time required by the COMPANY to perform its services in an orderly and efficient manner, the COMPANY shall be entitled to a reasonable adjustment in schedule and compensation.

7.22 Job Site Visits and Safety

Neither the professional activities of COMPANY, nor the presence of COMPANY'S employees and sub-consultants at a construction site, shall relieve the general contractor and any other entity of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or

procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. COMPANY and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions. The CLIENT agrees that the general contractor is solely responsible for job site safety, and warrants that this intent shall be made evident in the CLIENT's AGREEMENT with the general contractor. The CLIENT also agrees that the CLIENT, COMPANY and COMPANY'S consultants shall be indemnified and shall be made additional insureds on the general contractor's and all subcontractor's general liability policies on a primary and non-contributory basis.

7.23 Hazardous Materials

CLIENT hereby understands and agrees that COMPANY has not created nor contributed to the creation or existence of any or all types of hazardous or toxic wastes, materials, chemical compounds, or substances, or any other type of environmental hazard or pollution, whether latent or patent, at CLIENT's premises, or in connection with or related to this project with respect to which COMPANY has been retained to provide professional services. The compensation to be paid COMPANY for said professional services is in no way commensurate with, and has not been calculated with reference to, the potential risk of injury or loss which may be caused by the exposure of persons or property to such substances or conditions. Therefore, to the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold COMPANY, its officers, directors, employees, and consultants, harmless from and against any and all claims, damages, and expenses, whether direct, indirect, or consequential, including, but not limited to, attorney fees and Court costs, arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acid, alkalis, toxic chemicals, liquids gases, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.

It is acknowledged by both parties that COMPANY'S Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event COMPANY or any other party encounters asbestos or hazardous or toxic materials at the job site, or should it become known in any way that such materials may be present at the job site or any adjacent areas that may affect the performance of COMPANY'S services, COMPANY may, at its option and without liability for consequential or any other damages, suspend performance of services on the project until the CLIENT retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrants that the job site is in full compliance with applicable laws and regulations.

Nothing contained within this AGREEMENT shall be construed or interpreted as requiring COMPANY to assume the status of a generator, storer, transporter, treater, or disposal facility as those terms appear within the Resource Conservation and Recovery Act, 42 U.S.C.A., §6901 et seq., as amended, or within any State statute governing the generation, treatment, storage, and disposal of waste.

7.24 Certificate of Merit

The CLIENT shall make no claim for professional negligence, either directly or in a third party claim, against COMPANY unless the CLIENT has first provided COMPANY with a written certification executed by an independent design professional currently practicing in the same discipline as COMPANY and licensed in the State in which the claim arises. This certification shall: a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a design professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to COMPANY not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any judicial proceeding.

7.25 Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the CLIENT and the COMPANY, the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, to limit the liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants shall not exceed \$100,000.00, or the COMPANY'S total fee for services rendered

on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

7.26 Construction Observation Without Design

Where the particular scope of services includes construction observation of design work prepared by someone other than COMPANY, it is agreed that the professional services of COMPANY are limited to a review and observation of the work of the contractor to ascertain that such work is proceeding in general accordance with the contract documents and that such contract documents have not been prepared by the COMPANY. Unless otherwise stated, the CLIENT warrants that any documents provided to COMPANY by the CLIENT or by the prior consultant may be relied upon as to their accuracy and completeness without independent investigation by the successor consultant and that the CLIENT has the right to provide such documents to COMPANY free of any claims of copyright or patent infringement or violation of any other party's rights in intellectual property. It is further agreed that the CLIENT will defend, indemnify and hold harmless COMPANY from any claim or suit whatsoever, including all payments, expenses or costs, arising from or alleged to have arisen from an error or omission in the plans, specifications or contract documents. COMPANY agrees to be responsible for its employees own negligent acts, errors or omissions in the performance of their professional services.

7.27 Design Without Construction Observation

Where the particular scope of services includes design services, but does not include any construction observation performed by COMPANY, it is agreed that the professional services of COMPANY do not extend to or include the review or site observation of the contractor's work or performance and the CLIENT assumes all responsibility for interpretation of the contract documents and for construction observation. It is further agreed that the CLIENT will defend, indemnify and hold harmless COMPANY from any claim or suit whatsoever, including but not limited to all payments, expenses or costs involved, arising from the contractor's performance or the failure of the contractor's work to conform to the design intent and the contract documents. COMPANY agrees to be responsible for its employees' negligent acts, errors or omissions.

7.28 Municipal Advisor

The COMPANY is not a Municipal Advisor registered with the Security and Exchange Commission (SEC) as defined in the Dodd-Frank Wall Street Reform and Consumer Protection Act. When the CLIENT is a municipal entity as defined by said Act, and the CLIENT requires project financing information for the services performed under this AGREEMENT, the CLIENT will provide the COMPANY with a letter detailing who their independent registered municipal advisor is and that the CLIENT will rely on the advice of such advisor. A sample letter can be provided to the CLIENT upon request.



This AGREEMENT is approved and accepted by the CLIENT and COMPANY upon both parties signing and dating the AGREEMENT. Services will not begin until COMPANY receives a signed agreement. COMPANY's services shall be limited to those expressly set forth in this AGREEMENT and COMPANY shall have no other obligations or responsibilities for the Project except as agreed to in writing. The effective date of the AGREEMENT shall be the last date entered below.

Sincerely,

HR GREEN, INC.

A handwritten signature in blue ink, appearing to read 'Heath Picken', written over a horizontal line.

7/16/2026

Heath Picken
Vice President

Date

CITY OF INDIANOLA, IOWA

Accepted by: _____

Printed/Typed Name: _____

Title: _____ Date: _____

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HR GREEN
Billing Rate Schedule
Effective January 1, 2026

Professional Services	Billing Rate Range
Principal	\$250.00 - \$400.00
Senior Professional	\$265.00 - \$400.00
Professional	\$180.00 - \$265.00
Junior Professional	\$110.00 - \$185.00
Senior Technician	\$145.00 - \$205.00
Technician	\$95.00 - \$160.00
Senior Field Personnel	\$165.00 - \$240.00
Field Personnel	\$125.00 - \$185.00
Junior Field Personnel	\$90.00 - \$135.00
Senior Administrative	\$135.00 - \$180.00
Administrative	\$50.00 - \$135.00
Operators/Interns	\$65.00 - \$165.00

Reimbursable Expenses

1. All materials and supplies used in the performance of work on this project will be billed at cost plus 10%.
2. Auto mileage will be charged per the standard mileage reimbursement rate established by the Internal Revenue Service. Survey and construction vehicle mileage will be charged based on \$0.90 per mile or \$95.00 per day.
3. Charges for sub-consultants will be billed at their invoice cost plus 15%.
4. A rate of \$6.00 will be charged per HR Green labor hour for a technology and communication fee.
5. All other direct expenses will be invoices at cost plus 10%.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/16/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukegan IA 50263		CONTACT NAME: Brooke Zimmer PHONE (A/C, No, Ext): 319-896-7710 E-MAIL ADDRESS: bzimmer@holmesmurphy.com		FAX (A/C, No):
		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : Travelers Property Casualty Co. America		25674
		INSURER B : XL Specialty Insurance Company		37885
		INSURER C : Zurich American Insurance Company		16535
		INSURER D :		
		INSURER E :		
		INSURER F :		

COVERAGES**CERTIFICATE NUMBER:** 1376273491**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:			GLO373096716	1/1/2026	1/1/2027	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
C	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			BAP373096816	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			CUP8S97473326NF	1/1/2026	1/1/2027	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	N/A	WC373096615	1/1/2026	1/1/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
B	Professional Liability (Claims Made Coverage)			DPR5051729	1/1/2026	1/1/2027	Per Claim Aggregate 5,000,000 10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

To Whom it May Concern

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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MEMORANDUM

To: Mayor and City Council

From: Jason Holder, Chief of Innovation and Internal Services

Date: August 3, 2026

Subject: Resolution approving Payment Application Number 1 in the amount of \$67,611.40 for the EV Charging Station Project.

Introduction: Council authorization to pay District Fleet, LLC for work completed to date on the Downtown EV Charging Station Project.

Background: On July 21, 2025, the City Council adopted Resolution 2025-124, supporting the Indianola Sustainability Committee's application to the Iowa Economic Development Authority (IEDA) for an Energy Efficiency and Conservation Block Grant (EECBG) to fund public EV charging infrastructure. The City was subsequently awarded EECBG Grant Agreement 25-ECBG-005, providing up to \$86,581 in reimbursable federal funds toward two dual-port Level II EV charging stations to be installed in the South and West public parking lots adjacent to the downtown Square.

On April 13, 2026, Mayor Richardson executed a Sales Order with District Fleet, LLC for the purchase, network subscription, warranty, support, and installation of two ChargePoint CP6621B dual-port charging stations, one at the South Lot (106 W 1st Ave) and one at the West Lot (215 W Ashland Ave), for a combined contract amount of \$75,016.75.

Discussion: District Fleet, LLC has submitted Invoice No. 260707IND, dated July 7, 2026, for equipment, network plan, five-year warranty/support (Assure), initial station activation, and freight for both sites, billed at full contract value, along with 80% of the installation cost at each site. The remaining 20% of installation (\$3,242.25 South / \$4,163.10 West, based on contract pricing) has not yet been invoiced; per the invoice, it is being withheld pending completion of Indianola Municipal Utilities' work required to commission the stations.

Invoice total: \$67,611.40 (South Lot \$37,964.00 / West Lot \$29,647.40).

Two items warrant Council's attention. First, the invoice carries NET15 terms from its July 7, 2026 invoice date, which places the payment due date at approximately July 22, 2026, a date that has already passed as of this writing. Staff recommends Council act on this at the earliest available meeting to avoid late-payment friction with the vendor. Second, this invoice covers only the ChargePoint equipment and installation contract with District Fleet. It does not include the separate \$8,980.20 IMU electrical infrastructure cost (transformers, wiring, metering) that is part of the project's total \$83,996.95 construction cost; that expense is billed separately by Indianola Municipal Utilities.

The EECBG grant operates on a reimbursement basis. The City pays project costs directly, then submits claims to IEDA through IowaGrants.gov, with claims permitted no more frequently than monthly.

Budget Impact: \$67,611.40, payable to District Fleet, LLC. This cost is eligible for reimbursement under EECBG Grant Agreement 25-ECBG-005 (up to \$83,081 available for equipment and installation).

Recommendation: Staff recommends approval.

Attachments:

1. District Fleet Invoice - INV260707IND
2. Res 2026 - approving payment app 1 for EV Charging Station Project



District
Fleet

Invoice

District Fleet, LLC
600 Massachusetts Ave NW, Suite 250
Washington, DC 20001
(202)257-3797
dan@districtfleet.com

Contract # Indianola EV Chargers
Invoice Date July 7, 2026
CUSTOMER ID City of Indianola
Invoice Number 260707IND

TO City of Indianola
110 N 1st Street
Indianola, IA 50125
Attn: Jason Holder

SALESPERSON	Job Tag:	DUE DATE
Dan MacDonald	South & West Lot EV Charging Project	NET15

Unit	DESCRIPTION	UNIT PRICE	LINE TOTAL
	SOUTH LOT - 106 W 1st AVE		
1.00	ChargePoint CP6621B-80A-L5.5FHWA DUAL PORT EV CHARGER	\$ 13,495.00	\$ 13,495.00
2.00	CPCLD-COMMERCIAL-5 NETWORK PLAN	\$ 1,640.00	\$ 3,280.00
1.00	CP6000-ASSURE-5YR O&M	\$ 1,700.00	\$ 1,700.00
1.00	CPSUPPORT-ACTIVE	\$ 295.00	\$ 295.00
1.00	FREIGHT	\$ 225.00	\$ 225.00
1.00	INSTALLATION - 80% - Pending IMU work completion for commissioning	\$ 12,969.00	\$ 12,969.00
	WEST LOT - 215 W ASHLAND AVE		
1.00	ChargePoint CP6621B-80A-L5.5FHWA DUAL PORT EV CHARGER	\$ 13,495.00	\$ 13,495.00
2.00	CPCLD-COMMERCIAL-5 NETWORK PLAN	\$ 1,640.00	\$ 3,280.00
1.00	CP6000-ASSURE-5YR O&M	\$ 1,700.00	\$ 1,700.00
1.00	CPSUPPORT-ACTIVE	\$ 295.00	\$ 295.00
1.00	FREIGHT	\$ 225.00	\$ 225.00
1.00	INSTALLATION - 80% - Pending IMU work completion for commissioning	\$ 16,652.40	\$ 16,652.40
	** 3% Credit Card Transactions Adder (If Applicable)**		

Remit Payment to: District Fleet, LLC
600 Massachusetts Ave NW, Suite 250
Washington, DC 20001

SUBTOTAL	\$ 67,611.40
SALES TAX	-
TOTAL	\$ 67,611.40

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION APPROVING PAYMENT APPLICATION NUMBER 1 IN THE AMOUNT
OF \$67,611.40 FOR THE EV CHARGING STATION PROJECT**

WHEREAS, on July 21, 2026, the City Council adopted Resolution 2025-124, supporting the Indianola Sustainability Committee's application to the Iowa Economic Development Authority for an Energy Efficiency and Conservation Block Grant to fund public EV charging infrastructure; and

WHEREAS, The City was subsequently awarded EECBG Grant Agreement 25-ECBG-005, providing up to \$86,581 in reimbursable federal funds (Bipartisan Infrastructure Law) toward two dual-port Level II EV charging stations to be installed in the South and West public parking lots adjacent to the downtown Square; and

WHEREAS, the City has received invoice No. 260707IND (South Lot \$37,964.00 / West Lot \$29,647.40) in the amount of \$67,611.40; and

WHEREAS, this cost is eligible for reimbursement under EECBG Grant Agreement 25-ECBG-005.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Indianola, Iowa, that the City hereby approves the following for the EV Charging station project.

1. Approval of payment to District Fleet, LLC in the amount of \$67,611.40 for Invoice No. 260707IND.
2. The Finance Director is hereby directed to submit the corresponding reimbursement claim to the Iowa Economic Development Authority.

APPROVED this 3rd day of August 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From:
Date: August 3, 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 2026-128 Approving salaries 20260803

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:

MyLisa Thompson Full-time Technical Support Specialist to, 4-D (including \$300/year longevity), adding 5% temporary increase due to additional duties in the absence of the Public Information Officer, which will be removed upon new Public Information Officer hire, \$74,603.06/year, effective July 13, 2026; and

Afton Bradley, Full-time Recreation Coordinator – Aquatics to 5B, \$73,630.76/year, effective July 26, 2026; and

Jamie Michelsen, Full-time Recreation Coordinator – Youth and Adult Programs to 5A, \$71,209.64/year, effective July 26, 2026; and

Diane Thomas, Full-time Operations Coordinator to 5A, \$71,209.64/year, effective July 26, 2026; and

MyLisa Thompson Full-time Technical Support Specialist to, 4-E, \$73,466.25/year (including \$300/year longevity), effective July 26, 2026; and

Brian Stineman to Full-time Public Works Director, 10F, \$149,223.80/year, effective August 3, 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 3rd day of August 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: August 3, 2026
Subject: Consideration of the reappointment of Jess Lundquist to the Indianola Public Arts Commission for a term beginning July 1, 2026 and ending July 1, 2029.

Introduction: The Indianola Public Arts Commission consists of seven members with two vacancies. Commission members serve three-year terms per City Ordinance.

Background: Per City Code, the City Council appoints members to the Indianola Public Arts Commission.

The Council Policy Folder establishes the procedure for appointments and reappointments to Boards and Commissions. By policy, board members are eligible for reappointment if permitted by City Code and/or the board's bylaws and if they are in good standing with the board.

Policy further provides that qualified members may be considered for reappointment by the Mayor and City Council without advertising the position. In considering a reappointment, the Mayor and City Council balance the value of institutional knowledge, experience, and attendance with the need for new and different perspectives and contributions to the board.

Discussion: Jess Lundquist has been serving on the Arts Commission since November 3, 2026.

Budget Impact: None.

Recommendation: In accordance with City Code and the Council Policy, the Council is asked to consider this reappointment.

Attachments: 1. Jess Lundquist 2026

Thank you for considering me to fill this vacancy on the Indianola Public Arts Commission. It's been such a joy to try on the very big shoes Bob Kling left, and I can't wait to continue working to build ideas, make more connections, and make more art for the community of Indianola if this application is approved.

Thank you!

Jess Lundquist

she/her

(515) 318-0637 (text capable)

jlundquist87@gmail.com



City Clerk's Office

110 N 1st Street, Indianola, IA 50125 • www.indianolaiowa.gov

515-961-9410 phone

Volunteer Application Form to Serve on a City Board or Commission

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

To be considered, individuals must complete and submit this form along with a brief cover letter, disclose any conflicts of interest and indicate order of preference if applying for more than one board to the City Clerk's office via email to CityClerk@indianolaiowa.gov or by mail at 110 N 1st Street, Indianola, IA 50125.

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

Personal Information

Name: Jess Lundquist		Today's Date: 6/14/2026
Street Address: 695 N N St		
City, State, Zip: Indianola, IA 50125		Years Resided in Indianola: 5
Email: jlundquist87@gmail.com		
Home Phone:	Cell Phone: 515-318-0637	Work Phone: 515-243-8115
Occupation: HR Development Coordinator		
Gender (Optional):	Age (Optional):	Race (Optional):
Have you previously volunteered on a City Board, here or elsewhere?		
Board Name: IPAC	Years Served: <1	City: Indianola
Application for (Name of Board/Commission or Committee): Indianola Public Arts Commission		
Why do you want to serve on this Board/Commission or Committee? To help connect the community to art, share ideas, create art for the community myself, and help facilitate others making art.		
What will you contribute to this Board/Commission or Committee? Lots of ideas, a volunteering spirit, different creative abilities, and eagerness to connect with other people and move projects forward!		

Please attach additional pages if necessary.

Boards, Commissions and Committees

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



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: August 3, 2026
Subject: Consideration of the reappointment of Lin Stecker to the Planning & Zoning Commission for a term beginning July 1, 2026 and ending July 1, 2031

Introduction: The Planning & Zoning Commission consists of nine members with one vacancy. Planning & Zoning Commission members serve a five-year term per City Ordinance.

Background: Per City Code, the City Council appoints members.

The Council Policy Folder establishes the procedure for appointments and reappointments to Boards and Commissions. By policy, board members are eligible for reappointment if permitted by City Code and/or the board's bylaws and if they are in good standing with the board.

Policy further provides that qualified members may be considered for reappointment by the Mayor and City Council without advertising the position. In considering a reappointment, the Mayor and City Council balance the value of institutional knowledge, experience, and attendance with the need for new and different perspectives and contributions to the board.

Discussion: Lin Stecker has been serving on the Planning & Zoning Commission since February 7, 2022.

Budget Impact: None.

Recommendation: In accordance with City Code and the Council Policy, the Council is asked to consider this reappointment.

Attachments: 1. Lin Stecker 2026



City Clerk's Office

110 N 1st Street, Indianola, IA 50125 • www.indianolaiowa.gov

515-961-9410 phone

Volunteer Application Form to Serve on a City Board or Commission

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To be considered, individuals must complete and submit this form along with a brief cover letter, disclose any conflicts of interest and indicate order of preference if applying for more than one board to the City Clerk's office via email to CityClerk@indianolaiowa.gov or by mail at 110 N 1st Street, Indianola, IA 50125.

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

Personal Information

Name: Lin Stecker		Today's Date: 6/23/26
Street Address: 801 Summit Place		
City, State, Zip: Indianola, IA 50125		Years Resided in Indianola: 23
Email: lstecker6@gmail.com		
Home Phone:	Cell Phone: 515.802.26268	Work Phone:
Occupation: Commercial Construction Superintendent		
Gender (Optional): M	Age (Optional): 53	Race (Optional): White
Have you previously volunteered on a City Board, here or elsewhere? Yes		
Board Name: Indianola P&Z	Years Served: 4	City: Indianola
Application for (Name of Board/Commission or Committee): Indianola P&Z		
Why do you want to serve on this Board/Commission or Committee? I'd like to continue serving on the P&Z Board as I am a person that can be objective and help the board make decisions that are best for our community. I want to see our community grow, but also want to be objective about what type of growth is right for our community. I like to observe other communities to see how they are growing and then compare them to ours to see what we need, or could do better at.		
What will you contribute to this Board/Commission or Committee? I have lived in the community for 23+ years so I feel I have a good sense of what's good for our community. With my residential and commercial building experience, I feel I can bring good insight to the board for various scenarios that may come along. I am person that wants to both sides of a story to make the proper decision, and hopefully those decisions help our community prosper.		

Please attach additional pages if necessary.

Boards, Commissions and Committees

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



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: August 3, 2026
Subject: Consideration of the reappointment for Anita Christensen for the Sustainability Committee for a term beginning July 1, 2026 and ending July 1, 2029.

Introduction: The Sustainability Committee consists of seven members with three vacancies. Sustainability Commission members serve three year terms.

Background: Per City Code, the Council appoints members.

The Council Policy Folder establishes the procedure for appointments and reappointments to Boards and Commissions. By policy, board members are eligible for reappointment if permitted by City Code and/or the board's bylaws and if they are in good standing with the board.

Policy further provides that qualified members may be considered for reappointment by the Mayor and City Council without advertising the position. In considering a reappointment, the Mayor and City Council balance the value of institutional knowledge, experience, and attendance with the need for new and different perspectives and contributions to the board.

Discussion: Anita Christensen has been serving on the Sustainability Committee since January 4, 2023.

Budget Impact: None.

Recommendation: In accordance with City Code and the Council Policy, the Council is asked to consider this reappointment.

Attachments: 1. Anita Christensen 2026

Anita Christensen
8918 110th Avenue
Indianola, IA 50125
anitachristensen42@gmail.com
515-778-0371

July 6, 2026

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

Dear Mayor Richardson and City Council Members:

I am writing to express my interest in serving another term on the Indianola Sustainability Committee. As a long-time resident and active community participant, I am eager to continue to contribute towards shaping policies related to sustainability that benefit our community.

I have been involved with the City's sustainability efforts since former Mayor Jerry Kelley established the Mayor's Committee. When the Sustainability Committee became an official City committee in 2023, I continued my service and have served as Chair since then. I value the opportunity to work with committee members, City staff, and the Council to develop practical recommendations that support the City's sustainability goals.

One of the highlights of my time on this committee has been helping to write the IEDA Energy Efficiency and Conservation Block Grant application, which the city was awarded for the installation of EV chargers.

Thank you for your consideration. I would appreciate the opportunity to continue serving on the committee.

Sincerely,

Anita Christensen



City Clerk's Office

110 N 1st Street, Indianola, IA 50125 • www.indianolaiowa.gov

515-961-9410 phone

Volunteer Application Form to Serve on a City Board or Commission

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To be considered, individuals must complete and submit this form along with a brief cover letter, disclose any conflicts of interest and indicate order of preference if applying for more than one board to the City Clerk's office via email to CityClerk@indianolaiowa.gov or by mail at 110 N 1st Street, Indianola, IA 50125.

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

Personal Information

Name: Anita Christensen		Today's Date: 07/06/2026
Street Address: 8918 110th Ave		
City, State, Zip: Indianola, IA 50125		Years Resided in Indianola: 32
Email: anitachristensen42@gmail.com		
Home Phone: NA	Cell Phone: 515-778-0371	Work Phone: NA
Occupation: NA		
Gender (Optional):	Age (Optional):	Race (Optional):
Have you previously volunteered on a City Board, here or elsewhere? Yes, I am finishing a term on the ISC.		
Board Name: Indianola Sustainability Committee	Years Served: 3	City: Indianola
Application for (Name of Board/Commission or Committee): Indianola Sustainability Committee		
Why do you want to serve on this Board/Commission or Committee? I would like to continue to serve on the Indianola Sustainability Committee because I am committed to supporting efforts that reduce our environmental impact and help our community thrive over the long term. I believe that even though sustainable solutions can seem difficult to implement, they can make a meaningful difference for the environment, human health and well-being, and ultimately, the budget.		
What will you contribute to this Board/Commission or Committee? I will bring enthusiasm for the topic at hand and a commitment to making a positive difference in our community. I believe sustainability is about making smart, practical choices that benefit the environment while respecting finances. I would continue to work with the other members to identify realistic actions that our community can take.		

Please attach additional pages if necessary.

Boards, Commissions and Committees

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☐	Hometown Pride Committee meets once a month. The Committee's mission is to bring neighbors together to build a sense of community, create and improve public amenities, and celebrate what makes our hometown great. The board consists of 11 members who serve 2-year terms.
☐	Human Relations Commission fosters the use of the procedures and programs of the Iowa Civil Rights Commission and increases awareness, understanding and appreciation of diversity, equity and inclusion within the community. The Commission consists of 7 members who serve 3-year terms.
☐	IMU Board of Trustees meets the second and fourth Monday of the month at 5:30 p.m. in the IMU Boardroom. This Board manages and controls the city's waterworks, electric, light and power plant and also provides telecommunication services. The Board consists of five members serving 6-year terms.
☐	Indianola Public Arts Commission is comprised of 7 residents who shall encourage the cooperation and coordination of projects in the field of arts that will enhance the cultural level of the arts in the community. They meet on the 4 th Thursday of the month.
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☐	Park and Recreation Commission meets the second Wednesday of the month at 6:00 p.m. at the Activity Center. This Commission advises City Council on the needed facilities to provide open spaces such as parks, playgrounds and community facilities for other forms of recreation. It oversees city programs and encourages other programs for the leisure time of the City residents of all ages. The Commission consist of six members serving 3-year terms.
☐	Planning and Zoning Commission meets the second and fourth Tuesday of the month at 6:00 p.m. in the City Hall Council Chambers. This Commission is qualified by knowledge or experience to act in matters pertaining to the development of the City Plan. The Commission consists of 9 members who serve 5-year terms. The City Council appoint this Commission.
☒	Sustainability Committee educates, informs, and encourages clean, renewable energy, conserving resources, reducing waste, encouraging recycling and promoting access to nature. The Committee meets the first Thursday of the month at 5:00 p.m.. The City Council appoints committee members.
☐	Veterans Memorial Aquatic Center Commission meets quarterly at 5:30 p.m. at the Activity Center. The Commission consists of honorably discharged soldiers, marines, airmen or coast guard members who manage and control the Veteran's Memorial Aquatic Center and establish rules and regulations for management. The Commission consists of five members serving 3-year terms.



— Office of the Mayor —

**PROCLAMATION
BOOK LOVERS DAY**

WHEREAS, Book Lovers Day is an unofficial holiday dedicated to the joy of reading, escaping into a good book, and appreciating the impact literature has on our lives; and

WHEREAS, reading has many benefits, including reducing stress, increasing knowledge, vocabulary and empathy, strengthening thinking skills and improving memory; and

WHEREAS, books can take a reader on adventures to new worlds without leaving the comforts of home; and

WHEREAS, books can also teach new skills and spread vital information; and

WHEREAS, the Indianola Public Library has over 10,000 active users that have access to more than 159,000 items, including fiction, non-fiction, mystery and fantasy books.

NOW, THEREFORE, I, Mayor Steve Richardson, do hereby proclaim August 9 as Book Lovers Day throughout the City of Indianola and encourage all citizens to visit our Public Library to get lost in a good book.

Steve Richardson, Mayor





—Office of the Mayor—

PROCLAMATION DECLARING AUGUST 7, 2026 AS PURPLE HEART DAY

WHEREAS, the people of Indianola, Iowa have great admiration and the utmost gratitude for all the citizens of our community who have selflessly served in the Armed Forces, which has been vital in maintaining the freedom and the way of life enjoyed by our citizens; and

WHEREAS, the Purple Heart is the oldest American military decoration; created as The Badge of Military Merit, made of purple cloth in the shape of a heart with the word "Merit" sewn upon it, on August 7, 1782, in Newburgh, New York by General George Washington, then reestablished as the Order of the Purple Heart on February 22nd, 1932, by General Douglas MacArthur; and

WHEREAS, citizens of our community have been killed in action while serving in the Armed Forces and have been posthumously awarded the Purple Heart for their ultimate sacrifice; and

WHEREAS, citizens of our community have been awarded the Purple Heart for their bodily sacrifice of being wounded by the hand of the enemy while engaged in combat; and

WHEREAS, the heritage it represents is sacred to those who know the price paid to wear the Purple Heart; and

WHEREAS, August 7th is nationally recognized as Purple Heart Day.

NOW, THEREFORE, I Steve Richardson, Mayor of Indianola, do hereby proclaim August 7, 2026, as

PURPLE HEART DAY

in the City of Indianola, and I urge all citizens to show their appreciation for the sacrifices the Purple Heart recipients have made in defending our freedoms, to acknowledge their courage, and to show them the honor and support they have earned.

Issued this 3rd day of August 2026.

Steve Richardson, Mayor



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: August 3, 2026
Subject: Consideration of the reappointment of Elizabeth Miller to the Civil Service Commission for a term beginning April 1, 2026 and ending April 1, 2030.

Introduction: The Civil Service Commission consists of three members per State Code. There is currently one vacancy. Civil Service members serve five year terms per City Ordinance.

Background: Per City Code, the Mayor appoints Civil Service Commission members with Council approval.

The Council Policy Folder establishes the procedure for appointments and reappointments to Boards and Commissions. By policy, board members are eligible for reappointment if permitted by City Code and/or the board's bylaws and if they are in good standing with the board.

Policy further provides that qualified members may be considered for reappointment by the Mayor and City Council without advertising the position. In considering a reappointment, the Mayor and City Council balance the value of institutional knowledge, experience, and attendance with the need for new and different perspectives and contributions to the board.

Discussion: Elizabeth Miller has been serving on the Civil Service Commission since February 7, 2022.

Budget Impact: None.

Recommendation: In accordance with City Code and the Council Policy, the Mayor is asked to consider this reappointment with Council approval.

Attachments: 1. Elizabeth Miller 2026

Elizabeth Miller

I am excited to express my interest in the Indianola Civil Service Commission. I have twenty years with the Department of Public Safety with eight years being in gaming and twelve years in the major crimes unit.

In the past 20 years, I have had an exemplary career in public safety while also maintaining integrity and dedication to making our communities safe. I have had experience in the regulatory side of business as well as the investigatory side with extensive experience in interviewing, completing reports and managing complex cases throughout my career.

In my community, I volunteered for Special Olympics for nearly ten years. I took an active role in helping to plan and implement law enforcement Special Olympic Events. In 2022, I was appointed to the Civil Service Commission by the Mayor of Indianola and have assisted with several selection processes for the Indianola Police Department. I have been a soccer coach and have continued to coach club volleyball for several years. My children and I also maintain our neighbor's lawn and assist with snow removal around our residence.

The civil service commission demonstrates the values, transparency and dedication to the community that are necessary for our local governments.

I am highly self-motivated, trustworthy, and growth minded. I have been an indirect leader for several years within my department and would love to continue the opportunity to be in a role to better my community. Thank you for your consideration for this commission.

Beth



City Clerk's Office

110 N 1st Street, Indianola, IA 50125 • www.indianolaiowa.gov

515-961-9410 phone

Volunteer Application Form to Serve on a City Board or Commission

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

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

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

Personal Information

Name: Beth Miller		Today's Date: 6/24/26
Street Address:		
City, State, Zip: Indianola, IA 50125		Years Resided in Indianola: 19
Email:		
Home Phone:	Cell Phone:	Work Phone:
Occupation: State Police Officer		
Gender (Optional):	Age (Optional):	Race (Optional):
Have you previously volunteered on a City Board, here or elsewhere? yes		
Board Name: Civil Service	Years Served: 3.5-4	City: Indianola
Application for (Name of Board/Commission or Committee): Civil Service Commission		
Why do you want to serve on this Board/Commission or Committee? The civil service committee is an important process of the hiring, promotion and continuation of strong leaders in our committee. I enjoy being a part of that and lending my expertise.		
What will you contribute to this Board/Commission or Committee? I have 20 years in law enforcement, been on the oral board interview panels for the hiring of new officers and completed hundreds of interviews in the field. I understand it takes more than just words on a piece of paper to be a good leader and I feel I bring my experience into the questions I ask and my knowledge to the board.		

Please attach additional pages if necessary.

Boards, Commissions and Committees

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



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: August 3, 2026
Subject: Consideration of the appointment of Lindsay Armstrong for the Parks & Recreation Commission for a term beginning July 1, 2026 and ending July 1, 2028.

Introduction: The Parks and Recreation Commission consists of six members with two vacancies.

Background: Per City Code, the Mayor appoints commission members with Council approval.

Discussion: Per the Council Policy, Commission Chair, Randy Bickham and Doug Bylund interviewed Lindsay Armstrong via Teams on Monday, July 27. They reviewed why she is interested in serving, which included the fact she uses parks often for her family and also her childcare business and that she would like to help bring more quality-of-life amenities to our city. She believes that it is important to listen to the desires of our community members and work together to make improvements while providing high levels of customer service to our residents and visitors. She stated she is a team player and is looking forward to working with the other Commission members to continue to provide opportunities for all ages through our parks and recreation facilities and programs.

Budget Impact: None.

Recommendation: The Mayor is asked to consider this appointment with Council approval.

Attachments: 1. Lindsay Armstrong 2026

Dear Mayor and Members of the City Council,

I am writing to express my interest in serving on the Parks & Recreation Commission. As someone whose professional background is in childcare, I have spent my career supporting the growth, well-being, and development of children and families in our community. This experience has given me a strong appreciation for the importance of safe, accessible parks, playgrounds, recreational programs, and community spaces that enrich the lives of residents of all ages.

Throughout my work in childcare, I have seen firsthand how quality recreational facilities and programs contribute to physical health, social development, community engagement, and family well-being. Parks and recreation opportunities create spaces where children can learn and play, families can connect, and residents can enjoy active and healthy lifestyles. I would welcome the opportunity to bring my perspective and experience to the Commission as it advises the City Council on recreational facilities, open spaces, and programs that serve our community.

I would also like to proactively disclose that my husband currently serves on the City Council. Should I be appointed to the Parks & Recreation Commission, I understand that this relationship may create potential conflicts of interest in matters involving the Commission. My husband would recuse himself from any City Council discussions, deliberations, or votes related to my appointment or other matters where a conflict exists, and I am committed to complying with all applicable ethics and conflict-of-interest requirements.

Thank you for your consideration. I would be honored to serve our community as a member of the Parks & Recreation Commission and contribute to enhancing recreational opportunities for residents of all ages.

Sincerely,
Lindsay Armstrong
607 S N St; Indianola, IA 50125
641-529-0968
lindsaytdesigns@hotmail.com



City Clerk's Office

110 N 1st Street, Indianola, IA 50125 • www.indianolaiowa.gov

515-961-9410 phone

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To be considered, individuals must complete and submit this form along with a brief cover letter, disclose any conflicts of interest and indicate order of preference if applying for more than one board to the City Clerk's office via email to CityClerk@indianolaiowa.gov or by mail at 110 N 1st Street, Indianola, IA 50125.

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

Personal Information

Name: Lindsay Armstrong		Today's Date: July 9th, 2026
Street Address: 607 South N Street		
City, State, Zip: Indianola, IA 50125		Years Resided in Indianola: 2012
Email: lindsaytdesigns@hotmail.com		
Home Phone:	Cell Phone: 641-529-0968	Work Phone:
Occupation: Self employed		
Gender (Optional): female	Age (Optional): 40	Race (Optional): white
Have you previously volunteered on a City Board, here or elsewhere? no		
Board Name:	Years Served:	City:
Application for (Name of Board/Commission or Committee): Park and Rec		
Why do you want to serve on this Board/Commission or Committee? I have a professional background in childcare and have spent most of my life working with children. My career is supporting the growth, well-being, and development of children and families in our community.		
What will you contribute to this Board/Commission or Committee? With my career in childcare, I have a strong appreciation for the importance of safe, accessible parks, playgrounds, recreational programs in our community.		

Please attach additional pages if necessary.

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☐	Veterans Memorial Aquatic Center Commission meets quarterly at 5:30 p.m. at the Activity Center. The Commission consists of honorably discharged soldiers, marines, airmen or coast guard members who manage and control the Veteran's Memorial Aquatic Center and establish rules and regulations for management. The Commission consists of five members serving 3-year terms.



MEMORANDUM

To: Mayor and City Council
From: Bill Mettee, Senior Planner
Date: August 3, 2026
Subject: Public hearing regarding the vacation of 30' landscape buffer easement in Lot 5 of Scenic Pointe.

Introduction: JPJ Acquisitions, LLC request a portion of a 30' landscape buffer be vacated to facilitate the development of a Culver's Restaurant.

Background: The site plan for Culver's - Indianola, as well as a public utility easement vacation and a right-of-way vacation were approved at the July 20, 2026 Council meeting. The final component is to vacate a portion of a recorded landscape buffer easement to allow construction to occur within the previously buffered area.

Discussion: The previous zoning code required landscape buffers when commercially zoned parcels abutted residentially zoned parcels, even when separated by a public way. The Culver's parcel is zoned C-2 and the adjacent properties are zoned R-1, therefore requiring a landscape buffer. The updated zoning code that was revised in 2020 states that when separated by a public way, no buffers are required between commercially zoned and residentially zoned parcels. The vacation of this easement will be the final piece to allow Culver's to construct their restaurant at 1901 North Jefferson Way.

Staff explained the reasoning for the landscape buffer easement during the presentation for Culver's at the July 20, 2026 meeting and included the vacation plan for review. The plat is attached to this Council packet for further review and consideration.

Budget Impact: None.

Recommendation: Staff recommends approval of the landscape buffer easement vacation as presented. At their July 20, 2026 meeting, the Council unanimously approved the site plan for Culver's - Indianola, as well as the right-of-way vacation and the public utility easement vacation.

Attachments:

1. Staff Report_Culver's_SP_072026_CC
2. LANDSCAPE BUFFER-REV
3. RES_Scenic Pointe Lot 5_LBE Vacation



CITY COUNCIL STAFF REPORT

PROJECT: Culver's Indianola - Site Plan

PREPARED BY: Bill Mettee – Senior Planner

REPORT DATE: July 15, 2026

MEETING DATE: July 20, 2026

GENERAL INFORMATION

Applicant / Owner:

JPJ Acquisitions, LLC | Community Choice Credit Union

Owner's Representative:

Brad Kuehl, PE, Bishop Engineering

Request:

The applicant is requesting approval of a site plan for a Culver's restaurant.

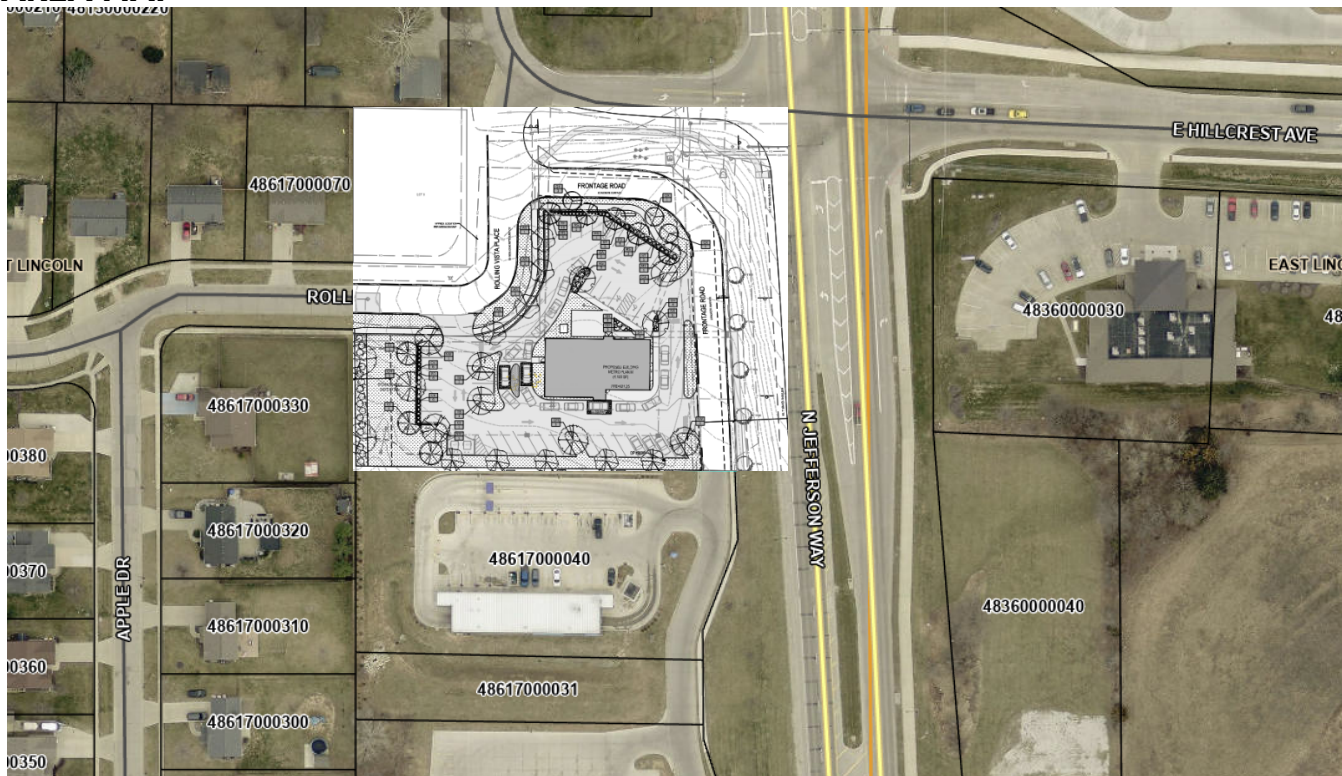
Location and Size:

Property is located west of North Jefferson Way and south of West Hillcrest Avenue, containing approximately 1.30 acres.

Property Address:

1901 North Jefferson Way

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 (Highway Commercial District)
North	Single-Family Residential	Low-Density Residential	R-1 (Single-Family Residential Detached District)
South	Champion Car Wash	Regional Mixed Use	C-2 (Highway Commercial District)
East	Unity Point Clinic	Regional Mixed Use	C-2 (Highway Commercial District)
West	Single-Family Residential	Low-Density Residential	R-1 (Single-Family Residential Detached District)

BACKGROUND

The subject property was platted in 2003 as lot 5 of Scenic Pointe. The lot is 1.30 acres in area and was platted with a 10' PUE along the eastern boundary, a 30' ingress-egress easement that encompasses the frontage road, a 30' landscape buffer easement along the western boundary and a 20' PUE along the western boundary. The parcel generally aligns with the curve of Rolling Vista Place with a restrictive 90 degree angle instead of a gradual bend. The lot is also a triple-frontage lot with street frontages on three sides.

PROJECT DESCRIPTION

The applicant is proposing a site plan for a Culver's restaurant. The building will be 4,100 square feet (approximately 49' x 88') and will be approximately 23-feet in height at its tallest point. The project includes two drive-thru lanes and associated menu boards with canopies and an outdoor patio seating area.

A monument sign is proposed near the northeast corner of the site, and the trash enclosure is proposed to be located near the southwest corner of the site.

Table I below summarizes the bulk regulations that are applicable to the proposed development. The site plan demonstrates compliance with the bulk regulations. The site plan is in compliance with the bulk regulations. A variance was approved for the west side's front yard setback.

Table I: Bulk Regulations for the C-2 Zoning District

Category	C-2 (minimum)
Front Yard Setback	40 feet
Rear Yard Setback	10 feet [40 feet when adjacent to residential]
Side Yard Setback	10 feet [30 feet when adjacent to residential]
Maximum Height Stories	50'

ACCESS AND PARKING

Three driveways will provide access into and out of the site. One access is proposed off of Rolling Vista Place, and two main accesses are proposed off of the frontage road.

A total of 38 parking spaces is required (1 space per 150 sf GFA + 10 vehicle queuing spaces) for the property. The applicant is providing 41 spaces including two accessible stalls. The proposed site plan meets the parking requirements.

SIDEWALKS / TRAILS / TRAFFIC

A 5' sidewalk will be installed along the entirety of Rolling Vista Place and a portion of the frontage road adjacent to the site. Due to topographical constraints, the developer is requesting a sidewalk waiver for remainder of the sidewalk not installed along the frontage road. As a compromise, the developer has proposed a 5' sidewalk through the site from Rolling Vista Place to the east.

Two 5' pedestrian walkways are shown into the site from the public way. A sidewalk connection is also proposed along West Hillcrest Avenue through the intersection with North Jefferson Way allowing connection to the trails and sidewalk network east of Highway 65/69.

UTILITIES

All utilities have been installed with the plat improvements and will be extended as needed to service the site. Stormwater detention will be provided in a basin at the west end of the site.

PHOTOMETRIC PLAN

A photometric plan for the site lighting has been submitted and complies with the requirements of the Site Plan Ordinance.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 54%. An existing landscape buffer is provided between the subject property and the residential properties to the west. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance.

ELEVATIONS

Colored building elevations are included for review. The building is proposed to be constructed of thin brick veneer, stone veneer, EIFS and fenestration. The trash enclosure is proposed to be constructed of brick and stone veneer. The elevations demonstrate compliance with the building design standards.

VACATIONS

The complex nature of this project and the unorthodox shape of the platted lot requires two easement vacations and a right-of-way vacation to allow the development to proceed.

Landscape Buffer Easement: The zoning ordinance at the time of platting required landscape buffers between different zoning districts, regardless of if a public street separated the districts. The current zoning ordinance dictates that properties separated by a public street right-of-way are not considered adjoining for the purpose of installing landscape buffers. As no development is permitted within a recorded landscape buffer easement, the vacation was required. Easement vacations are not required to be heard at Planning Commission meetings; therefore, no action is required.

Right of Way: The original concept plan showed the drive-thru lanes encroaching into the City ROW. After discussion with city staff and the developer, and with only Indianola Municipal Utility (IMU) Fiber in the area, it was determined that there was a mutual benefit to vacate 812 sf of ROW to assist in facilitating the development. The area was staked and the fiber line remained within the City ROW. The vacated ROW will allow the parcel to have that gradual bend similar to Rolling Vista Place and eliminates the restrictive 90-degree angle. The ROW vacation allows the entire Culver's project to remain on privately owned land. If Council approves the ROW vacation, a lot-tie agreement will combine the two lots. Right-of-Way vacations are not required to be heard at Planning Commission meetings; therefore, no action is required.

Public Utility Easement: Within the aforementioned ROW is a 20' Public Utility Easement where a portion is proposed to be vacated. The PUE will be redefined and relocated at a later time during the project. The remainder of the PUE will remain in place to allow any placement of utilities now or in the future. Easement vacations are not required to be heard at Planning Commission meetings; therefore, no action is required.

VARIANCE

At their June 3, 2026, meeting, the Board of Adjustment approved a variance request for a front yard setback reduction of 10' 6" for a total of a 29.73' setback along Rolling Vista Place. The variance will allow the building to be a standard sized Culver's restaurant while meeting all other setback requirements. The restrictive 90-degree angle property line and the triple-frontage lot were proven hardships justifying the request to approve the setback variance.

SIDEWALK WAIVER

Due to topographical constraints and existing grading near the northeast corner of the site, the developer is requesting a sidewalk waiver for a portion of the sidewalk required to be installed. The developer is proposing a sidewalk along the entire length of Rolling Vista Place, about half the length of the frontage road and an extension from Rolling Vista Place to North Jefferson Way. As a compromise, the developer is also proposing a sidewalk from Rolling Vista Place through the site to the frontage road. Brick Gentry, the city's legal counsel, reviewed the proposal and agreed that while it meets the intent, it does not satisfy the strict application of the language in Chapter 136.06(1) because the sidewalk does not extend the entire length of the lot along the side which abuts the street.

STAFF RECOMMENDATION

The proposed site plan is in general conformance with the Zoning Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for Culver's Indianola subject to remaining staff comments.

Staff would also recommend approval of the sidewalk waiver request as proposed.

PLANNING COMMISSION RECOMMENDATION

At their July 14, 2026 meeting, the Planning Commission voted unanimously 7-0 in favor of the site plan and sidewalk waiver and recommend the City Council approve the site plan for Culver's - Indianola.

EASEMENT VACATION EXHIBIT
INDIANOLA SCENIC POINTE

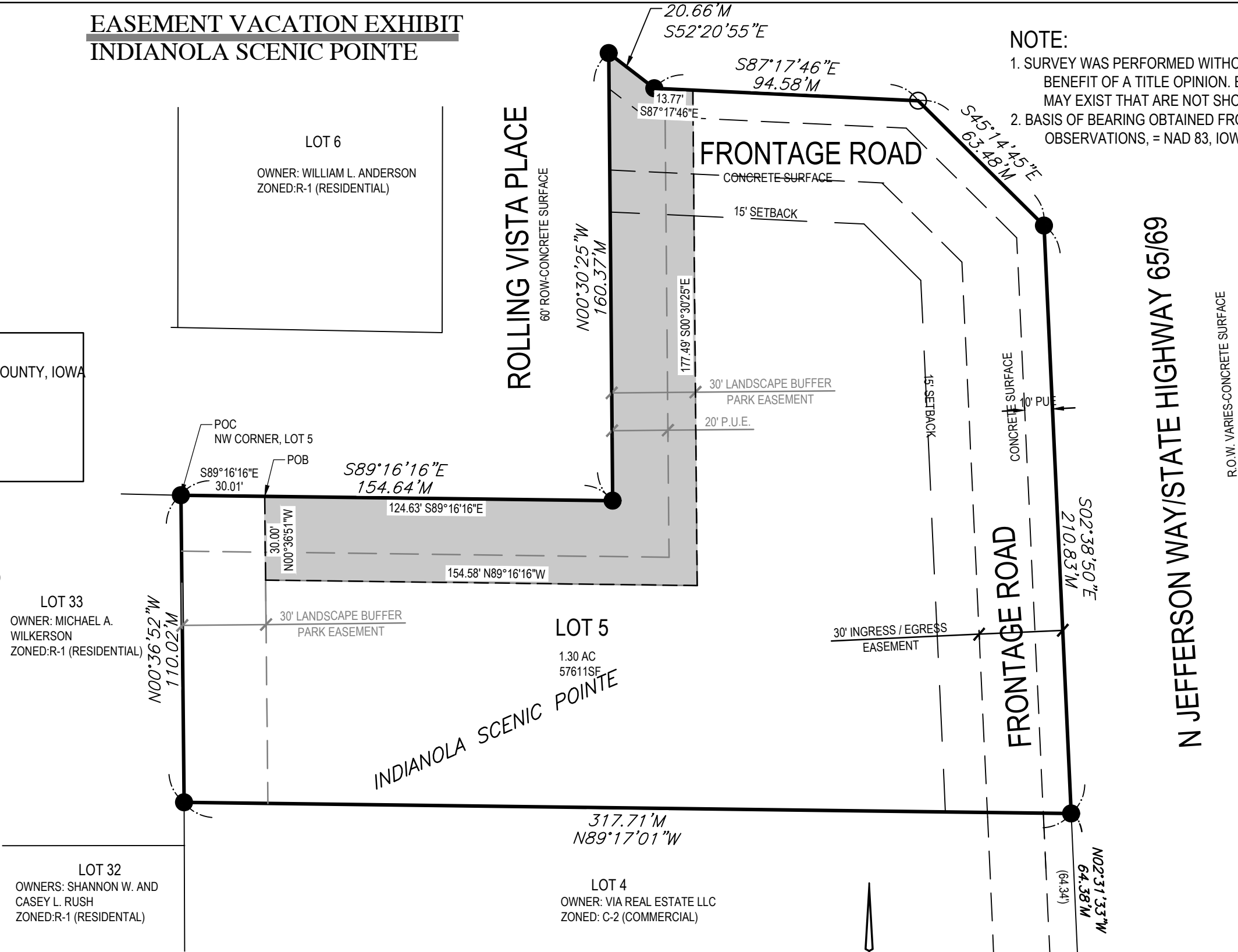
INDEX LEGEND
LOCATION: INDIANOLA SCENIC POINTE, WARREN COUNTY, IOWA
OWNER : COMMUNITY CHOICE CREDIT UNION
REQUESTOR : PAT O'DELL
SURVEYOR: LARRY D. HYLER, PLS
COMPANY: BISHOP ENGINEERING, 3501 104TH ST.
URBANDALE, IA 50322 (PH) 515-276-0467

- LEGEND:
- PROPERTY CORNER - FOUND 1/2" IRON ROD W/YPC #13148 OR AS NOTED
 - PROPERTY CORNER- PLACED 5/8" IRON ROD WITH PINK PLASTIC CAP ID # 26776 OR AS NOTED
 - ⊕ SECTION CORNER - FOUND AS NOTED
 - M MEASURED DISTANCE
 - () PREVIOUSLY RECORDED
 - ROW RIGHT OF WAY
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - YPC YELLOW PLASTIC CAP

DESCRIPTION OF LANDSCAPE BUFFER EASEMENT
TO BE VACATED:

A 30' WIDE EASEMENT OVER, UNDER AND ACROSS LOT 5, INDIANOLA, SCENIC POINTE, AN OFFICIAL PLAT IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE S89°16'16"E , A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°16'16"E, A DISTANCE OF 124.63 FEET; THENCE N00°30'25"W, A DISTANCE OF 160.37 FEET; THENCE S52°20'55"W, A DISTANCE OF 20.66 FEET; THENCE S87°17'46"E, A DISTANCE OF 13.77 FEET; THENCE, S00°30'25"E, A DISTANCE OF 177.49 FEET; THENCE N89°16'16"W, A DISTANCE OF 154.58 FEET; THENCE N00°36'51"W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING



VACATION EXHIBIT
INDIANOLA SCENIC POINTE
ROLLING VISTA PLACE
INDIANOLA, IOWA

REFERENCE NUMBER:
220538

DRAWN BY:

PROJECT NUMBER:
260125

SHEET NAME:
VACATION PLAT

SHEET NUMBER:
2 OF 3



3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

City of Indianola
RESOLUTION NO. 2026-

**APPROVING THE VACATION OF A PORTION OF 30' LANDSCAPE
BUFFER EASEMENT IN LOT 5 OF SCENIC POINTE**

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

WHEREAS, Walters Homes Ltd, requested final plat approval of Scenic Pointe (the "Plat") at the September 3rd, 2002 City Council meeting; and

WHEREAS, JPJ Acquisitions, LLC requests the vacation of a portion of 30' landscape buffer easement in Lot 5 of Scenic Pointe, legally described as:

A 30' WIDE EASEMENT OVER, UNDER AND ACROSS LOT 5, INDIANOLA, SCENIC POINTE, AN OFFICIAL PLAT IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE S89°16'16"E, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°16'16"E, A DISTANCE OF 124.63 FEET; THENCE N00°30'25"W, A DISTANCE OF 160.37 FEET; THENCE S52°20'55"W, A DISTANCE OF 20.66 FEET; THENCE S87°17'46"E, A DISTANCE OF 13.77 FEET; THENCE S00°30'25"E, A DISTANCE OF 177.49 FEET; THENCE N89°16'16"W, A DISTANCE OF 154.58 FEET; THENCE N00°36'51"W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Code of Iowa provides that the easement may be vacated only after notice and hearing as provided by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa on this 3rd day of August, 2026, that the vacation of a portion of 30' Landscape Buffer Easement in Lot 5 of Scenic Pointe be and the same is hereby accepted and approved by the City Council of the City of Indianola.

DATED at Indianola, Iowa, this 3rd day of August 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Bryce Johnson, Community and Economic Development Director
Date: August 3, 2026
Subject: 2026 Amended and Restated 1998 Citywide Urban Revitalization Plan.

Introduction: A public hearing for an amendment to the city's Urban Revitalization Plan (URP) to occur on August 3, 2026.

Background:

The City adopted resolutions amending the original URP in 2002, 2004, 2006, 2008, 2009, 2012, and 2018. In 2021, the City amended the 2018 Plan by Amendment No. 1 to address legislative changes eliminating the multiresidential assessment category and to update the application process under the 2018 Plan. The City is now amending and restating the 2018 Plan with the adoption of this 2026 Amended and Restated Plan

On May 4, 2026, City Council provided direction to proceed with an amendment to the City's Urban Revitalization Plan to change the residential property tax abatement program from five-year to three-year with an adjusted sliding schedule. In May 2026, the property tax reform bill went into law re-establishing "multiresidential" as an eligible project type. Council gave staff direction to include multiresidential under the residential tax abatement program. On June 15, 2026, Council gave staff direction to proceed with a three-year residential property tax abatement schedule.

Discussion:

To summarize, the amendments to the URP include:

- Updating the Plan to note State law changes, including:
- Requiring a minimum assessment agreement for commercial projects; and,
- Excepting school district taxes from abatement on residential or multiresidential projects.
- Changing the abatement scale to a 3-year sliding scale (60%, 40%, 20%).
- Application of the 3-year sliding scale goes into effect immediately upon Council approval (to be effective on August 4, 2026).
- Multiresidential projects are classified residential for purposes of administering the applicable abatement schedule.

Industrial property tax abatement projects continue to be regulated under Chapter 7 of City Code.

It is important note that the school district's tax levy is excluded from abatement. As a result, approximately 46% of the total tax rate is removed from the abatement calculation. Thus, the actual

residential tax abatement percentages are closer to 32%, 21%, and 11%. Staff will host a meeting with local builders and realtors to inform each of the changes to the city's residential abatement program.

The proposed Urban Revitalization Plan has been reviewed and approved by the Warren County Assessor's office and the city's financial consultant firm, D.A. Davidson.

Budget Impact: Legal fees were incurred for drafting the proposed Urban Revitalization Plan (URP). Additional revenue is expected by transitioning from the current five-year sliding scale beginning at 100% abatement to a three-year sliding scale beginning at 60%.

Recommendation: Staff recommends approval.

Attachments:

1. 2026 A&R 1998 Citywide Urban Revit Plan - Authorizing Resolution
2. 2026 Amended and Restated Urban Revit Plan - FINAL

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

August 3, 2026

6:00 P.M.

Amended and Restated 1998 Citywide Urban Revitalization Plan

- Public hearing on the matter of the adoption of a 2026 Amended and Restated 1998 Citywide Urban Revitalization Plan for the 1998 Citywide Urban Revitalization Area
- Resolution adopting the proposed 2026 Amended and Restated 1998 Citywide Urban Revitalization Plan for the 1998 Citywide Urban Revitalization Area

IMPORTANT INFORMATION

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

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

August 3, 2026

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

Absent: _____

Vacant: _____

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of a 2026 Amended and Restated 1998 Citywide Urban Revitalization Plan, the Mayor asked the City Clerk whether any written objections had been filed with respect to the proposed Amended and Restated Plan. The City Clerk reported that _____ written objections had been filed. The Mayor then called for any oral objections to the adoption of the Amended and Restated Plan and _____ were made. The public hearing was closed.

Council Member _____ then introduced the following Resolution entitled "RESOLUTION ADOPTING A 2026 AMENDED AND RESTATED 1998 CITYWIDE URBAN REVITALIZATION PLAN FOR THE 1998 CITYWIDE URBAN REVITALIZATION AREA," and moved:

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

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

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION ADOPTING A 2026 AMENDED AND
RESTATED 1998 CITYWIDE URBAN REVITALIZATION
PLAN FOR THE 1998 CITYWIDE URBAN REVITALIZATION
AREA

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

WHEREAS, the Amended and Restated 1998 Citywide Urban Revitalization Plan has subsequently been amended by the adoption of Amendment No. 1 to the Amended and Restated Plan in 2021 and Amendment No. 2 to the Amended and Restated Plan in 2025; and

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

WHEREAS, a proposed 2026 Amended and Restated 1998 Citywide Urban Revitalization Plan (the "Amended and Restated Plan") has been prepared, the purpose of which is to (i) conform the existing plan to recent legislative changes reintroducing the multiresidential property assessment classification; (ii) amend the exemption schedule for properties assessed as residential and multiresidential; and (iii) incorporate other legislative changes requiring minimum assessment agreements for commercial projects and excepting school district taxes from abatement on residential or multiresidential projects; and

WHEREAS, after published notice was given, as required by Iowa Code Section 404.2, the City Council held a public hearing at its meeting on August 3, 2026, on the Amended and Restated Plan and considered all objections, comments, and evidence presented.

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

Section 1. That all objections received, if any, at the public hearing referred to in the preamble above are found to be without sufficient merit to preclude the City from adopting the proposed Amended and Restated Plan.

Section 2. That the Amended and Restated Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "2026 Amended and Restated 1998 Citywide Urban Revitalization Plan for the City of Indianola, State of Iowa", and that the Amended and Restated Plan is hereby in all respects approved. The City Clerk is hereby directed to file a certified copy of the Amended and Restated Plan, along with a copy of this Resolution, with the Recorder for Warren County, Iowa, to be recorded, and with the Assessor for Warren County, Iowa.

Section 3. That, notwithstanding any prior resolution, ordinance, plan, amendment, or other documents, the Amended and Restated Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Amended and Restated Plan.

Section 4. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 3rd day of August, 2026.

Mayor

ATTEST:

City Clerk

ATTACH AMENDED AND
RESTATED PLAN LABELED AS
EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF WARREN

)

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

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

City Clerk, City of Indianola, State of Iowa

(SEAL)

4906-5096-7739-1\13538-195

CITY OF INDIANOLA, IOWA

2026 AMENDED AND RESTATED

URBAN

REVITALIZATION PLAN

for the

1998 CITYWIDE URBAN

REVITALIZATION AREA

2026

INTRODUCTION

The City of Indianola ("City") adopted the 1998 Citywide Urban Revitalization Plan ("Original Plan") in 1998 via resolution on February 2, 1998. The Original Plan described the Urban Revitalization Area ("Area" or "Revitalization Area") as including the "entire area within the corporate boundaries of the City of Indianola . . .", which Area "shall expand with annexation." Ordinance No. 1130, adopted May 11, 1998, designated the "entire area within the corporate boundaries of the City of Indianola, Iowa" as the Revitalization Area and declared that the Original Plan was adopted. The City adopted resolutions amending the Original Plan in 2002, 2004, 2006, 2008, 2009, 2012, and 2018.

Because of the length of time since the Original Plan was adopted, the various amendments that had been adopted, and the City's finding that additional changes should be made to the Original Plan, as amended, to update and clarify it, the City adopted an Amended and Restated 1998 Citywide Urban Revitalization Plan (the "2018 Plan") for the Area by action of the City Council on July 16, 2018. In 2021, the City amended the 2018 Plan by an Amendment No. 1 to address legislative changes eliminating the multiresidential assessment category and to update the application process under the 2018 Plan.

The City is amending and restating the 2018 Plan with the adoption of this 2026 Amended and Restated Plan ("Amended and Restated Plan" or "Plan") to (i) conform the Plan to recent legislative changes reintroducing the multiresidential property assessment classification; (ii) amend the exemption schedule for properties assessed as residential and multiresidential; and (iii) incorporate other legislative changes requiring minimum assessment agreements for commercial projects and excepting school district taxes from abatement on residential or multiresidential projects. The City amends and restates the 2018 Plan in compliance with Iowa Code Section 404.2(6) through the adoption of this 2026 Amended and Restated Plan by resolution following a public hearing.

GOALS, PURPOSE, AND DESIGNATION

In 1979, the Iowa legislature enacted into law the Urban Revitalization Act ("Act") giving city governing bodies the authority to designate an area or areas of a city as urban revitalization areas. Under the Act, qualified real estate within the designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years. The primary intent of the Act is to provide communities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction which might not otherwise have occurred.

Specifically, the Act provides the City of Indianola the opportunity to influence its growth by stimulating investment from the private sector. After the tax exemption schedule is completed, the individual property will be fully taxed, thus completing the philosophy that tax incentives are used to encourage individuals to improve their property with the long term city goal of increasing the tax base. Certain criteria have been established which must be met by a city exercising the authority conferred in the Act. Accordingly, the Indianola City Council adopted a Resolution on February 2,

1998, finding a need for the establishment of an urban revitalization area, adopted the Original Plan, and adopted an ordinance designating the entire City as the Revitalization Area.

Section 404.1 of the Code of Iowa provides that the City Council may designate an area of the city as a revitalization area if that area is any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and which is detrimental to the public health, safety, or welfare.
2. An area which by reason of the presence of substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.
3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture, or significance should be preserved or restored to productive use.
4. An area which is appropriate as an economic development area as defined in section 403.17.
5. An area designated as appropriate for public improvements related to housing and residential development or construction of housing and residential development, including single or multifamily housing.

In adopting the Original Plan, the City Council of Indianola found that the rehabilitation, conservation, redevelopment economic development or a combination thereof of the Revitalization Area is necessary in the interest of the public health, safety or welfare of the residents of the City, and the Revitalization Area substantially meets the criteria of Iowa Code Sections 404.1 (3), (4) and (5). In adopting the 2018 Amended and Restated Plan, the City Council reaffirmed the above findings, and further found that the Area substantially meets the

criteria of Iowa Code Section 404.1(2). The City confirms these findings in this 2026 Amended and Restated Plan.

This 2026 Amended and Restated Plan is intended to serve as the updated plan to govern activities within the Revitalization Area as required by Section 404.2 of the Code of Iowa.

PLAN DETAILS

A. Geographic Description of Urban Revitalization Area:

Since Ordinance 1130 was adopted May 11, 1998, the Revitalization Area has included the entire area within the corporate boundaries of the City of Indianola, Warren County, Iowa, and those boundaries have expanded with annexation since the adoption of the Original Plan. **Appendix A** to this Amended and Restated Plan is a map of the current corporate boundaries of the City of Indianola. The Revitalization Area continues to be defined as the entire area within the corporate boundaries of the City, and any property annexed into the City in the future shall automatically be included in the Revitalization Area as of the effective date of such annexation.

B. Existing Valuations According to County Assessor:

An updated list of the valuations of each parcel within the Area, listing the land and building values separately, is available for review with the City but is not attached to this Amended and Restated Plan.

C. Property Owners:

An updated list of the names and addresses of the property owners for each parcel identified within the Area are available for review with the City but is not attached to this Amended and Restated Plan.

D. City Services:

As it becomes financially feasible, the provision of municipal services to the Revitalization Area will be expanded and improved to meet the demands of new development.

E. Zoning and Land Use:

The Revitalization Area is proposed for new and revitalized and expanded residential, multi-residential, and commercial development in an area that is in compliance with the City's Comprehensive Plan and Zoning Ordinance. **Appendix B** contains maps of the existing zoning and planned land use for the Area.

The amount of land assessed as agricultural land in the City, when that amount is compared to the amount of agricultural land in Warren County, is minimal, and the City has determined that any new construction on agriculturally-assessed property otherwise qualifying for exemption under this Amended and Restated Plan is utilizing the minimum amount of agricultural land necessary to accomplish the goals of this Plan and will be eligible for exemption.

F. Applicable Revitalization and Term of Plan:

The purpose of this Amended and Restated Plan is to stimulate the development of more residential, multi-residential and commercial buildings, improvements and uses. Therefore, property tax abatement is made available for new construction and for rehabilitation or additions to existing buildings on residential, multi-residential, and commercial property within the Area.

The Amended and Restated Plan shall remain in effect until the City repeals the applicable ordinance establishing the Revitalization Area. If, at any time, the City Council feels that its goals for revitalization have been achieved and that continuation would no longer benefit the City, then the City Council may repeal the ordinance establishing the Revitalization Area pursuant to Section 404.7 of the Code of Iowa. However, any final applications for exemption which are already approved when the ordinance is repealed will be allowed to continue until their completion or expiration. The City reserves the right to extend or further amend the Amended and Restated Plan and/or the ordinance to the extent allowed by law.

G. Relocation:

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Revitalization Area. If such displacement occurs, the City will comply with all legal requirements.

Upon application for and verification of eligibility for tax abatement to a property owner by the City, Qualified Tenants in the Area whose displacement was due to action on the part of a property owner to qualify for said tax abatement under this Amended and Restated Plan shall be compensated by the property owner for one month's rent and for actual reasonable moving and related expenses. Qualified Tenant, as used in this Amended and Restated Plan, shall mean the legal occupant of a residential dwelling unit which is located within the Area and who has occupied the dwelling unit continuously since one year prior to the City's adoption of the Original Plan in 1998.

H. Tax Exemption Schedules

Residential Property or Multi-residential Property.

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

The exemption is for a period of three (3) years. The amount of the partial exemption is equal to a percent of the Actual Value Added by Eligible Improvements, determined as follows:

First Year – 60%
Second Year – 40%
Third Year – 20%

Commercial Property.

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

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

First Year – 80%
Second Year – 60%
Third Year – 40%
Fourth Year – 20%

I. Definitions/Additional Requirements:

As used in this Amended and Restated Plan, "Qualified Real Estate" means real property which is located in the designated Revitalization Area and to which Eligible Improvements have been added during the time the Area was so designated a revitalization area, which improvements have increased the actual value by at least the amount or percentage indicated below.

"Eligible Improvements," as used in this Amended and Restated Plan, include rehabilitation and additions to any existing residential, multi-residential, and commercial structures. In addition, new construction of residential, multi-residential, and commercial structures on vacant land or on land with existing structures is also eligible for tax abatement. All improvements, in order to be considered eligible, must be completed in conformance with all applicable ordinances and regulations of the City of Indianola, and must be completed during the time the Area is designated as a revitalization area. No

abatement will be allowed unless a building permit has been issued by the City with respect to the project for which the abatement is requested.

“Actual Value Added by Eligible Improvements,” as used in this Amended and Restated Plan, means the actual value added as of the first year for which the exemption was received. In order to be eligible for tax abatement, the increase in actual value of the property from the Eligible Improvements must be at least ten percent (10%). If more than one building is located on the property, the ten percent (10%) increase applies only to the structure or structures upon which the improvements were made. If no structures were located on the property prior to the improvements, any improvements may satisfy the ten percent (10%) requirement. Increases in taxes because of the increased assessed value for land are not eligible for abatement.

The City also has a tax increment financing program which is designed to provide incentives for development. Accordingly, a property that, in the determination of the City Council, is receiving either direct or indirect benefits that were financed through a tax increment financing program, may not be eligible for tax abatement under the revitalization program, unless otherwise determined by the City Council. See also: Section L.

J. Outside Funding Assistance:

The City is not currently aware of any federal, state, or private grant or loan program “likely to be a source of funding” for residential improvements in the Revitalization Area, other than those of conventional lending institutions at normal market rates. Likewise, the City is not currently aware of any grant or loan program which the City “has or will have as a source of funding” for the Area for residential improvements. However, it is not the intention of the City to prohibit the use of other appropriate federal or state revitalization or incentive programs within the Area. The City may seek federal and/or state grant or loan programs and any and all other funding sources in developing proposed projects. Federal programs may be available through the Department of Housing and Urban Development (HUD) and the Farmers Home Administration (FmHA). State programs may be available through the Iowa Housing Finance Authority and the Iowa Department of Economic Development. The City may seek private sector funding sources and/or utilize funding through Iowa Code Chapters 403 or 403A.

K. Revenue Bonds:

The City has no plans at the present time to issue revenue bonds for revitalization projects within the Area.

L. Application Procedures and Application Review Process:

Property owners must file an application, on the form provided by the City, for each new exemption claimed. The application shall be filed by the property owner with the City

Council by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation, or the following two assessment years to receive an exemption for the total number of years in the applicable exemption schedule, if otherwise eligible for an exemption.

The application shall contain, but not be limited to, the following information:

1. Name of applicant/property owner;
2. Applicant's complete mailing address and telephone number;
3. Legal description of the property where improvement(s) are made;
4. The nature of the proposed improvement(s);
5. Estimated or actual cost of the improvement(s);
6. The estimated or actual date of completion of the improvement(s);
7. The tax exemption schedule as selected by the owner of the property; and
8. The tenants that occupied the property on the date the City adopted the Original Plan (February 1998).

The City Council shall approve all applications submitted for approval if:

1. The improvements are in conformance with this Plan and all other requirements of City Code, as determined by the City Council; and
2. The property to which the improvements were made is located within the Area; and
3. The Eligible Improvements were made during the time the Area was designated as a revitalization area under this Plan; and
4. The project has obtained a building permit from the City; and
5. The application meets all other legal requirements; and
6. The property is not located within an urban renewal area; provided, however, if the property is located within an urban renewal area, then the project may be eligible under this Plan only if the City Council determines that allowing such an exemption will not be inconsistent or interfere with any urban renewal plan, project, or related development agreement. If an application under this Amended and Restated Plan is denied by the City Council because the property for which an exemption is requested is within an existing urban renewal area, the owner may

reapply for benefits under this Plan for the same property if the property has subsequently been removed from the urban renewal area, provided the property remains in the designated Revitalization Area and all other Plan requirements are met.

Additional Requirement for Properties Assessed as Commercial: Property owners submitting applications for improvements to property assessed as commercial must also enter into a written assessment agreement with the City substantially in the form attached as Appendix C, specifying a minimum actual value for the completed improvements, consistent with and to the extent required by the provisions of Iowa Code Chapter 404 in effect at the time the application is submitted to the City.

All approved applications shall be forwarded to the Warren County Assessor by March 1 for review, pursuant to Section 404.5 of the Code of Iowa. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the *Code of Iowa*. After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

M. Prior Approval of Applications:

Property owners may submit an application seeking prior approval for a tax exemption on a proposed improvement project from the City, prior to completion of the improvements. To submit an application for prior approval, the property owner must select the option to apply for prior approval on the City's form of application. If a property owner selects to apply for prior approval before completion of the improvements, then the property owner will be required to submit a second application for the improvements between January 1 and February 1 of the year in which all value added for the improvement project is first assessed.

The City Council shall give its prior approval, by resolution, if the proposed improvements and application are in conformance with this Plan, including the requirements set forth in Section L of this Plan, above. However, if the proposal is not approved, the owner(s) may submit an amended proposal for the City Council to approve or reject.

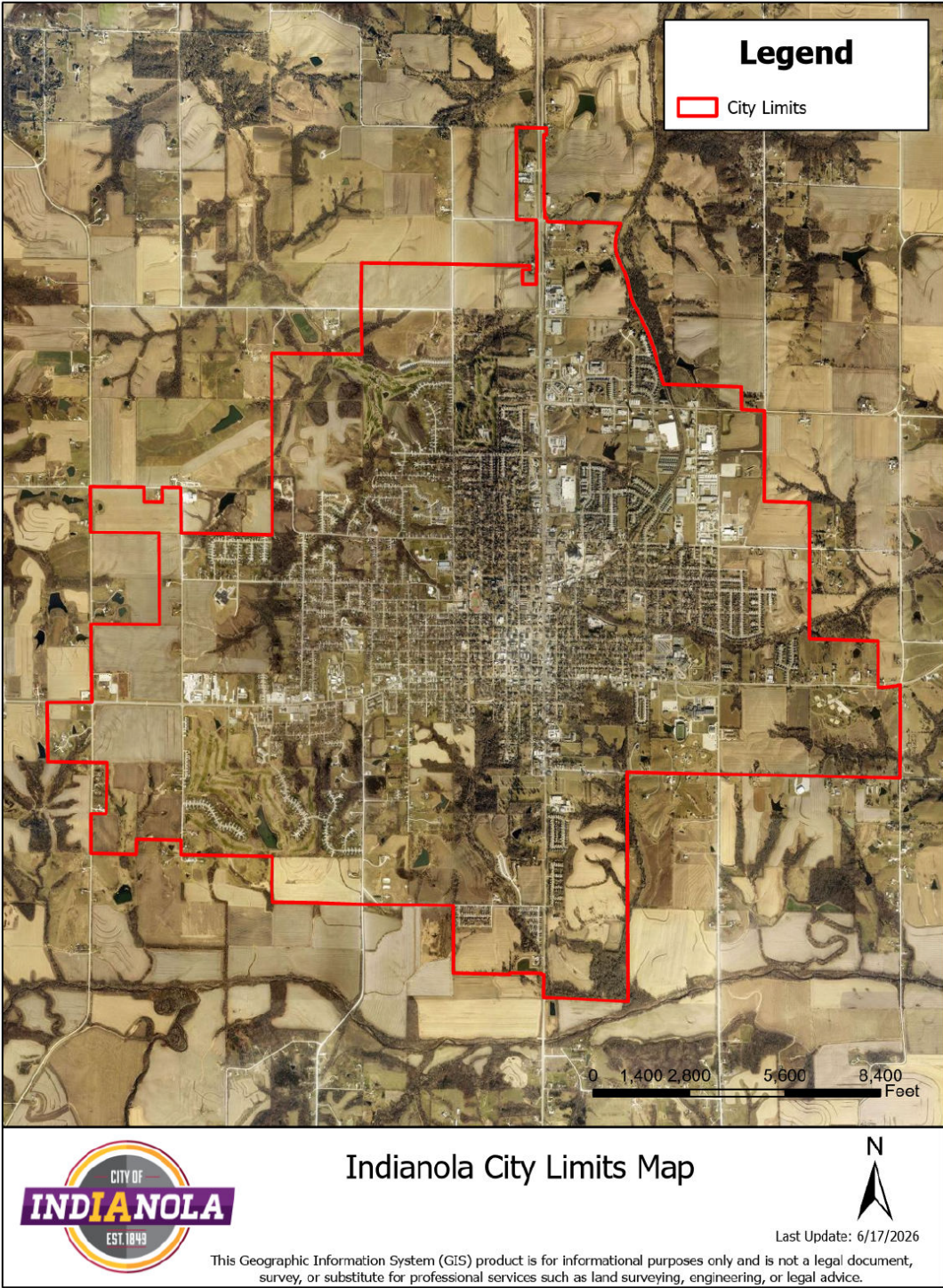
Such prior approval shall not entitle the owner(s) to exemption from taxation until the improvements have been completed, the owner timely submits the second application, and the improvements are found to be qualified for the exemption under this Plan. Upon completion of the improvements described in an application submitted for prior approval

and approval of the second application, the City Council shall forward the application to the Warren County Assessor by March 1 for review, pursuant to Section 404.5 of the Code of Iowa.

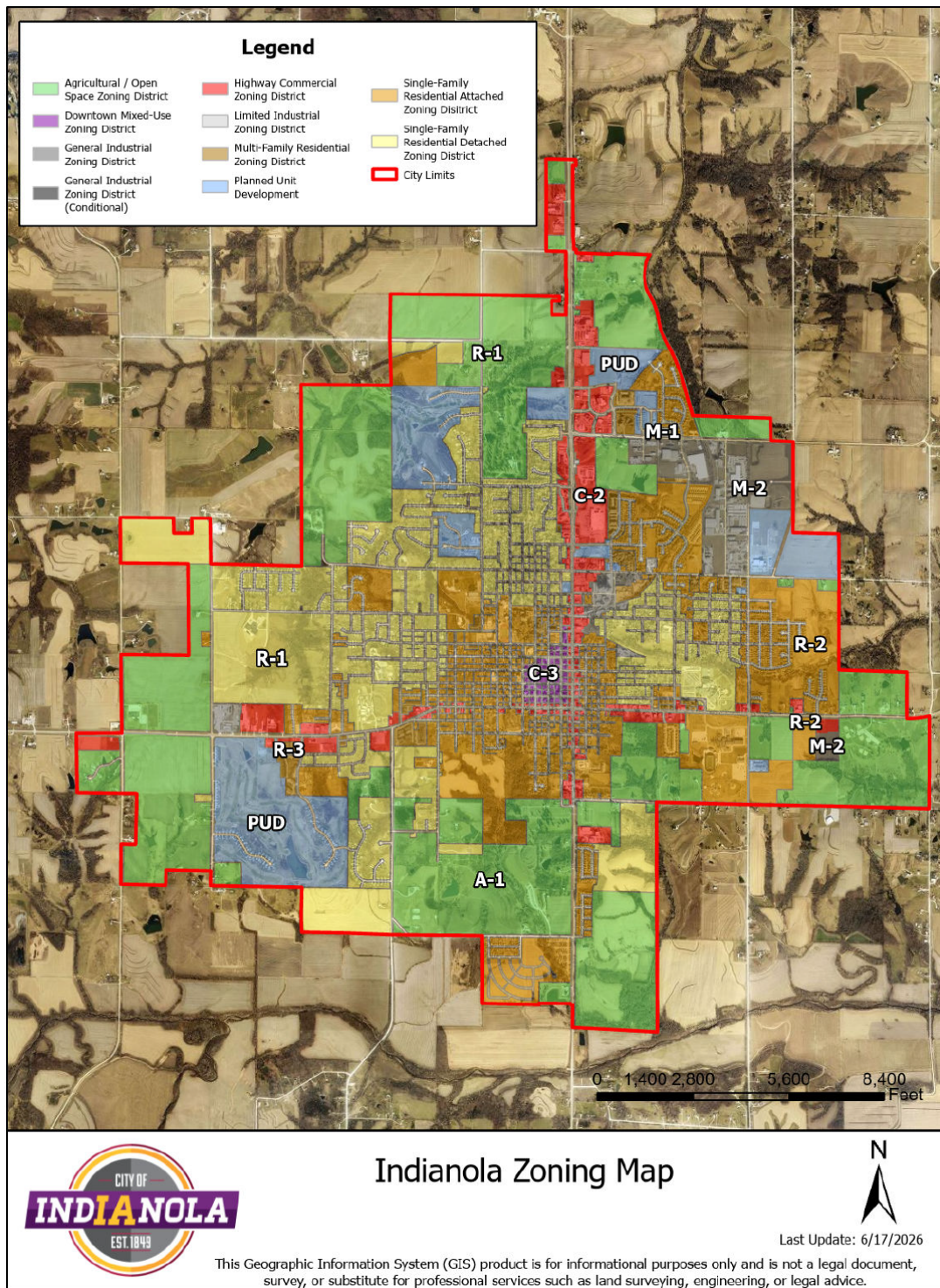
N. Effective Period:

This Amended and Restated Plan shall become effective upon the approval of a resolution by the City Council adopting the same (“Effective Date”). The new exemptions contained in this Amended and Restated Plan shall apply to all applications submitted after the Effective Date. Any improvements that were the subject of an application for prior approval that was granted prior to the Effective Date shall remain eligible for the exemptions in effect when the application for prior approval was granted, provided that the improvements are completed and the owner timely submits a second application between January 1 and February 1 of the year in which all value added for the improvement project is first assessed and such application is approved by the Council.

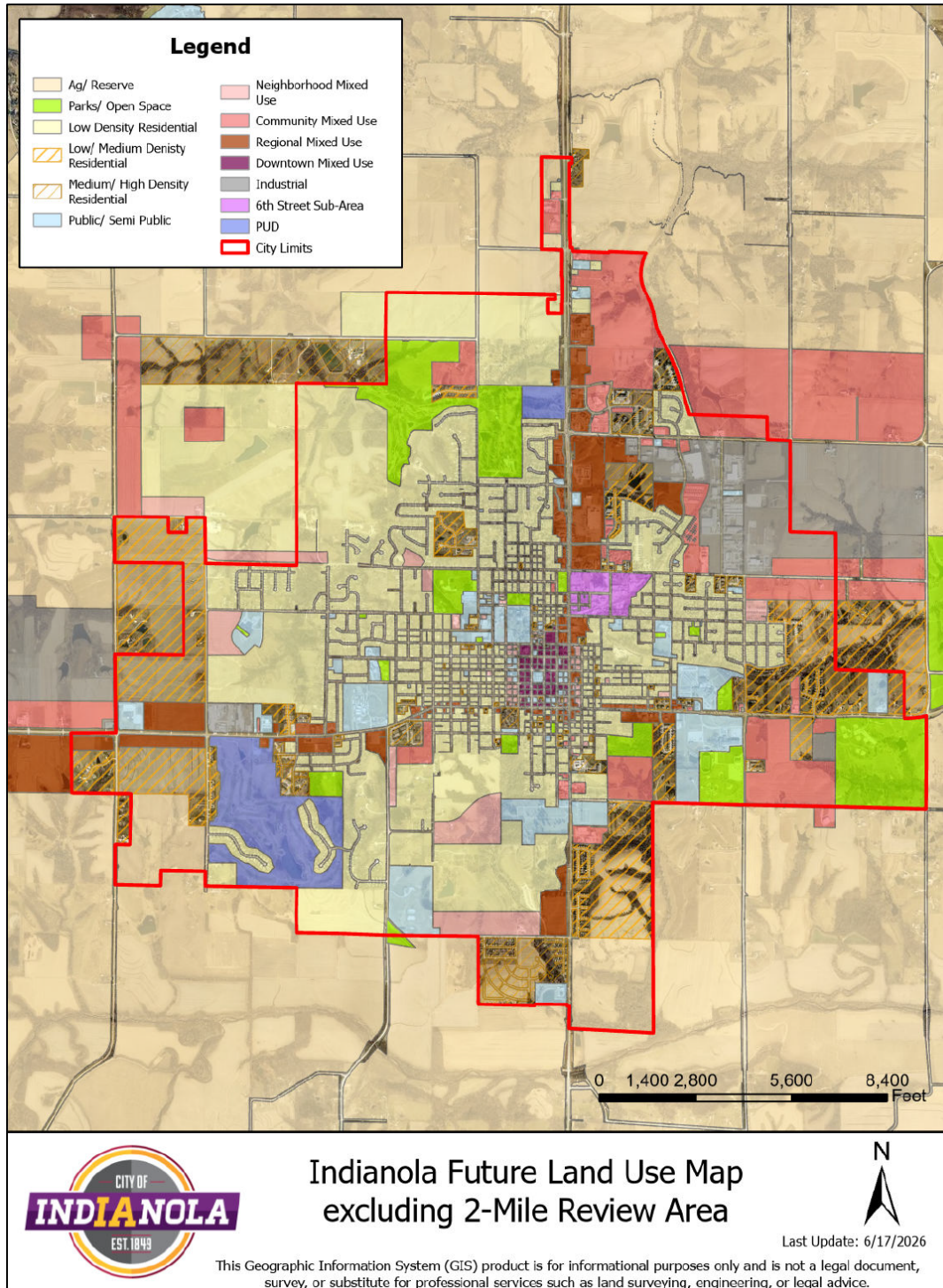
APPENDIX A
MAP OF REVITALIZATION AREA – CORPORATE BOUNDARIES (2026)



APPENDIX B EXISTING ZONING MAP



APPENDIX B -1 PLANNED LAND USE MAP



APPENDIX C
FORM MINIMUM ASSESSMENT AGREEMENT
(REQUIRED FOR COMMERCIAL PROPERTY ONLY)

Prepared by:
Return to:

MINIMUM ASSESSMENT AGREEMENT

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

WHEREAS, consistent with the provisions of the City’s 2026 Amended and Restated Urban Revitalization Plan, as may be amended (the “Plan”), the Owner has submitted an Application for Tax Abatement dated as of _____, 20____ (the “Application”) regarding certain commercial real estate owned by Owner and located in the 1998 Citywide Urban Revitalization Area, which real estate is legally described as follows:

[LEGAL DESCRIPTION]

(the “Property”);

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF INDIANOLA, IOWA

By: _____,
_____, Mayor

ATTEST:

By: _____
_____, City Clerk

STATE OF IOWA)
) SS
COUNTY OF WARREN)

On this _____ day of _____, _____, before me a Notary Public in and for said State, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Indianola, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa

[Signature page to Minimum Assessment Agreement – City]

[OWNER]

By: _____

Print Name: _____

Its: _____

STATE OF _____)
) SS
COUNTY OF _____)

This record was acknowledged before me on this _____ day of _____, 20__, by _____, as the _____ of [OWNER], on behalf of whom the record was executed.

Notary Public in and for said state

[Signature page to Minimum Assessment Agreement – Owner]

CERTIFICATION OF ASSESSOR

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

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

Assessor for the County of Warren, Iowa

Date

STATE OF IOWA)
) SS
COUNTY OF WARREN)

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

Notary Public for the State of Iowa

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

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

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

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

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

4922-0957-6112-1\13538-195



MEMORANDUM

To: Mayor and City Council

From: Jason Holder, Chief of Innovation and Internal Services

Date: August 3, 2026

Subject: Resolution approving the First Amendment to the Lease Agreement between the City of Indianola, Iowa and House of Mercy.

Introduction: House of Mercy leases office space from the City at 310 North Buxton Street and uses it to deliver behavioral health services in Indianola. The parties have negotiated a First Amendment to that lease. House of Mercy signed the amendment on July 20, 2026. Council is asked to approve the amendment and authorize the Mayor to execute it on behalf of the City.

Background: The City owns the building at 310 North Buxton Street. Council approved a lease agreement with House of Mercy by Resolution 2025-147 on August 18, 2025, and the lease was executed effective September 1, 2025. It covers approximately 2,880 square feet, at \$1.00 per month, for general office in connection with behavioral health services, including substance abuse and mental health services. The initial term is one year, which runs through August 31, 2026.

Since that time, staff has worked with GD Real Estate Services, acting on behalf of MercyOne, to settle the remaining lease terms. The City Attorney reviewed and revised the document, and House of Mercy returned a signed copy on July 20, 2026. The amendment sets the term, confirms the permitted use, addresses parking, and states what happens to the space and to any improvements at the end of the lease.

Discussion: The executed amendment is attached, along with the original lease agreement for reference. The items below summarize what the amendment does and what House of Mercy is responsible for under the lease.

Term and Termination.

The amendment sets an initial term of five years. Either party may terminate at any time on ninety days written notice, for any reason, with no penalty or fee. That termination right is the City's principal protection in the document. It means the five year term does not lock the City into the building if its own space needs change, and the City can exit on roughly three months notice at any point.

Expenses Paid by House of Mercy.

Rent of \$1.00 per month is not the full consideration under this lease. The original lease assigns House of Mercy the recurring cost of occupying and operating the space, and the amendment does not change that allocation. House of Mercy is responsible for the following, at its own expense:

- Utilities (Section 14). Electricity, gas, water, sewer, trash removal, internet, and telephone service.
- Lawn care and snow removal (Section 13(d)). Mowing, trimming, leaf removal, and clearing snow and ice from walkways, driveways, and entrances, performed in compliance with local ordinances.
- Custodial and cleaning service within the premises (Section 13(c)).
- Interior repair and maintenance (Section 13(b)). Interior walls and construction, fixtures, ceilings, floors, heating, air conditioning, plumbing, electrical wiring, doors, and plate glass, plus any damage caused by House of Mercy or its employees, guests, or invitees.
- Insurance (Section 17(B)). Commercial general liability at \$1,000,000 per occurrence and \$3,000,000 aggregate, all risk coverage on its own property and fixtures, workers compensation, automobile liability, and professional liability. The City is named as an additional insured.
- Property taxes or assessments (Section 15), if any become due because of the lease or House of Mercy's use of the premises.
- Compliance with applicable laws, ordinances, and regulations (Section 20), discharge of any mechanic's liens (Section 16), and the cost of any tenant improvements it elects to make (Section 12).

The City retains the building envelope and the site. Under Section 13(a) the City is responsible for the roof, drainage system, foundation, outside walls, sidewalks, landscaping, and parking lot. Under Section 17(A) the City carries property insurance on the building at full replacement value and commercial general liability coverage, with House of Mercy named as an additional insured.

Budget Impact: The amendment does not change rent or the allocation of operating costs. Lease revenue remains \$1.00 per month, or \$12.00 per year. Because House of Mercy carries utilities, custodial service, lawn care, snow removal, and interior maintenance for the space, the City's recurring cost is limited to the building envelope and site items in Section 13(a) of the lease and the property and liability insurance the City already carries on the building under Section 17(A).

Recommendation: Staff recommends approval.

Attachments:

1. Res 2026- House of Mercy Amendment
2. 1st Amendment, House of Mercy, 310 N Buxton (part 1) - signed
3. Res 2025-147 House of Mercy Agreement

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION APPROVING THE FIRST AMENDMENT TO THE LEASE AGREEMENT
BETWEEN THE CITY OF INDIANOLA, IOWA, AND HOUSE OF MERCY**

WHEREAS, the City of Indianola, Iowa, is the owner of property located at 310 N Buxton St., Indianola, Iowa, consisting of approximately 2,880 square feet; and

WHEREAS, the City of Indianola and House of Mercy entered into a lease agreement September 1, 2025 for the House of Mercy to lease said premises for use as general office space in connection with behavioral health services; and

WHEREAS, the lease agreement is being amended to modify the terms as outlined in the First Amendment to Lease Agreement; and

WHEREAS, the City Council has reviewed the First Amendment to Lease Agreement and finds it to be in the best interest of the City of Indianola.

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

1. The First Amendment to Lease Agreement between the City of Indianola, Iowa, and House of Mercy, dated July 15, 2026, is hereby approved.
2. The Mayor is authorized to execute the First Amendment to Lease Agreement on behalf of the City of Indianola.
3. The City Clerk is directed to maintain a copy of the executed Lease Agreement in the official records of the City of Indianola.

Passed and approved this 3rd day of August 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT (hereinafter referred to as the "Amendment") made and entered into this 15th day of July, 2026, by and between the City of Indianola, Iowa, having principal offices at 301 N Buxton St, Indianola, Iowa 50125, hereinafter referred to as LESSOR, and House of Mercy, having principal offices at 1409 Clark St, Des Moines, Iowa, 50314, hereinafter referred to as LESSEE.

RECITALS:

- A. LESSOR and LESSEE entered in that certain Lease Agreement, dated September 1, 2025 (the "**Lease**"), regarding the lease by LESSOR to LESSEE of certain 2,880 rentable square foot of the Premises located in the building having a common address of 310 N Buxton St, Indianola, Iowa, 50125, as such Premises is more particularly described in the Lease.
- B. The Lease payment shall be a sum of One Dollar (\$1.00) per month, payable in advance at the time of the signing of the Lease and on the first day of each month thereafter.
- C. The Parties wish to modify the existing Lease on the terms and agreements contained herein.

AGREEMENTS:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LESSOR and LESSEE agree as follows:

1. **Term.** Section 2 of the Lease is modified to read as follows:

The Term of the Lease shall be a period of five (5) years, unless terminated by either party upon ninety (90) days' written notice for any reason with no penalties or fees.

2. **LESSOR Disclosure.** Pursuant to Section 26 of the Lease, Lessor provides a current disclosure, attached as Exhibit A.

LESSOR hereby represents and warrants to LESSEE that, in Exhibit A attached hereto and incorporated herein by reference, LESSOR has fully and completely disclosed to LESSEE whether any physician or immediate family member of a physician has an ownership interest in LESSOR and, if so, the full name and address of any such physician(s) and any such immediate family member(s) and their relationship to such physician(s), as such terms are defined, from time to time, by the physician self-referral law commonly referred to as the Stark Law. Within ten (10) days following any occurrence that causes LESSOR'S disclosure in Exhibit A to become inaccurate, LESSOR shall provide to LESSEE notice of such change.

3. **Ratification.**

Except as modified by this Amendment, the Lease is hereby ratified. All terms, conditions and provisions of the Lease shall remain in full force and effect, except as expressly modified by this Amendment.

IN WITNESS WHEREOF, this Lease is executed and effective on the day and year first above written.

LESSOR:

LESSEE:

By: _____

Steve Richardson, Mayor
City of Indianola, Iowa

By: *Rebecca Peterson*
Rebecca Peterson (Jul 16, 2026 09:42:05 CDT)

Rebecca Peterson, EdD, LMHC, CADC
Executive Director, MercyOne House of Mercy

Exhibit A

**DISCLOSURE OF PHYSICIAN AND
PHYSICIAN IMMEDIATE FAMILY MEMBER INTERESTS**

LESSOR hereby represents and warrants to LESSEE the following (**select and complete the following, as applicable**):

No physician or immediate family member of a physician has an ownership interest in LESSOR, as such terms are defined, from time to time, by the physician self-referral law commonly referred to as the “Stark Law.”

_____ - Confirmed by LESSOR

City of Indianola
RESOLUTION NO. 2025-147

**RESOLUTION TO APPROVE LEASE AGREEMENT BETWEEN
THE CITY OF INDIANOLA, IOWA, AND HOUSE OF MERCY**

WHEREAS, the City of Indianola, Iowa, is the owner of property located at 310 N Buxton St, Indianola, Iowa, consisting of approximately 2,880 square feet; and

WHEREAS, House of Mercy desires to lease said premises for use as general office space in connection with behavioral health services; and

WHEREAS, the lease agreement provides for a month-to-month tenancy at a rental rate of One Dollar (\$1.00) per month, with provisions for termination, maintenance responsibilities, insurance, and other standard lease terms; and

WHEREAS, the City Council has reviewed the lease agreement and finds it to be in the best interest of the City of Indianola.

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

1. The Lease Agreement between the City of Indianola, Iowa, and House of Mercy, dated September 1, 2025, is hereby approved.
2. The Mayor is authorized to execute the Lease Agreement on behalf of the City of Indianola.
3. The City Clerk is directed to maintain a copy of the executed Lease Agreement in the official records of the City of Indianola.

Passed and approved this 18th day of August 2025.



Steve Richardson, Mayor

ATTEST:



Jackie Raffety, City Clerk

LEASE AGREEMENT

THIS AGREEMENT (hereinafter referred to as the "Lease") made and entered into this 1st day of September 2025, by and between the City of Indianola, Iowa, having principal offices at 301 N Buxton St, Indianola, Iowa 50125, hereinafter referred to as LESSOR, and House of Mercy, having principal offices at 1409 Clark St, Des Moines, Iowa, 50314, hereinafter referred to as LESSEE.

1. Lease of Premises.

In consideration of the obligation of LESSEE to pay rent as provided herein, and in consideration of the terms, covenants and conditions hereof, LESSOR does hereby lease, demise and let unto the LESSEE the Premises in the present condition thereof. The "Premises" consist of approximately 2,880 square feet, locally known as 310 N Buxton St, Indianola, Iowa, 50125, with appurtenances.

The Lease payment shall be a sum of One Dollar (\$1.00) per month, payable in advance at the time of the signing of the Lease and on the first day of each month thereafter.

2. Term.

The initial Term of the Lease shall be a period of one (1) year, unless terminated by either party upon ninety (90) days' written notice for any reason. The Lease may be terminated immediately pursuant to Section 19 of this Lease in the event the Premises are deemed unfit for occupancy.

3. Acceptance of Premises.

Neither the LESSOR nor its agents have made any representations or promises with respect to the Premises except as expressly set forth herein. The taking of possession of the Premises by the LESSEE will be conclusive evidence, as against the LESSEE, that the LESSEE accepts the same in its then "as is" condition at the time such possession was so taken. The LESSEE will, at the LESSEE'S sole cost and expense, keep the Premises and every part thereof in good condition and repair. Upon the expiration or prior to termination of this Lease, the LESSEE will surrender the Premises to the LESSOR in good condition, ordinary wear and tear excepted.

4. Notices.

a) Notice to Lessee. It is expressly understood between the parties hereto that LESSEE'S employees stationed at the Premises are not empowered to give instruction regarding the leasehold and furthermore that all notices to be served by the LESSOR upon the LESSEE shall be in writing addressed to:

House of Mercy
Attn: Director
1409 Clark Street
Des Moines, Iowa 50314-1964

Notices to either party shall be considered served when deposited with the United States Postal Service via Certified Mail, return receipt requested.

Due to the nature of LESSEE'S business, any access to or entrance into the Premises by the LESSOR or its employees, agents or contractors shall require 24 hours prior notice to LESSEE, except in cases of an emergency.

b) Notice to Lessor. Any payments required to be paid, and all notices required to be rendered by LESSEE to LESSOR shall be delivered to LESSOR at:

City of Indianola
c/o Finance Director
110 N 1st Street
Indianola, IA 50125

5. Delivery Upon Termination.

Upon expiration of the Lease term, or other sooner termination of this Lease, LESSEE shall deliver to LESSOR possession of the Premises, together with all improvements or additions in or to the Premises, in the same condition as received, ordinary wear and tear excepted. LESSEE and LESSOR shall conduct a walk through to determine items to be repaired.

LESSEE shall not be required to remove any of said improvements or return the Premises to its original condition upon any termination of this Lease. All said improvements shall remain in place as the Property of the LESSOR. LESSEE shall remove its furniture, fixtures and equipment and make any repairs occasioned by said removal upon any termination of this Lease. LESSEE will be required to pay for real estate taxes to date of termination.

6. Use.

LESSEE shall use said Premises for general office space in connection with behavioral health services including substance abuse services and mental health services.

7. Restricted Use.

The LESSOR/LESSEE shall not lease or sell the adjacent unit(s) or land to the Leased Premises to the following user (without the consent of LESSEE):

- a) Bars, taverns, billiard halls;
- b) Pawn shops;
- c) Beer or wine-making stores;
- d) Adult video/Adult entertainment stores.

8. Signage.

LESSOR shall also allow LESSEE to place regulatory agency mandated signage (stickers) on or near the front entrance of the Premises. At anytime during the term of this Lease, LESSEE reserves the right to change its name. In the event LESSEE does change its name, LESSEE may, at its expense, change its signage to reflect the new name.

LESSEE shall be responsible to remove its signs and repair any damage caused by said removal as soon as practical after any termination of this Lease.

9. Peaceable and Private Enjoyment.

LESSOR agrees to permit the LESSEE to peaceably and quietly have and enjoy the use of the Premises and Common Areas for the purpose and for the term aforesaid. in addition, LESSOR agrees to provide LESSEE with access and ability to conduct business during normal business hours with the same peaceable and private enjoyment during any repairs, maintenance, and improvements.

10. Parking.

LESSEE's clients and employees shall be allowed to use the lot located to the south of the leased premises.

11. Lease Modification and Assignment.

This Lease may be modified only upon the written and signed Agreement of LESSOR and LESSEE. LESSEE expressly covenants that it shall not assign or sublet the Premises, except to affiliates or parent companies, without the prior written consent of the LESSOR, which is determined in LESSOR'S sole discretion.

12. Tenant Improvements.

LESSEE may make tenant improvements to building, but must receive approval on plans, specifications, and use from LESSOR.

If LESSEE makes modifications to Premises, including changes approved by LESSOR, LESSEE assumes responsibility for insuring the proper function of the plumbing, mechanical, and electrical operation in the Premises. In performing any such modifications, LESSEE shall comply with all building, fire, health, or other applicable building codes and regulations in the jurisdiction in which the Premises is located, including but not limited to the building code, electrical code, and Americans with Disability Act requirements.

13. Repair and Maintenance.

a) LESSOR shall be responsible, at its expense, for all repair or replacement of the following Building and Common Area (if any) elements: roof, drainage system, foundation, outside walls, windows, sidewalks, landscaping and parking lot.

b) LESSEE will keep, maintain and preserve the Premises in a first-class condition. LESSEE shall be responsible, at its expense, for all repair and maintenance of the following areas of the Premises: interior walls and construction, fixtures, ceilings, floors, heating, air conditioning, plumbing, electrical wiring, windows, doors and plate glass. All damage to the Premises caused by LESSEE or its employees, agents, guests, or invitees and all breakage done by the LESSEE, or the agents, servants, employees and visitors, shall be repaired at LESSEE'S sole cost and expense.

c) LESSEE shall be responsible for the custodial and cleaning services within the Premises.

d) LESSEE shall be responsible, at its expense, for all lawn care and snow removal on the Premises, including but not limited to mowing, trimming, leaf removal, and clearing snow and ice from walkways, driveways, and entrances. LESSEE shall perform these duties in a timely and safe manner, in compliance with all applicable local ordinances. LESSOR shall not be liable for any injuries or damages resulting from LESSEE's failure to maintain these areas.

e) In the event LESSEE fails to perform the LESSEE'S obligations under this Section, the LESSOR may, at its option (but shall not be required to), enter the Premises after ten (10) days prior' written notice to LESSEE (except in the case of an emergency, in which case no notice is required) and perform the obligations on the LESSEE'S behalf. The cost of performing the LESSEE'S obligation together with interest at the rate; being the lesser rate of eighteen percent (18%) per annum or the maximum allowed by law will become due and payable to the LESSOR with the LESSEE'S next Rent payment.

14. Utilities.

LESSEE shall be solely responsible for and shall promptly pay all charges for utilities and services used or consumed at the Premises, including but not limited to electricity, gas, water, sewer, trash removal, internet, and telephone services.

15. Property Taxes.

In the event the Premises become subject to real estate taxes or assessments due to the nature of this lease or the use of the Premises by LESSEE, LESSEE shall be responsible for the payment of such taxes or shall reimburse LESSOR for any such taxes paid.

16. Liens.

LESSEE shall take all commercially reasonable action to prevent the filing of any mechanic's or other liens against the Premises by reason of any work, labor, services, or materials performed or supplied or claimed to have been performed or supplied to LESSEE, or anyone holding the Premises or any part thereof through or under LESSEE. If any mechanic's or other lien is filed against the Premises for work claimed to have been done or materials supplied, the lien shall be discharged by LESSEE as soon as possible but in no event later than thirty (30) days, at LESSEE's sole cost and expense, by filing the bond required by law.

17. **Insurance.**

A. LESSOR'S Insurance.

(a) **Coverages.** LESSOR shall purchase and maintain in force, at its own cost and expense, throughout the term of this Lease: (i) a policy or policies of insurance insuring risks of physical loss or damage to the Building, to the extent of one hundred percent (100%) of the insurable full replacement value thereof, including extended coverage insurance, (ii) a policy or policies of commercial general liability insurance, covering bodily, personal injury, and property damage, written on an occurrence basis, or, if written on a "claims made" basis, then "tail" will be required for a period of not less than three (3) years (or such longer period as may be required to cover the duration of the statute of limitations for the applicable claim(s)) to cover any liability resulting during the term of this Lease, in either case with respect to the Building, Common Areas, and Property, including insurance against assumed or contractual liability, with limits for liability of not less than One Million Dollars (\$1,000,000) per occurrence and Three Million Dollars (\$3,000,000) annual aggregate. (iii) workers compensation insurance in amounts required in accordance with applicable laws within the State where work is being performed, (iv) automobile liability insurance covering use of all owned, non-owned, leased and hired automobiles in a minimum amount of One Million Dollars (\$1,000,000) combined single limit per accident (and in the aggregate) for bodily injury and property damage Throughout the term of this Lease, at any time that professional services are performed in the Building by LESSOR or its employees or affiliates, LESSOR shall purchase and maintain in force, or cause to be purchased and maintained in force, at its own cost and expense, professional liability insurance for such services written on an occurrence basis, or, if written on a "claims made" basis, then "tail" will be required for a period of not less than three (3) years to cover any liability resulting during the term of this Lease. In either case (A) if such professionals are not governed by medical staff bylaws of the Hospital, then with limits of not less than One Million Dollars (\$1,000,000) per occurrence and Three Million Dollars (\$3,000,000) annual aggregate, and (B) if such professionals are governed by the medical staff bylaws of the Hospital, then with limits as required by such bylaws.

(b) **Additional Insured.** The LESSOR'S commercial general liability insurance policy (or policies) shall add LESSEE as additional insured with respect to this Lease.

(c) **Additional Requirements.** All LESSOR required insurance shall be written by an insurance company or companies admitted and licensed to do business in the State where the Premises are located, with an AM Best rating of A- or higher.

LESSOR'S insurance carrier shall endeavor to provide for not less than thirty (30) days written notification to LESSEE prior to termination, cancellation, or material change to any such policies. LESSOR shall provide to LESSEE Certificates of LESSOR'S insurance upon request.

B. LESSEE'S Insurance.

(a) Coverages. LESSEE shall purchase and maintain in force, at its own cost and expense, at all times during the term of this Lease: (i) a policy or policies of insurance with coverage at least as broad as ISO Special Form Coverage insuring risks of physical loss or damage (commonly known as "all risk") to all property and fixtures in the Premises owned by LESSEE, to the extent of one hundred percent (100%) of the insurable full replacement value thereof, against fire and casualties, including extended coverage insurance, (ii) a policy or policies of commercial general liability insurance, covering bodily, personal injury, and property damage, written on an occurrence basis, or, if written on a "claims made" basis, then "tail" will be required for a period of not less than three (3) years (or such longer period as may be required to cover the duration of the statute of limitations for the applicable claim(s)) to cover any liability resulting during the term of this Lease, in either case with respect to the Premises and the business operated therein by LESSEE, including insurance against assumed or contractual liability, with limits for liability of not less than One Million Dollars (\$1,000,000) per occurrence and Three Million Dollars (\$3,000,000) annual aggregate, (iii) workers compensation insurance in amounts required in accordance with applicable laws within the State where work is being performed, and (iv) automobile liability insurance covering use of all owned, non-owned, leased and hired automobiles in a minimum amount of One Million Dollars (\$1,000,000) combined single limit per accident (and in the aggregate) for bodily injury and property damage. Throughout the term of the Lease, at any time that the occupant(s) of the Premises are professionals employed by LESSEE, LESSEE shall purchase and maintain in force, at its own cost and expense, professional liability insurance only for services being provided by professionals employed by LESSEE within the Premises, written on an occurrence basis, or, if written on a "claims made" basis, then "tail" will be required for a period of not less than three (3) years to cover liability resulting during the term of the Lease, in either case (A) if such professionals are not governed by medical staff bylaws of the LESSEE, then with limits of not less than One Million Dollars (\$1,000,000) per occurrence and Three Million Dollars (\$3,000,000) annual aggregate, and (B) if such professionals are governed by medical staff bylaws of the LESSEE, then with limits as required by such bylaws.

(b) Additional Insured. The LESSEE'S commercial general liability insurance policy (or policies) shall add LESSOR, and its property manager and mortgagees with respect to the Premises, if any, as additional insureds with respect to this Lease.

(c) Additional Requirements. LESSEE'S insurance carrier shall endeavor to provide for not less than thirty (30) days written notification to LESSOR prior to

termination, cancellation, or material change to any such policies. Certificates of LESSEE'S insurance shall be provided to LESSOR upon request. LESSEE's General Liability insurance is primary and non-contributory over any existing insurance and limited to liability arising out of the operations of the LESSEE subject to policy terms and conditions.

C. Mutual Waiver of Subrogation.

LESSOR and LESSEE hereby waive their rights of recovery against each other for any loss, damage or injury resulting from insured perils to person or property under policies required to be carried hereunder by such party, occurring in, on and around the Premises, Building, and the Property, excluding workers compensation and professional liability coverage. LESSOR and LESSEE shall give written notice to their insurers of this mutual waiver of subrogation and obtain endorsements to their respective policies of insurance evidencing that the insurers waive subrogation in furtherance of this provision and said endorsements shall be provided to the opposite party.

D. Coverage Requirements.

The amounts of insurance required to be carried by each party under this Lease shall not be deemed or construed to so limit the liability of such party.

18. **Condemnation.**

In the event of the condemnation or purchase in lieu of all or any substantial part of the Premises by any public or private corporation with the power of condemnation, LESSEE reserves the right to seek a separate award due to such condemnation. Additionally, LESSEE shall have the right to cancel the Lease, with no further liability to LESSOR if said condemnation affects LESSEE in any manner.

19. **Damage or Destruction to the Premises.**

In the event of damage or destruction to the Premises, the LESSOR or the LESSEE shall be allowed to cancel the Lease if the LESSOR cannot restore the Premises within 60 days. If the LESSOR can restore the Premises within said 60 days, the LESSOR shall commence to do so diligently. LESSOR shall notify LESSEE in writing within 15 days of said damage or destruction of its ability to restore the Premises within 60 days or not. If restoration is not completely restored within 60 days, or cannot be restored within 60 days, LESSEE shall have the immediate right to cancel the Lease effective from the date of occurrence of said damage or destruction, and LESSEE shall have no further liability to LESSOR. Rent payable hereunder for the period during which such damage, repairs or restoration continues shall be abated.

In the event the Premises are deemed unfit for occupancy by the Chief Building Official, a licensed structural engineer, fire marshal, or any other authority having jurisdiction, either

party may immediately terminate this lease upon written notice. No further rent shall be due from the date the Premises are declared unfit, and LESSEE shall have a reasonable period to remove its property.

20. Compliance with Laws and Ordinances.

LESSEE shall be responsible for making the Premises comply with all laws, ordinances or regulations.

21. Hazardous Materials.

To the best of LESSOR'S knowledge, the Building, its Common Areas, and Premises contain no Hazardous Materials (as defined by the US Environmental Protection Agency) and/or harmful mold, and/or harmful contaminants, and are in compliance with all applicable local, state and federal material rules, regulations, laws and ordinances. In the event that Hazardous Materials and/or harmful mold, and/or harmful contaminants are identified as present in the Premises, Building, its Common Areas, and/or Property during the term of this Lease, LESSOR shall be responsible for the removal of said Hazardous Materials, and for harmful mold, and/or harmful contaminants. LESSEE shall be responsible for removal of any Hazardous Materials and for harmful mold, and/or harmful contaminants LESSEE introduces into the Premises.

22. Default and Bankruptcy

a) In the event of any non-monetary default by either party, the defaulting party shall cure or commence to cure and diligently conclude said cure, within thirty (30) days of non-defaulting party's written notice of said default. In the event that the default cannot reasonably be cured within said thirty (30) daytime frame, as long as the defaulting party has diligently commenced to cure said default within thirty (30) days from receipt of notice of default from the other party, then in such case, the defaulting party shall not be considered in default by reason of non-compliance of the thirty (30) day timeframe requirement.

b) In the event of a monetary default, LESSEE shall cure said default within ten (10) days of receipt of written notice from LESSOR.

23. Remedies.

LESSOR and LESSEE shall have all remedies available at law or equity to enforce this Lease, and to proceed against the other party for any default of this Lease.

24. Indemnification.

a) Indemnification by LESSEE. LESSEE shall indemnify, defend, protect, and hold harmless LESSOR and all of its affiliates, employees, agents, electeds, officers, successors and assigns, from and against any and all losses, liability, claims, suits,

proceedings, damages, claims and allegations of any kind, brought by any third party, including, but not limited to, reasonable attorneys' fees, costs and expenses, arising out of LESSEE'S (including LESSEE'S ministries, entities, affiliates, employees, servants, agents, directors, officers, successors and assigns) (i) failure to comply with the terms or conditions of this Lease, (ii) negligence or willful misconduct in performing under or in any way connected with this Lease, or (iii) use of the Premises, except those which shall result, in whole or in part, directly or indirectly, from the default or negligence of Landlord, its agents, employees, successors or assigns.

- b) Indemnification by LESSOR. LESSOR shall indemnify, defend, protect, and hold harmless LESSEE and all of its ministries, entities, affiliates, employees, agents, directors, officers, successors and assigns, from and against any and all losses, liability, claims, suits, proceedings, damages, claims and allegations of any kind, brought by any third party, including, but not limited to, reasonable attorneys' fees, costs and expenses, arising out of LESSOR's (including LESSOR's affiliates, employees, servants, agents, directors, officers, successors and assigns) (i) failure to comply with the terms or conditions of this Lease, (ii) negligence or willful misconduct in performing under or in any way connected with this Lease, or (iii) use of the Building (exclusive of the Premises) and Common Areas, except those which shall result, in whole or in part, directly or indirectly, from the default or negligence of LESSEE, its ministries, entities, agents, employees, successors or assigns.
- c) Where Both Parties Have Responsibility. If both parties have an obligation to the other under the foregoing provisions, tort comparative fault principles shall be applied to allocate payment between the parties.
- d) Notifications Regarding Indemnities. Both LESSOR and LESSEE agree to give the other party notice of any claim or liability which may give rise to indemnification under this section of Indemnification and do so within a commercially reasonable time following such party's receipt of notice of intent or notice of claim.
- e) Survival. The terms of each of the insurance, waiver of subrogation, coverage requirements, and indemnification provisions of this Lease shall survive the termination of this Lease.

25. Entry by LESSOR.

LESSOR, its agents, employees, and contractors may enter the Premises at any time and at reasonable hours to (a) inspect the same or (b) determine whether LESSEE is complying with all its obligations in this Lease. LESSEE by this paragraph waives any claim against LESSOR, its agents, employees, or contractors for damages for: any injury or inconvenience to or interference with LESSOR'S business, any loss of occupancy or quiet enjoyment of the Premises, or any other loss occasioned by such entry. LESSOR will at all times have and retain a key with which to unlock all of the doors in, on, or about the Premises. LESSOR will have the right to use any and all means which LESSOR may deem

proper to open doors in and to the Premises in an emergency in order to obtain entry to the Premises.

26. LESSOR Disclosure.

LESSOR hereby represents and warrants to LESSEE that, in Exhibit A attached hereto and incorporated herein by reference, LESSOR has fully and completely disclosed to LESSEE whether any physician or immediate family member of a physician has an ownership interest in LESSOR and, if so, the full name and address of any such physician(s) and any such immediate family member(s) and their relationship to such physician(s), as such terms are defined, from time to time, by the physician self-referral law commonly referred to as the Stark Law. Within ten (10) days following any occurrence that causes LESSOR'S disclosure in Exhibit A to become inaccurate, LESSOR shall provide to LESSEE notice of such change.

27. Attorneys' Fees.

If either party commences an action against the other party arising out of or in connection with this Lease, the prevailing party shall be entitled to have and recover from the losing party reasonable attorneys' fees and costs of suit.

28. Heirs and Assigns.

All of the covenants, agreements, terms and conditions contained in this Lease shall inure to and be binding upon LESSOR and LESSEE and their respective heirs, executors, administrators, successors and assigns.

29. ENTIRE AGREEMENT

This Lease sets forth all the covenants, promises, agreements, conditions and understandings between LESSOR and LESSEE concerning the Premises and there are not covenants, promises, agreements, conditions or understandings either oral or written, between them other than as are herein set forth.

30. Governing Law.

This Lease will be governed by and construed pursuant to the laws of the State of Iowa.

IN WITNESS WHEREOF, this Lease is executed and effective on the day and year first above written.

LESSOR:

LESSEE:

By: 

Steve Richardson, Mayor
City of Indianola, Iowa

By: 
Rebecca Peterson (Aug 8, 2025 18:33:33 CDT)

Rebecca Peterson, EdD, LMHC, CADC
Executive Director, MercyOne House of
Mercy

Exhibit A

**DISCLOSURE OF PHYSICIAN AND
PHYSICIAN IMMEDIATE FAMILY MEMBER INTERESTS**

LESSOR hereby represents and warrants to LESSEE the following (select and complete the following, as applicable):

No physician or immediate family member of a physician has an ownership interest in LESSOR, as such terms are defined, from time to time, by the physician self-referral law commonly referred to as the "Stark Law."

_____ - Confirmed by LESSOR



MEMORANDUM

To: Mayor and City Council
From: Jacob Meshke, City Manager
Date: August 3, 2026
Subject: Resolution of intent to that the City of Indianola and Warren County (“Parties”) will collaborate and work in good faith regarding acquisition of real property commonly known as 207 North B Street and related parcels (“Property”).

Introduction: Staff recommends approval of the resolution that the City of Indianola and Warren County will work in good faith on the acquisition of property.

Background: The City of Indianola and Warren County entered into a development agreement in 2024 that included a land exchange, resulting in the transfer of the City’s Library property at 207 N. B Street and related parcels to Warren County. Under the terms of the agreement, the City of Indianola is leasing back the Library property and retains the ability to occupy the space through December 31, 2028.

In June 2026, the Indianola City Council and the Warren County Board of Supervisors convened to discuss the potential reacquisition of the Library property by the City. During that meeting, both parties supported adopting a resolution expressing their intent to work collaboratively and in good faith toward achieving that reacquisition.

Discussion: The resolution affirms that the City of Indianola and Warren County will collaborate and work in good faith toward the potential reacquisition of the property by the City, contingent upon reaching mutually acceptable terms and the City securing debt or other financing on appropriate conditions. The resolution further clarifies that its purpose is solely to express mutual intent and does not create any binding obligation on either party. No contract or agreement will be considered in effect unless and until a formal purchase agreement is executed and delivered by both the City and the County.

Budget Impact: The budget impact to the City would include costs associated with property appraisal, site due diligence, legal services, potential acquisition expenses, and any other related expenditures.

Recommendation: Staff recommends approval.

Attachments: 1. Resolution

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION OF INTENT THAT THE CITY OF INDIANOLA AND WARREN COUNTY
("PARTIES") WILL COLLABORATE AND WORK IN GOOD FAITH
REGARDING ACQUISITION OF REAL PROPERTY
COMMONLY KNOWN AS 207 NORTH B STREET AND RELATED PARCELS
("PROPERTY")**

WHEREAS, the Parties entered into a Development Agreement in 2024; and

WHEREAS, the Property was included in the land swap in the Development Agreement; and

WHEREAS, the Parties have mutual interest in exploring the City reacquiring the Property; and

WHEREAS, Warren County has appointed representatives to work collaboratively with the City's Facilities and Property Subcommittee on the details of the Property reacquisition; and

WHEREAS, efforts are underway to obtain an appraisal of the Property from a licensed appraiser as agreed to by the Parties.

NOW, THEREFORE, BE IT RESOLVED THAT the Parties will collaborate and work in good faith towards the City reacquiring the Property contingent on finding mutually agreeable terms and the City obtaining debt and/or securing financing on acceptable terms.

BE IT FURTHER RESOLVED this resolution of intent is intended solely as an expression of mutual intent and does not create any binding obligation on either party with respect to the proposed transaction, and no contract or agreement providing for any transaction between the Parties will be deemed to exist unless and until a Purchase Agreement has been executed and delivered by both Parties.

BE IT FURTHER RESOLVED, the Parties will bear their own costs and expenses, including attorneys' fees, incurred in connection with this resolution of intent and the negotiation of a Purchase Agreement, except as otherwise expressly agreed in writing.

BE IT FURTHER RESOLVED, the Parties acknowledge that the Parties are subject to public records and open meetings laws and that certain documents and communications may be subject to disclosure.

Approved this 3rd day of August 2026.

City of Indianola, Iowa

Warren County:

By:_____

Steve Richardson, Mayor

By:_____

Attest:

Attest:

By:_____

Jackie Raffety, City Clerk

By:_____



MEMORANDUM

To: Mayor and City Council

From: Bryce Johnson, Community and Economic Development Director

Date: August 3, 2026

Subject: First consideration of an ordinance amending Ordinance Nos 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, 1668, 1671, 1717, AND 1761 and providing that general property taxes levied and collected each year on certain property located within the amended Hillcrest/Downtown Unified Urban Renewal Area, in the City of Indianola, Couty of Warren, State of Iowa, shall no longer be divided under Iowa Code Section 403.19 in connection with certain subareas of the Hillcrest/Downtown Unified Urban Renewal Area (Removing "Hillcrest Amendment No. 3 Subarea" and "Downtown Amendment No. 1 Subarea" from Division of Taxes).

Introduction:

The City of Indianola has established and amended the Hillcrest/Downtown Unified Urban Renewal Area over many years to facilitate public improvements and economic development projects through tax increment financing (TIF) pursuant to Iowa Code Chapter 403.

As redevelopment activities have been completed and associated obligations have been satisfied, it is appropriate to remove certain subareas from the division of tax increment revenues. This action continues the City's practice of retiring completed TIF areas when they are no longer needed for urban renewal financing. Previously, the City removed the Amendment No. 2 Subarea and the Downtown Original Urban Renewal Area through Ordinance No. 1717.

Background:

The proposed Ordinance removes the following subareas from the TIF revenue division established under Iowa Code Section 403.19:

- Hillcrest Amendment No. 3 Subarea
- Downtown Amendment No. 1 Subarea

Upon adoption, property taxes generated within these subareas will no longer be subject to TIF revenue allocation. Instead, future tax revenues from these properties will be distributed among the taxing entities in the same manner as other non-TIF properties.

Discussion:

This ordinance does not remove property from the Hillcrest/Downtown Unified Urban Renewal Area. The affected properties will remain within the Urban Renewal Area for planning and urban renewal purposes. The ordinance only removes these subareas from the tax increment financing provisions established under Iowa Code Section 403.19.

Removing the completed subareas allows the incremental valuation to return to the regular property tax rolls for distribution to all taxing jurisdictions. Because the City can no longer collect TIF revenues from these areas, the action reflects the completion of the intended public financing purpose.

DA Davidson and the Warren County Auditor's office have both reviewed, accepted, and understand, the city's intention to terminate this TIF Ordinance.

Budget Impact: None

Recommendation: Staff recommends approval.

Attachments:

1. Unified URP Removal Area - Ordinance
2. 20260724_143030

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NOS. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, 1668, 1671, 1717, AND 1761 AND PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON **CERTAIN** PROPERTY LOCATED WITHIN THE AMENDED HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL AREA, IN THE CITY OF INDIANOLA, COUNTY OF WARREN, STATE OF IOWA, **SHALL NO LONGER BE DIVIDED UNDER IOWA CODE SECTION 403.19 IN CONNECTION WITH CERTAIN SUBAREAS OF THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL AREA (REMOVING "HILLCREST AMENDMENT NO. 3 SUBAREA" AND "DOWNTOWN AMENDMENT NO. 1 SUBAREA" FROM DIVISION OF TAXES)**

WHEREAS, the City Council of the City of Indianola, State of Iowa, has heretofore, in Ordinance Nos. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, 1668, 1671, 1717, and 1761 (collectively, the "TIF Ordinance"), provided for the division of taxes within the Hillcrest/Downtown Unified Urban Renewal Area ("Area" or "Urban Renewal Area"), pursuant to Iowa Code Section 403.19; and

WHEREAS, the City has previously removed the Amendment No. 2 Subarea and the Downtown Original Urban Renewal Area from the division of revenue through Ordinance No. 1717; and

WHEREAS, the City Council of the City of Indianola has determined that in order to fulfill the purposes, objectives, and projects for the Urban Renewal Area, and comply with the Urban Renewal Law, certain additional portions of the Urban Renewal Area must be removed from the TIF Ordinance and should cease being subject to the division of taxes under Iowa Code Section 403.19.

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

Section 1. The following portions of the Hillcrest/Downtown Unified Urban Renewal Area (referred to as the "Hillcrest Amendment No. 3 Subarea" and "Downtown Amendment No. 1 Subarea") shall be and are hereby removed from the TIF Ordinance, and shall no longer be subject to the division of taxes under Iowa Code Section 403.19:

HILLCREST AMENDMENT NO. 3 SUBAREA

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

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

All of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 19-76-23 including all adjacent Public Right of Way and Road Easements of record except 18.54 acres in the NE Corner.

West 50' of the East 43 Acres in the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19-76-23.

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

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

Lots C, D, E, F, G, and H of Goodale Place within SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12-76-24 including all adjacent Public Right of Way and Road Easements of record.

Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12-76-24 described as follows: Beginning 294' West of SE Corner of said Section 12, thence West 156', thence North 170', thence East 156', thence South 170' to Point of Beginning including all adjacent Public Right of Way and Road Easements of record.

Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12-76-24 described as follows: Beginning 450' West of the SE Corner of said Section 12, thence West 242', thence North 120', thence East 242', thence South 120' to the point of beginning including all adjacent Public Right of Way and Road Easements of record.

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

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

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

All of the West 229' of the North 96' of the South 242' of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

Lots 10-12 of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

All of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13-76-24 including all adjacent Public Right of Way and Road Easements of record except West 200' East 355.5' North 96' and except South 416' North 512' West 416' East 571.5'.

All Public Right of Way and Road Easements of record along the north boundary of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 19-76-23, all Public Right of Way and Road Easements of record along the south boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18-76-23, all Public Right of Way and Road Easements of record along the south and west boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18-76-23, all Public Right of Way and Road Easements of record along the west boundary of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18-76-23, all Public Right of Way and Road Easements of record along the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 13-76-24, all Public Right of Way and Road Easements of record along the east boundary of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13-76-24, all Public Right of Way and Road Easement of record along the west boundary of NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18-76-23, and all Public Right of Way and Road Easements of record along the west boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7-76-24.

AND

DOWNTOWN AMENDMENT NO. 1 SUBAREA

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

[Note: A portion of the above Subarea was removed from the division of revenue by Ordinance No. 1761, but for ease of reference, the City is using the original description of the Subarea to reflect that the entire Subarea is now removed from the division of revenue]

Section 2. That the "Amended Area", as that term is defined in the TIF Ordinance, shall no longer include the "Hillcrest Amendment No. 3 Subarea" or "Downtown Amendment No. 1 Subarea".

Section 3. That all other portions of the Urban Renewal Area described as comprising the Amended Area in the TIF Ordinance shall be and remain subject to the division of taxes and all the provisions of the TIF Ordinance; and that, except as amended herein, Ordinance Nos. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, 1668, 1671, 1717, and 1761 shall remain in full force and effect.

Section 4. That nothing herein shall be interpreted as altering the boundaries or removing any property from the Urban Renewal Area (for purposes of clarity, while the Hillcrest Amendment No. 3 Subarea and Downtown Amendment No. 1 Subarea are no longer subject to

the division of revenue provided for in Iowa Code Section 403.19, those portions of the Hillcrest Amendment No. 3 Subarea and Downtown Amendment No. 1 Subarea currently within the Hillcrest/Downtown Unified Urban Renewal Area will remain therein).

Section 5. That if any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

Read First Time: _____, 2026

Read Second Time: _____, 2026

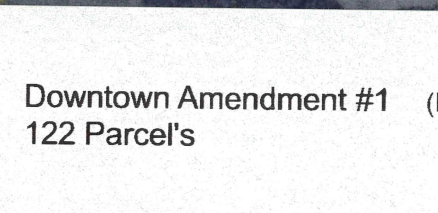
Read Third Time: _____, 2026

I, _____, City Clerk of the City of Indianola, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2026, signed by the Mayor on _____, 2026, and published in the Indianola Record Herald on _____, 2026.

City Clerk, City of Indianola, State of Iowa

(SEAL)

4916-3422-1201-1\13538-198







MEMORANDUM

To: Mayor and City Council
From: Bryce Johnson, Community and Economic Development Director
Date: August 3, 2026
Subject: Resolution approving a letter of support for the proposed Habitat for Humanity home at 402 W 19th Street.

Introduction: Habitat for Humanity of Warren County and Greater Des Moines Habitat for Humanity have merged to facilitate new construction of affordable homes in Indianola and Warren County. Clara Bergan, Vice President of Resource Development for Greater Des Moines Habitat for Humanity, is requesting City Council approve a letter of support to facilitate a new home to be constructed at 402 W 19th Street.

Background: Greater Des Moines Habitat for Humanity is applying for funding through FY 2027 State Housing Trust Fund Project-Based Housing Program administered by the Iowa Finance Authority. As part of the application, at least one letter of support from the City is required. The location of the proposed home is 402 W 19th Street.

Discussion:

Budget Impact: None.

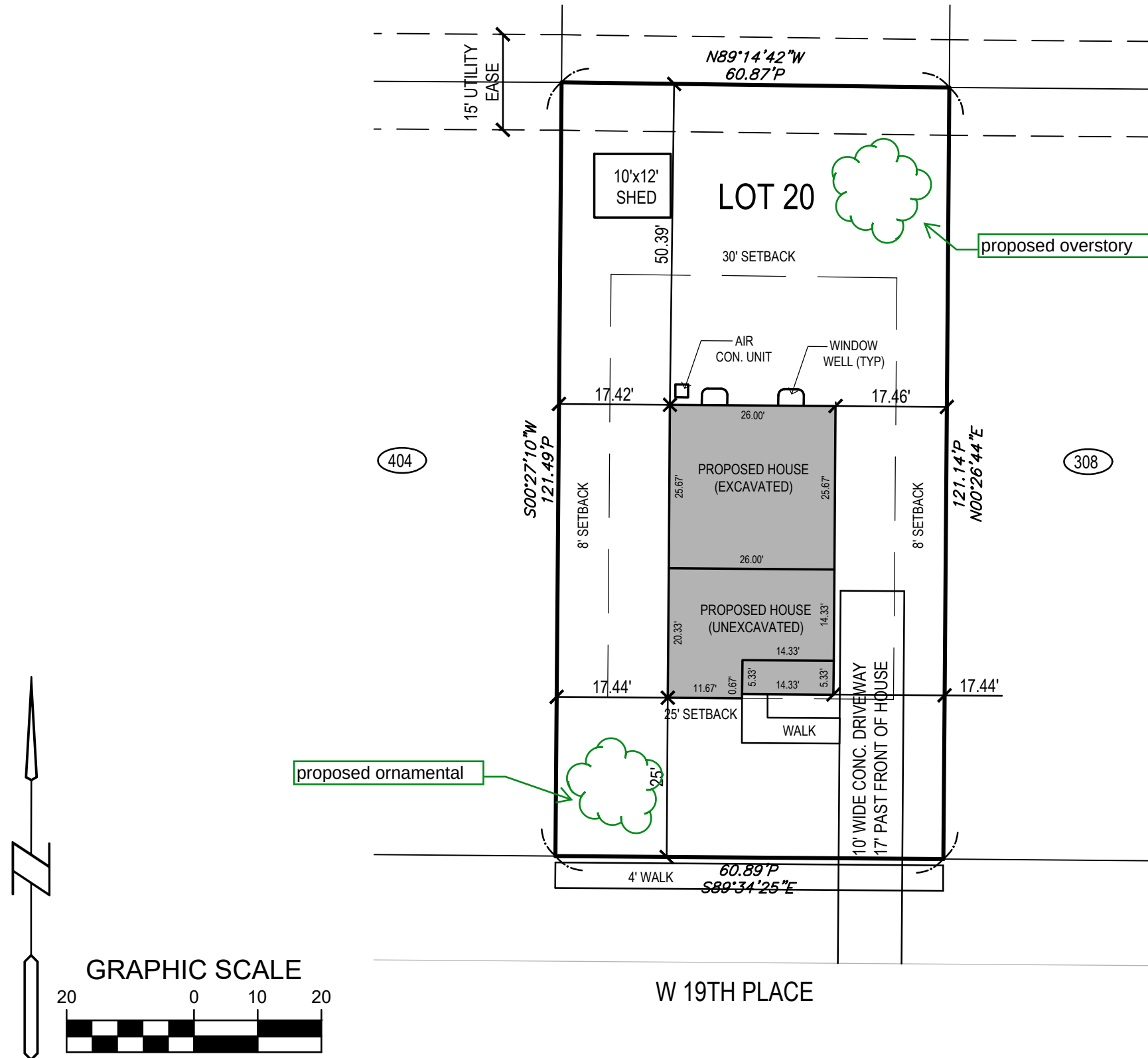
Recommendation: Staff recommends approval.

Attachments:

1. 20260709 - Permit Site Plan - 402 W 19th Place
2. 20260907 - Permit House Plan - 402 W 19th Place
3. Res 2026 - Letter of support for habitat for humanity home 402 W 19th St.
4. Exhibit 5A - IFA Support Letter (1)

HABITAT FOR HUMANITY

HOUSE SITE PLAN



PROPERTY DESCRIPTION:

LOT 20 BLOCK 3 MC CORD ESTATES , AN OFFICIAL
PLAT, NOW INCLUDED IN AND FORMING A PART OF
THE CITY OF INDIANOLA, WARREN COUNTY, IOWA.
SAID TRACT OF LAND BEING SUBJECT TO AND
TOGETHER WITH ANY EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 0.16 (7,375 SQUARE
FEET) MORE OR LESS.

ADDRESS:

402 W 19TH PLACE
INDIANOLA, IOWA 50125

OWNER:

GREATER DES MOINES HABITAT FOR HUMANITY
POB 716
DES MOINES, IOWA 50303

PREPARED FOR:

HABITAT FOR HUMANITY
2200 E EUCLID AVENUE
DES MOINES, IOWA 50317
515-471-8686

ZONING:

R-RESIDENTIAL

BULK REGULATIONS (LOT OF RECORD)

SETBACKS

FRONT = 25'
REAR = 30'
SIDE = 8'

BUILDING COVERAGE

HOUSE= 1,186 SF
SHED= 120 SF
TOTAL= 1,306 SF
LOT= 7,375 SF
17.7% OF LOT

FRONT YARD COVERAGE

DRIVE= 250 SF
FRONT WALK= 76 SF
TOTAL= 326 SF
FRONT YARD= 1,522 SF
21.4% OF FRONT YARD

IMPERVIOUS COVERAGE

BUILDING= 1,306 SF
DRIVE= 420 SF
FRONT WALK= 76 SF
BACK WALK= 0 SF
TOTAL= 1,802 SF
24.4% OF LOT

DATE PREPARED: 7/9/2026

BISHOP
ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467



402 W 19TH PLACE
INDIANOLA, IOWA

HOUSE LAYOUT PLAN

1110 SPLIT LEVEL

REFERENCE NUMBER:

DRAWN BY:
TEB

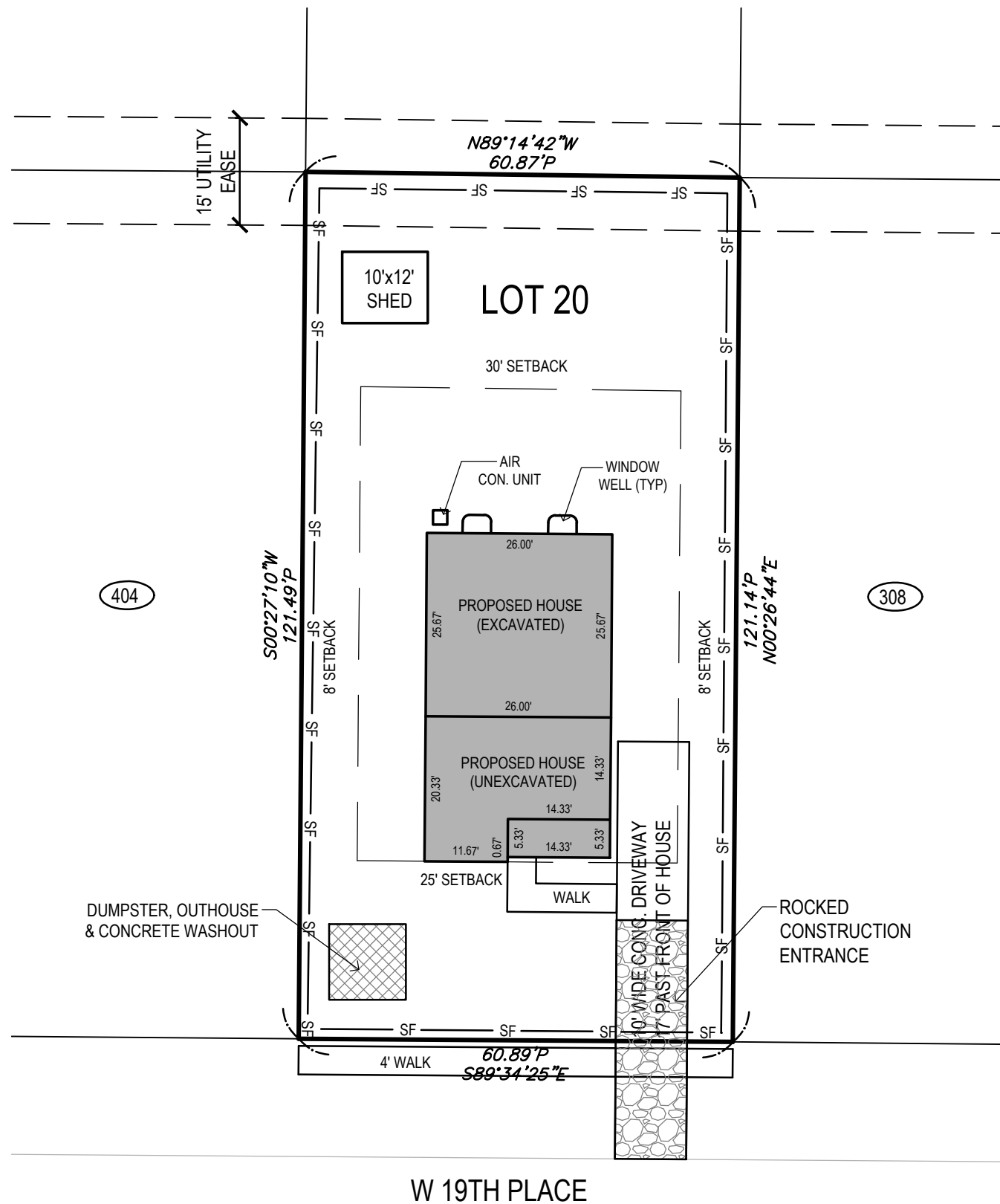
PROJECT NUMBER:
260200-15

SHEET NUMBER:

C0.1

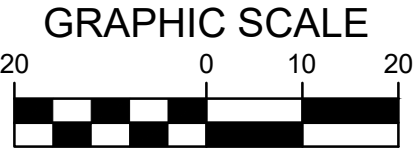
HABITAT FOR HUMANITY

HOUSE SITE PLAN



- EROSION CONTROL NOTES:**
1. EROSION CONTROL MEASURES WILL BE PROVIDED AT THE PERIMETER OF THE PROPERTY PRIOR TO ANY CONSTRUCTION ACTIVITY.
 2. A STABILIZED CONSTRUCTION ENTRANCE (GRAVEL OR SIMILAR) WILL BE INSTALLED.
 3. EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND MAINTAINED AS NECESSARY TO ENSURE THEIR FUNCTION.
 4. EROSION CONTROL MEASURES WILL BE KEPT IN PLACE UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
 5. MULCHING, OR SIMILAR WILL BE PROVIDED IF THE SEASON DOES NOT ENABLE PERMANENT GROUND COVER.
 6. INLET PROTECTION WILL BE PROVIDED.
 7. ADDITIONAL EROSION CONTROL MEASURES MAY BE NEEDED BASED ON FIELD INSPECTION.
 8. ALL CONSTRUCTION DEBRIS AND SEDIMENTATION WILL BE REMOVED FROM THE STREET EACH DAY.
 9. ALL CONCRETE WASHOUTS WILL BE CONTAINED ON SITE OR PLACED IN A CONTAINMENT DEVICE.
 10. NO GRADING OR SOIL STORAGE IS PERMITTED IN ANY OVERLAND FLOWAGE EASEMENTS.
 11. AN AS-BUILT SURVEY MAY BE REQUIRED FOR ANY LOT WITH AN OVERLAND FLOWAGE OR DETENTION EASEMENT TO ENSURE ADEQUATE CAPACITY REMAINS FOLLOWING FINAL GRADING.

- GENERAL NOTES:**
1. AREA OF SOIL DISTURBANCE = 0.16 ACRES



LEGEND:

SILT FENCE ———— SF ————

3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

402 W 19TH PLACE
INDIANOLA, IOWA

REFERENCE NUMBER:

DRAWN BY:
TEB

PROJECT NUMBER:
260200-15

SHEET NUMBER:
C0.2

SWPPP
1110 SPLIT LEVEL

GENERAL NOTES

I. GENERAL REQUIREMENTS

- A. Builder:** Greater Des Moines Habitat for Humanity
45 University Ave, Suite 1, Des Moines, IA 50314
- B. Codes:**
- B.1.** Before final Drawings and Specifications are issued for construction, they shall be submitted to the jurisdiction(s) Having Authority to insure their compliance with all applicable local and national codes. If code discrepancies in Drawings and/or Specifications appear, the Architect shall be notified and the Architect shall advise the Builder or building official, and allowed to alter Drawings and Specifications so as to comply with governing codes before construction begins.
 - B.2.** If code discrepancies are discovered during the construction process, Architect shall be notified and allowed ample time to remedy said discrepancies.
 - B.3.** All work performed shall comply with all applicable local, state and national building codes, ordinances and regulations, and all other authorities having jurisdiction.
 - B.4.** Following is a partial list of applicable codes:
 - a. ICC International Residential Code, 2024 (IRC)
 - b. Iowa State Energy Code
 - c. ICC International Energy Conservation Code, 2015 (IECC)
 - B.5.** All contractors, subcontractors, suppliers, and fabricators, shall be responsible for the content of Drawings and Specifications and for the accuracy and design of the work they perform.
- C.** All manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with manufacturer's recommendations.
- D.** All alterations are at the option of the Builder and shall be at the Builder's request, constructed in addition to or in lieu of the typical construction, as indicated on Drawings.
- E.** Design Criteria: See structural drawings (by others) for design loads.

II. SITEWORK

- A. Builder shall be responsible for grading of site and lots.
- B. Provide site preparation as specified by soils engineer.
- C. Perform excavation according to good common construction practices to the lines, grades and elevations indicated on Drawings.
- D. Provide consistent compaction of the top 8" of subgrade and all fill and backfill material beneath structures, walks and pavements to meet the stated soil pressure.
- E. Provide soil poisoning to control termites as required by governing codes.

III. CONCRETE

- A. See structural drawings by others.

IV. MASONRY

- A. None.

V. METALS

- B. All metals including metal connectors, fasteners, anchors, hardware, flashing etc. shall be non-corrosive and compatible with any and all materials which the metal comes in contact with including dissimilar metals, wood (natural, stained and painted), preservative treated wood, fire-retardant treated wood and concrete.

VI. WOOD AND PLASTICS

- A. See structural drawings by others for structural wood.
- B. Stair construction shall consist of 3-2x12 stringers, 5/4" or 2x thick tread and 3/4" thick risers or shall be fabricated by component manufacturer.
- C. All wood plates bearing on concrete or masonry shall be pressure treated and installed over approved sill sealer.
- D. All exterior framing and decking shall be constructed of decay-resistant lumber.
 - D.1. Interior trim shall be selected by Builder/Sheathing:

VII. THERMAL AND MOISTURE PROTECTION

- A. Provide thermal building insulation and moisture vapor retarder at assemblies adjacent to exterior or unheated spaces meeting the requirements of governing codes. Install batt insulation in continuous blankets without holes for electrical boxes, light fixtures or heating ductwork.
- B. Water-resistive barrier. Install code approved water-resistive barrier (as specified by Builder) over exterior wall sheathing of all exterior walls and as shown on Drawings.
- C. Roofing shall be specified by Builder and as shown on Drawings.
- D. Exterior wall covering:
 - D.1. Siding shall be specified by Builder and as shown on Drawings.
- E. Flashing:
 - E.1. Provide and install Flashing and sheet metal at all locations as required to prevent penetration of water through the exterior shell of the building. Provide and install code appropriate Flashing as shown on the drawings and at the following specified locations:
 - E.1.1. Roof/wall intersections.
 - E.1.2. Roof penetrations such as skylights, roof vents, flues, etc.
 - E.1.3. Roof crickets and saddles.
 - E.1.4. Door and window head trim.
 - E.1.5. Horizontal band boards.
 - E.1.6. Deck to house connections.
 - E.1.7. Masonry sills and caps.
 - E.1.8. Provide through-wall flashing and weeps at the base of masonry veneer and other exterior wall details.
 - E.2. Materials and installations shall comply with governing codes and with pertinent recommendations contained in current edition of "Architectural Sheet Metal Manual" published by SMACNA. All iron sheet metal flashing shall be hot-dip galvanized complying with ASTM A653/A653M.
- F. Provide gutters and downspouts as specified by Builder. Downspout and gutter materials shall be determined by gutter contractor (and approved by Builder) so as to provide positive roof and site drainage.
- G. Provide attic and roof ventilation as required by governing codes and as shown on Drawings. Provide appropriate soffit and roof vents as specified/approved by Builder.
- H. Foundation water/moisture control:
 - H.1. Provide foundation drainage as specified by soils engineer, as shown on drawings and as specified by Builder using perforated drainage pipe. Place perforated drainage pipe in washed gravel or crushed stone and cover with same material; and cover with approved filter membrane material. Slope perforated drainage pipe to sump pit and discharge into an approved drainage system.
 - H.2. Waterproof foundation walls at excavated basement areas (from footing to finish grade) with waterproofing compound as specified by Builder. Waterproofing shall be in compliance with code requirements.
- I. Skylights shall be specified by Builder. Install skylights of the size shown on Drawings so as to be completely watertight.

VIII. DOORS AND WINDOWS

- A. Doors:
- A.1. Provide doors as follows and as specified by Builder:
 - A.1.1. Entry doors and sidelights: as specified by Builder.
 - A.1.2. Overhead Garage doors: as specified by Builder.
 - A.1.3. Patio doors (tinged): full glass as specified by Builder.
 - A.1.4. Sliding glass doors: as specified by Builder.
 - A.1.5. Interior doors: as specified by Builder.
 - A.2. Glazing in doors and sidelights shall be double-pane insulating glass.
 - A.3. Glazing in doors and sidelights shall be tempered glass as required by governing codes.
- B. Windows:
- B.1. Provide windows as specified by Builder:
 - B.1.1. Provide units of the size, style and quantity shown on Drawings.
 - B.1.2. Glazing shall be double-pane insulating glass.

- B.1.3. Provide tempered glass in all windows as required by governing codes.
- B.1.4. Provide and install emergency egress units as required by governing codes.
- C. Finish hardware shall be specified by Builder. Install all hardware required by governing codes.

X. FINISHES

- A. Gypsum Panels:
 - A.1. Gypsum panels, unless otherwise noted shall be provided as follows:
 - A.1.1. Exterior walls: 1-layer 1/2" regular panels to interior face.
 - A.1.2. Interior partitions: 1-layer 1/2" regular panels each side.
 - A.1.3. Ceiling:
 - a) Supporting members greater than 16" o.c.: 1-layer 5/8" regular panels or 1-layer 1/2" "sag resistant" panels.
 - b) Supporting members 16" o.c. or less: 1-layer 1/2" regular panels.
 - A.1.4. Baths: When gypsum board is used as a base for tile in non-wet areas or wet areas with a drain, a water resistant tube and shower surrounds, water-resistant gypsum panels shall be used as a base as required by governing codes. See tile backer board below for tile in wet areas.
- A.2. Provide metal corner bead and trim at all locations shown on Drawings and as recommended by gypsum wallboard manufacturer.
- A.3. Tape, float and sand joints and fasteners of gypsum wallboard with 3-coats of joint compound as required obtaining a uniformly smooth surface.
- B. Tile backer board: cement board or other approved tile backing material as specified by Builder shall be used as a base for tile in wet areas at tubs and showers.
- C. Finishes shown on Drawings shall be specified by Builder.

X. SPECIALTIES

- D. Shower, tub and tub/shower enclosures shall be constructed of approved safety glazing as specified by Builder.
- E. Handrails and guards shall be provided and constructed to be in compliance with all applicable codes

XI. EQUIPMENT

- A. None.

XII. FURNISHINGS

- A. None.

XIII. SPECIAL CONSTRUCTION

- A. None:

XIV. CONVEYING SYSTEMS

- A. None.

XV. MECHANICAL

- A. General:
 - 1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
 - 2. Equipment and fixtures shall be specified by Builder.
 - 3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
- B. Plumbing:
 - 1. Water heater shall be specified by Builder.
 - 2. Provide appropriate supply water and sanitary lines to fixtures shown on Drawings (including clothes washer) and as specified by Builder.
 - 3. Provide gas lines and valves to heating system and water heater as appropriate and to dryer, range and Fireplace as specified by Builder.
- C. Heating, Ventilating and Air Conditioning:
 - 1. Heating system shall be specified by Builder.
 - 2. Air conditioning system shall be specified by Builder.
 - 3. All equipment shall be individually switched.
 - 4. Exhaust ventilation
 - C.4.1. Dryer vent shall exhaust to exterior.
 - C.4.2. Range exhaust fan shall exhaust to ERV or exterior.
 - C.4.3. Mechanical exhaust ventilation where indicated in bathrooms, water closet compartments and laundry rooms shall exhaust to exterior and provide a minimum of 5 air changes per hour.
- D. Radon Mitigation: Install radon mitigation systems as required by applicable codes meeting the requirements of ASTM E1465 and E2121.

XVI. ELECTRICAL

- A. General:
 - 1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
 - 2. Equipment and fixtures shall be specified by Builder.
 - 3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
- B. Service panel shall be minimum 100 amp (Verify with Builder).
- C. Ground-fault and arc-fault circuit-interruption protection.
 - 1. Provide and install ground-fault circuit-interrupters (GFI/GFCI) and arc-fault circuit-interrupter devices meeting the requirements of all governing codes.
 - 2. Provide ground-fault circuit-interrupters at all receptacles installed at outdoor, kitchen, bath, laundry and garage locations.
 - 3. Provide combination type arc-fault circuit-interrupter devices for all branch circuits meeting the requirements of all governing codes.
- D. Smoke detectors and carbon monoxide detectors.
 - 1. Provide and install locally certified smoke detectors, carbon monoxide detectors and combination smoke / carbon monoxide detectors meeting the requirements of all governing codes.
 - 2. All detectors shall be interconnected, 110 volt powered, equipped with a battery backup and sound an alarm audible in all sleeping areas.
 - 3. Smoke detectors shall be installed on each floor level; in each bedroom; in the immediate vicinity outside of the bedrooms; and as shown on the Drawings.
 - 4. Carbon monoxide detectors or combination smoke / carbon monoxide detectors shall be installed in the immediate vicinity outside of the bedrooms and as shown on the Drawings.
- E. Recessed incandescent light fixtures located in insulated areas shall be approved for zero-clearance insulation cover (IC).

03W11903 - 2025.07.30

SHEET INDEX

- | | |
|------|--|
| 1.1A | SHEET INDEX;
GENERAL NOTES; |
| 2.1A | FOUNDATION PLAN;
MAIN / UPPER FLOOR PLAN;
AREA SCHEDULE |
| 2.2A | BEDROOM 4 OPTION LOWER LEVEL PLAN;
FOUNDATION WALL SECTIONS |
| 3.1A | EXTERIOR ELEVATIONS;
BUILDING SECTIONS;
STAIR SECTION;
ATTIC VENTILATION SCHEDULE |
| D1.2 | SPLIT LEVEL;
WALL SECTIONS;
DETAILS |
| D2.1 | WINDOW DETAILS |

ISSUE DATE:	06/13/2010
REVISIONS	
05/24/2013	
05/12/2011	
01/24/2010	
06/24/2014	
02/14/2020	

THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER
 THE COPYRIGHT LAWS OF THE UNITED STATES. ANY REPRODUCTION
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95 University Ave., Suite 1
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515-471-8686

1110 Split Level Elevation A (Heartland)

402 w 19th Place
Indianola, Iowa 50125



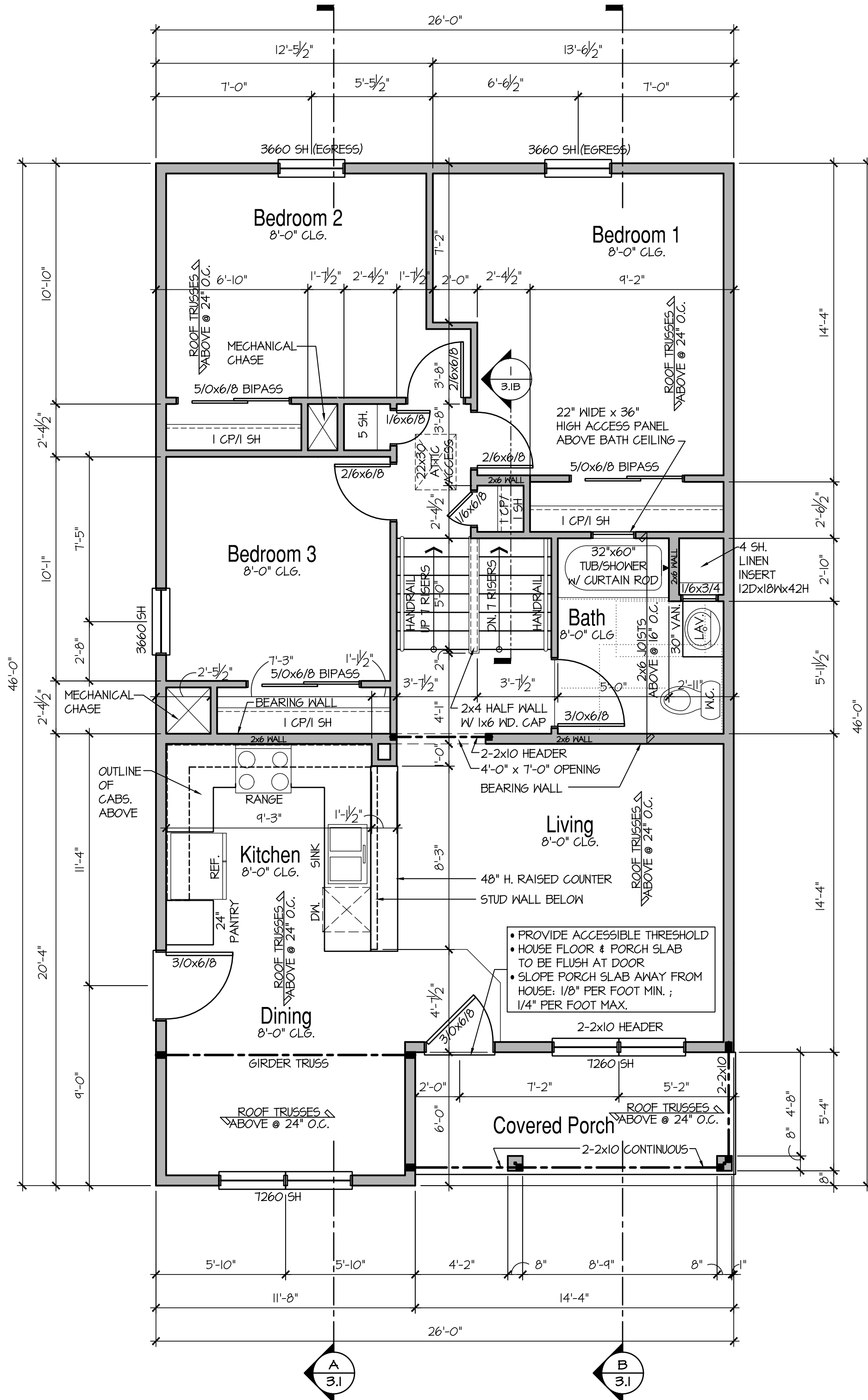
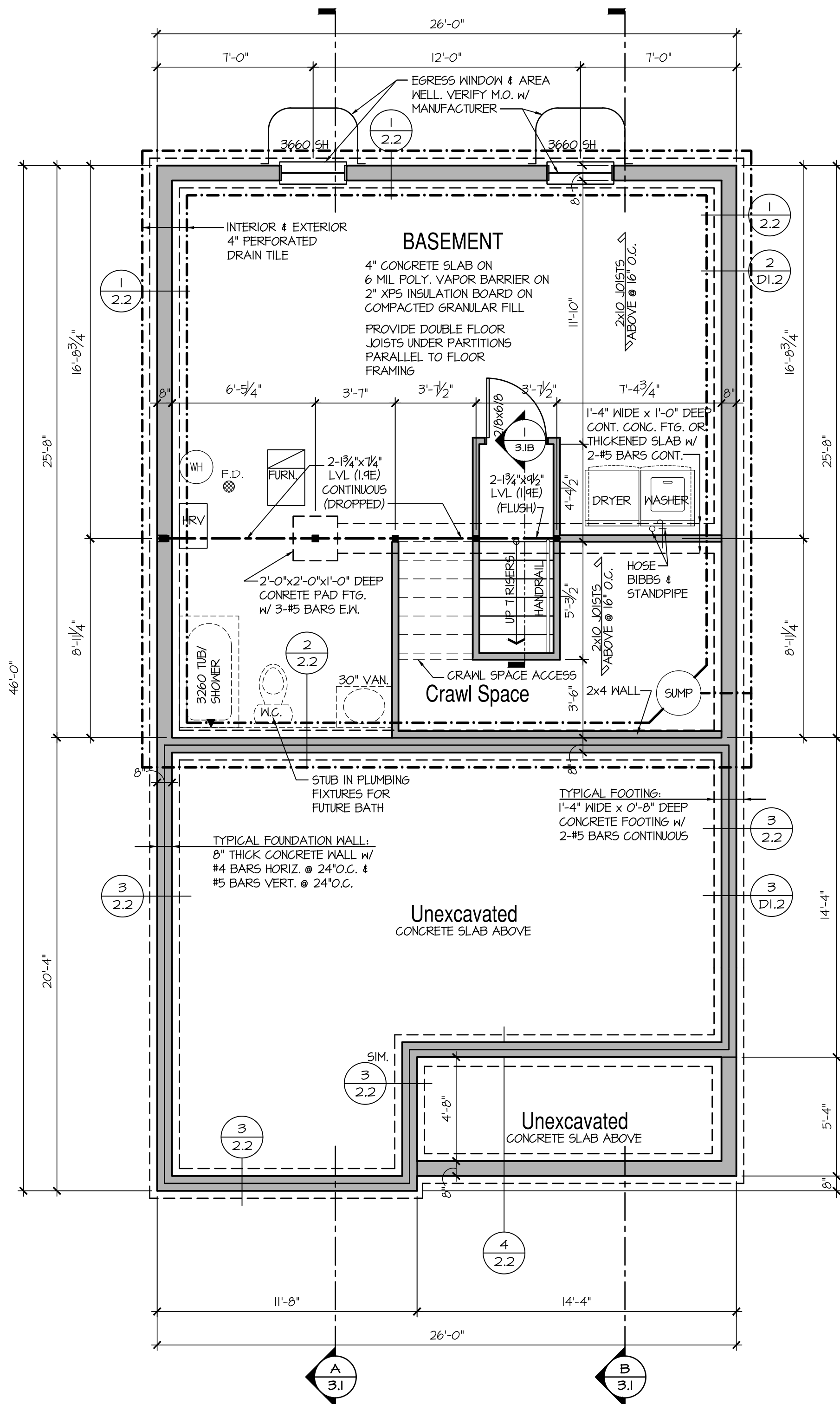
4601 Westown Parkway, Suite 208
West Des Moines, Iowa 50266
515 273 3020

JOB NO: PB150174.00

INDEX;
GENERAL NOTES

Elevation A

1.1A



- ### FLOOR PLAN NOTES

AREA SCHEDULE	
	SQUARE FEET
MAIN FLOOR	553
UPPER FLOOR	551
TOTAL LIVING AREA	1,110
UNFINISHED BASEMENT	484
OPT. FINISHED BASEMENT	330

1110 Split Level Elevation A (Heartland)

402 w 19th Place
Indianola, Iowa 50125



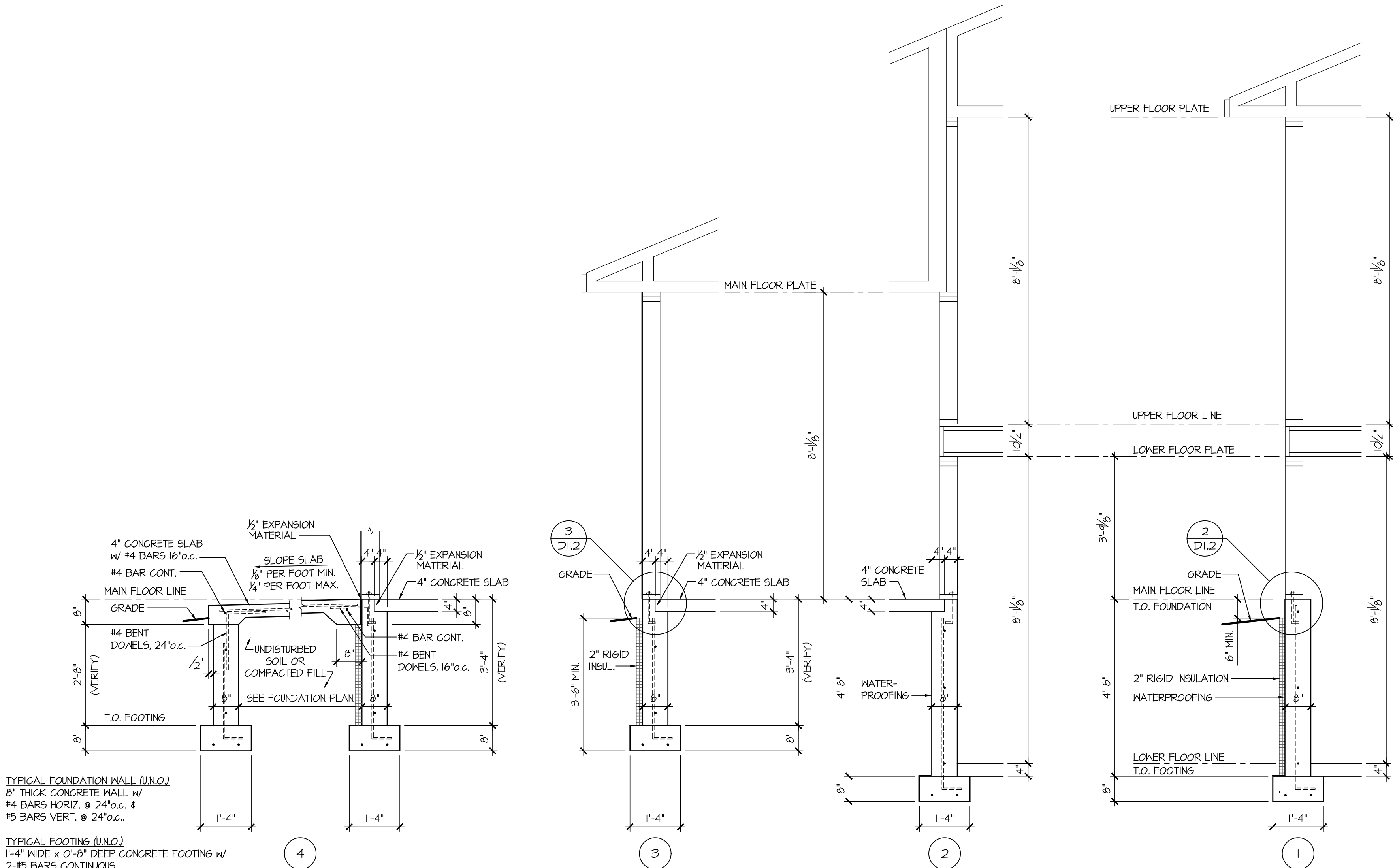
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West Des Moines, Iowa 50266
515 273 3020

JOB NO: PB150174.00

FOUNDATION PLAN;
MAIN/UPPER FLOOR PLAN;
AREA SCHEDULE

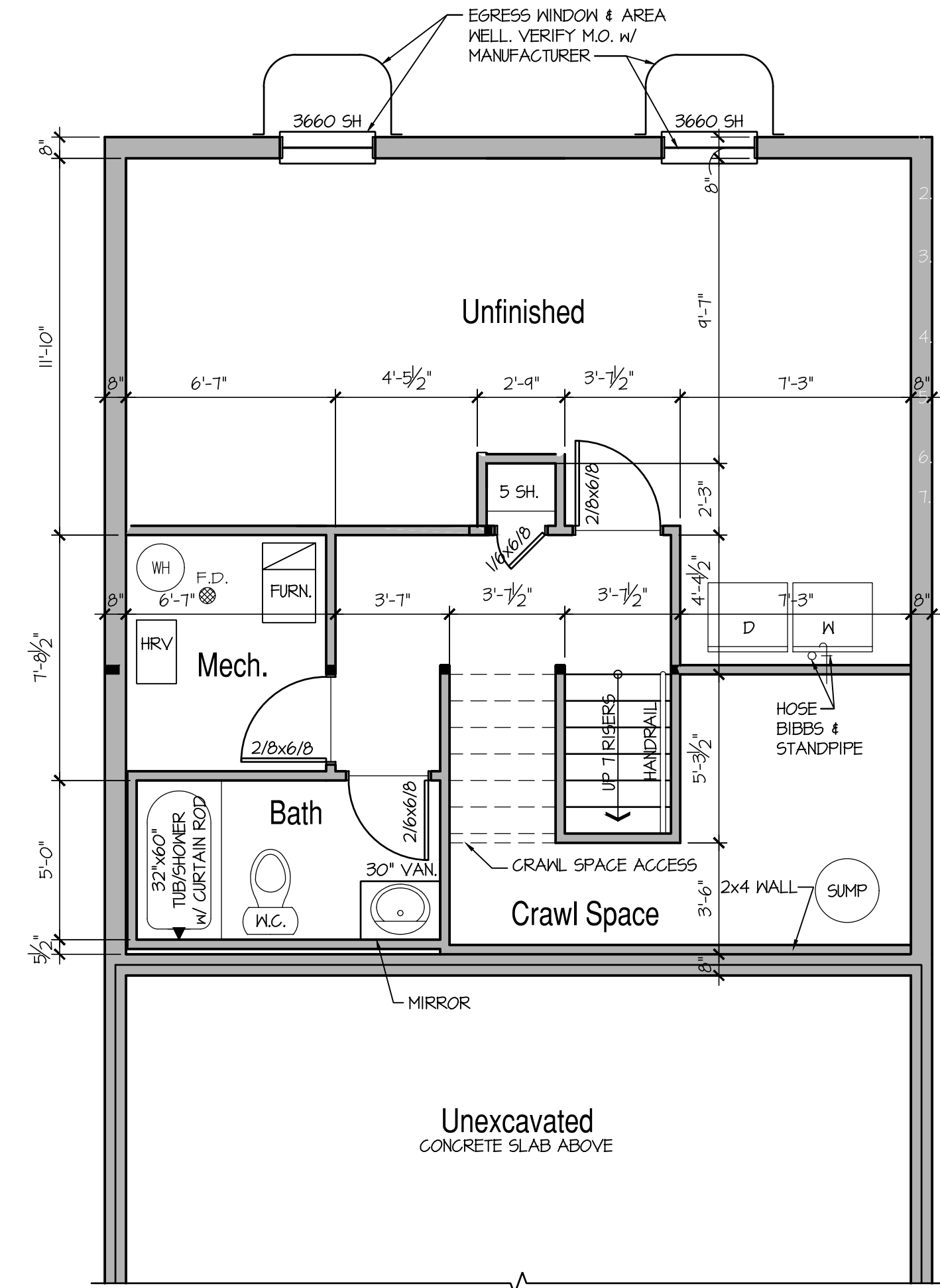
Elevation A

2.1A



Foundation Wall Sections

SCALE: 1/2"=1'-0"



Bedroom 3 Option
Lower Floor Plan

SCALE: 1/4"=1'-0"

FLOOR PLAN NOTES

1. SEE STRUCTURAL DRAWINGS BY OTHERS FOR STRUCTURAL LAYOUT.
2. WINDOW HEAD ROUGH OPENING HEIGHT SHALL BE 1'-0 1/8" UNLESS NOTED OTHERWISE.
3. ROOF TRUSS AND FLOOR JOIST MANUFACTURER SHALL SIZE MEMBERS, FASTENERS, HANGERS, CONNECTORS AND SET SPACING FOR ALL TRUSSES & JOISTS.
4. EMERGENCY EGRESS: ONE (1) WINDOW IN ALL BEDROOMS SHALL MEET ALL EGRESS REQUIREMENTS.
5. PROVIDE GYPSUM BOARD ON WALLS AND CEILING UNDER ACCESSIBLE ENCLOSED STAIRS.
6. SEE ELECTRICAL DRAWINGS BY OTHERS FOR ELECTRICAL LAYOUT.
7. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.

ISSUE DATE: 06/13/2010

REVISIONS	
05/24/2008	
05/12/2007	
01/24/2006	
08/24/2004	
02/14/2000	

Greater Des Moines
Habitat
for Humanity®

95 University Ave., Suite 1
Des Moines, Iowa 50314
515-471-8686

1110 Split Level
Elevation A (Heartland)

402 w 19th Place
Indianola, Iowa 50125

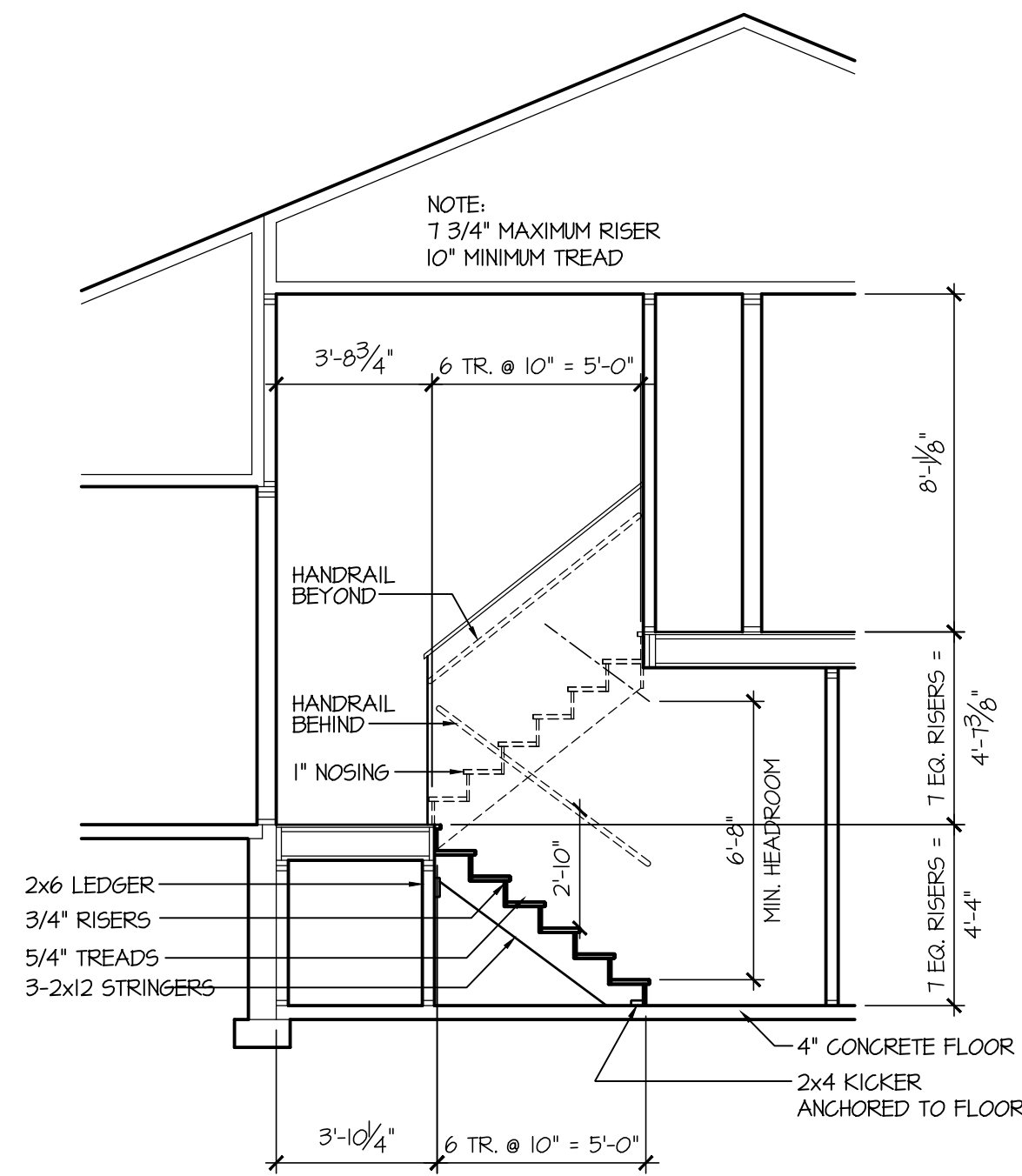


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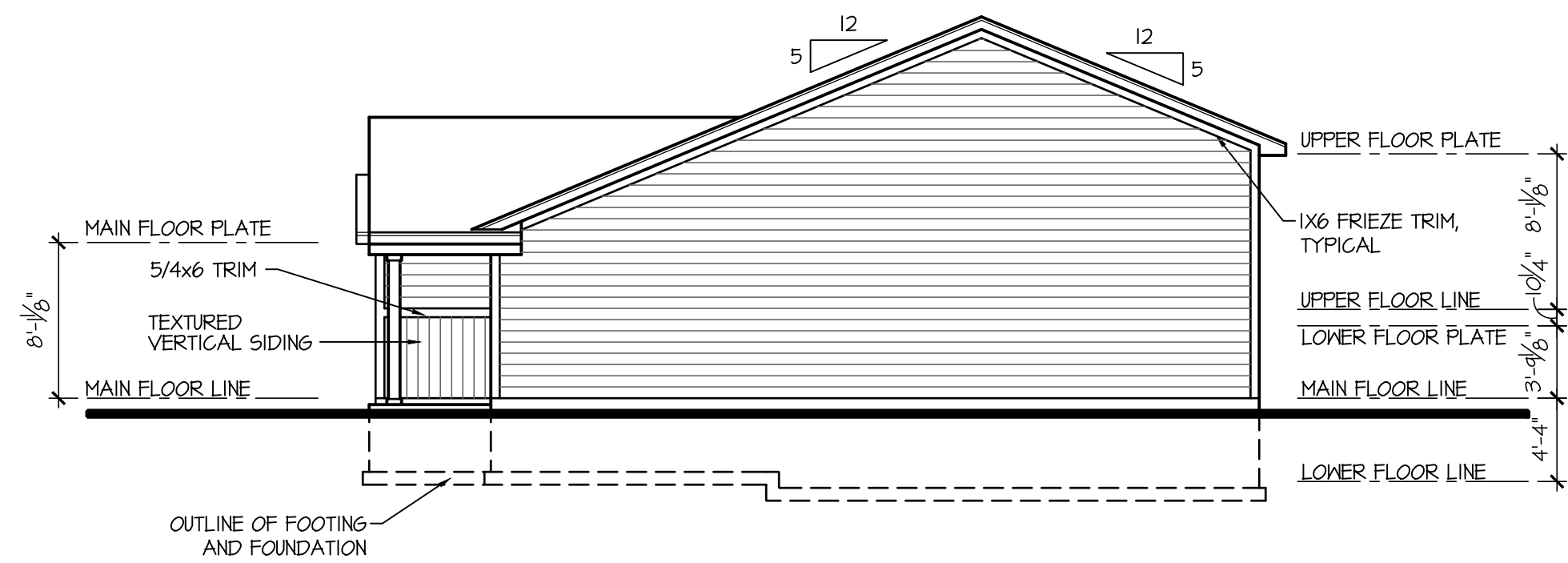
JOB NO: PB150174.00

FOUNDATION WALL SECTIONS;
4 BEDROOM OPTION
LOWER FLOOR PLAN

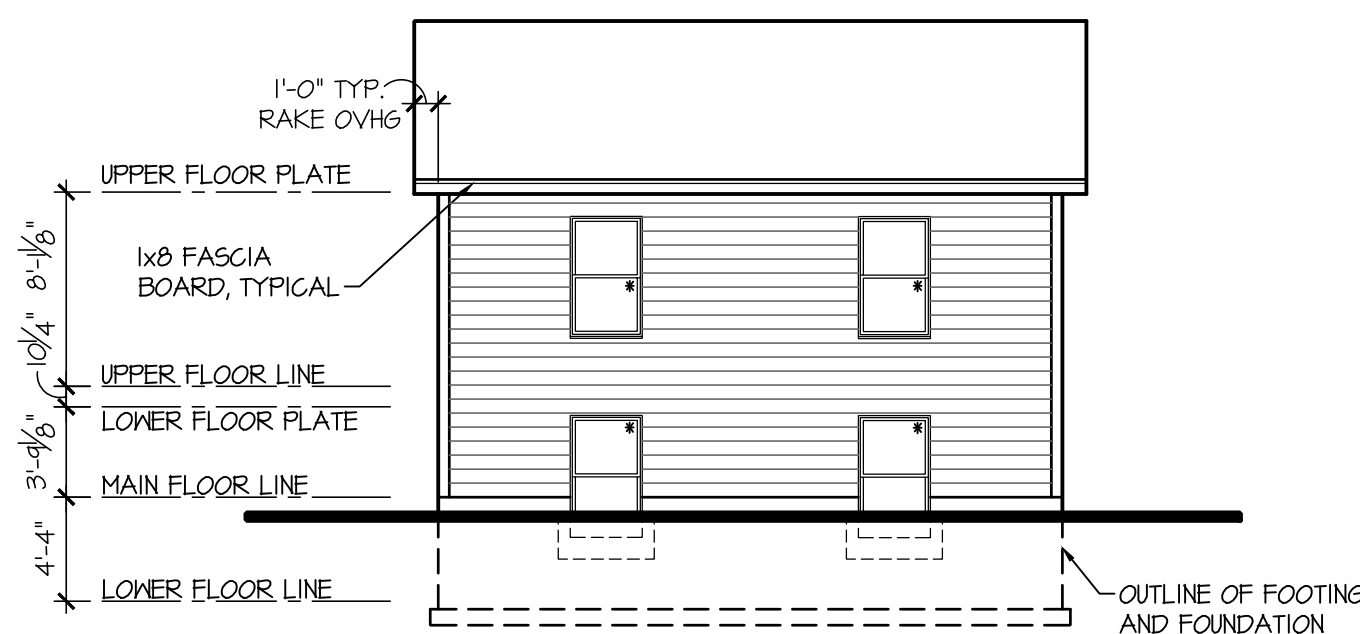
Elevation A
2.2A



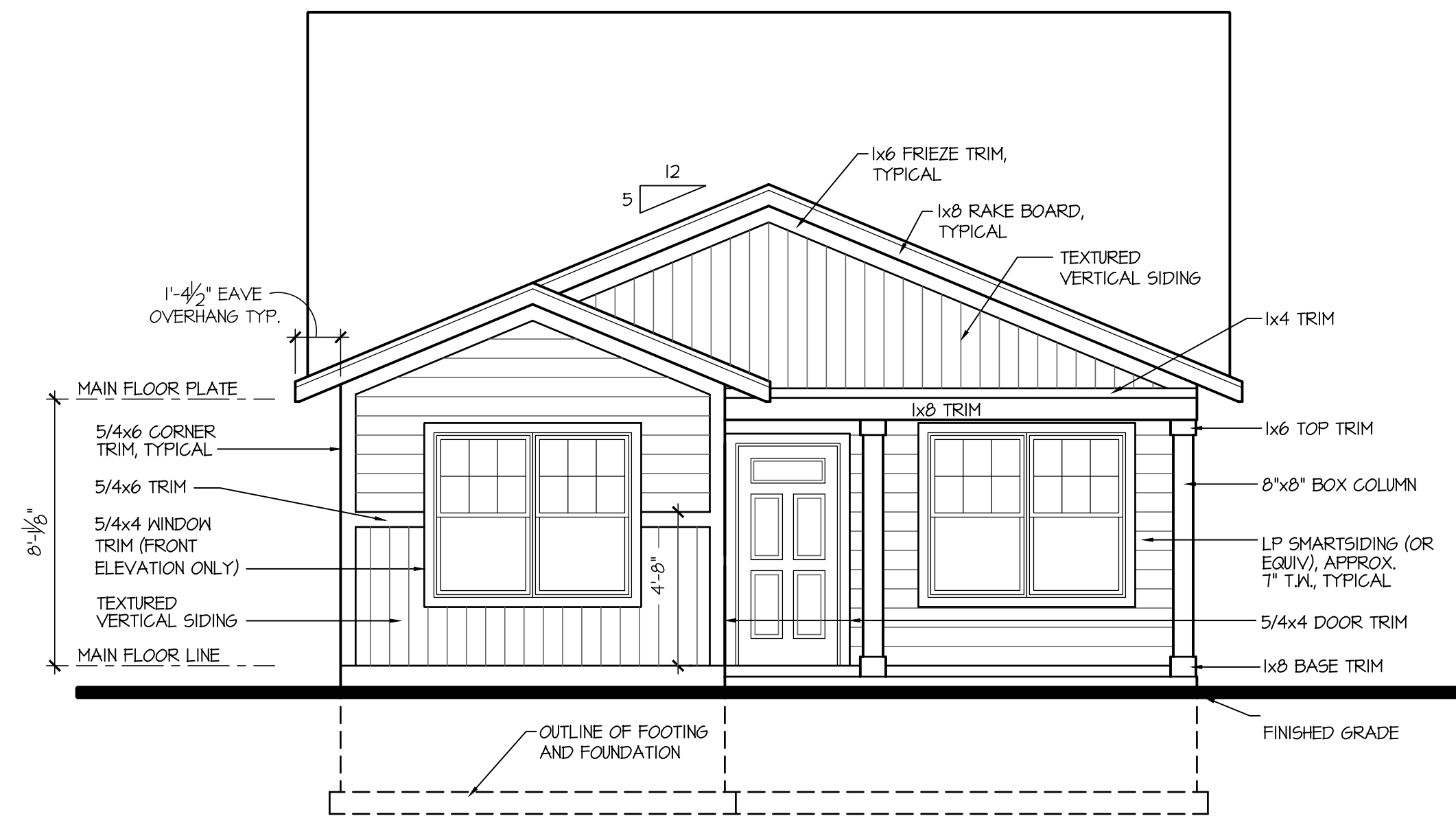
1 Stair Section
SCALE: 1/4"=1'-0"



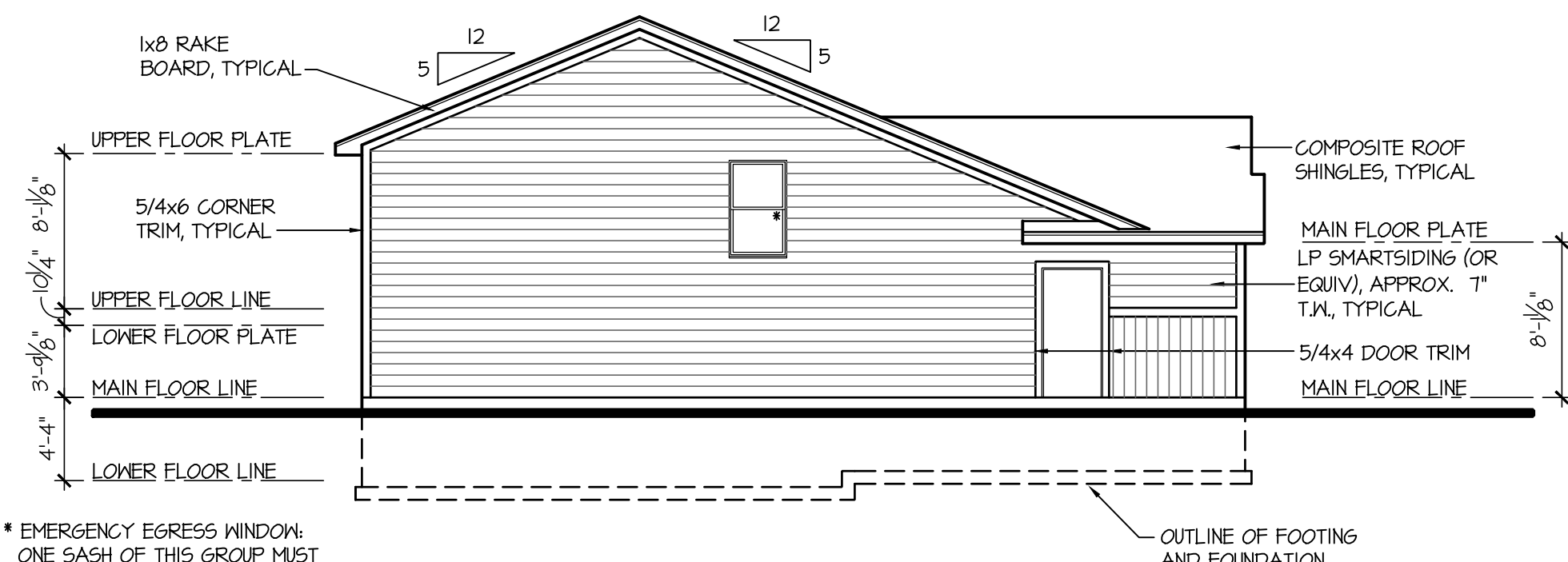
Right Elevation
SCALE: 1/8"=1'-0"



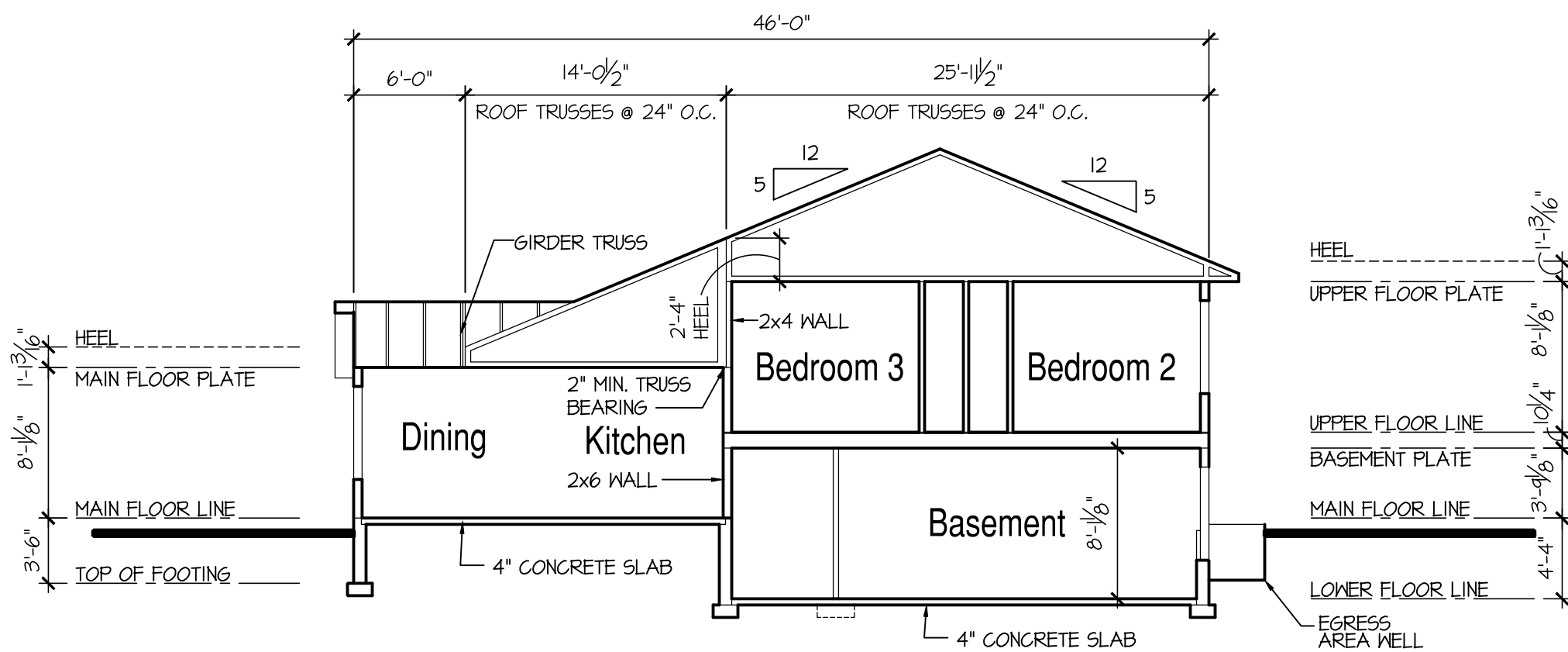
Rear Elevation
SCALE: 1/8"=1'-0"



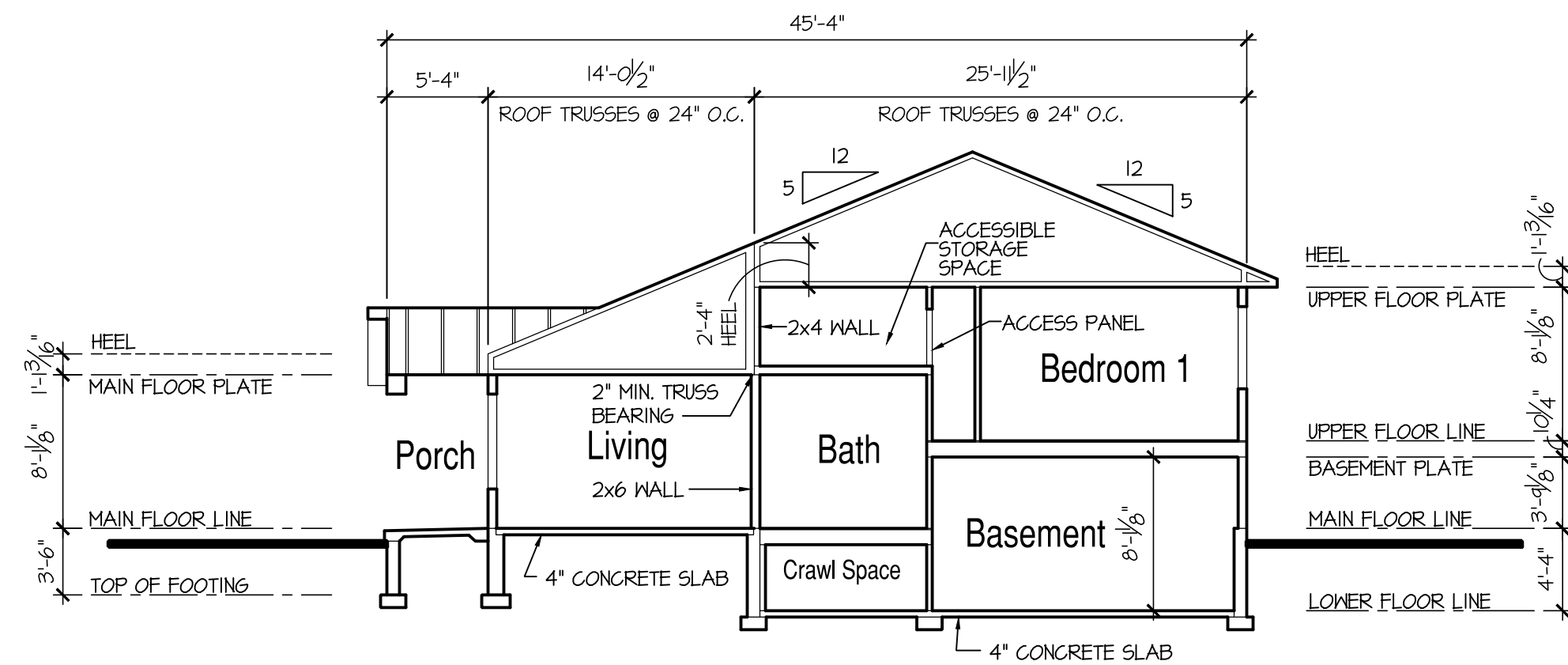
Front Elevation
SCALE: 1/4"=1'-0"



Left Elevation
SCALE: 1/8"=1'-0"



Building Section A
SCALE: 1/8"=1'-0"



Building Section B
SCALE: 1/8"=1'-0"

ATTIC VENTILATION SCHEDULE	
ATTIC AREA	1110 SQ. FT.
VENTILATION REQUIRED	
MINIMUM TOTAL (1/300)	533 SQ. IN.
HIGH (40% MIN. / 50% MAX.) 213 TO 261 SQ. IN.	
LOW (50% MINIMUM)	261 SQ. IN.
HIGH VENTILATION SHALL BE RIDGE VENT OR HIGH VENTILATORS LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE. LOW VENTILATION SHALL BE SOFFIT VENT.	

ISSUE DATE: 06/13/2010	
REVISIONS	
05/24/2008	
05/12/2007	
01/24/2006	
08/24/2004	
02/14/2000	

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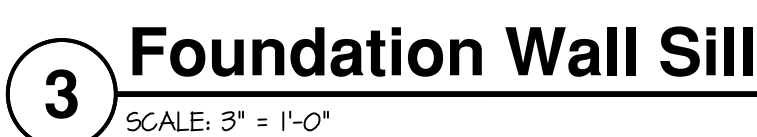
BSB
DESIGN
BSBDESIGN.COM

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West Des Moines, Iowa 50266
515 273 3020

JOB NO: PB150174.00

EXTERIOR ELEVATIONS;
STAIR SECTION;
ATTIC VENTILATION SCHEDULE

Elevation A
3.1A



City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION APPROVING A LETTER OF SUPPORT FOR THE PROPOSED
HABITAT FOR HUMANITY HOME AT 402 W 19TH STREET**

WHEREAS, Habitat for Humanity of Warren County and Greater Des Moines Habitat for Humanity have merged to facilitate new construction of affordable homes in Indianola and Warren County; and

WHEREAS, a new home is proposed to be constructed at 402 W 19th Street; and

WHEREAS, Greater Des Moines Habitat for Humanity intends to apply for funding through FY27 State Housing Trust Fund Project-Based Housing Program administered by the Iowa Finance Authority; and

WHEREAS, the Vice President of Resource Development for Greater Des Moines Habitat for Humanity is requesting City Council approve a letter of support.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Indianola, Iowa, that the City hereby approves the letter of intent in support of the proposed Habitat for Humanity home construction project at 402 W 19th Street and the Mayor is authorized to sign the attached letter of intent.

APPROVED this 3rd day of August 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



— Office of the Mayor —

August 3, 2025

Lance Henning
CEO
Warren County Habitat for Humanity
P.O. Box 716
Des Moines, IA 50303-0716

Dear Lance:

Please let this letter serve as the City of Indianola's acknowledgment and support of Warren County Habitat for Humanity's plans to work with a qualified, low-income partner family to complete a single-family, new construction homeownership opportunity at 402 W. 19th Place in Indianola in 2026-2027. We understand that Warren County Habitat for Humanity is making an application for funds through the FY2027 SHTF Project-Based Housing Program.

The new construction supports community development and affordable housing in the City of Indianola. We believe that Warren County Habitat for Humanity, a division of Greater Des Moines Habitat for Humanity, has the capacity to successfully complete the construction of the home and prepare a qualified, low-income family for homeownership.

Sincerely,

Steve Richardson
Mayor of Indianola





MEMORANDUM

To: Mayor and City Council
From: Bryce Johnson, Community and Economic Development Director
Date: August 3, 2026
Subject: Resolution approving an exception for Indianola Main Street Downtown District Banner Usage.

Introduction: Indianola Main Street (IMS) is requesting an exception to the city's downtown banner sign policy.

Background:

The Council Policy Folder created the downtown banner sign standards in 2003 and most recently amended the section of policy in June 2023. Indianola Main Street is finalizing Phase 1 of Discover Downtown, which includes installation of banner signs in the downtown district. City Council may approve any banner design, content, duration, or location that exceeds the standards within the policy on a case-by-case basis if found it will not affect the health, safety, and welfare of pedestrians in the area.

Discussion:

Indianola Main Street (IMS) contacted the Community & Economic Development (CED) Department requesting permission to install several banner signs throughout the downtown district. In coordination with the Parks and Recreation Department and Indianola Municipal Utilities (IMU), staff met with IMS to review the request and discuss implementation.

IMS is proposing banners that generally comply with the City's banner design standards; however, they are requesting an exception from the duration of display, material, and size. Under the current policy, most banners may be displayed for up to three months, while banners promoting community events are generally limited to a few weeks. IMS is requesting authorization to install the banners on a permanent, year-round basis. IMS is also requesting the use of vinyl material whereas per Policy only canvas or nylon are allowed. The policy also limits banners to specific dimensions; however, the existing brackets installed on the light poles are not compatible with those prescribed sizes. Staff therefore recommends granting an exception to allow banners sized to fit the existing bracket system. Staff plans to amend this part of the Policy accordingly during a full review later this year.

There are approximately 35 banner bracket locations eligible for banner use in the downtown district. See the attached location map showing the placement of each bracket. The yellow (7) are shorter poles that have round globes at the top. The purple (28) are taller poles that have street light arm and tear drop lights. IMS initially requested use of all available brackets.

After collaborating with other City departments, staff recommends allowing IMS utilize 49% of the available downtown banner brackets (no more than 17) on a permanent basis for one year, leaving the remaining 51% (18) available for other organizations and community events.

To staff's knowledge, the downtown banner brackets have not been used for several years. However, permitting IMS to occupy every bracket could discourage future use by other organizations should demand increase. Reserving a majority of the brackets for other users strikes a reasonable balance between promoting downtown through consistent IMS branding while preserving opportunities for future community events and organizations.

Installation and Costs. IMU would perform the installation. The estimated cost to install approximately 17 double-sided banners is \$350, which would be the responsibility of IMS. If the banners were removed and replaced with different banners in the future, a similar installation cost would be incurred each time.

IMS is currently preparing the required application materials, including updated insurance documentation and a signed Hold Harmless Agreement (Brick Gentry is currently drafting). City Council approval of the exception(s) to the Banner Sign Policy is required before those documents are processed, or any permit is reviewed or approved by staff.

Duration Exception. The requested policy exception would be approval for permanent banners for an initial one-year period. Staff would monitor the program and evaluate whether any operational issues arise during that time. If no significant concerns are identified, the exception could automatically renew for subsequent one-year terms, subject to continued compliance with City requirements.

If Council approves the exceptions, Brick Gentry has proactively created a Hold Harmless agreement for approval, which is a required step in the banner permit process.

The exceptions, if approved, would further support the goals of the city's Strategic Plan of supporting the Indianola Main Street initiative.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments:

1. Square Banner Locations
2. Downtown Flags
3. Indianola Downtown District Custom 24x48 in. Ave. Banner_Proof DRAFT V7
4. Res 2026 - Approving Exception for Main Street Indianola Banner usage
5. 26.07 Hold Harmless Agreement-Main Street-banners



INDIANOLA

Downtown

— DISTRICT —

ALL BANNERS PRINTED FRONT AND BACK



Additional M
(Stitch line v

Product: A

Size: 24x4

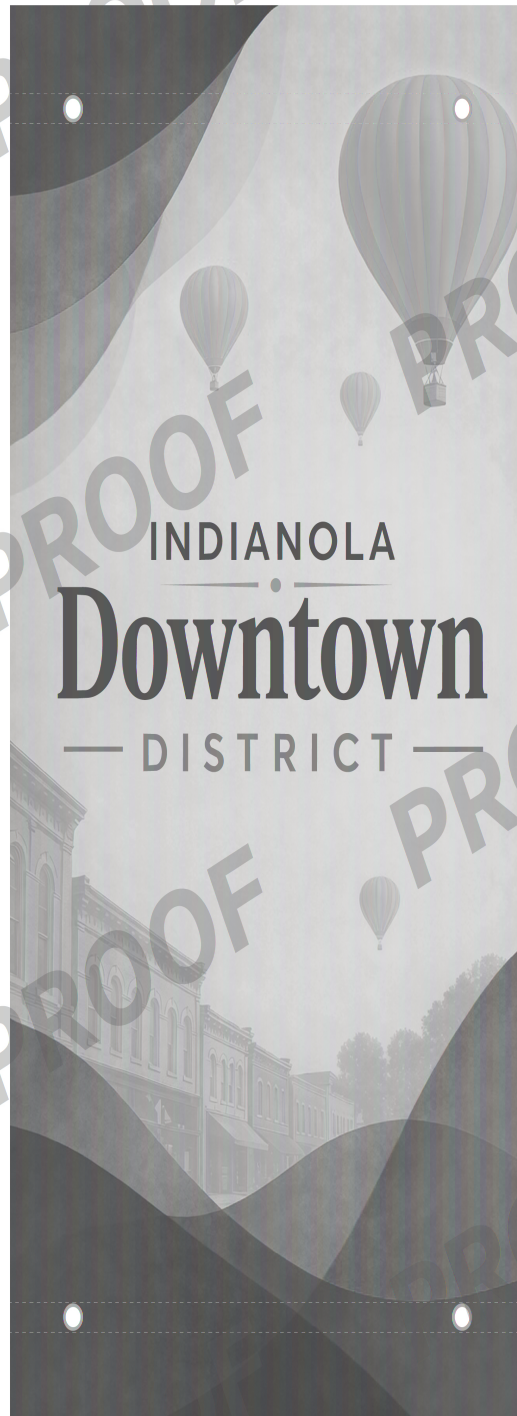
Material:

Print: Digi

Finishing:
Pole Pocke

Quantity:

Colors: Pu



DISCLAIMER: All artwork must be approved by the customer prior to printing and manufacture. It is the responsibility and confirm that ALL spelling, artwork, and content is correct. Gates Flag & Banner Company, Inc. cannot be held artwork. The customer is responsible for any costs associated with reprints and/or corrections. Colors displayed may individual screen and monitor settings. Please provide Pantone Solid Coated (PMS) numbers to ensure the best possi Flag & Banner recommends the use of vectored artwork and will not assume responsibility for the print quality of a PNG files), drop shadows, or gradients.

City of Indianola
RESOLUTION NO. 2026-

**RESOLUTION APPROVING AN EXCEPTION FOR
INDIANOLA MAIN STREET DOWNTOWN DISTRICT BANNER USAGE**

WHEREAS, Indianola Main Street is requesting permission to install several banner signs throughout the downtown district; and

WHEREAS, Downtown banner sign standards were set in 2003 in the Council Policy Folder; and

WHEREAS, Indianola Main Street is requesting authorization to install banners on a permanent, year-round basis and usage of vinyl materials on banners; and

WHEREAS, Council Policy limits banner dimensions, materials allowed on banners, and duration of display; and

WHEREAS, the Council believes it is in the best entrance to grant an exception to Indianola Main Street for banner usage in the downtown district.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Indianola, Iowa, that the City hereby approves the following exceptions to Indianola Main Street for banners in the downtown district.

1. Banners sized to fit existing bracket systems.
2. Indianola Main Street is permitted to utilize 49% of the available downtown banner brackets (not to exceed 17) on a permanent basis for one year.
3. Indianola Main Street banners made of vinyl materials are permitted.
4. Indianola Main Street is financially responsible for the installation of said banners.

APPROVED this 3rd day of August 2026.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

HOLD HARMLESS AGREEMENT

This Hold Harmless Agreement (the “Agreement”) is made and entered into by and between the City of Indianola, Iowa, as Grantor (hereinafter referred to as “City”), and Indianola Downtown Merchants d/b/a Indianola Main Street, (hereinafter referred to as “Organization”).

WHEREAS, the City owns certain real property and public right-of-way which are under the direction and control of the City; and

WHEREAS, Organization desires to install and maintain canvas banner signs on streetlights in the City’s downtown; and

WHEREAS, City is agreeable to allowing Organization to install and maintain such banners under the terms and conditions of this Agreement.

NOW, THEREFORE, City and Organization agree as follows:

1. Allowed Use. City agrees to allow Organization to install and maintain canvas banner signs on streetlights in the City’s downtown, in locations as shown on the attached Exhibit A. The Signs shall otherwise comply with all agreements, ordinances and laws, and the City’s Policy for Banners in the Public Right-of-Way.

2. No Other Encroachment Allowed. Except for the allowed use set forth in Section 1 above, Organization shall not create, erect, or construct any other encroachment on, above, or below the surface of the City right-of-way, without the express prior written consent of the City.

3. Maintenance. Organization shall be responsible for maintaining the Banners in a safe, nuisance-free, and aesthetically pleasing condition at all times, and shall assume and be responsible for all risks, costs, and expenses in any way connected to or arising out of the allowed encroachment.

4. Removal. Organization, and/or Organization’s successors in interest, agree to remove the Banners, at no cost to the City, at such a time as the City provides notice that (i) the Banners are impeding the City’s use of the right-of-way, (ii) the City right-of-way is being reconstructed or altered in a way that requires removal of the Banners; (iii) installation, maintenance, repair, or construction of City infrastructure within the right-of-way is impeded by the placement of the Banners; (iv) Organization fails to maintain the Banners in a safe, nuisance-free and aesthetically pleasing condition; (v) the City is no longer part of Main Street Iowa, or Main Street Iowa is no longer in existence; or (vi) for any other public purpose, and therefore, the structure must be removed from the City’s property. If Organization, or Organization’s successors in interest, failure to remove the Banners from the City’s property within thirty (30) days written notice from the City, then the City shall have the right to remove the Banners from the City’s property and may bill the costs of such removal to Organization and/or Organization’s successors in interest.

5. No Interest in Land. Organization understands, acknowledges and agrees that this Agreement does not create an interest in favor of Organization in the City right-of-way. The City retains legal possession of the full boundaries of its right-of-way and this Agreement merely grants to Organization the use of the City’s property.

6. Non-transferability. The privilege granted to Organization by the Agreement is granted by City to Organization, and is neither transferable nor assignable by Organization without City’s prior written consent.

7. Indemnification and Hold Harmless. To the fullest extent permitted by law, Organization agrees to indemnify, defend and save the City, its officers, agents, servants, employees, boards and commissions harmless from and against any claims, suits, judgments, costs, attorney's fees, loss, liability, damage or other relief to any person or property in any way resulting from or arising out of the existence of this Agreement and/or the existence, use or location of Organization's use of the City's property, or any way arising out of, directly or indirectly, the performance, undertakings, activity, omission, negligence, fault or misconduct of the Organization, its officers, employees, agents or contractors.

8. Governing Law. This Agreement shall be subject to and governed by the laws of the State of Iowa.

9. Modification. This Agreement may be changed, modified, or amended only by a duly authorized written instrument executed by the parties hereto.

IN WITNESS WHEREOF, we have hereunto affixed our hands this ____ day of ____, 2026.

CITY OF INDIANOLA, IOWA

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

On this _____ day of _____, 2026 before me, the undersigned a Notary Public in and for the State of Iowa, personally appeared Steve Richardson and Jackie Raffety, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Indianola, Iowa, municipal corporation; and that said Steve Richardson and Jackie Raffety acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

ORGANIZATION:

Indianola Downtown Merchants d/b/a Indianola
Main Street

Barry Green

Its: President

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

On this _____ day of _____ 2026, before me, a Notary Public in and for said county,
personally appeared Barry Green, the President of Indianola Downtown Merchants d/b/a Indianola Main
Street and executed the foregoing instrument by their voluntary act and deed.

Notary Public in and for the State of Iowa

Exhibit A

