



## **CITY OF INDIANOLA COUNCIL MEETING**

October 7, 2024

6:00 PM

City Council Chambers

110 N 1st Street, Indianola, IA

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Public Comment**
- 5. Consent Agenda**
  - A. Approval of Agenda
  - B. Approval of Claims
  - C. Approval of Minutes of the September 16, 2024, meeting.
  - D. Setting dates for future public hearings
    1. Resolution setting a public hearing for November 4 at 6:00 PM regarding the first budget amendment for Fiscal Year 25.
    2. Resolution setting a public hearing for October 21, 2024, at 6:00 PM and referring a rezoning application for 215 North Buxton Street to the Planning & Zoning Commission.
  - E. Approval of Applications
    1. Consideration of the approval of a new, temporary, liquor license for Top It Off Liquid Catering.
    2. Consideration of the approval of a new, temporary, liquor license for Your Private Bartender, LLC.
  - F. Wine, Witches & Brews Event
    1. Consideration of the issuance of a special event and noise permit to Indianola Main Street for Wine, Witches and Brews event to be held on October 25, 2024.
    2. Resolution suspending the enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on the Indianola Square on October 25, 2024 for a special event Wine, Witches & Brews.
  - G. Resolution approving a subdivision extension to Diligent Development in accordance with Chapter 170.05.1.E

- H. Resolution approving a memorandum of Understanding with the Iowa Department of Transportation for the development and implementation of an Access Management Plan on state highways.
- I. Resolution approving the certification of tax increment financing obligations.
- J. Approval of the Annual Urban Renewal Report
- K. Approval of Urban Revitalization Designations
- L. Resolution approving salaries.

**6. Council Reports**

- A. Receive and file the August 2024 EMS Billing Activity Report.
- B. Indianola Wellness Campus Annual Report

**7. Mayor's Report**

**8. Public Consideration**

- A. Old Business
  - 1. The Village, A Wesley Life Community
    - a. Resolution approving a preliminary plat for The Village, A WesleyLife Community.
    - b. Resolution approving site plan for The Village, A WesleyLife Community (1203 North E Street).
- B. New Business
  - 1. Code Updates
    - a. First consideration of an ordinance amending Chapter 18, City Clerk, Indianola Code of Ordinances.
    - b. First consideration of an ordinance amending Chapter 5.06, Operating Procedures – Meetings, of the Indianola Code of Ordinances.
    - c. First consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to sidewalk liability.
    - d. First consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by adding a new section pertaining to adult establishment nuisances.
    - e. First consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to bond requirements.
    - f. First consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to Fire Officials authority to cite violations.

- g. First consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to pedestrians' right-of-way.

**9. Other Business**

- A. City Manager's Report - Ben Reeves

**10. Adjourn**



# MEMORANDUM

**To:** Mayor and City Council

**From:**

**Date:** October 7, 2024

**Subject:** Approval of Claims

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**Recommendation:** Roll call is in order.

**Attachments:** 1. Vendor Report 10072024

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
<b>1-DAY CDL</b>				
1-DAY CDL	CLASS B CDL MCCURDY, RICE, HELGENS	09/24/2024	1,650.00	FIRE FUND
Total 1-DAY CDL:			1,650.00	
<b>A+ LAWN &amp; LANDSCAPE</b>				
A+ LAWN & LANDSCAPE	PICKARD POND TREATMENT	09/18/2024	450.00	PARK & RECREATI
Total A+ LAWN & LANDSCAPE:			450.00	
<b>ACCO UNLIMITED CORP.</b>				
ACCO UNLIMITED CORP.	POOL CHLORINE	09/24/2024	1,478.60	WELLNESS CAMP
Total ACCO UNLIMITED CORP.:			1,478.60	
<b>ACE HARDWARE</b>				
ACE HARDWARE	PAINT ROLLERS	09/09/2024	9.99	PARK & RECREATI
ACE HARDWARE	HOOKS FOR LIFE GUARD OFFICE	09/10/2024	10.99	WELLNESS CAMP
ACE HARDWARE	2" PVC COUPLER FOR PICKARD RR	09/11/2024	19.99	PARK & RECREATI
ACE HARDWARE	ALL PURPOSE PVC GLUE	09/11/2024	16.99	PARK & RECREATI
ACE HARDWARE	SHOP SUPPLIES	09/12/2024	54.98	ROAD USE TAX FU
ACE HARDWARE	SHOP SUPPLIES	09/12/2024	12.99	ROAD USE TAX FU
ACE HARDWARE	LIGHT SWITCH	09/18/2024	.99	PARK & RECREATI
ACE HARDWARE	ANTI SLIP TAPE	09/19/2024	66.96	POLICE FUND
ACE HARDWARE	ANTI SLIP TAPE	09/19/2024	27.90	ROAD USE TAX FU
ACE HARDWARE	MARKING PAINT FOR PROPERTY/CODE EN	09/24/2024	60.97	GENERAL FUND
ACE HARDWARE	SHOP SUPPLIES	09/26/2024	43.87	ROAD USE TAX FU
ACE HARDWARE	FLEX TAPE, PERMANENT MARKER	09/30/2024	17.98	PARK & RECREATI
ACE HARDWARE	STOCK	10/02/2024	33.99	MAINTENANCE
Total ACE HARDWARE:			378.59	
<b>ADAMS DOOR COMPANY INC.</b>				
ADAMS DOOR COMPANY INC.	SALLYPORT DOOR REPAIR	09/16/2024	537.10	POLICE FUND
Total ADAMS DOOR COMPANY INC.:			537.10	
<b>ADVANCED DATA PROCESSING INC</b>				
ADVANCED DATA PROCESSING	AUGUST 2024 DIGITECH EMS FEE	09/17/2024	5,992.34	AMBULANCE FUN
Total ADVANCED DATA PROCESSING INC:			5,992.34	
<b>AETNA</b>				
AETNA	WORKERS COMP PAID	01/11/2024	191.94	AMBULANCE FUN
Total AETNA:			191.94	
<b>AGRILAND FS INC</b>				
AGRILAND FS INC	REFUND SALES TAX ON INVOICE 62901707	04/15/2024	55.10-	PARK & RECREATI
AGRILAND FS INC	REFUND INVOICE 91049040 PAID TWICE	07/08/2024	1,500.00-	SEWER FUND
AGRILAND FS INC	BROADLEAF WEED SPRAY - 2024 FALL SEA	09/20/2024	9,450.00	PARK & RECREATI
Total AGRILAND FS INC:			7,894.90	
<b>AHLERS &amp; COONEY P.C.</b>				
AHLERS & COONEY P.C.	ANALYSIS OF OUTSTANDING BONDS	09/20/2024	517.50	GENERAL FUND
AHLERS & COONEY P.C.	URBAN RENEWAL GENERAL	09/27/2024	399.00	GENERAL FUND
AHLERS & COONEY P.C.	AMEND NO 8 TO HILLCREST/DOWNTOWN U	09/27/2024	81.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AHLERS & COONEY P.C.	INCEPTION GROUP LLC DA	09/27/2024	2,357.00	GENERAL FUND
Total AHLERS & COONEY P.C.:			3,354.50	
<b>ALERT-ALL CORP</b>				
ALERT-ALL CORP	PUBLIC SAFETY FM FUND	09/13/2024	298.82	FIRE FUND
Total ALERT-ALL CORP:			298.82	
<b>ALL PROPERTY SERVICES LLC</b>				
ALL PROPERTY SERVICES LLC	AQUATIC CENTER CONCRETE REPAIRS	09/25/2024	2,250.00	POOL (MEMORIAL)
Total ALL PROPERTY SERVICES LLC:			2,250.00	
<b>AMAZON CAPITAL SERVICES</b>				
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	09/14/2024	87.21	PARK & RECREATI
AMAZON CAPITAL SERVICES	RETURNED KEYBOARD	09/10/2024	129.00-	GENERAL FUND
AMAZON CAPITAL SERVICES	STAFF ID HOLDERS AND MEMBER FOLDER	09/13/2024	22.79	WELLNESS CAMP
AMAZON CAPITAL SERVICES	BODY WEIGHT SCALE	09/13/2024	29.99	WELLNESS CAMP
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	09/20/2024	168.16	GENERAL FUND
AMAZON CAPITAL SERVICES	HYDRANT BAG FOR 332	09/11/2024	23.48	FIRE FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	09/24/2024	246.93	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	RKI 4-GAS MONITOR BATTERY PACK	09/27/2024	34.52	FIRE FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	09/26/2024	194.24	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	MONITOR	09/11/2024	137.99	PARK & RECREATI
AMAZON CAPITAL SERVICES	MONITOR X4	09/11/2024	551.96	VEHICLE AND EQU
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	09/29/2024	90.54-	GENERAL FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	09/18/2024	299.00	GENERAL FUND
AMAZON CAPITAL SERVICES	INDOOR PLAYGROUND TOYS	09/05/2024	41.96	PARK & RECREATI
AMAZON CAPITAL SERVICES	MILWAUKEE SAW ALL BATTERIES M18 X2	10/01/2024	159.00	FIRE FUND
AMAZON CAPITAL SERVICES	STATION EQUIPMENT C-MAKER	09/27/2024	454.62	FIRE FUND
AMAZON CAPITAL SERVICES	CURTAIN ROD RETURN	09/16/2024	22.76-	PARK & RECREATI
AMAZON CAPITAL SERVICES	NANCY CAROLINES PARAMEDIC X2	09/16/2024	976.15	AMBULANCE FUN
AMAZON CAPITAL SERVICES	CREDIT MEMO EMS BOOKS	09/10/2024	139.69-	AMBULANCE FUN
AMAZON CAPITAL SERVICES	SCREENBEAM + KVM	09/24/2024	467.57	GENERAL FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	09/30/2024	93.09	POLICE FUND
AMAZON CAPITAL SERVICES	3 RING BINDERS	09/16/2024	30.99	WELLNESS CAMP
AMAZON CAPITAL SERVICES	SWIMLINE HYDROTOOL POLE AND BROOM	09/16/2024	43.94	WELLNESS CAMP
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	09/24/2024	199.50	GENERAL FUND
AMAZON CAPITAL SERVICES	CHARGER CORD	09/21/2024	77.00	POLICE FUND
AMAZON CAPITAL SERVICES	GAZEBO RUST ENCAPSULATOR	09/20/2024	35.00	PARK & RECREATI
AMAZON CAPITAL SERVICES	CLERICAL CHAIR	09/13/2024	259.88	POLICE FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	09/24/2024	236.93	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	VEHICLE REPAIRS	09/18/2024	132.88	SEWER FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	09/23/2024	123.89	GENERAL FUND
AMAZON CAPITAL SERVICES	CO DETECTOR - LIBRARY	09/25/2024	23.90	MAINTENANCE
AMAZON CAPITAL SERVICES	CO DETECTOR + EMERGENCY STOP COVE	09/25/2024	66.87	MAINTENANCE
AMAZON CAPITAL SERVICES	WATER HEATER - S BUXTON	09/25/2024	204.47	MAINTENANCE
Total AMAZON CAPITAL SERVICES:			5,041.92	
<b>ASCENDANCE TRUCK CENTERS</b>				
ASCENDANCE TRUCK CENTER	TRUCK REPAIR - UNIT 23	09/16/2024	24,873.74	ROAD USE TAX FU
ASCENDANCE TRUCK CENTER	REPAIR VAC TRUCK	09/16/2024	1,781.75	SEWER FUND
ASCENDANCE TRUCK CENTER	TRUCK REPAIR - UNIT 23	09/16/2024	1,781.75-	ROAD USE TAX FU
ASCENDANCE TRUCK CENTER	JET TRUCK REPAIRS	09/23/2024	2,441.66	SEWER FUND
ASCENDANCE TRUCK CENTER	CREDIT	08/08/2024	1,008.10-	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total ASCENDANCE TRUCK CENTERS:			26,307.30	
<b>AUBERT'S TOWING</b>				
AUBERT'S TOWING	VEHICLE IMPOUND	08/17/2024	160.00	POLICE FUND
AUBERT'S TOWING	VEHICLE IMPOUND	08/20/2024	160.00	POLICE FUND
AUBERT'S TOWING	VEHICLE IMPOUND	08/21/2024	180.00	POLICE FUND
Total AUBERT'S TOWING:			500.00	
<b>AVESIS THIRD PARTY ADMINISTRATORS INC</b>				
AVESIS THIRD PARTY ADMINIS	VISION - CITY MGR	10/01/2024	10.89	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - HR	10/01/2024	21.78	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - IT	10/01/2024	22.45	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - FINANCE/CLERK	10/01/2024	29.10	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - COMM DEV	10/01/2024	19.78	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - STREETS	10/01/2024	69.09	ROAD USE TAX FU
AVESIS THIRD PARTY ADMINIS	VISION - POLICE	10/01/2024	216.65	POLICE FUND
AVESIS THIRD PARTY ADMINIS	VISION - FIRE	10/01/2024	42.18	FIRE FUND
AVESIS THIRD PARTY ADMINIS	VISION - AMBULANCE	10/01/2024	109.84	AMBULANCE FUN
AVESIS THIRD PARTY ADMINIS	VISION - P&R	10/01/2024	32.27	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - PARKS	10/01/2024	22.45	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - LIBRARY	10/01/2024	28.43	LIBRARY FUND
AVESIS THIRD PARTY ADMINIS	VISION - SEWER	10/01/2024	56.86	SEWER FUND
AVESIS THIRD PARTY ADMINIS	VISION - COBRA	10/01/2024	23.12	HEALTH INSURAN
AVESIS THIRD PARTY ADMINIS	VISION - IWC	10/01/2024	23.62	WELLNESS CAMP
AVESIS THIRD PARTY ADMINIS	VISION - EE LIABILITY	10/01/2024	373.00	GENERAL FUND
Total AVESIS THIRD PARTY ADMINISTRATORS INC:			1,101.51	
<b>BAKER ELECTRIC INC</b>				
BAKER ELECTRIC INC	POOL LIGHT REPAIR	09/24/2024	125.00	POOL (MEMORIAL)
Total BAKER ELECTRIC INC:			125.00	
<b>BEACON ATHLETICS LLC</b>				
BEACON ATHLETICS LLC	PICKARD FENCE TOPPER	09/16/2024	1,120.00	CAPITAL PROJECT
BEACON ATHLETICS LLC	PICKARD FENCE TOPPER	09/19/2024	2,790.00	CAPITAL PROJECT
Total BEACON ATHLETICS LLC:			3,910.00	
<b>BLUEMARK ENERGY LLC</b>				
BLUEMARK ENERGY LLC	NATURAL GAS	09/24/2024	778.45	WELLNESS CAMP
Total BLUEMARK ENERGY LLC:			778.45	
<b>BOB'S CUSTOM TROPHIES</b>				
BOB'S CUSTOM TROPHIES	MEMORIAL SIGN	07/23/2024	20.00	PARK & RECREATI
BOB'S CUSTOM TROPHIES	PLAQUE-SHER 30 YRS	09/17/2024	56.00	GENERAL FUND
Total BOB'S CUSTOM TROPHIES:			76.00	
<b>BOEGE, LISA</b>				
BOEGE, LISA	FLAG FOOTBALL OFFICIAL	09/19/2024	90.00	PARK & RECREATI
Total BOEGE, LISA:			90.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
<b>BOLTON &amp; MENK INC</b>				
BOLTON & MENK INC	CITY SQUARE RECONSTRUCTION	08/30/2024	9,083.50	SQUARE STREETS
Total BOLTON & MENK INC:			9,083.50	
<b>BONNIE'S BARRICADES</b>				
BONNIE'S BARRICADES	BARRICADES - W IOWA	08/31/2024	1,721.60	SEWER FUND
BONNIE'S BARRICADES	RENTAL MESSAGE BOARDS FOR NEW STO	08/31/2024	4,040.00	ROAD USE TAX FU
BONNIE'S BARRICADES	RENTAL ARROW BOARDS	09/20/2024	451.00	ROAD USE TAX FU
Total BONNIE'S BARRICADES:			6,212.60	
<b>BOUND TREE MEDICAL LLC</b>				
BOUND TREE MEDICAL LLC	EMS SUPPLIES	09/17/2024	1,401.80	AMBULANCE FUN
BOUND TREE MEDICAL LLC	EMS SUPPLIES	09/30/2024	922.08	AMBULANCE FUN
Total BOUND TREE MEDICAL LLC:			2,323.88	
<b>BRAVO GREATER DES MOINES</b>				
BRAVO GREATER DES MOINES	28E ADDL 4TH QTR FY24 CONTRIBUTION	09/13/2024	7,498.38	GENERAL FUND
Total BRAVO GREATER DES MOINES:			7,498.38	
<b>BRICK GENTRY P.C.</b>				
BRICK GENTRY P.C.	NUISANCE ABATEMENT ISSUES	09/25/2024	1,313.75	GENERAL FUND
BRICK GENTRY P.C.	BRICK GENTRY LAW	09/25/2024	630.00	AMBULANCE FUN
BRICK GENTRY P.C.	CH BLDG PROJECT LEGAL FEES	09/25/2024	1,845.00	CH BUILDING PRO
BRICK GENTRY P.C.	GENERAL LEGAL SERVICES	09/25/2024	2,400.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICES - FIRE	09/25/2024	60.00	FIRE FUND
BRICK GENTRY P.C.	STORMWATER -LEGAL -FEES	09/25/2024	120.00	STORMWATER UTI
BRICK GENTRY P.C.	LEGAL SERVICE FEES	09/25/2024	900.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	09/25/2024	270.00	POLICE FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES - GENERAL UNIT PAR	09/25/2024	161.25	PARK & RECREATI
BRICK GENTRY P.C.	LEGAL SERVICE FEES - GENERAL UNIT STR	09/25/2024	161.25	ROAD USE TAX FU
BRICK GENTRY P.C.	LEGAL SERVICE FEES - GENERAL UNIT WR	09/25/2024	161.25	SEWER FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES - POLICE UNION	09/25/2024	1,751.25	POLICE FUND
Total BRICK GENTRY P.C.:			9,773.75	
<b>BSN SPORTS LLC</b>				
BSN SPORTS LLC	INDOOR PLAYGROUND MATS	09/10/2024	250.00	PARK & RECREATI
BSN SPORTS LLC	FLAG FOOTBALL EQUIPMENT	09/20/2024	847.16	PARK & RECREATI
Total BSN SPORTS LLC:			1,097.16	
<b>BUDDING, KARLEE</b>				
BUDDING, KARLEE	FLAG FOOTBALL OFFICIAL	09/25/2024	180.00	PARK & RECREATI
Total BUDDING, KARLEE:			180.00	
<b>CDW GOVERNMENT INC</b>				
CDW GOVERNMENT INC	BLUEBEAM - PLANNER	09/19/2024	288.79	GENERAL FUND
CDW GOVERNMENT INC	BLUEBEAM - PUBLIC WORKS	09/19/2024	288.79	ROAD USE TAX FU
CDW GOVERNMENT INC	COMMUNICATIONS SURFACE	09/19/2024	3,047.55	VEHICLE AND EQU
CDW GOVERNMENT INC	MICROSOFT X3	09/23/2024	416.22	GENERAL FUND
CDW GOVERNMENT INC	NEW LAPTOPS PD	09/27/2024	9,840.00	POLICE FUND
CDW GOVERNMENT INC	CRADLE POINTS PD	10/02/2024	2,998.50	POLICE FUND



Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CDW GOVERNMENT INC:			16,879.85	
<b>CENTURYLINK</b>				
CENTURYLINK	MONTHLY SERVICE	09/22/2024	64.61	GENERAL FUND
CENTURYLINK	MONTHLY SERVICE	09/22/2024	72.65	GENERAL FUND
Total CENTURYLINK:			137.26	
<b>CERTIFIED LABORATORIES</b>				
CERTIFIED LABORATORIES	GREASE	09/10/2024	554.90	ROAD USE TAX FU
Total CERTIFIED LABORATORIES:			554.90	
<b>CINTAS CORPORATION</b>				
CINTAS CORPORATION	FIRST AID SUPPLIES - PARKS SHOP	09/19/2024	7.92	PARK & RECREATI
CINTAS CORPORATION	CINTAS	09/30/2024	114.96	SEWER FUND
CINTAS CORPORATION	ACTIVITY CENTER FIRST AID	09/30/2024	14.14	PARK & RECREATI
Total CINTAS CORPORATION:			137.02	
<b>CIRCLE B CASHWAY</b>				
CIRCLE B CASHWAY	WOOD FOR BUILDING FORMS	09/09/2024	51.74	GENERAL FUND
CIRCLE B CASHWAY	BUXTON GAZEBO REPAIRS	09/18/2024	276.66	PARK & RECREATI
CIRCLE B CASHWAY	STAKES	09/19/2024	16.49	ROAD USE TAX FU
CIRCLE B CASHWAY	BUXTON GAZEBO REPAIRS	09/24/2024	479.44	PARK & RECREATI
CIRCLE B CASHWAY	INTAKE REPAIR @ 409 E GIRARD	09/26/2024	51.74	STORMWATER UTI
Total CIRCLE B CASHWAY:			876.07	
<b>COMMUNITY YOUTH CONCEPTS</b>				
COMMUNITY YOUTH CONCEPT	MAYORS COUNCIL ROPE COURSE	09/27/2024	1,150.00	GENERAL FUND
Total COMMUNITY YOUTH CONCEPTS:			1,150.00	
<b>CONTROLLED PONDS OF IOWA LLC</b>				
CONTROLLED PONDS OF IOWA	PICKARD POND ASSESSMENT	09/20/2024	654.21	PARK & RECREATI
Total CONTROLLED PONDS OF IOWA LLC:			654.21	
<b>CRAWFORD, RICHARD L.</b>				
CRAWFORD, RICHARD L.	COED SB OFFICIAL	09/13/2024	132.00	PARK & RECREATI
Total CRAWFORD, RICHARD L.:			132.00	
<b>DEATON, HEATHER</b>				
DEATON, HEATHER	PATIENT OVERPAID RESPONSIBILITY	04/14/2023	193.00	AMBULANCE FUN
Total DEATON, HEATHER:			193.00	
<b>DIAM PEST CONTROL</b>				
DIAM PEST CONTROL	PEST CONTROL	08/30/2024	89.00	WELLNESS CAMP
Total DIAM PEST CONTROL:			89.00	
<b>DINKEL, KRIS</b>				
DINKEL, KRIS	BUXTON ROOM REFUND	09/23/2024	245.00	PARK & RECREATI
DINKEL, KRIS	BUXTON ROOM REFUND	09/23/2024	263.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total DINKEL, KRIS:			508.00	
<b>DOWNEY TIRE PROS</b>				
DOWNEY TIRE PROS	246 TIRE REPAIRX2	09/27/2024	862.81	AMBULANCE FUN
DOWNEY TIRE PROS	NEW REAR TIRES - KUBOTA F3990 MOWER	09/30/2024	160.97	PARK & RECREATI
DOWNEY TIRE PROS	TIRE SWITCH - LAWN	09/30/2024	25.98	SEWER FUND
Total DOWNEY TIRE PROS:			1,049.76	
<b>DUST PROS JANITORIAL</b>				
DUST PROS JANITORIAL	ACTIVITY CENTER JANITORIAL - SEPT 2024	09/15/2024	1,597.00	PARK & RECREATI
DUST PROS JANITORIAL	N HOWARD JANITORIAL	09/15/2024	375.00	CH BUILDING PRO
DUST PROS JANITORIAL	JANITORIAL SERVICES CITY HALL	09/15/2024	4,225.00	GENERAL FUND
DUST PROS JANITORIAL	UPHOLSTERY CLEANING - PD	09/15/2024	50.00	GENERAL FUND
DUST PROS JANITORIAL	JANITORIAL SERVICES	09/15/2024	675.00	SEWER FUND
DUST PROS JANITORIAL	JANITORIAL SERVICES	09/15/2024	500.00	ROAD USE TAX FU
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	09/15/2024	28.75	ROAD USE TAX FU
DUST PROS JANITORIAL	CARPET CLEANING	09/18/2024	125.00	GENERAL FUND
DUST PROS JANITORIAL	ACTIVITY CENTER SUPPLIES	09/30/2024	146.50	PARK & RECREATI
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	09/30/2024	355.50	GENERAL FUND
DUST PROS JANITORIAL	DUST PRO'S	09/30/2024	95.00	FIRE FUND
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	09/30/2024	45.00	SEWER FUND
Total DUST PROS JANITORIAL:			8,217.75	
<b>EASTMAN, ALEXANDRA</b>				
EASTMAN, ALEXANDRA	FLAG FOOTBALL OFFICIAL	09/11/2024	120.00	PARK & RECREATI
EASTMAN, ALEXANDRA	FLAG FOOTBALL OFFICIAL	09/19/2024	60.00	PARK & RECREATI
EASTMAN, ALEXANDRA	FLAG FOOTBALL OFFICIAL	09/25/2024	120.00	PARK & RECREATI
Total EASTMAN, ALEXANDRA:			300.00	
<b>ELECTRIC PUMP</b>				
ELECTRIC PUMP	DEMING IMPELLER	06/12/2024	8,035.80	SEWER FUND
Total ELECTRIC PUMP:			8,035.80	
<b>ELECTRONIC ASSET SECURITY</b>				
ELECTRONIC ASSET SECURITY	TV RECYCLING	09/11/2024	493.20	GENERAL FUND
Total ELECTRONIC ASSET SECURITY:			493.20	
<b>ELIXIR RX SOLUTIONS</b>				
ELIXIR RX SOLUTIONS	411 RX	09/15/2024	91.86	POLICE FUND
Total ELIXIR RX SOLUTIONS:			91.86	
<b>EMS DETERGENT SERVICES CO</b>				
EMS DETERGENT SERVICES C	STATION DETERGENT FOR PPE	09/12/2024	201.90	FIRE FUND
Total EMS DETERGENT SERVICES CO:			201.90	
<b>FENIMORE BROS TREE SERVICE INC</b>				
FENIMORE BROS TREE SERVI	TREE REMOVAL AND CLEANUP @ TOT LOT	08/19/2024	5,500.00	PARK & RECREATI
Total FENIMORE BROS TREE SERVICE INC:			5,500.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
<b>FIRE SERVICE TRAINING BUREAU</b>				
FIRE SERVICE TRAINING BURE	FSTB TESTING FEE AUSTIN DOA	09/26/2024	50.00	FIRE FUND
Total FIRE SERVICE TRAINING BUREAU:			50.00	
<b>GALLS LLC</b>				
GALLS LLC	SRT UNIFORMS	08/07/2024	68.94	POLICE FUND
GALLS LLC	SRT UNIFORMS	08/08/2024	206.82	POLICE FUND
GALLS LLC	SRT UNIFORMS	08/23/2024	159.64	POLICE FUND
GALLS LLC	SRT UNIFORMS	08/30/2024	79.79	POLICE FUND
GALLS LLC	TRAFFIC FLARE KITS	09/03/2024	143.44	POLICE FUND
GALLS LLC	OC SPRAY REPLACEMENTS	09/04/2024	155.23	POLICE FUND
GALLS LLC	NEW HIRE UNIFORMS	09/09/2024	147.45	POLICE FUND
GALLS LLC	MRICE BOOTS	09/12/2024	315.64	FIRE FUND
GALLS LLC	NEW HIRE UNIFORMS	09/16/2024	23.21	POLICE FUND
GALLS LLC	NEW HIRE UNIFORMS/BODYARMOR	09/16/2024	696.21	POLICE FUND
GALLS LLC	AVANWYK UNIFORMS BOOTS	09/20/2024	115.00	FIRE FUND
GALLS LLC	BELVO STATION BOOTS	09/21/2024	127.74	AMBULANCE FUN
Total GALLS LLC:			2,239.11	
<b>GARCIA, CASEY</b>				
GARCIA, CASEY	MILEAGE TO RED CROSS LGI RECERT COU	09/29/2024	132.66	WELLNESS CAMP
Total GARCIA, CASEY:			132.66	
<b>GLAXO SMITH KLINE PHARM.</b>				
GLAXO SMITH KLINE PHARM.	FLU VACCINE FLUARIX Q	09/03/2024	543.32	FIRE FUND
Total GLAXO SMITH KLINE PHARM.:			543.32	
<b>GRAINGER INC</b>				
GRAINGER INC	TRAFFIC CONES/TORCHES	09/26/2024	297.10	SEWER FUND
Total GRAINGER INC:			297.10	
<b>GREATER DM CONVENTION &amp; VISITORS BUREAU</b>				
GREATER DM CONVENTION &	CVB CONTRIBUTION	08/27/2024	11,883.77	GENERAL FUND
GREATER DM CONVENTION &	CVB CONTRIBUTION SEPT 2024	09/30/2024	6,308.36	GENERAL FUND
Total GREATER DM CONVENTION & VISITORS BUREAU:			18,192.13	
<b>HACH COMPANY</b>				
HACH COMPANY	LDO PROBE	09/05/2024	1,425.34	SEWER FUND
HACH COMPANY	LAB SUPPLIES	09/19/2024	86.49	SEWER FUND
Total HACH COMPANY:			1,511.83	
<b>HATTEN, TED</b>				
HATTEN, TED	ILLUMINATE INDIANOLA ARTIST PROPOSAL	09/23/2024	500.00	GENERAL FUND
Total HATTEN, TED:			500.00	
<b>HAUS ROOFING &amp; CONST SRVS</b>				
HAUS ROOFING & CONST SRV	TPO ROOF REPAIR	09/18/2024	600.00	WELLNESS CAMP
HAUS ROOFING & CONST SRV	IWC - REINSTALL COUNTER FLASHING	09/18/2024	955.00	WELLNESS CAMP

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total HAUS ROOFING & CONST SRVS:			1,555.00	
<b>HEIMAN INC</b>				
HEIMAN INC	REPAIR PUMP ON 338 & PLUMBING	09/05/2024	2,844.30	FIRE FUND
Total HEIMAN INC:			2,844.30	
<b>HEPNER, LORI ANN</b>				
HEPNER, LORI ANN	ILLUMINATE INDIANOLA ARTISTS PROPOSA	09/20/2024	500.00	GENERAL FUND
Total HEPNER, LORI ANN:			500.00	
<b>HOTSY CLEANING SYSTEMS</b>				
HOTSY CLEANING SYSTEMS	HOTSY MAINTENANCE	09/06/2024	336.34	SEWER FUND
Total HOTSY CLEANING SYSTEMS:			336.34	
<b>HR GREEN INC</b>				
HR GREEN INC	ON CALL SERVICES- HR GREEN	09/25/2024	14,117.00	SEWER CAPITAL P
Total HR GREEN INC:			14,117.00	
<b>INDEPENDENT ADVOCATE</b>				
INDEPENDENT ADVOCATE	PH NOTICE W CLINTON RECON	09/04/2024	45.11	GENERAL FUND
INDEPENDENT ADVOCATE	PH NOTICE NO N SW	09/04/2024	45.11	GENERAL FUND
INDEPENDENT ADVOCATE	ORDINANCE 1747	09/11/2024	72.83	GENERAL FUND
INDEPENDENT ADVOCATE	20240903 CC MINUTES	09/11/2024	341.45	GENERAL FUND
INDEPENDENT ADVOCATE	ORDINANCE 1748	09/25/2024	60.62	GENERAL FUND
INDEPENDENT ADVOCATE	ORDINANCE 1749	09/25/2024	92.57	GENERAL FUND
INDEPENDENT ADVOCATE	ORDINANCE 1750	09/25/2024	221.79	GENERAL FUND
INDEPENDENT ADVOCATE	ORDINANCE 1751	09/25/2024	69.55	GENERAL FUND
INDEPENDENT ADVOCATE	20240916 CC MINUTES	09/25/2024	418.50	GENERAL FUND
INDEPENDENT ADVOCATE	20240916 CC/IWC MINUTES	09/25/2024	21.30	GENERAL FUND
Total INDEPENDENT ADVOCATE:			1,388.83	
<b>INDIANOLA MUNICIPAL UTILITIES</b>				
INDIANOLA MUNICIPAL UTILITIE	OCTOBER 2024 UTILITY SERVICES - SEWER	10/01/2024	8,142.00	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	OCTOBER 2024 UTILITY SERVICES - STORM	10/01/2024	4,416.00	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	OCTOBER 2024 UTILITY SERVICES - RECYC	10/01/2024	1,242.00	RECYCLING FUND
INDIANOLA MUNICIPAL UTILITIE	BUXTON TRASH, RECYCLING, GAS	10/01/2024	124.24	GENERAL FUND
Total INDIANOLA MUNICIPAL UTILITIES:			13,924.24	
<b>INFOMAX OFFICE SYSTEMS INC.</b>				
INFOMAX OFFICE SYSTEMS IN	PD ADMIN CANON PRINTER	09/12/2024	265.00	POLICE FUND
INFOMAX OFFICE SYSTEMS IN	PRINTER CONTRACT	09/12/2024	4,392.19	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			4,657.19	
<b>INTOXIMETERS INC.</b>				
INTOXIMETERS INC.	NEW PBT BREATHTESTER	09/17/2024	1,660.00	POLICE FUND
Total INTOXIMETERS INC.:			1,660.00	
<b>IOWA LAW ENFORCEMENT ACADEMY</b>				
IOWA LAW ENFORCEMENT AC	FIREARMS INSTR. RECERT	09/17/2024	350.00	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total IOWA LAW ENFORCEMENT ACADEMY:			350.00	
<b>IOWA MEDICAID ENTERPRISE</b>				
IOWA MEDICAID ENTERPRISE	GEMT INVOICE FROM STATE OF IOWA	09/20/2024	5,638.56	AMBULANCE FUN
Total IOWA MEDICAID ENTERPRISE:			5,638.56	
<b>IOWA ONE CALL</b>				
IOWA ONE CALL	IOWA ONE CALL	09/18/2024	460.00	SEWER FUND
Total IOWA ONE CALL:			460.00	
<b>IOWA WATER MANAGEMENT CO.</b>				
IOWA WATER MANAGEMENT C	WTR MGMT LIBRARY	10/01/2024	49.50	LIBRARY FUND
IOWA WATER MANAGEMENT C	WTR MGMT MUNICIPAL	10/01/2024	165.00	GENERAL FUND
Total IOWA WATER MANAGEMENT CO.:			214.50	
<b>IOWA-DES MOINES SUPPLY INC.</b>				
IOWA-DES MOINES SUPPLY IN	SUPPLIES - MAINTENANCE	09/18/2024	217.81	WELLNESS CAMP
IOWA-DES MOINES SUPPLY IN	SUPPLIES - MEMBERSHIP	09/18/2024	223.44	WELLNESS CAMP
Total IOWA-DES MOINES SUPPLY INC.:			441.25	
<b>JOHNSTON, NICHOLAS</b>				
JOHNSTON, NICHOLAS	EMS EDUCATION	09/10/2024	343.35	AMBULANCE FUN
Total JOHNSTON, NICHOLAS:			343.35	
<b>JOSH'S AUTO REPAIR LLC</b>				
JOSH'S AUTO REPAIR LLC	VEHICLES SERVICE & REPAIR	08/16/2024	1,830.00	POLICE FUND
Total JOSH'S AUTO REPAIR LLC:			1,830.00	
<b>KELLER'S GARAGE</b>				
KELLER'S GARAGE	248 REPLACE WHEEL BEARING	08/15/2024	1,208.06	AMBULANCE FUN
KELLER'S GARAGE	330 BRAKES REPLACED	09/17/2024	693.59	FIRE FUND
Total KELLER'S GARAGE:			1,901.65	
<b>KELLY, JACOB</b>				
KELLY, JACOB	COED SB OFFICIAL	09/13/2024	132.00	PARK & RECREATI
Total KELLY, JACOB:			132.00	
<b>KIGER, MCKENZIE</b>				
KIGER, MCKENZIE	LIFEGUARD INSTRUCTOR RECERTIFICATIO	09/09/2024	200.00	WELLNESS CAMP
Total KIGER, MCKENZIE:			200.00	
<b>KIYA KODA HUMANE SOCIETY</b>				
KIYA KODA HUMANE SOCIETY	MONTHLY CONTRACTED SERVICES OCT 20	09/18/2024	4,500.00	POLICE FUND
Total KIYA KODA HUMANE SOCIETY:			4,500.00	
<b>LANCASTER, GABRIEL</b>				
LANCASTER, GABRIEL	IOWA BOARD OF PHARMACY CSR DR LANC	09/25/2024	90.00	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total LANCASTER, GABRIEL:			90.00	
<b>LAWSON PRODUCTS</b>				
LAWSON PRODUCTS	GLOVES	09/16/2024	273.20	ROAD USE TAX FU
Total LAWSON PRODUCTS:			273.20	
<b>LOEB, JENNIFER</b>				
LOEB, JENNIFER	ACTIVITY CENTER PRESENTATION	09/19/2024	300.00	PARK & RECREATI
Total LOEB, JENNIFER:			300.00	
<b>LOGAN CONTRACTORS SUPPLY INC.</b>				
LOGAN CONTRACTORS SUPPL	REBAR FOR CONCRETE REPAIRS	09/26/2024	2,198.60	ROAD USE TAX FU
Total LOGAN CONTRACTORS SUPPLY INC.:			2,198.60	
<b>MACQUEEN EQUIPMENT LLC</b>				
MACQUEEN EQUIPMENT LLC	SCBA & AIR FILL STATION MAINTENANCE	09/17/2024	4,068.65	FIRE FUND
MACQUEEN EQUIPMENT LLC	NEW 332 EQUIPMENT	09/16/2024	252.32	FIRE FUND
MACQUEEN EQUIPMENT LLC	HOSE STRAPS FOR PACKS	09/19/2024	459.05	FIRE FUND
MACQUEEN EQUIPMENT LLC	SEWER CAMERA MAINTENENACE	09/19/2024	9,129.37	SEWER FUND
Total MACQUEEN EQUIPMENT LLC:			13,909.39	
<b>MATHESON TRI-GAS INC</b>				
MATHESON TRI-GAS INC	EMS OXYGEN	09/24/2024	295.78	AMBULANCE FUN
MATHESON TRI-GAS INC	EMS OXYGEN	09/30/2024	131.27	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			427.05	
<b>MCCOY HARDWARE INC</b>				
MCCOY HARDWARE INC	IRON TONE PLANT FERTILIZER	09/03/2024	11.69	PARK & RECREATI
MCCOY HARDWARE INC	STATION HARDWARE	09/04/2024	2.43	FIRE FUND
MCCOY HARDWARE INC	TOOLS	09/12/2024	1.69	MAINTENANCE
MCCOY HARDWARE INC	SHOP SUPPLIES	09/19/2024	14.39	ROAD USE TAX FU
MCCOY HARDWARE INC	BOILER	09/20/2024	12.92	MAINTENANCE
MCCOY HARDWARE INC	SIGN HARDWARE	09/23/2024	20.42	PARK & RECREATI
MCCOY HARDWARE INC	SIGN HARDWARE	09/23/2024	9.62	PARK & RECREATI
MCCOY HARDWARE INC	1" PVC MALE ADAPTER	09/24/2024	4.12	PARK & RECREATI
MCCOY HARDWARE INC	HARDWARE FOR BOOM MOWER	09/25/2024	8.21	PARK & RECREATI
MCCOY HARDWARE INC	BROOM FOR THE KITCHEN	09/26/2024	16.19	FIRE FUND
MCCOY HARDWARE INC	LIBRARY SINK REPAIR	09/26/2024	9.98	MAINTENANCE
MCCOY HARDWARE INC	LIBRARY SINK REPAIR	09/26/2024	17.08	MAINTENANCE
Total MCCOY HARDWARE INC:			123.88	
<b>MCINTYRE, CRAIG</b>				
MCINTYRE, CRAIG	COED SB OFFICIAL	09/13/2024	132.00	PARK & RECREATI
MCINTYRE, CRAIG	COED SB OFFICIAL	09/20/2024	99.00	PARK & RECREATI
Total MCINTYRE, CRAIG:			231.00	
<b>MENARDS</b>				
MENARDS	BOILER	09/20/2024	44.87	MAINTENANCE
MENARDS	NEW STOVE FOR STATION	09/26/2024	807.80	FIRE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MENARDS:			852.67	
<b>MERCY COLLEGE OF HEALTH SCIENCES</b>				
MERCY COLLEGE OF HEALTH	BELVO & HELGENS PARAMEDIC CLASS	09/18/2024	9,612.00	AMBULANCE FUN
Total MERCY COLLEGE OF HEALTH SCIENCES:			9,612.00	
<b>METTEE, BILL</b>				
METTEE, BILL	MILEAGE - IOWA LEAGUE OF CITIES CONFE	09/23/2024	298.05	GENERAL FUND
Total METTEE, BILL:			298.05	
<b>MID AMERICAN ENERGY CO.</b>				
MID AMERICAN ENERGY CO.	WRRF ELECTRIC/GAS	09/11/2024	12,476.08	SEWER FUND
MID AMERICAN ENERGY CO.	HWY ENTRANCE SIGN	09/11/2024	12.26	GENERAL FUND
MID AMERICAN ENERGY CO.	STREET LIGHTING	09/11/2024	162.05	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	65/69 ELECTRIC	09/16/2024	61.44	SEWER FUND
MID AMERICAN ENERGY CO.	WESLEY ELECTRIC	09/16/2024	42.55	SEWER FUND
MID AMERICAN ENERGY CO.	CITY HALL UTILITIES	09/17/2024	107.48	GENERAL FUND
MID AMERICAN ENERGY CO.	UTILITIES 206 N 1ST STREET	09/18/2024	14.54	FIRE FUND
MID AMERICAN ENERGY CO.	ACTIVITY CENTER UTILITIES	09/18/2024	40.68	PARK & RECREATI
MID AMERICAN ENERGY CO.	NATURAL GAS	09/18/2024	49.41	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	MID AMERICAN GAS BILL	09/18/2024	16.74	POLICE FUND
MID AMERICAN ENERGY CO.	QUAIL ELECTRIC	09/18/2024	91.47	SEWER FUND
MID AMERICAN ENERGY CO.	N HOWARD UTILITIES	09/20/2024	36.26	CH BUILDING PRO
Total MID AMERICAN ENERGY CO.:			13,110.96	
<b>MIDWEST ALARM SERVICES</b>				
MIDWEST ALARM SERVICES	FIRE SYSTEM INSPECTION @ BRUSH FACIL	09/08/2024	399.96	GENERAL FUND
MIDWEST ALARM SERVICES	ACTIVITY CENTER FIRE ALARM INSPECTIO	09/08/2024	275.04	PARK & RECREATI
MIDWEST ALARM SERVICES	IWC ANNUAL FIRE ALARM INSPECTION	09/08/2024	420.00	WELLNESS CAMP
MIDWEST ALARM SERVICES	FIRE ALARM MONITORING	09/15/2024	525.12	WELLNESS CAMP
Total MIDWEST ALARM SERVICES:			1,620.12	
<b>MUTUAL OF OMAHA</b>				
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - CITY MGR	09/04/2024	94.00	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - HR	09/04/2024	171.33	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - IT	09/04/2024	325.94	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - FINANCE/CLERK	09/04/2024	301.20	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - COMM DEV	09/04/2024	292.59	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - STREETS	09/04/2024	636.07	ROAD USE TAX FU
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - POLICE	09/04/2024	2,101.41	POLICE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - FIRE	09/04/2024	225.89	FIRE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - AMBULANCE	09/04/2024	1,280.03	AMBULANCE FUN
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - P&R	09/04/2024	372.20	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - PARKS	09/04/2024	271.80	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - LIBRARY	09/04/2024	365.34	LIBRARY FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - SEWER	09/04/2024	464.99	SEWER FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - WELLNESS	09/04/2024	240.52	WELLNESS CAMP
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - EE LIABILITY	09/04/2024	1,586.22	GENERAL FUND
MUTUAL OF OMAHA	DENTAL -CITY MANAGER	09/20/2024	95.66	GENERAL FUND
MUTUAL OF OMAHA	DENTAL -HR	09/20/2024	191.32	GENERAL FUND
MUTUAL OF OMAHA	DENTAL -IT	09/20/2024	161.27	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - FINANCE/CLERK	09/20/2024	203.92	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - COMM DEV	09/20/2024	214.28	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MUTUAL OF OMAHA	DENTAL ADJ - COMM DEV	09/20/2024	68.88-	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - STREETS	09/20/2024	503.50	ROAD USE TAX FU
MUTUAL OF OMAHA	DENTAL ADJ- STREETS	09/20/2024	286.98-	ROAD USE TAX FU
MUTUAL OF OMAHA	DENTAL - POLICE	09/20/2024	1,398.47	POLICE FUND
MUTUAL OF OMAHA	DENTAL ADJ - POLICE	09/20/2024	42.65	POLICE FUND
MUTUAL OF OMAHA	DENTAL - FIRE	09/20/2024	145.31	FIRE FUND
MUTUAL OF OMAHA	DENTAL ADJ- FIRE	09/20/2024	2.04-	FIRE FUND
MUTUAL OF OMAHA	DENTAL - AMBULANCE	09/20/2024	823.41	AMBULANCE FUN
MUTUAL OF OMAHA	DENTAL ADJ - AMBULANCE	09/20/2024	11.53-	AMBULANCE FUN
MUTUAL OF OMAHA	DENTAL - P&R	09/20/2024	279.89	PARK & RECREATI
MUTUAL OF OMAHA	DENTAL - PARKS	09/20/2024	138.31	PARK & RECREATI
MUTUAL OF OMAHA	DENTAL - LIBRARY	09/20/2024	233.97	LIBRARY FUND
MUTUAL OF OMAHA	DENTAL - SEWER	09/20/2024	467.94	SEWER FUND
MUTUAL OF OMAHA	DENTAL - WELLNESS	09/20/2024	173.30	WELLNESS CAMP
MUTUAL OF OMAHA	DENTAL - EE LIABILITY	09/20/2024	1,643.18	GENERAL FUND
MUTUAL OF OMAHA	DENTAL ADJ - EE LIABILITY	09/20/2024	60.47-	GENERAL FUND
Total MUTUAL OF OMAHA:			15,016.01	
<b>NAPA AUTO PARTS</b>				
NAPA AUTO PARTS	MAINTENANCE FILTERS 330 & 248	09/20/2024	138.03	AMBULANCE FUN
NAPA AUTO PARTS	339 AIR FILTER	10/02/2024	15.97	FIRE FUND
Total NAPA AUTO PARTS:			154.00	
<b>NATIONAL FIRE PREVENTION ASSOCIATION</b>				
NATIONAL FIRE PREVENTION A	FIRE MARSHAL RENEWAL MEMBERSHIP	08/23/2024	225.00	FIRE FUND
Total NATIONAL FIRE PREVENTION ASSOCIATION:			225.00	
<b>NATIONWIDE OFFICE CLEANERS LLC</b>				
NATIONWIDE OFFICE CLEANER	SEPTEMBER CLEANING	09/15/2024	5,776.61	WELLNESS CAMP
Total NATIONWIDE OFFICE CLEANERS LLC:			5,776.61	
<b>NELLER, THEODORE</b>				
NELLER, THEODORE	CANDY FOR THE HC PARADE	09/19/2024	29.97	FIRE FUND
Total NELLER, THEODORE:			29.97	
<b>NFP PROPERTY &amp; CASUALTY SERVICES INC</b>				
NFP PROPERTY & CASUALTY S	MEDICAL DIRECTOR MALPRACTICE INS.	09/14/2024	3,998.61	AMBULANCE FUN
Total NFP PROPERTY & CASUALTY SERVICES INC:			3,998.61	
<b>NORTHERN STAR TECHNOLOGIES</b>				
NORTHERN STAR TECHNOLOG	HELI-PAD LIGHTS	08/31/2024	150.48	FIRE FUND
Total NORTHERN STAR TECHNOLOGIES:			150.48	
<b>NORWALK READY-MIXED CONCRETE INC</b>				
NORWALK READY-MIXED CON	INTAKE REPAIR @ 1900 W. 5TH ST	08/27/2024	561.00	STORMWATER UTI
NORWALK READY-MIXED CON	INTAKE REPAIR 1510 N B ST	09/05/2024	363.50	STORMWATER UTI
NORWALK READY-MIXED CON	CURB REPAIR @ 310 W MADISON PL	09/06/2024	84.25	ROAD USE TAX FU
NORWALK READY-MIXED CON	INTAKE REPAIR @ 1308 N C ST	09/10/2024	248.00	STORMWATER UTI
NORWALK READY-MIXED CON	INTAKE REPAIR @ 1308 N C ST	09/11/2024	858.50	STORMWATER UTI
NORWALK READY-MIXED CON	INTAKE REPAIR @ 1308 N C ST	09/12/2024	485.00	STORMWATER UTI
NORWALK READY-MIXED CON	STORM SEWER REPAIR ON MCVAY TRAIL	09/12/2024	2,056.00	STORMWATER UTI



Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
NORWALK READY-MIXED CON	CONCRETE REPAIR @ 1506 N B ST	09/16/2024	1,670.75	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE REPAIR @ 1506 N B ST	09/17/2024	1,660.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE REPAIR @ 1506 N B ST	09/18/2024	2,485.75	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE REPAIR @ 1506 N B ST	09/19/2024	2,485.75	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE REPAIR @ 1506 N B ST	09/23/2024	1,498.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE REPAIR @ 1506 N B ST	09/24/2024	1,701.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE REPAIR @ 1506 N B ST	09/25/2024	1,660.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	INTAKER REPAIR @ 409 E GIRARD	09/26/2024	229.00	STORMWATER UTI
NORWALK READY-MIXED CON	INTAKE REPAIR @ 409 E GIRARD	09/27/2024	712.00	STORMWATER UTI
NORWALK READY-MIXED CON	INTAKER REPAIR @ 409 E GIRARD	09/30/2024	708.00	STORMWATER UTI
NORWALK READY-MIXED CON	INTAKE REPAIR @ 409 E GIRARD	09/30/2024	448.00	STORMWATER UTI
Total NORWALK READY-MIXED CONCRETE INC:			19,916.50	
<b>O'REILLY AUTO PARTS</b>				
O'REILLY AUTO PARTS	FUEL FILTER, MOTOROIL FOR JD 1200A DR	09/19/2024	9.12	PARK & RECREATI
O'REILLY AUTO PARTS	WIX OIL,AIR FILTERS, MOTOROIL FOR 2023	09/23/2024	167.90	PARK & RECREATI
O'REILLY AUTO PARTS	BEARINGS, BEARING RACE, SEALS - STEIN	09/25/2024	87.58	PARK & RECREATI
O'REILLY AUTO PARTS	THREADLOCK, GEAR OIL	09/27/2024	18.98	PARK & RECREATI
Total O'REILLY AUTO PARTS:			283.58	
<b>OVERHEAD DOOR COMPANY</b>				
OVERHEAD DOOR COMPANY	OVERHEAD DOOR SPRINGS FAILED	09/16/2024	3,100.00	FIRE FUND
Total OVERHEAD DOOR COMPANY:			3,100.00	
<b>PARK, KRIS</b>				
PARK, KRIS	FLAG FOOTBALL OFFICIAL	09/17/2024	90.00	PARK & RECREATI
Total PARK, KRIS:			90.00	
<b>PARKER SIGNS &amp; GRAPHICS</b>				
PARKER SIGNS & GRAPHICS	PICKARD PARK SIGN	09/23/2024	7,991.00	PARK & RECREATI
Total PARKER SIGNS & GRAPHICS:			7,991.00	
<b>PATRICK, MICHELE</b>				
PATRICK, MICHELE	MILEAGE/MEAL METRO AREA LIBRARY DIRE	09/25/2024	50.63	LIBRARY FUND
Total PATRICK, MICHELE:			50.63	
<b>PELLA PRINTING</b>				
PELLA PRINTING	QUARTERLY MAGAZINE POSTAGE	09/27/2024	2,484.49	GENERAL FUND
PELLA PRINTING	QUARTERLY MAGAZINE	09/27/2024	6,767.50	GENERAL FUND
PELLA PRINTING	QUARTERLY MAGAZINE	09/27/2024	6,767.50	PARK & RECREATI
Total PELLA PRINTING:			16,019.49	
<b>PERFECTION PEST MANAGEMENT</b>				
PERFECTION PEST MANAGEM	PEST CONTROL	10/01/2024	53.50	ROAD USE TAX FU
Total PERFECTION PEST MANAGEMENT:			53.50	
<b>PIERCE BROTHERS REPAIR</b>				
PIERCE BROTHERS REPAIR	REPAIRS TO STEINER BOOM MOWER	09/26/2024	368.00	PARK & RECREATI
PIERCE BROTHERS REPAIR	REPAIRS TO STEINER BOOM MOWER	09/30/2024	234.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total PIERCE BROTHERS REPAIR:			602.00	
<b>PLAY-PRO RECREATION LLC</b>				
PLAY-PRO RECREATION LLC	LOAD OF EWF-PLAYGROUND MULCH	09/16/2024	2,400.00	PARK & RECREATI
Total PLAY-PRO RECREATION LLC:			2,400.00	
<b>PROIMAGE SIGN &amp; LIGHTING</b>				
PROIMAGE SIGN & LIGHTING	PICKARD SPONSORSHIP SIGN	09/24/2024	336.00	PARK & RECREATI
Total PROIMAGE SIGN & LIGHTING:			336.00	
<b>PROTECT YOUTH SPORTS</b>				
PROTECT YOUTH SPORTS	STAFF BACKGROUND CHECK	09/30/2024	9.90	PARK & RECREATI
Total PROTECT YOUTH SPORTS:			9.90	
<b>PURCHASE POWER</b>				
PURCHASE POWER	POSTAGE REFILL 9/23/24	09/23/2024	500.00	GENERAL FUND
PURCHASE POWER	POSTAGE OVERAGE	09/20/2024	2.25	GENERAL FUND
Total PURCHASE POWER:			502.25	
<b>RANGEMASTERS TRAINING CENTER</b>				
RANGEMASTERS TRAINING CE	UNIFORM T-SHIRTS	10/02/2024	668.32	AMBULANCE FUN
RANGEMASTERS TRAINING CE	UNIFORMS N BELVO PANTS	10/01/2024	138.68	FIRE FUND
Total RANGEMASTERS TRAINING CENTER:			807.00	
<b>REEVES, BEN</b>				
REEVES, BEN	SEPTEMBER CELL	09/18/2024	75.00	GENERAL FUND
Total REEVES, BEN:			75.00	
<b>RELIANT FIRE APPARATUS</b>				
RELIANT FIRE APPARATUS	E333 REPLACED DEF SENSOR	09/24/2024	1,923.20	FIRE FUND
Total RELIANT FIRE APPARATUS:			1,923.20	
<b>RICHARDSON, STEVE</b>				
RICHARDSON, STEVE	IA LEAGUE OF CITIES CONF EXPENSES	09/20/2024	738.53	GENERAL FUND
RICHARDSON, STEVE	2024 IA LEAGUE OF CITIES SUMMIT	09/10/2024	65.00	GENERAL FUND
Total RICHARDSON, STEVE:			803.53	
<b>RITCHIE, BRYANT</b>				
RITCHIE, BRYANT	FLAG FOOTBALL OFFICIAL	09/18/2024	120.00	PARK & RECREATI
RITCHIE, BRYANT	FLAG FOOTBALL OFFICIAL	09/19/2024	60.00	PARK & RECREATI
RITCHIE, BRYANT	FLAG FOOTBALL OFFICIAL	09/25/2024	120.00	PARK & RECREATI
Total RITCHIE, BRYANT:			300.00	
<b>RT'S LAWN &amp; LANDSCAPE LLC</b>				
RT'S LAWN & LANDSCAPE LLC	MOWING - CAVITT CREEK - ABATEMENT	09/19/2024	800.00	GENERAL FUND
RT'S LAWN & LANDSCAPE LLC	MOWING - 1101 N L ST - ABATEMENT	09/19/2024	275.00	GENERAL FUND
RT'S LAWN & LANDSCAPE LLC	MOWING - 1001 N L ST - ABATEMENT	09/19/2024	220.00	GENERAL FUND
RT'S LAWN & LANDSCAPE LLC	MOWING - 207 S H ST - ABATEMENT	09/19/2024	220.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
RT'S LAWN & LANDSCAPE LLC	TREE TRIMMING & HAULING - 610 N J ST - A	09/26/2024	380.00	GENERAL FUND
RT'S LAWN & LANDSCAPE LLC	TREE TRIMMING & HAULING - 907 W BOSTO	09/26/2024	215.00	GENERAL FUND
Total RT'S LAWN & LANDSCAPE LLC:			2,110.00	
<b>SECTOR LLC</b>				
SECTOR LLC	T334 ANTENNA INSTALLED	09/17/2024	130.82	FIRE FUND
Total SECTOR LLC:			130.82	
<b>SHULL, DOUG</b>				
SHULL, DOUG	MONTHLY CONTRACTED SERVICES OCT 20	09/18/2024	83.33	GENERAL FUND
Total SHULL, DOUG:			83.33	
<b>SIEMENS PEOPLE BUILDERS INC</b>				
SIEMENS PEOPLE BUILDERS I	SPEAKER - STEVE SIEMENS PEOPLE BUILD	09/18/2024	2,500.00	GENERAL FUND
Total SIEMENS PEOPLE BUILDERS INC:			2,500.00	
<b>SIMMERING-CORY</b>				
SIMMERING-CORY	2024-IC-0371	09/15/2024	1,088.00	GENERAL FUND
Total SIMMERING-CORY:			1,088.00	
<b>SITEONE LANDSCAPE SUPPLY LLC</b>				
SITEONE LANDSCAPE SUPPLY	FALCON SPRINKLER HEADS FOR PICKARD	09/19/2024	495.02	PARK & RECREATI
SITEONE LANDSCAPE SUPPLY	RAIN BIRD PGA IRRIGATION VALVES FOR PI	09/23/2024	82.46	PARK & RECREATI
Total SITEONE LANDSCAPE SUPPLY LLC:			577.48	
<b>SNYDER &amp; ASSOCIATES INC</b>				
SNYDER & ASSOCIATES INC	SOUTH K STREET PAVEMENT IMPROVEMEN	08/30/2024	23,981.48	SOUTH K STREET
SNYDER & ASSOCIATES INC	MUNICIPAL ENGINEERING SERVICES - STR	08/30/2024	5,356.94	ROAD USE TAX FU
SNYDER & ASSOCIATES INC	STEVES EROSION CONTROL SITE PLAN	08/30/2024	1,525.25	GENERAL FUND
SNYDER & ASSOCIATES INC	CLARK SITE PLAN	08/30/2024	297.00	GENERAL FUND
SNYDER & ASSOCIATES INC	NORTH N STREET STORM REPAIR	08/30/2024	5,533.06	STORMWATER UTI
Total SNYDER & ASSOCIATES INC:			36,693.73	
<b>SPORTSMAN SOLUTIONS LC</b>				
SPORTSMAN SOLUTIONS LC	PICKARD SPONSORSHIPS	09/26/2024	750.00	PARK & RECREATI
Total SPORTSMAN SOLUTIONS LC:			750.00	
<b>STAPLES</b>				
STAPLES	OFFICE SUPPLIES	10/01/2024	14.34	GENERAL FUND
STAPLES	PAPER - CLERKS OFFICE	10/01/2024	75.52	GENERAL FUND
STAPLES	PAPER- FIRE	10/01/2024	75.53	FIRE FUND
STAPLES	PAPER- POLICE	10/01/2024	151.04	POLICE FUND
STAPLES	PAPER - PARKS & REC	10/01/2024	37.76	PARK & RECREATI
STAPLES	PAPER - COM DEV	10/01/2024	37.76	GENERAL FUND
Total STAPLES:			391.95	
<b>STOTLER, ROXANNE</b>				
STOTLER, ROXANNE	MILEAGE - IA LEAGUE OF CITIES CONF	09/23/2024	252.59	GENERAL FUND
STOTLER, ROXANNE	IA LEAGUE OF CITIES CONF EXPENSES	09/23/2024	520.94	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total STOTLER, ROXANNE:			773.53	
<b>STRYKER SALES LLC</b>				
STRYKER SALES LLC	EMS STRYKER COT MAINTENANCE	06/17/2022	415.00	AMBULANCE FUN
Total STRYKER SALES LLC:			415.00	
<b>SUMMERCREST HILLS COMMERCIAL ASSOC INC</b>				
SUMMERCREST HILLS COMME	COMMERCIAL ASSOC DUES 2ND QTR 2024	08/12/2024	626.21	WELLNESS CAMP
Total SUMMERCREST HILLS COMMERCIAL ASSOC INC:			626.21	
<b>SUNDOWN EQUIPMENT</b>				
SUNDOWN EQUIPMENT	RENTED MINI EXCAVATOR	09/09/2024	1,000.00	ROAD USE TAX FU
SUNDOWN EQUIPMENT	REPAIRS TO KUBOTA F3990 MOWER - LEFT	09/23/2024	1,113.39	PARK & RECREATI
SUNDOWN EQUIPMENT	CUTTING EDGE FOR SKID LOADER	09/09/2024	391.14	ROAD USE TAX FU
Total SUNDOWN EQUIPMENT:			2,504.53	
<b>SWEETWATER MUSIC INSTR &amp; PRO AUDIO</b>				
SWEETWATER MUSIC INSTR &	WLS HS SYS	09/25/2024	1,198.00	WELLNESS CAMP
Total SWEETWATER MUSIC INSTR & PRO AUDIO:			1,198.00	
<b>T.R.M. DISPOSAL LLC</b>				
T.R.M. DISPOSAL LLC	CITY HALL TRASH	09/24/2024	104.00	GENERAL FUND
T.R.M. DISPOSAL LLC	N HOWARD TRASH SERVICE	09/24/2024	92.00	CH BUILDING PRO
T.R.M. DISPOSAL LLC	GARBAGE BILL	09/24/2024	21.00	POLICE FUND
T.R.M. DISPOSAL LLC	TRASH REMOVAL	09/24/2024	117.00	WELLNESS CAMP
T.R.M. DISPOSAL LLC	TRASH REMOVAL	09/24/2024	128.00	SEWER FUND
Total T.R.M. DISPOSAL LLC:			462.00	
<b>TEXTCASTER</b>				
TEXTCASTER	TEXTING SERVICE	10/01/2024	125.00	PARK & RECREATI
Total TEXTCASTER:			125.00	
<b>TG TECHNICAL SERVICES</b>				
TG TECHNICAL SERVICES	RKI GX-3R	09/27/2024	509.47	FIRE FUND
Total TG TECHNICAL SERVICES:			509.47	
<b>THEISEN'S</b>				
THEISEN'S	SUPPLIES	09/09/2024	29.98	SEWER FUND
THEISEN'S	GRASS SEED	09/12/2024	124.50	ROAD USE TAX FU
THEISEN'S	CLARIFIER BRUSH	09/12/2024	43.98	SEWER FUND
THEISEN'S	TRANS/HYDRAULIC OIL, DEF FLUID	09/13/2024	41.97	PARK & RECREATI
THEISEN'S	TRIMMER LINE, GRAIN SCOOPS	09/13/2024	137.96	PARK & RECREATI
THEISEN'S	CHAIN	09/13/2024	18.00	SEWER FUND
THEISEN'S	OXY/ACET HOSE	09/24/2024	44.99	SEWER FUND
THEISEN'S	TORX BITS, NITRILE GLOVES	09/26/2024	15.99	PARK & RECREATI
THEISEN'S	WD-40 LUBRICANT CANS	09/27/2024	35.98	FIRE FUND
THEISEN'S	IMPACT DRIVER	10/01/2024	219.00	ROAD USE TAX FU
Total THEISEN'S:			712.35	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
<b>TITAN MACHINERY</b>				
TITAN MACHINERY	HYDRAULIC PUMP REPAIR	09/19/2024	1,905.43	SEWER FUND
Total TITAN MACHINERY:			1,905.43	
<b>TRANSUNION RISK AND ALTERNATIVE</b>				
TRANSUNION RISK AND ALTER	TRANSUNION CONTRACT	10/01/2024	100.00	POLICE FUND
Total TRANSUNION RISK AND ALTERNATIVE:			100.00	
<b>U.S. CELLULAR</b>				
U.S. CELLULAR	CELL PHONE FIRE	09/10/2024	906.33	AMBULANCE FUN
U.S. CELLULAR	CELL PHONE STREET	09/10/2024	185.11	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONE COM DEV	09/10/2024	93.40	GENERAL FUND
U.S. CELLULAR	CELL PHONE SEWER	09/10/2024	138.42	SEWER FUND
U.S. CELLULAR	CELL PHONE -FACILITIES	09/10/2024	46.70	MAINTENANCE
U.S. CELLULAR	CELL PHONE - HR	09/10/2024	46.70	GENERAL FUND
U.S. CELLULAR	CELL PHONE - COMMUNICATIONS	09/10/2024	46.70	GENERAL FUND
Total U.S. CELLULAR:			1,463.36	
<b>UNITED RENTALS</b>				
UNITED RENTALS	SCISSOR LIFT - N HOWARD DEMO	09/03/2024	532.00	CH BUILDING PRO
Total UNITED RENTALS:			532.00	
<b>UPHDM OCCUPATIONAL MEDICINE</b>				
UPHDM OCCUPATIONAL MEDIC	PRE EMPLOYMENT SCREENING - KENT	09/09/2024	346.00	ROAD USE TAX FU
UPHDM OCCUPATIONAL MEDIC	PRE EMPLOYMENT SCREENING - DOWNS	09/17/2024	616.54	AMBULANCE FUN
UPHDM OCCUPATIONAL MEDIC	PRE EMPLOYMENT SCREENING - BERRA, D	09/23/2024	1,375.33	AMBULANCE FUN
Total UPHDM OCCUPATIONAL MEDICINE:			2,337.87	
<b>UPLIFT DESK</b>				
UPLIFT DESK	DESK	09/12/2024	1,514.69	GENERAL FUND
Total UPLIFT DESK:			1,514.69	
<b>VANDERPOOL CONSTRUCTION</b>				
VANDERPOOL CONSTRUCTION	RCP TIE BOLTS	09/19/2024	225.00	SEWER FUND
Total VANDERPOOL CONSTRUCTION:			225.00	
<b>VERIZON WIRELESS</b>				
VERIZON WIRELESS	VERIZON POLICE BILL	09/15/2024	1,600.68	POLICE FUND
Total VERIZON WIRELESS:			1,600.68	
<b>VESSCO INC</b>				
VESSCO INC	VESSCO- PENN VALLEY GASKETS	09/13/2024	505.50	SEWER FUND
VESSCO INC	VESSCO- PENN VALLEY GASKETS	09/18/2024	299.90	SEWER FUND
Total VESSCO INC:			805.40	
<b>VETTER EQUIPMENT CO</b>				
VETTER EQUIPMENT CO	OIL FILTER, AIR FILTER, OIL	12/13/2023	91.30	PARK & RECREATI
VETTER EQUIPMENT CO	REPAIRS TO STEINER CYLINDERS	08/27/2024	394.83	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total VETTER EQUIPMENT CO:			486.13	
<b>WALDINGER CORPORATION, THE</b>				
WALDINGER CORPORATION, T	QUARTERLY PREVENTATIVE MAINTENANCE	08/23/2024	6,076.98	WELLNESS CAMP
WALDINGER CORPORATION, T	IWC HVAC ISSUES POOL UNIT 1	09/10/2024	498.00	WELLNESS CAMP
WALDINGER CORPORATION, T	IWC HVAC ISSUES POOL UNIT 1	09/19/2024	208.50	WELLNESS CAMP
Total WALDINGER CORPORATION, THE:			6,783.48	
<b>WARREN COUNTY ABSTRACT</b>				
WARREN COUNTY ABSTRACT	PROPERTY 25-76-24	08/21/2024	700.00	CH BUILDING PRO
WARREN COUNTY ABSTRACT	PROPERTY 25-76-24	08/21/2024	700.00	CH BUILDING PRO
WARREN COUNTY ABSTRACT	204 N C ST.	08/21/2024	300.00	CH BUILDING PRO
WARREN COUNTY ABSTRACT	207 N B ST. - CREATION OF ABSTRACT	08/21/2024	1,000.00	CH BUILDING PRO
Total WARREN COUNTY ABSTRACT:			2,700.00	
<b>WARREN COUNTY RECORDER</b>				
WARREN COUNTY RECORDER	WICKETT/WADLE LOT TIE	08/31/2024	27.00	GENERAL FUND
Total WARREN COUNTY RECORDER:			27.00	
<b>WARREN WATER DISTRICT</b>				
WARREN WATER DISTRICT	WRRF WATER	09/23/2024	95.45	SEWER FUND
Total WARREN WATER DISTRICT:			95.45	
<b>WASHINGTON CO SHERIFF'S OFFICE K-9 UNIT</b>				
WASHINGTON CO SHERIFF'S O	OCT SENTINEL K-9 PATROL SCHOOL	10/01/2024	200.00	POLICE FUND
Total WASHINGTON CO SHERIFF'S OFFICE K-9 UNIT:			200.00	
<b>WASTE MANAGEMENT OF IOWA</b>				
WASTE MANAGEMENT OF IOW	RECYCLING RES	09/05/2024	24,017.40	RECYCLING FUND
Total WASTE MANAGEMENT OF IOWA:			24,017.40	
<b>WATERS EDGE AQUATIC DESIGN LLC</b>				
WATERS EDGE AQUATIC DESIG	POOL EVALUATION STUDY	09/18/2024	415.00	PARK & RECREATI
Total WATERS EDGE AQUATIC DESIGN LLC:			415.00	
<b>WELLS FARGO CCER</b>				
WELLS FARGO CCER	Shipping of fire apparatus 338 pump component	08/31/2024	43.17	FIRE FUND
WELLS FARGO CCER	Helgens Mercy CollegeCastlebranch App	08/31/2024	151.98	AMBULANCE FUN
WELLS FARGO CCER	lidocaine, ketamine, naloxone, adenosine, zofra	08/31/2024	389.38	AMBULANCE FUN
WELLS FARGO CCER	Helgens Transcript for MercyCollege Transcript	08/31/2024	5.40	FIRE FUND
WELLS FARGO CCER	FTO online courseTeex Ecommerce	08/31/2024	72.00	FIRE FUND
WELLS FARGO CCER	professional association conference registration	08/31/2024	225.00	LIBRARY FUND
WELLS FARGO CCER	marketing expenseFlodesk.Com	08/31/2024	38.00	LIBRARY FUND
WELLS FARGO CCER	Iowa Downtown Main Street Conference - Step	08/31/2024	366.36	GENERAL FUND
WELLS FARGO CCER	Iowa Downtown Main Street Conference - Steve	08/31/2024	366.36	GENERAL FUND
WELLS FARGO CCER	Iowa Downtown Main Street Conference -Mellis	08/31/2024	366.36	GENERAL FUND
WELLS FARGO CCER	Iowa Downtown Main Street Conference - Lesli	08/31/2024	366.36	GENERAL FUND
WELLS FARGO CCER	Iowa Downtown Main Street Conference - Emily	08/31/2024	366.36	GENERAL FUND
WELLS FARGO CCER	Iowa Downtown Main Street Conference - Ben	08/31/2024	366.36	GENERAL FUND
WELLS FARGO CCER	Vehicle wash Executive Laser Wash	08/31/2024	25.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	2024 IaPELRA Fall ConferencePelra* II	08/31/2024	100.00	GENERAL FUND
WELLS FARGO CCER	Fall Festival Bags4 All Promos	08/31/2024	171.11	PARK & RECREATI
WELLS FARGO CCER	Box and shipping to Heiman for 338 transfer ca	08/31/2024	23.84	FIRE FUND
WELLS FARGO CCER	Boat trailer bunks and hardwareIn *generation T	08/31/2024	163.00	FIRE FUND
WELLS FARGO CCER	ID card holders and lanyards office suppliesSpe	08/31/2024	208.52	FIRE FUND
WELLS FARGO CCER	Degreaser compound and oil for grills at station.	08/31/2024	35.88	FIRE FUND
WELLS FARGO CCER	Annual Renewal of Meet Manager for Competiti	08/31/2024	250.00	WELLNESS CAMP
WELLS FARGO CCER	DUMBBELLS, VARIOUS WEIGHTS FOR GRO	08/31/2024	457.62	WELLNESS CAMP
WELLS FARGO CCER	LES MILLS GROUP EXERCISE SUBSCRIPTIO	08/31/2024	647.00	WELLNESS CAMP
WELLS FARGO CCER	Birthday cake and balloons for one year celebra	08/31/2024	123.98	WELLNESS CAMP
WELLS FARGO CCER	One Year Appreciation SuppliesWal-Mart #1491	08/31/2024	7.97	WELLNESS CAMP
WELLS FARGO CCER	IMFOA Fall 2024 - RaffetyImfoa	08/31/2024	150.00	GENERAL FUND
WELLS FARGO CCER	Year-end employee banquet.Caseys #2097	08/31/2024	80.95	POOL (MEMORIAL)
WELLS FARGO CCER	PorchFest AdvertisingVistaprint	08/31/2024	286.79	GENERAL FUND
WELLS FARGO CCER	Monthly Adobe Subscription P&RAdobe Inc.	08/31/2024	54.99	PARK & RECREATI
WELLS FARGO CCER	Nacho Cheese Dispenser for PoolGehl Foods I	08/31/2024	99.00	POOL (MEMORIAL)
WELLS FARGO CCER	Employee mealCaseys #2097	08/31/2024	67.74	POOL (MEMORIAL)
WELLS FARGO CCER	ILA Conferencelowalibraryassociation	08/31/2024	245.00	LIBRARY FUND
WELLS FARGO CCER	Program supplies - storytimeAmzn Digital	08/31/2024	9.49	LIBRARY FUND
WELLS FARGO CCER	Program supplies - storytimeAmzn Digital	08/31/2024	9.49	LIBRARY FUND
WELLS FARGO CCER	Program supplies - storytimeAmzn Digital	08/31/2024	5.94	LIBRARY FUND
WELLS FARGO CCER	ILA conferencelowalibraryassociation	08/31/2024	225.00	LIBRARY FUND
WELLS FARGO CCER	Program supplies - storytimeAmzn Digital	08/31/2024	4.49	LIBRARY FUND
WELLS FARGO CCER	Network	08/31/2024	19.97	GENERAL FUND
WELLS FARGO CCER	Education ReimbursementDestcert	08/31/2024	1,997.00	GENERAL FUND
WELLS FARGO CCER	HostingUnifi Hosting	08/31/2024	29.00	GENERAL FUND
WELLS FARGO CCER	NetworkHost UbiquitiInc	08/31/2024	19.98	GENERAL FUND
WELLS FARGO CCER	PhoneUbiquitiInc	08/31/2024	29.10	GENERAL FUND
WELLS FARGO CCER	Freemotion parts for Dual cable cross at IWCFr	08/31/2024	59.83	MAINTENANCE
WELLS FARGO CCER	2" trailer hitch ball for streets department truck t	08/31/2024	16.99	MAINTENANCE
WELLS FARGO CCER	Baby changing station safety strap IWC Berls C	08/31/2024	35.21	MAINTENANCE
WELLS FARGO CCER	62300- ILA Leadership conferencelowalibraryas	08/31/2024	195.00	LIBRARY FUND
WELLS FARGO CCER	65060-LabelsOnline Labels, Inc.	08/31/2024	108.93	LIBRARY FUND
WELLS FARGO CCER	62300- Dinner at ILA Leadership conferenceCa	08/31/2024	22.14	LIBRARY FUND
WELLS FARGO CCER	Parts for SteinerMessicks - Ecommerce	08/31/2024	164.29	PARK & RECREATI
WELLS FARGO CCER	Dawn dish soap used to spray aphids on hangin	08/31/2024	59.64	PARK & RECREATI
WELLS FARGO CCER	Dawn dish soap- used to spray aphids on plants	08/31/2024	79.52	PARK & RECREATI
WELLS FARGO CCER	Iowa Library Association Conference Registratio	08/31/2024	225.00	LIBRARY FUND
WELLS FARGO CCER	ILL ReturnUsps Po 1843650625	08/31/2024	7.95	LIBRARY FUND
WELLS FARGO CCER	Creative Cloud licenseAdobe *800-833-6687	08/31/2024	699.47	GENERAL FUND
WELLS FARGO CCER	Monthly SIPSangoma US Inc	08/31/2024	69.44	GENERAL FUND
WELLS FARGO CCER	MailChimp monthly subscriptionMailchimp	08/31/2024	135.00	GENERAL FUND
WELLS FARGO CCER	officer photoWalmart.Com	08/31/2024	.28	POLICE FUND
WELLS FARGO CCER	officer photoWalmart.Com 8009256278	08/31/2024	2.18	POLICE FUND
WELLS FARGO CCER	bus card - officer - Dale - submitted for a refund	08/31/2024	37.43	POLICE FUND
WELLS FARGO CCER	faraday bags - detectivesMos Equipment	08/31/2024	220.00	POLICE FUND
WELLS FARGO CCER	Tegels - uniformsIowa Prison Industries	08/31/2024	199.97	POLICE FUND
WELLS FARGO CCER	urine test kits - detectivesAlcopro	08/31/2024	263.43	POLICE FUND
WELLS FARGO CCER	monthly contractAdobe *adobe	08/31/2024	143.94	POLICE FUND
WELLS FARGO CCER	TV for detective officeWm Supercenter #1491	08/31/2024	257.88	POLICE FUND
WELLS FARGO CCER	Hotel stay for Det. Brown/Background investigat	08/31/2024	166.88	POLICE FUND
WELLS FARGO CCER	ASP purchase for Clayton DaleAsp Inc	08/31/2024	79.85	POLICE FUND
WELLS FARGO CCER	SRO suppliesWal-Mart #1491	08/31/2024	11.28	POLICE FUND
WELLS FARGO CCER	Straighttalk receipt for detectivesStraighttalk	08/31/2024	49.02	POLICE FUND
WELLS FARGO CCER	Background investigations training Det. BrownL	08/31/2024	425.00	POLICE FUND
Total WELLS FARGO CCER:			12,406.49	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
<b>WESCO</b>				
WESCO	STREETLIGHT REPAIRS AT 8 LOCATIONS	09/30/2024	43,840.00	ROAD USE TAX FU
Total WESCO:			43,840.00	
<b>WIEGERT DISPOSAL CO.</b>				
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES - PARKS	10/01/2024	1,020.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES - MEMORIAL AQUATI	10/01/2024	95.00	POOL (MEMORIAL)
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES - RECREATION	10/01/2024	50.00	PARK & RECREATI
Total WIEGERT DISPOSAL CO.:			1,165.00	
<b>WILLIAMS, CAM</b>				
WILLIAMS, CAM	FLAG FOOTBALL OFFICIAL	09/11/2024	60.00	PARK & RECREATI
WILLIAMS, CAM	FLAG FOOTBALL OFFICIAL	09/19/2024	60.00	PARK & RECREATI
WILLIAMS, CAM	FLAG FOOTBALL OFFICIAL	09/25/2024	60.00	PARK & RECREATI
Total WILLIAMS, CAM:			180.00	
<b>WILLIAMS-WALLACE, GABRIEL</b>				
WILLIAMS-WALLACE, GABRIEL	FLAG FOOTBALL OFFICIAL	09/19/2024	90.00	PARK & RECREATI
WILLIAMS-WALLACE, GABRIEL	FLAG FOOTBALL OFFICIAL	09/25/2024	90.00	PARK & RECREATI
WILLIAMS-WALLACE, GABRIEL	FLAG FOOTBALL OFFICIAL	09/11/2024	90.00	PARK & RECREATI
Total WILLIAMS-WALLACE, GABRIEL:			270.00	
<b>WILLMOTT, DEREK</b>				
WILLMOTT, DEREK	FLAG FOOTBALL OFFICIAL	09/11/2024	120.00	PARK & RECREATI
WILLMOTT, DEREK	FLAG FOOTBALL OFFICIAL	09/19/2024	60.00	PARK & RECREATI
WILLMOTT, DEREK	FLAG FOOTBALL OFFICIAL	09/25/2024	120.00	PARK & RECREATI
Total WILLMOTT, DEREK:			300.00	
<b>WOOSLEY LANDSCAPING &amp; MOWING LLC</b>				
WOOSLEY LANDSCAPING & M	MOWING PARKS	09/24/2024	7,947.00	PARK & RECREATI
WOOSLEY LANDSCAPING & M	MOWING MAC	09/24/2024	555.00	POOL (MEMORIAL)
WOOSLEY LANDSCAPING & M	MOWING LIBRARY	09/24/2024	270.00	LIBRARY FUND
Total WOOSLEY LANDSCAPING & MOWING LLC:			8,772.00	
Grand Totals:			511,693.14	



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Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
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City Council: \_\_\_\_\_

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# MEMORANDUM

**To:** Mayor and City Council  
**From:**  
**Date:** October 7, 2024  
**Subject:** Approval of Minutes of the September 16, 2024, meeting.

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**Recommendation:** Simple motion is in order.

**Attachments:**

1. 20240916 CC Minutes
2. 20240916 CC IWC BOT Minutes



## CITY OF INDIANOLA COUNCIL MEETING

September 16, 2024

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 September 16, 2024, in the City Hall Council Chambers. Mayor Stephanie Erickson called the meeting to order and on roll call the following members were present: Steve Richardson, Christina Beach, Josh Rabe, Ron Dalby, Mellisa Sones, Steve Armstrong. Absent: None.

### Public Comment

Mayor Erickson presented a check to the Des Moines Metro Opera in support of their operations.

Mayor Erickson acknowledged Chief Sher on his years of service in Indianola.

Nicole Duncan Lutheran, 306 N 17th St, spoke in favor of a proposed chicken ordinance.

### Consent Agenda

Claims; resolutions approving change orders and payment applications for the Buxton Traffic Signal Project, South K Street Paving Project and E Hillcrest Reconstruction Project; an ordinance adding regulations for the keeping of urban chickens; chicken permit fees; and the Fiscal Year 26 budget calendar were pulled from the consent agenda. A resolution authorizing an intergovernmental agreement for mutual assistance was stricken from the agenda.

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

- Approval of Agenda
- Approval of Minutes of the September 3, 2024, meeting.
- Approval of Applications
- Approval of Payment Application 2 in the amount of \$69,766.10 to Vanderpool Construction for the Franklin Avenue Sanitary Sewer Project.
- Approval of Payment Application Number 2 in the amount of \$197,654.72 to Absolute Concrete for the West Clinton Culvert Improvement Project.
- Approval of Payment Application Number 32 in the amount of \$105,055.75 to Absolute Concrete for the Square Reconstruction Project.
- Consideration of the approval of a liquor license renewal for Hy-Vee Fast and Fresh.
- Consideration of the approval of a liquor license renewal for Fareway Stores.
- Consideration of the approval of a liquor license renewal for The Hide Out.

- Consideration of the approval of a liquor license renewal for The Local Vine.
- Consideration of the approval of a liquor license renewal for El Padrino Mexican Restaurant (Las Flores).
- Consideration of the issuance of a special event and noise permit to the Helping Hand Run & Jam event to be held on September 21, 2024.
- Resolution 2024-203 authorizing a contract with The Underground Co Ltd. for storm water intake repairs at the intersection of South J Street and West Salem Avenue.
- Resolution 2024-204 approving a service agreement with Tyler Technologies for an Enterprise Resource Planning (ERP) System.
- Third consideration and adoption of an ordinance amending the City Code of the City of Indianola, Iowa by deleting Chapter 30, Downtown Square Commission.
- Third consideration and adoption of an ordinance rezoning property from the R-1 'Single-Family Residential Detached' Zoning District and the R-2 'Single-Family Residential Attached' Zoning District from the A-1 'Agricultural/Open-Space' Zoning District for property located in the North Half of the Southwest Quarter of Section 13, Township 76 North, Range 24 West of the 5th PM, Warren County, Iowa.
- Third consideration and adoption of an ordinance amending Chapter 165.09 titled 'Building Design Standards' for the addition of building design alternatives.
- Resolution 2024-205 accepting easements and street lots and approving the final plat of the Twin Creeks Subdivision.
- Resolution 2024-207 approving contract and bond for the South K Street Paving Project
- Approval of Urban Revitalization Designations.
- Approval of the submission of 2024 Quarter 2 utility write-offs to the State Setoff Program for collection.
- Resolution 2024-209 approving salaries.

Council Member Rabe moved to approve Claims and Dalby seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Armstrong. NAYS: None. ABSTAIN: Sones, due to a conflict of interest. Whereas the Mayor declared the motion passed.

Council Member Dalby moved to approve Resolution 2024-200 approving Payment Application Number 1 in the amount of \$38,315.44 to Kline Electric, Inc. and Change Order Number 1 in the amount of \$854.50 for the Buxton Traffic Signal Project. Rabe seconded it. City Manager Ben Reeves explained the change order. On roll call, the vote was AYES: Beach, Rabe, Dalby, Sones, Armstrong. NAYS: Richardson. Whereas the Mayor declared the motion passed.

Council Member Rabe moved to approve Resolution 2024-201 approving Payment Application Number 3 in the amount of \$600,691.25 to Vanderpool Construction and Change Order Number 2 in the amount of \$3,379 for the South K Street Paving Project. Dalby seconded it. Dave Moeller, Snyder and Associates, explained the change order. On roll call, the vote was AYES: Beach, Rabe, Dalby, Sones, Armstrong. NAYS: Richardson. Whereas the Mayor declared the motion passed.

Council Member Rabe moved to approve Resolution 2024-202 approving Payment Application Number 11 in the amount of \$174,109.17 to Vanderpool Construction and Change Order Number 9 in the amount of \$9,500 for the East Hillcrest Avenue Reconstruction Project. Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Sones, Armstrong. NAYS: Richardson, Beach. Whereas the Mayor declared the motion passed.

Council Member Rabe moved to approve the third consideration and adoption of an ordinance amending the City Code of the City of Indianola, Iowa by adding regulations for the keeping of urban chickens within city limits and Beach seconded it. On roll call, the vote was AYES: Beach, Rabe, Sones, Armstrong. NAYS: Richardson, Dalby. Whereas the Mayor declared the motion passed.

Council Member Beach moved to approve Resolution 2024-206 approving an amendment to the Fee Schedule to add Chicken Permit Fees and Rabe seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Beach moved to receive and file the Fiscal Year 26 budget calendar and Dalby seconded it. Senior Budget Analyst Roxanne Stotler explained the budget process, noting that the Council can have the budget set prior to state deadlines. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

### **Council Reports**

Council Members reported on upcoming committee meetings.

Council Member Beach moved to receive and file the August 2024 Treasurer's Report and Richardson seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Armstrong moved to approve the appointment of Ellen Howell to the Hometown Pride Committee for a term beginning immediately and ending July 1, 2026, and Rabe seconded it. In discussion, the Council directed staff to develop a recommendation to reorganize the committee as a private entity. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

### **Mayor's Report**

Mayor Erickson announced she has issued proclamations for the month of September.

### **Old Business**

Council Member Richardson moved to open the public hearing regarding the plans, specifications, form of contract and estimate of cost for the North N Street Storm Sewer Repairs and Dalby seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Public Works Director Akhilesh Pal discussed the project and recommended awarding the contract to TK Concrete. No other comments were offered.

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

Council Member Dalby moved to approve Resolution 2024-210 approving the plans, specifications, form of contract and estimate of cost for the North N Street Storm Sewer

Repairs and Beach seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to approve Resolution 2024-210 awarding the contract to TK Concrete, Inc. for the North N Street Storm Sewer Repairs project and Rabe seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Armstrong moved to open the public hearing regarding the West Clinton Avenue Reconstruction Project and Dalby seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Pal explained the project and recommended awarding the contract to Sternquist Construction. There were no other comments offered.

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

Council Member Rabe moved to approve Resolution 2024-212 approving the plans, specifications, form of contract and estimate of cost for the West Clinton Avenue Reconstruction Project. Armstrong seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Richardson moved to approve Resolution 2024-213 awarding the contract to Sternquist Construction for the West Clinton Avenue Reconstruction Project and Sones seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

### **Other Business**

City Manager Reeves requested direction from the council on sidewalk replacement along the Wonder on Buxton trail. The council directed him to have staff put together plans and specifications and estimate of costs for the patches and full repairs.

### **Adjourn**

The meeting was adjourned at 7:08 PM on a motion by Dalby and seconded by Richardson. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

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Stephanie Erickson, Mayor

ATTEST:

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Jackie Raffety, City Clerk



**Joint City Council and IWC Board of Trustees Meeting**

September 16, 2024

7:00 PM

Or immediately following the regular meeting

City Council Chambers

110 N 1st St, Indianola, IA

Minutes

**Call to Order**

The Indianola City Council met in joint session with the Indianola Wellness Campus Board of Trustees at 7:15 PM on September 16, 2024 in the City Hall Council Chambers. Mayor Stephanie Erickson called the meeting to order. The following members were present: Council Members Steve Richardson, Christina Beach, Josh Rabe, Ron Dalby, Mellisa Sones, Steve Armstrong and Mayor Erickson, and Trustees Angie Jensen, Steve Saylor, Jacy Downey, Lindsay Dean, and Scott Grissom. Absent: Trustees Mike Baethke and Emily Damman.

**Power Wellness Report Regarding the Indianola Wellness Campus**

Power Wellness Representatives Josh Carlson, Ken Gorman, and Emily Bialas presented their findings from a comprehensive study of the Indianola Wellness Campus.

The presentation included a strategic plan and tactical roadmap, survey results, key performance indicator benchmarks, market capacity/member projections.

Trustees will delve deeper into the study and bring some recommendations back to the Council.

**Adjourn**

The meeting was adjourned at 8:39 PM.

\_\_\_\_\_  
Stephanie Erickson, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Raffety, City Clerk



# MEMORANDUM

**To:** Mayor and City Council  
**From:**  
**Date:** October 7, 2024  
**Subject:** Resolution setting a public hearing for November 4 at 6:00 PM regarding the first budget amendment for Fiscal Year 25.

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**Recommendation:** Roll call is in order.

**Attachments:** 1. Res 2024- set PH for FY25 budget amendment



City of Indianola  
**RESOLUTION NO. 2024-**

**RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING  
TO AMEND THE FISCAL YEAR 25 BUDGET**

**WHEREAS**, the City is required to hold a public hearing concerning the amendment of the City's budget for Fiscal Year 25.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA**, that a public hearing will be held November 4, 2024, beginning at 6:00 p.m. in the City Hall Council Chambers, 110 N. 1st Street, concerning amending the City's budget for Fiscal Year 2025, and the City Clerk is directed to publish notice of said meeting in the Indianola Record Herald and Tribune.

**PASSED AND APPROVED** this 7<sup>th</sup> day of October 2024.

\_\_\_\_\_  
Stephanie Erickson, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Raffety, City Clerk



# MEMORANDUM

**To:** Mayor and City Council  
**From:**  
**Date:** October 7, 2024  
**Subject:** Resolution setting a public hearing for October 21, 2024, at 6:00 PM and referring a rezoning application for 215 North Buxton Street to the Planning & Zoning Commission.

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**Recommendation:** Roll call is in order.

**Attachments:** 1. Res 2024- Rezoning Referral and Set PH\_Integra

City of Indianola  
**RESOLUTION NO. 2024-**

**RESOLUTION SETTING A PUBLIC HEARING AND REFERRING A REZONING  
APPLICATION FOR 215 NORTH BUXTON STREET TO THE  
PLANNING AND ZONING COMMISSION**

WHEREAS, on August 13, 2024, an application to amend the Official Zoning Map of the City of Indianola, Iowa (rezoning) was received by the Community Development Department; and

WHEREAS, this application was for the existing parcel at 215 North Buxton Street, which is currently zoned R-2 and C-3; and

WHEREAS, Integra Investments, LLC wishes to rezone the property from R-2 and C-3 to C-3; and

WHEREAS, Section 165.02(5)(B) requires the Zoning Administrator to present such request to the City Council, who, at their discretion, may adopt a motion to refer the request to the Zoning Commission for consideration at a duly noticed public meeting in accordance with their procedures and the noticing requirements contained herein.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF INDIANOLA IN THE STATE OF IOWA, that the application is referred to the Planning and Zoning Commission who shall forward its findings and recommendations to the City Council for consideration and action.

PASSED AND APPROVED this 7<sup>th</sup> day of October 2024.

\_\_\_\_\_  
Stephanie Erickson, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Raffety, City Clerk



# MEMORANDUM

**To:** Mayor and City Council  
**From:** Jackie Raffety, City Clerk/Asst. to City Manager/Asst. Finance Director  
**Date:** October 7, 2024  
**Subject:** Consideration of the approval of a new, temporary, liquor license for Top It Off Liquid Catering.

---

**Introduction:** Top It Off Liquid Catering has applied for a temporary Class C retail alcohol license in order to serve/sell alcohol during a one-day event at 210 S Wesley St.

**Background:**

**Discussion:** Top It Off is a limited liability company with Frank Thomas listed as the owner on the application. All paperwork is in order for approval and staff has inspected the premises.

**Budget Impact:**

**Recommendation:** Approval.

**Attachments:** None



# MEMORANDUM

**To:** Mayor and City Council  
**From:** Jackie Raffety, City Clerk/Asst. to City Manager/Asst. Finance Director  
**Date:** October 7, 2024  
**Subject:** Consideration of the approval of a new, temporary, liquor license for Your Private Bartender, LLC.

---

**Introduction:** Your Private Bartender has applied for a temporary Class C retail alcohol license with outdoor service privileges in order to serve/sell alcohol during a one-day event at 104 W 1st Avenue.

**Background:**

**Discussion:** Your Private Bartender is a limited liability company with Matthew Cooper and Amber Cooper listed as the owners on the application. All paperwork is in order for approval and staff have inspected the premises.

**Budget Impact:**

**Recommendation:** Approval.

**Attachments:** None



# MEMORANDUM

**To:** Mayor and City Council

**From:** Cassandra Hofer, Deputy City Clerk

**Date:** October 7, 2024

**Subject:** Consideration of the issuance of a special event and noise permit to Indianola Main Street for Wine, Witches and Brews event to be held on October 25, 2024.

---

**Introduction:** Indianola Main Street is hosting Wine, Witches and Brews event. The event is scheduled for October 25, 2024.

**Background:** At the May 6, 2024 City Council meeting, Resolution 2024-103 was approved to amend the City Council Policy regarding the Event application Policy. Wine, Witches and Brews is considered an annual event. However, they have made significant changes to the event which require the City Council to approve their application. They are also requesting the suspension of Indianola Code 45.02(2).

**Discussion:** The applicant has requested street closures including the Square, southeast artillery just past the alley, southwest artillery to West Hill and northeast artillery to The Garage. In addition, the alley between Crouse Cafe and Barry Green State Farm Insurance office has also been requested to be closed. The event begins at 5:00 PM and ends at 10:00 PM. The VIP pre-parties will start at 4:00-5:30 PM. Set up will begin at 3:00 PM, dismantling will begin at 10:00 PM. A noise permit application has also been submitted for live music scheduled to start at 5:00 PM and end at 10:00 PM.

**Budget Impact:**

**Recommendation:** Staff has reviewed the application and recommends approval. Simple motion is in order.

- Attachments:**
- 1. Wine, Witches & Brews City App 2024
  - 2. WWB Map
  - 3. Alley Closure Request



## Event Details

Event Name: Wine, Witches & Brews

Event Sponsor(s): Indianola Main Street

Event Type (Check all that apply): Parade  Bike Ride/Race  Concert

Fun Run  Timed Race  Other Festival

Date(s) of Event: 10/25/24

Time of Event: 5-10pm *VIP pre-parties: 4-5:30pm*

Setup Date and Time: 3pm

Dismantle Date and Time: 10pm

Location of Event: Indianola Square and some artilleries

Anticipated Attendance Per Day: 1000

Total Anticipated Attendance: 1000

Contact Name: Leslie Held

Contact or Organization Address: 216 West Salem Ave

Contact Telephone Number: 515-975-9740

Contact Email Address: leslie@bobscustomtrophies.com

Please describe your event and requests:

WW&B is in it's 8th year. This event draws over 1000+ (mostly) women to shop in our boutiques; dine & hit our late night establishments. We are requesting to lift the Open Container ordinance in the closed portions. ~~WE~~ are requesting a burn permit for 4 burn barrels provided by Parks & Rec, lit & extinguished by IFD and supervised during event (volunteers also to move barricades for law enforcement if needed); and a noise permit from 4pm-10pm for ASE to position 4 speakers; a Flash Mob at 9:15pm and music/fireperformers during the event.

We do request access, if possible, to the restrooms in Regions Bank and the Annex building. We will also have a kybo (which we share with Parks & Rec for the Children's Costume Party the next morning.)

What streets, trails or parks are you planning to use? Please state if these areas will be closed and if you need barricades and/or signage. (Not all requests for barricades and signage will be approved.)

We are requesting to close the Square, SE artillery just past the alley; SW artillery to West Hill and NE artillery to The Garage. We request barricades before 3pm and if possible signage stating the streets will be closing at 3pm.

Please describe your safety plan, including crowd control. Public Safety will review your safety plans to determine if safety is adequate for the planned event. The anticipated crowd size, demographics, entertainment, alcohol, and prior history with this event or similar events will be considered. Attach additional sheets if necessary.

This event utilizes 911 for emergencies.

Despite a crowd of 1000, with the exception of a gathering for the flash mob, the crowd is dispersed throughout the Square. We anticipate the flash mob will draw 100-250.

## Event Details



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

If there is an emergency, volunteers and attendees will utilize 911.

Please describe your plan for cleanup and removal of recyclable goods and garbage during and after your event. TRM Disposal will place 6 additional receptacles throughout the Square in addition to the City waste cans. TRM will pick up the cans from Salem Alley by Monday. We will empty any City trash cans that are over 1/2 full at the end of the event.

Please be sure to submit the following with this application:

- Map A, showing the streets/trails/parks/lane closures, locations of barricades/barriers, stages, platforms, events/activities, vendors, parking, etc. Please be as detailed as possible.
- Map B, showing where vendors are expected to park vehicles.
- Noise permit application, if applicable. The application is available on our [website](#) under "How do I apply for noise permit."
- An insurance certificate showing the City as additional insured in the amount of \$1,000,000.

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

Applicant Signature:

Date: 9/20/24

Return completed application to:

City of Indianola  
PO Box 299  
110 N 1<sup>st</sup> St  
Indianola, Iowa 50125  
[cityclerk@indianolaiowa.gov](mailto:cityclerk@indianolaiowa.gov)  
[www.indianolaiowa.gov](http://www.indianolaiowa.gov)



Noise Permit

I am submitting a noise permit application. The application is available on the City's website under "How do I" apply for noise permit. Please attach to this application.

I am not submitting a noise permit application.

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.  
We requesting the lifting of open containers on the closed sections.

---

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

Please include an insurance certificate showing the City as an additional insured in the amount of \$1,000,000 or more.

Applicant Signature: Leslie O'Neil

Date: 7/1/24 9/20/24

*Clerks Office Usage:*

Date Received: \_\_\_\_\_

Permit Issue Date: \_\_\_\_\_



# City of Indianola

## Noise Permit Application

Today's Date: 09/20/24

Event Name: Wine, Witches & Brews

Date/Time/ Location of Event: Indianola Square and selected arterries

Event Sponsor(s): Indianola Main Street

### Contact Information

Organization: Indianola Main Street

Contact Name: Leslie Held

Address: 216 West Salem Ave

Telephone Number: (515) 975-9740

Cell Phone: same

Email Address: leslie@bobscustomtrophies.com

Anticipated Attendance: 1000 Per Day 1000 Total

### Event Information:

Event Starts: Date: 10/25/24 Time: 5pm Day of Week: Friday

Event Ends: Date: 10/25/24 Time: 10pm Day of Week: Friday

### Previous Event Information:

Date of Event: 10/27/23

Time of Event: 5-9pm

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

\_\_\_\_\_ Band

DJ

Other (please specify) Fire Performers

Applicant Signature: \_\_\_\_\_

ASE - speakers on Howard

Leslie W. Held

Office Use Only:

Date Received in office: \_\_\_\_\_

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](mailto:cityclerk@indianolaiowa.gov)

## **Summary of 2024 Wine, Witches & Brews for City Council & Staff**

**We are requesting the streets to close 3pm-10pm; lifting of the open container ordinance; a noise permit and burn permit.**

Friday, October 25, 2024 5pm-9pm. There are four VIP Pre-parties from 4-5:30pm at 4 locations. Anticipated attendance at event is 1000+.

### **VIP Parties:**

GRAZING GOBLINS: The Cottage

PAINTING & POTIONS: The Sagewood (Better Homes & Gardens.)

HOCUS POCUS: Brick House.

SCREAM QUEENS: The Studio

Additional fun: Two Photo Booths (on Howard & on Buxton) & Sky Cannon on southeast lawn of Justice Center

Four foot lighted letters (WICKED) will be on top of Justice Center steps. These lights will be plugged in to a power source using extension cords, taped down so not a trip hazard. We have received permission from the Justice Center to place these here and for ASE to light sparklers at approximately 9:30pm.

Silent Disco to be located at the Elks.

ASE Special Events (Nick Bryan) will have 4 speakers on Howard angled towards sides of the Square. Nick will play music throughout the event. He will also run Broom Races on Howard. Races will start near the intersection of Howard & Ashland heading south with defined start and finish lines.

Phoenix Fire Entertainers will perform every 30-45 minutes in the intersection of Salem & Howard. A 30 foot area will be roped off. Information has been provided to IFD.

At 8:45pm, nine bells will toll signaling people to wrap up their shopping and head to Howard in front of the Justice Center for a Thriller Flash Mob.

9:00 Flash mob gathers

9:15 Flash Mob- Barry Green will be on the steps of the Justice Center to lip sync Alfred Hitchcock (spotlight on him); WICKED letters on steps; cold sparklers on ends of letters to go off at end of song at approximately 9:25pm. The Justice Center has approved. May do one more song/dance.

10:00 Music shuts down

City will do drone footage.

### **Parking:**

City parking lots; streets; half of Methodist Church; Library; County Administration Building; Trinity Presbyterian; Simpson/Hillman Hall lot.

# PHOENIX FIRE ENTERTAINER'S

## Guidelines:

- Fuel Is Always -White Gas Camp Fuel (1gallon can's)
- Performance Equipment is up to date, well taken care of & always checked thoroughly for any issues before every performance.
- Attire is 100% Cotton & designed for our comfortability.
- Clear Zones will indicate Prepping & Putting out stations for any props, Aswell as Entering & Exiting the performance area.
- Dipping Station consists of materials meant to prep & contain any Prop handling such as tarps, paint cans for access fuel, tubs, fire safe blankets.
- Exit Station- Includes 2 Fire Blankets to control any hazards that could be expected -Fire Extinguisher on standby & Full First Aid Kit!
- My Team always consists of 2-3 Designated Safeties. Meant to assist with any preparation I or the prop needs. They will Supervise the performance specifically for any complications, retrieving finished props to be handled properly & Crowd Control before, during & after performance times.
- It is standard to have an appropriate shake off radius for prepping props & during performance. This Specific Event has reassured me they will have the requirements needed. (minimum 30ft X 30ft)
- Lighting Props -I personally like a lit tiny tiki torch to easily light props & transition smoothly. I understand the need to use something like a pocket lighter due to safety protocol per location but not advised.
- Putting Out Flame -Props will burn out on their own after about 2-4min or be put out by a fire safety with a fire exterminating blanket.
- All staging & performance options can be adjustable!
- **All Team Members & Fire Safeties Are trained & Trusted!**

## Fire Props: (Personally Own)

- Synergy Poly Pro Fire Hoop (¾" tubing/32" round) w/4 100% Kevlar wicks.
- Starburst Steel Fire Fans x2 (15.5"/28") 12oz w/5 100% Kevlar wicks each.

- Steel Palm Torches x2 (4.25 in diameter) w/single 1.6/1.5" Kevlar wicks.
- Fire Eating Torches x2 (17" long) w/ 1" woven Kevlar moon blaze heads.
- Hallow Fire Eating Torches x2 (17" long) w/ 1" Kevlar wrapped wicks.
- & a 5ft Kevlar Fire Whip! XP (Optionally 6ft)

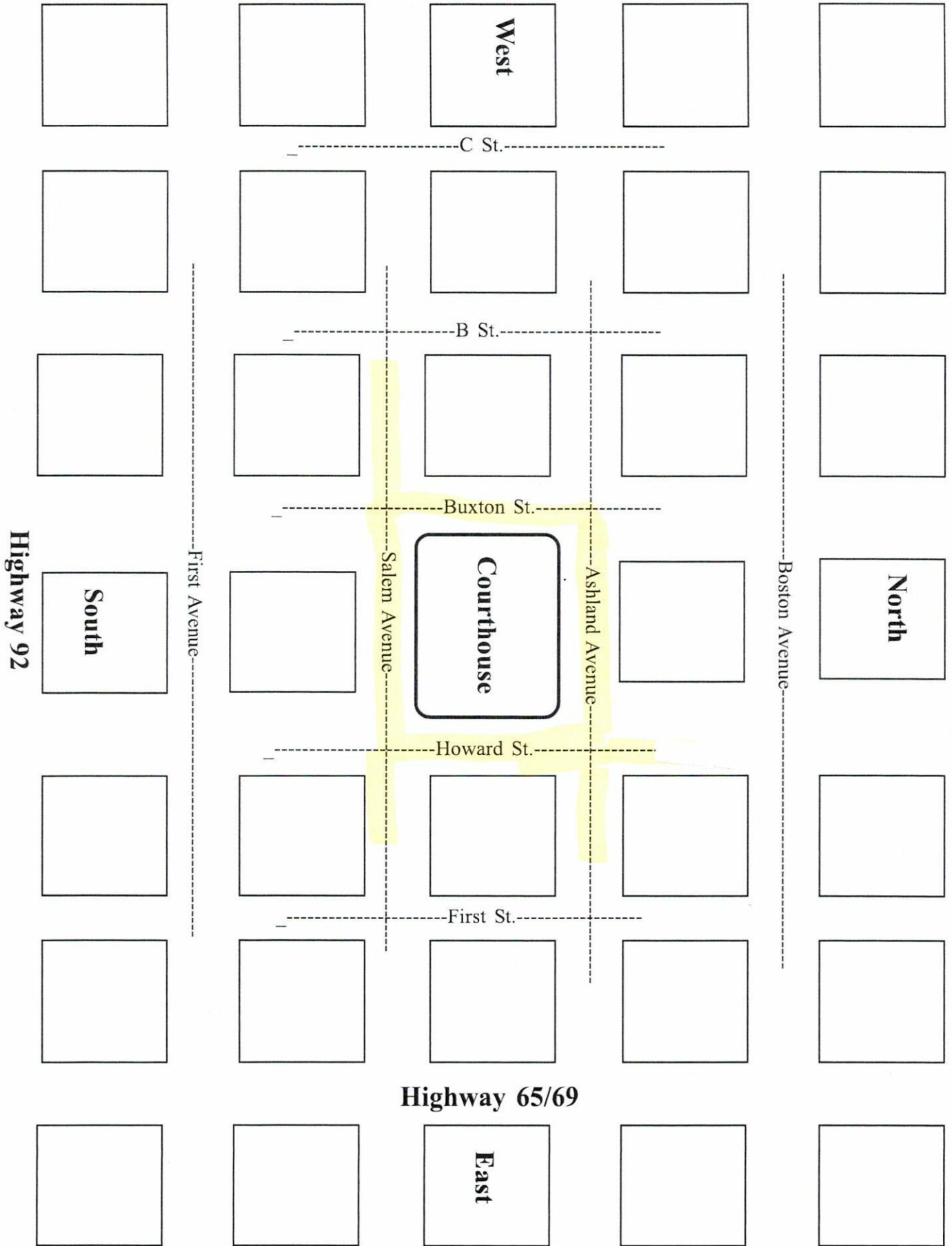
## LED Props: (Personally Own)

- Future Hoop by MoodHoops.com (3/4" tubing/ 36" around)
- Pixel Pro Hoop by MoodHoops.com (5/8" tubing/ 32" around)
- Pixel Fans x2 by MoodHoops.com (21.5" across/ 13.75" tall/ 3/4" tubing)

Founder & Entertainer- *Emily Cox*

[Queenemily37@gmail.com](mailto:Queenemily37@gmail.com)

(515-867-7311)







Restaurants

Hotels

Things to do

Museums

Transit

Pharmacies

ATMs

Embark Ink

Treasures Fine Jewelry  
Jewelry store

Correctional  
Services Department

Stuyvesant, Strong,  
Krapfl & Carda

100

104

W Salem Ave

W Salem Ave

E Salem Ave

E Salem Ave

E Salem Ave

E Salem Ave

Fusion Fitness

105

101

Pamela's Place

105 1/2

Bronzery

Uncommon Grounds

Mishmash Eats  
Bake Shoppe

Savor The Rise

Crouse Cafe

Misty SOLDwisch:  
Better Homes &...

104

Whip It Good Catering

Paramount 7 Theatre

Howard St





# MEMORANDUM

**To:** Mayor and City Council  
**From:** Cassandra Hofer, Deputy City Clerk  
**Date:** October 7, 2024  
**Subject:** Resolution suspending the enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on the Indianola Square on October 25, 2024 for a special event Wine, Witches & Brews.

---

**Recommendation:** Roll call is in order.

**Attachments:** 1. Res 2024- suspending enforcement- alcohol on Wine, Witches & Brews

City of Indianola  
**RESOLUTION NO. 2024-**

**RESOLUTION SUSPENDING ENFORCEMENT OF INDIANOLA CODE § 45.02(2)  
REGARDING THE CONSUMPTION OF ALCOHOL ON THE INDIANOLA SQUARE DURING  
WINE WITCHES, AND BREWS EVENT ON OCTOBER 25, 2024**

**WHEREAS**, Indianola Main Street intends on holding the Wine, Witches and Brews event on Friday, October 25, 2024, from 5:00 p.m. – 10:00 p.m.; and

**WHEREAS**, the event organizers plan to close the alley west of Crouse Café and streets to vehicular traffic on Salem Avenue (From B Street to 1<sup>st</sup> Street), Howard Street (between Boston Avenue and 1<sup>st</sup> Avenue), Ashland Avenue (from B Street to 1<sup>st</sup> Street), and Buxton Street (between Boston Avenue and 1<sup>st</sup> Avenue); and

**WHEREAS**, the event organizers propose to allow for alcohol use and consumption as part of the event to take place on those portions of the street and alley that are closed; 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) read “A person shall not use or consume alcoholic liquor, wine or beer upon the public streets or highways...”.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Indianola, Iowa, that the City of Indianola hereby confirms that enforcement of Indianola Code Section 45.02(2) will be suspended in the alley west of Crouse Café and on Salem Avenue (From B Street to 1<sup>st</sup> Street), Howard Street (between Boston Avenue and 1<sup>st</sup> Avenue), Ashland Avenue (from B Street to 1<sup>st</sup> Street), and Buxton Street (between Boston Avenue and 1<sup>st</sup> Avenue) from 5:00 p.m. – 10:00 p.m. for the Wine, Witches & Brews event on October 25, 2024.

**BE IT FURTHER RESOLVED** that all participants and sponsors of said event shall be required to comply with all other requirements of the Municipal Code of the City, but that enforcement of the prohibition on the use and consumption of alcoholic liquor, wine or beer upon certain public streets is hereby waived; and that liquor license amendments for the participants and sponsors are hereby approved for this one-day event.

**Dated** this 7<sup>th</sup> day of October 2024.

---

Stephanie Erickson, Mayor

ATTEST:

---

Jackie Raffety, City Clerk



# MEMORANDUM

**To:** Mayor and City Council  
**From:**  
**Date:** October 7, 2024  
**Subject:** Resolution approving a subdivision extension to Diligent Development in accordance with Chapter 170.05.1.E

---

**Recommendation:** Roll call is in order.

- Attachments:**
1. E8651 PP One Year Extension Request
  2. Res 2024- granting extension to Diligent



Civil Engineering Consultants, Inc.

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August 23, 2024

Attn: City of Indianola Honorable Mayor and City Council Members  
City of Indianola  
110 N 1<sup>st</sup> Street  
Indianola, IA 50125

**RE: Heritage Hills Plat 12**

Dear Honorable Mayor and City Council Members:

On behalf of Diligent Development, we are submitting this letter requesting a one-year extension on the preliminary plat approval for Heritage Hills Plat 12. There is every intention of constructing the plat as soon as the market allows as designed. Ground Breaker Homes is exclusively building the Heritage Hills townhomes and is working on selling their last few homes in Plat 10. The developer intends to prepare to start construction of Plat 12 in the spring of 2025.

We ask that you please approve this extension at your earliest convenience. Thank you very much for your time and consideration. Do not hesitate to contact us if you have any questions or concerns.

Sincerely,  
**Civil Engineering Consultants, Inc.**

A handwritten signature in blue ink that reads 'Paul Clausen'.

Paul Clausen, P.E.

Cc: Tim Portzen, Diligent; Emily Rizvic, City of Indianola

City of Indianola  
**RESOLUTION NO. 2024-**

**RESOLUTION GRANTING A SUBDIVISION EXTENSION TO DILIGENT  
DEVELOPMENT IN ACCORDANCE WITH CHAPTER 170.05.1.E**

**WHEREAS**, on November 21, 2022, the City Council approved Resolution 2022-248 approving a preliminary plat for Heritage Hills Plat 12; and

**WHEREAS**, Chapter 170.05.1.E allows an extension of the approval if the Developer has not initiated construction of the plat within two years of approval; and

**WHEREAS**, market conditions and interest rates have created a delay in this development, and the developer has requested a one-year extension on the preliminary plat approval for Heritage Hills Plat 12.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA** that the City Council of the City of Indianola, Iowa, hereby agrees to a twelve-month extension on the preliminary plat approval for Heritage Hills Plat 12.

**APPROVED** this 7<sup>th</sup> day of October 2024.

---

Stephanie Erickson, Mayor

**ATTEST:**

---

Jackie Raffety, City Clerk



# MEMORANDUM

**To:** Mayor and City Council  
**From:** Akhilesh Pal, Public Works Director  
**Date:** October 7, 2024  
**Subject:** Resolution approving a memorandum of Understanding with the Iowa Department of Transportation for the development and implementation of an Access Management Plan on state highways.

---

**Introduction:** The City of Indianola is seeking approval for a Memorandum of Understanding (MOU) with the Iowa Department of Transportation (DOT) to collaboratively develop and implement an Access Management Plan (AMP) for the state highways that pass through our community. This agreement is vital to ensuring that current and future development along these highways meets state requirements while balancing our local growth and access needs.

**Background:** The state highways, Hwy 92 and Hwy 65/69, are governed by strict access control regulations designed to manage traffic safety and operations. These regulations, based on state corridor access classifications, include specific setback requirements for new driveways and street access points, which will have a significant impact on how future developments interact with the highway corridors. The Iowa DOT has already approved an MOU that facilitates growth along these highways, such as at Pickard Park, by guiding how we manage access in these areas.

**Discussion:** The development of an Access Management Plan is crucial for managing traffic flow, safety, and access along the primary highway corridors. The new access categories, which are sometimes more restrictive than previous designations, require careful reconciliation with existing access points. Through this MOU, the City and the Iowa DOT will take a phased approach to develop Access Management Plans for separate segments of these corridors, prioritized based on traffic operations, safety, and land use impacts.

This partnership also allows the City to align with Iowa DOT's newly adopted Access Control Rules (IAC 761-112) and the Access Management Manual. The AMP will follow the steps outlined in the manual, ensuring a comprehensive approach to managing both current and future access points.

The ultimate goal is to develop a 28-E cooperative agreement between the City of Indianola and the Iowa DOT, ensuring that all parties work together on traffic operations and access control. The MOU serves as a commitment to move forward with these efforts, guiding both the development of the AMP and the coordination of existing and proposed accesses in the interim.

**Budget Impact:** While the MOU itself does not commit the City to immediate financial expenditures, it does set the stage for future costs associated with professional engineering services required to develop the Access Management Plan. Future budget allocations will reflect these costs as part of the City's capital improvement planning.

**Recommendation:** Staff recommends that the City Council approve the resolution to enter into a Memorandum of Understanding with the Iowa DOT. This MOU represents a crucial step in securing the necessary funding, planning, and cooperation to address the City's long-term access needs on the state highways. By working together with the Iowa DOT, we can ensure that the Access Management Plan is developed and implemented in a way that supports safety, growth, and sustainable development along our highway corridors.

- Attachments:**
1. Indianola MOU - Signed by RY
  2. Exhibit\_1240039\_Hwy92\_Acc74+50
  3. Resolution DOT MOU for Access Management Plan

## MEMORANDUM OF UNDERSTANDING

### **BETWEEN:**

Iowa Department of Transportation( Iowa DOT)

### **AND:**

City of Indianola, Iowa

### **PURPOSE:**

Access Management on Primary Highways US 65/69 and IA 92 within the City Planning Boundary

### **BACKGROUND:**

Iowa DOT, by Statutory Authority under Iowa Code (1C) 306A.4 “Controlled Access Highways” implemented the Access Management Manual, First Edition dated 5/15/2024 that designates newly defined access categories. In some cases, the new access categories are more restrictive than previous designations and existing access locations and spacings, resulting in the need to reconcile either the designation, the access or both.

Access to primary highway extensions within City limits are managed and controlled cooperatively between the State and local jurisdictions (Iowa Administrative Code 761 - Chapter 112.4(6)).

The process outlined in the Access Management Manual is to develop a specific Access Management Plan “based on analysis using generally accepted professional practice standards.” Chapter 5, Planning & Coordination, of Access Management Manual sets forth such standards and expectations for the development of an appropriate Access Management Plan.

This memorandum of understanding is intended to guide the development and implementation of the Access Management Plan and corresponding cooperative agreement(s) and to address coordination and management of existing and proposed accesses in the interim. It expresses the commitment of both parties to cooperatively develop, implement and enforce an Access Management Plan (AMP)

### **TO THAT END, THE PARTIES AGREE:**

Iowa DOT agrees to:

Consider a pending access permit request on IA Highway 92, at Station 74+50 opposite from existing South 20<sup>th</sup> Street based on a Traffic Impact Letter (TIL) level of analysis for the proposed 16 acre development locally known as Pickard Commerce Park Plat 1. The Traffic



Impact Letter will be prepared by the applicant and reviewed jointly by the City and Iowa DOT.

Utilize the existing 28-E corridor cooperative agreement 2023-16-252 for consideration of access permit requests on the segment of US 65/69 covered by the agreement.

Cooperate with the City in the development of Access Management Plans in a phased approach, with separate segments of each corridor with logical termini, based on traffic operations, safety, and land use and prioritized based on impact and need. The 28-E cooperative agreement can be amended upon completion of the Access Management Plans for each Segment. Proposed segments include:

Segment	From	To	Description
US 65/69 – 1	South City Planning Limit	Kentucky Ave	Fully developed area of the community with long-established land use and access locations
US 65/69 – 2	Kentucky Ave	North City Planning Limit	Transitional facility with adjacent development opportunity and active planned development
IA 92 – 1	West City Planning Limit	South R Street	Reconstructed in 2010 accesses modified on existing property
IA 92 – 2	South R Street	South 15 <sup>th</sup> Street	Fully developed area of the community with long-established land use and access locations
IA 92 – 3	South 15 <sup>th</sup> Street	East City Planning Limit	Transitional facility with adjacent development opportunity and active planned development

Segment US 65/69 – 2 and IA 92 – 3 are the most urgent to address since there are existing changes in land use and proposed development adjacent to the highway and the two segments present the best opportunity to improve safety and mobility by implementing an Access Management Plan.

Cooperation includes providing available data, attendance at AMP meetings providing no new comments and concurrence as the plan develops, and amending the cooperative agreement to include the final AMP.

The City of Indianola agrees to:

Consult with the State related to the Access IA Highway 92 at Station 74+50 opposite from existing South 20<sup>th</sup> Street and other locations as needed during the interim period.

Allocate appropriate budget amounts to conduct an AMP effort to address traffic operations, safety, and development opportunities in the City planning boundary. The AMP will generally follow the steps outlined in Appendix C of the Access Management Manual.

Continue to collaborate with the State in the review of proposed development land planning adjacent to primary highways within the City planning boundaries.

Adopt the AMP and incorporate the results into comprehensive plans, development plans, and subdivision and site plan submittal requirements as well as improvement plans in the subject corridors.

**SCHEDULE:**

It is the intent of both parties to cooperatively develop and conduct necessary studies, plans, public outreach and analysis to complete the AMP by December 2026 subject to reasonable progress and a final completion time agreeable by both parties.

Agreed as of the date shown opposite the signature below.

City of Indianola

BY: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_  
Stephanie Erickson, Mayor

Iowa Department of Transportation

BY: Robert A. Younie Date: 9-23-2024, 20 \_\_\_\_  
Robert Younie, P.E.  
District Engineer  
District 5



City of Indianola  
**RESOLUTION NO. 2024-**

**Resolution approving a Memorandum of Understanding with the Iowa Department of Transportation (DOT) for the development and implementation of an Access Management Plan on State Highways**

**WHEREAS**, the City of Indianola recognizes the importance of managing access to the state highways, Hwy 92 and Hwy 65/69, to ensure traffic safety and operational efficiency; and

**WHEREAS**, the Iowa DOT has adopted new Access Control Rules (IAC 761-112) and developed an Access Management Manual to guide the planning and management of access points on these highways; and

**WHEREAS**, the City and the Iowa DOT have agreed to cooperate in the development and implementation of an Access Management Plan through a Memorandum of Understanding (MOU), as part of a phased approach to address access needs along these corridors; and

**WHEREAS**, the MOU outlines the responsibilities of both parties and serves as a commitment to collaboratively manage existing and future access points along the state highways; and

**WHEREAS**, the City will allocate future funding to support the necessary engineering services for the development of the Access Management Plan.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of Indianola hereby approves the Memorandum of Understanding with the Iowa Department of Transportation for the development and implementation of an Access Management Plan for Hwy 92 and Hwy 65/69 and authorizes staff to move forward with the necessary planning and coordination efforts.

PASSED AND APPROVED this 7<sup>th</sup> day of October 2024.

\_\_\_\_\_  
Stephanie Erickson, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Raffety, City Clerk



# MEMORANDUM

**To:** Mayor and City Council  
**From:** Roxanne Stotler, Senior Budget Analyst  
**Date:** October 7, 2024  
**Subject:** Resolution approving the certification of tax increment financing obligations.

---

**Introduction:** Resolution to Approve Tax Increment Financing Debt Certifications for FY2026

**Background:** By December 1 of each year, the city must certify to the county the amount of new Tax Increment Finance (TIF) debt, what the city wishes to collect in TIF revenue, and any decertification of TIF debt.

**Discussion:** For FY2026, there was no new TIF debt for the City of Indianola to certify. The City is requesting \$1.5 million in TIF revenue for general obligation debt service that is being repaid with TIF revenue. The City is also de-certifying \$181,632 that was collected in bank interest and \$11,966, which was the remaining debt on the Iowa Avenue internal loan.

**Budget Impact:** NA

**Recommendation:** Approval on roll call vote on consent agenda

- Attachments:**
1. Res 2024- TIF Debt Certifications
  2. FY24 City TIF Indebtedness Certification Form

City of Indianola  
**RESOLUTION NO. 2024-**

**RESOLUTION APPROVING THE CERTIFICATION  
OF TAX INCREMENT FINANCING OBLIGATIONS**

WHEREAS, the Senior Budget Analyst completed the process of compiling the TIF obligations that can be certified and/or decertified to Warren County; and

WHEREAS, the TIF Certification Report must be filed with Warren County by December 1 annually; and

WHEREAS, the Senior Budget Analyst will certify the amounts, as listed on the attached certification pages, to Warren County.

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

1. the attached TIF obligation certification forms are hereby approved and
2. the Senior Budget Analyst is hereby directed to file them with the county auditor on behalf of the City on or before December 1, 2024.

PASSED AND APPROVED this 7<sup>th</sup> day of October 2024.

\_\_\_\_\_  
Stephanie Erickson, Mayor

Attest:

\_\_\_\_\_  
Jackie Raffety, City Clerk

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR  
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Indianola County: Warren

Urban Renewal Area Name: Indianola Unified Urban Renewal

Urban Renewal Area Number: 91012 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 0

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Roxanne R. Stotler  
Signature of Authorized Official

515-962-5246  
Telephone

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year  
Where Less Than The Legally Available TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Indianola County: Warren

Urban Renewal Area Name: Indianola Unified Urban Renewal

Urban Renewal Area Number: 91012 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
The City of Indianola requests the following amount in TIF revenue for FY2026	1,500,000

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Roxanne R. Stotler, Senior Budget Analyst  
Signature of Authorized Official

515-962-5246  
Telephone



**TIF INDEBTEDNESS HAS BEEN REDUCED BY REASON OTHER THAN APPLICATION OF  
TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER  
CERTIFICATION TO COUNTY AUDITOR  
Use One Certification Per Urban Renewal Area**

City: Indianola County: Warren

Urban Renewal Area Name: Indianola Unified Urban Renewal

Urban Renewal Area Number: 91012 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above, the City has reduced previously certified indebtedness, by reason other than application of TIF increment tax received from the County Treasurer, by the total amount as shown below.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you could have multiple indebtedness certifications in the Urban Renewal Area, and the County Auditor would need to know which particular indebtedness certification(s) to reduce. If rebate agreements are involved with a reduction, and the County has segregated the rebate property into separate TIF Increment taxing districts, provide the five-digit county increment taxing district numbers for reference.

Individual TIF Indebtedness Type/Description/Details:	Amount Reduced:
FY2024 Bank Interest Earned	181,632
Reduce remaining debt on Iowa Avenue internal loan	11,966
<b>Total Reduction In Indebtedness For This Urban Renewal Area:</b>	<b>193,598</b>

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Roxanne R. Stotler, Senior Budget Analyst                      515-962-5246  
Signature of Authorized Official                                      Telephone



# MEMORANDUM

**To:** Mayor and City Council  
**From:** Roxanne Stotler, Senior Budget Analyst  
**Date:** October 7, 2024  
**Subject:** Approval of the Annual Urban Renewal Report

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**Introduction:** This report focuses on the structure of Indianola's Urban Renewal Area projects and the debt of the area and revenue coming in, and payments coming out of the TIF special revenue fund during Fiscal Year 24.

**Background:** Chapter 384.22 of the Code of Iowa requires the urban renewal report to be filed with the Iowa Department of Management annually.

**Discussion:** The City Council must approve the report before it is filed with the State by December 1, 2024.

**Budget Impact:** NA

**Recommendation:** Simple motion to receive and file the report is in order.

**Attachments:** 1. FY24 Annual Urban Renewal Report

**Annual Urban Renewal Report, Fiscal Year 2023 - 2024**

**Levy Authority Summary**

Local Government Name: INDIANOLA  
 Local Government Number: 91G873

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
INDIANOLA EAST HWY 92 URBAN RENEWAL	91008	6
INDIANOLA UNIFIED URBAN RENEWAL	91012	16

**TIF Debt Outstanding: 12,870,612**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2023: 5,627,156      0      Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue: 1,606,940  
 TIF Sp. Revenue Fund Interest: 181,632  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 269,373  
**Total Revenue: 2,057,945**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 1,680,183  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,680,183**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2024: 6,004,918      0      Amount of 06-30-2024 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 5,185,511**

**Urban Renewal Area Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL  
 UR Area Number: 91008

UR Area Creation Date: 07/2004

This URA was developed to help local officials promote economic development in the city. The primary goal of the plan is to stimulate economic development and extend sewer and water services to a new business park.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
INDIANOLA CITY/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM	910259	910260	0
INDIANOLA CITY AG/INDIANOLA SCH/EAST HWY92 UR TIF INCREM	910261	910262	0
INDIANOLA CIYT/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM/CITY EXEMPT	910263	910264	0
INDIANOLA CITY AG/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM/CITY EXEMPT	910265	910266	0
INDIANOLA CITY/INDIANOLA SCH/AMEND EAST HWY 92 UR TIF INCRE	910277	910278	0
INDIANOLA CITY AG/INDIANOLA SCH/AMEND EAST HWY 92 UR TIF INCREM	910279	910280	0

**Urban Renewal Area Value by Class - 1/1/2022 for FY 2024**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:** 0 0 **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 0**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 0**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:** 0 0 **Amount of 06-30-2024 Cash Balance Restricted for LMI**

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910260  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

	UR Designation
Slum	No
Blighted	No
Economic Development	07/2004

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	0	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)  
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/EAST HWY92 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910262  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

	UR Designation
Slum	No
Blighted	No
Economic Development	07/2004

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	32,200	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)  
 TIF Taxing District Name: INDIANOLA CIYT/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM/CITY EXEMPT  
 TIF Taxing District Inc. Number: 910264  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

	UR Designation
Slum	No
Blighted	No
Economic Development	07/2004

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	0	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)  
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM/CITY EXEMPT  
 TIF Taxing District Inc. Number: 910266  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

	UR Designation
Slum	No
Blighted	No
Economic Development	03/2005

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	9,300	0	0	0	0

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/AMEND EAST HWY 92 UR TIF INCRE  
 TIF Taxing District Inc. Number: 910278  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

	UR Designation
Slum	No
Blighted	No
Economic Development	03/2005

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	168,820	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)  
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/AMEND EAST HWY 92 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910280  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

	UR Designation
Slum	No
Blighted	No
Economic Development	03/2005

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	24,700	0	0	0	0

FY 2024 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL  
 UR Area Number: 91012

UR Area Creation Date: 06/1994

This URA has been developed to help local officials promote economic development in the city. The primary goal of the plan is to stimulate, through public involvement and commitment, private investments and to create a sound economic base.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
INDIANOLA CITY/INDIANOLA SCH/HILLCREST UR TIF INCREM	910200	910201	0
INDIANOLA CITY/INDIANOLA SCH/HILLCREST 2 TIF INCREM	910202	910203	0
INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 2 UR TIF INCREM	910204	910205	0
INDIANOLA CITY/INDIANOLA SCH/DOWNTOWN UR TIF INCREM	910226	910227	12,798,042
INDIANAOLA CITY AG/INDIANOLA SCH/HILLCREST 3 UR TIF INCREM	910228	910229	0
INDIANOLA CITY/INDIANOLA SCH/HILLCREST 4 UR TIF INCREM	910269	910270	22,430,228
INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 4 TIF INCREM	910271	910272	16,400
INDIANOLA CITY/INDIANOLA SCH/AMEND DOWNTOWN UR TIF INCREM	910281	910282	0
INDIANOLA CITY/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCRE	910297	910298	17,989,900
INDIANOLA CITY AG/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCRE	910299	910300	33,800
W LINCOLN TWP/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCREM	910301	910302	0
INDIANOLA CITY/INDIANOLA SCH/HILLCREST 3 UR TIF INCREM	910307	910308	0
INDIANOLA CITY/INDIANOLA SCH/HILLCREST 5 UR TIF INCREM	910311	910312	0
INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 5 UR TIF INCREM	910313	910314	0
INDIANOLA CITY/INDIANOLA SCH/AMEND DT2 W92 TIF INCREM	910323	910324	0
INDIANOLA CITY AG/INDIANOLA SCH/AMEND DT2 W92 TIF INCREM	910325	910326	0

**Urban Renewal Area Value by Class - 1/1/2022 for FY 2024**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	224,300	89,293,755	64,607,176	8,829,900	0	-66,672	162,888,459	0	162,888,459
Taxable	205,553	48,799,158	48,663,766	7,787,836	0	-66,672	105,389,641	0	105,389,641
Homestead Credits									216

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:** **5,627,156** **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue: 1,606,940  
 TIF Sp. Revenue Fund Interest: 181,632  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 269,373  
**Total Revenue: 2,057,945**

Rebate Expenditures: 0



Non-Rebate Expenditures:	1,680,183
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,680,183</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:</b>	<b>6,004,918</b>	<b>0</b>	<b>Amount of 06-30-2024 Cash Balance Restricted for LMI</b>
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## Projects For INDIANOLA UNIFIED URBAN RENEWAL

### Indianola Wellness Facility

Description:	Building of a 60,000 plus sq ft wellness facility
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### Square Streetscape Project

Description:	Utility and Street Improvements around downtown Square
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### DeYarman Ford

Description:	New Construction of Sales Building
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### CemenTech

Description:	New Addition to Assembly Buidling
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### Industrial Park Improvements

Description:	Industrial Park Water/Sewer Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Phillips Flooring

Description:	New Construction of Sales Warehouse
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For INDIANOLA UNIFIED URBAN RENEWAL

### Series 2019 G.O.

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,540,000
Interest:	287,450
Total:	2,827,450
Annual Appropriation?:	No
Date Incurred:	04/29/2012
FY of Last Payment:	2031

### Series 2020A G.O.

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,750,000
Interest:	234,362
Total:	3,984,362
Annual Appropriation?:	No
Date Incurred:	12/07/2020
FY of Last Payment:	2031

### Series 2020B G.O.

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,770,000
Interest:	143,700
Total:	1,913,700
Annual Appropriation?:	No
Date Incurred:	12/07/2020
FY of Last Payment:	2028

### DeYarmen Ford

Debt/Obligation Type:	Rebates
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	Yes
Date Incurred:	12/06/2021
FY of Last Payment:	2032

### CemenTech

Debt/Obligation Type:	Rebates
Principal:	427,500
Interest:	0
Total:	427,500
Annual Appropriation?:	Yes
Date Incurred:	10/12/2021

FY of Last Payment: 2040

**Series 2022 GO Industrial Park**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,990,000
Interest:	1,182,600
Total:	3,172,600
Annual Appropriation?:	No
Date Incurred:	10/03/2022
FY of Last Payment:	2042

**Phillips Flooring**

Debt/Obligation Type:	Other Debt
Principal:	45,000
Interest:	0
Total:	45,000
Annual Appropriation?:	No
Date Incurred:	10/29/2021
FY of Last Payment:	2023

## Non-Rebates For INDIANOLA UNIFIED URBAN RENEWAL

TIF Expenditure Amount: 591,550  
Tied To Debt: Series 2019 G.O.  
Tied To Project: Indianola Wellness Facility

TIF Expenditure Amount: 506,038  
Tied To Debt: Series 2020A G.O.  
Tied To Project: Square Streetscape Project

TIF Expenditure Amount: 385,050  
Tied To Debt: Series 2020B G.O.  
Tied To Project: Indianola Wellness Facility

TIF Expenditure Amount: 152,545  
Tied To Debt: Series 2022 GO Industrial Park  
Tied To Project: Industrial Park Improvements

TIF Expenditure Amount: 45,000  
Tied To Debt: Phillips Flooring  
Tied To Project: Phillips Flooring

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In FY23, the interest payment for the 2022 GO Bond was not included in the non-rebate payment section. The amount excluded was \$57,920.42. There was extra transferred from the TIF fund in FY24 and the extra was applied to the 2022 GO Bond on this report.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2024

0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/HILLCREST UR TIF INCREM  
 TIF Taxing District Inc. Number: 910201  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,090,900	8,829,900	0	0	9,920,800	0	9,920,800
Taxable	0	0	822,735	7,787,836	0	0	8,610,571	0	8,610,571
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	34,776	8,610,571	0	8,610,571	264,848

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/HILLCREST 2 TIF INCREM  
 TIF Taxing District Inc. Number: 910203  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: 1998  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1998

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	7,510,876	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 2 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910205  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2019

	UR Designation
Slum	No
Blighted	No
Economic Development	10/1998

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	50,975	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/DOWNTOWN UR TIF INCREM  
 TIF Taxing District Inc. Number: 910227  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

	UR Designation
Slum	No
Blighted	No
Economic Development	08/2001

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,250,379	24,054,252	0	0	-16,668	34,287,963	0	34,287,963
Taxable	0	5,601,844	16,469,622	0	0	-16,668	22,054,798	0	22,054,798
Homestead Credits									23

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	21,059,815	13,244,816	12,798,042	446,774	13,742

FY 2024 TIF Revenue Received: 393,541



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**TIF Taxing District Data Collection**

Local Government Name:	INDIANOLA (91G873)
Urban Renewal Area:	INDIANOLA UNIFIED URBAN RENEWAL (91012)
TIF Taxing District Name:	INDIANAOLA CITY AG/INDIANOLA SCH/HILLCREST 3 UR TIF INCREM
TIF Taxing District Inc. Number:	910229
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2002
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2001

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	13,000	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	INDIANOLA (91G873)
Urban Renewal Area:	INDIANOLA UNIFIED URBAN RENEWAL (91012)
TIF Taxing District Name:	INDIANOLA CITY/INDIANOLA SCH/HILLCREST 4 UR TIF INCREM
TIF Taxing District Inc. Number:	910270
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	21,486,800	12,510,100	0	0	-9,260	33,987,640	0	33,987,640
Taxable	0	11,742,568	10,696,920	0	0	-9,260	22,430,228	0	22,430,228
Homestead Credits									59

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	7,920,800	22,430,228	22,430,228	0	0

FY 2024 TIF Revenue Received: 690,315

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 4 TIF INCREM  
 TIF Taxing District Inc. Number: 910272  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

	UR Designation
Slum	No
Blighted	No
Economic Development	03/2005

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	42,600	0	0	0	0	0	42,600	0	42,600
Taxable	39,040	0	0	0	0	0	39,040	0	39,040
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	26,200	16,400	16,400	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/AMEND DOWNTOWN UR TIF INCREM  
 TIF Taxing District Inc. Number: 910282  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

	UR Designation
Slum	No
Blighted	No
Economic Development	03/2005

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,217,800	12,655,600	0	0	-7,408	21,865,992	0	21,865,992
Taxable	0	5,037,534	9,833,037	0	0	-7,408	14,863,163	0	14,863,163
Homestead Credits									30

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	15,862,920	6,010,480	0	6,010,480	184,873

FY 2024 TIF Revenue Received: 2,904

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**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCRE  
 TIF Taxing District Inc. Number: 910298  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2007

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	48,338,776	14,296,324	0	0	-33,336	62,601,764	0	62,601,764
Taxable	0	26,417,212	10,841,452	0	0	-33,336	37,225,328	0	37,225,328
Homestead Credits									104

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	44,645,200	17,989,900	17,989,900	0	0

FY 2024 TIF Revenue Received: 520,180

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCRE  
 TIF Taxing District Inc. Number: 910300  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2007

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	149,900	0	0	0	0	0	149,900	0	149,900
Taxable	137,371	0	0	0	0	0	137,371	0	137,371
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	116,100	33,800	33,800	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: W LINCOLN TWP/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910302  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2007

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	31,800	0	0	0	0	0	31,800	0	31,800
Taxable	29,142	0	0	0	0	0	29,142	0	29,142
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	360,400	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/HILLCREST 3 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910308  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2001

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	7,602	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/HILLCREST 5 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910312  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

	UR Designation
Slum	No
Blighted	No
Economic Development	03/2009

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	34,901,700	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 5 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910314  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

	UR Designation
Slum	No
Blighted	No
Economic Development	03/2009

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	116,500	0	0	0	0

FY 2024 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/AMEND DT2 W92 TIF INCREM  
 TIF Taxing District Inc. Number: 910324  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	344,900	0	0	0	0

FY 2024 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/AMEND DT2 W92 TIF INCREM  
 TIF Taxing District Inc. Number: 910326  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	15,500	0	0	0	0

FY 2024 TIF Revenue Received: 0



# MEMORANDUM

**To:** Mayor and City Council  
**From:** Jackie Raffety, City Clerk/Asst. to City Manager/Asst. Finance Director  
**Date:** October 7, 2024  
**Subject:** Approval of Urban Revitalization Designations

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

**Background:**

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

Address	Titleholder or Contract Buyer	Estimated or Actual Cost of Improvements
2313 N 9th Ct	Cory R Drees and Kelly D Johnston	\$500,000

**Budget Impact:**

**Recommendation:** The application is in order for approval.

**Attachments:** None



# MEMORANDUM

**To:** Mayor and City Council  
**From:**  
**Date:** October 7, 2024  
**Subject:** Resolution approving salaries.

---

**Recommendation:** Roll call is in order.

**Attachments:** 1. Res 2024- approving salaries



City of Indianola  
**RESOLUTION NO 2024-**

**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:**

Michele Burkhart-Patrick, Full-time Library Director, to 9F, \$134,220.40/year, effective September 8, 2024; and

Aaron Young, Full-time Communications Manager, 6E, \$85,716.70/year, effective September 8, 2024; and

Afton Bradely, Full-time Recreation Coordinator – Aquatics, to 4E, \$69,383.71/year, effective September 22, 2024; and

Nicole Brown, Full-time Detective to temporary assignment as Interim Police Sergeant, 5% increase until assignment is completed, PO4, \$89,237.63/year, effective September 22, 2024; and

Debra Johnson, adding a secondary position as Part-time Benefitted IWC Non-certified Swim Instructor, \$13.00/hour, effective September 22, 2024; and

Aidan Jones, adding a secondary position as Part-time Non-benefitted IWC Assistant Swim Coach, \$15.00/hour, effective September 22, 2024; and

Brad Metcalf, Full-time Police Sergeant to temporary assignment as Interim Police Lieutenant, 5% increase until assignment is completed, 7F, \$103,764.83/year, effective September 22, 2024; and

Devin Thomas, Full-time Police Sergeant, to 7F, \$98,823.64/year, effective September 22, 2024; and

Jason Thompson, Full-time Facilities Manager, to 5D, \$74,348.13/year, effective September 22, 2024; and

Michael Babcock, Full-time Police Officer, to PO1, \$72,867.42/year, effective October 6, 2024; and

Nyan Baker, Full-time Police Officer, to PO1, \$72,867.42/year, effective October 6, 2024; and

Anthony Hair, Full-time Operations Specialist I, to R21-2.5, \$63,111.69/year, effective October 6, 2024; and

Chloey Hart, adding a secondary position as Part-time Non-benefitted IWC Certified Swim Instructor, \$13.25/hour, effective October 6, 2024; and

Robert Hurley, Full-time Police Officer, to PO2, \$76,650.25/year, effective October 6, 2024; and

Kevin Michels, Full-time Community Service Officer, to 4C.5, \$65,999.01/year, effective October 6, 2024; and

Nico Pelkey, Full-time Police Officer, to PO1, \$72,867.42/year, effective October 6, 2024; and

Brandon De Cook, Full-time Recreation Coordinator – Parks and Recreation, to 4E, \$69,383.71/year, effective October 20, 2024.

**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 7<sup>th</sup> day of October 2024.

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Stephanie Erickson, Mayor

ATTEST:

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Jackie Raffety, City Clerk



# MEMORANDUM

**To:** Mayor and City Council  
**From:** Greg Chia, Fire Chief  
**Date:** October 7, 2024  
**Subject:** Receive and file the August 2024 EMS Billing Activity Report.

**Introduction:**

**Background:**

New Total Billable; \$149,943.26	All Accounts Collected Old/New; \$75,289.21
Billable Transports; \$146,543.26	Non-Transports Collected; \$0
Non-Transports Billable; \$3400.00	Unidentified Payments Collected; \$0
Total Non-Billable; (\$8890.94)	Refunds; (\$384)
ALS Tier; 0	Accounts Closed; (\$0) Forward to Iowa Income Offset; (\$10,807.97)
	Bad-Debt Write-Off; \$0 Account Closed Other; (\$2151.00) Account Closed Deceased; (\$370.00) Account Closed Unfreeze; (\$0)
Total Accounts Created; \$141,052.32	Net Total Collected; \$74,904.27

**Discussion:** Receive

**Budget Impact:** Current balances in Trubank and Bankers Trust account: Trubank, \$100,500.99 & Bankers Trust, \$43,083.39

**Recommendation:** Receive and File

**Attachments:** 1. 3979\_001



### Incident Type Summary - Previous Calendar Month

INCIDENT TYPE SERIES	INCIDENT TYPE SERIES NAME	COUNT	PERCENT
100	Fire	5	2.00%
300	Rescue & EMS	205	82.00%
400	Hazardous Condition	2	0.80%
500	Service Call	11	4.40%
600	Good Intent	6	2.40%
700	False Alarm & False Call	20	8.00%
900	Special Incident	1	0.40%
Total		250	100.00%



# MEMORANDUM

**To:** Mayor and City Council  
**From:**  
**Date:** October 7, 2024  
**Subject:** The Village, A Wesley Life Community

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**Recommendation:**

- Attachments:**
- 1. Staff Report\_Wesley Life\_PP\_SP\_091724
  - 2. The Village Exterior Elevations & Details-09-03-24
  - 3. Wesley Village-Preplat & SP-09-09-24



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Wesley Life Village – Preliminary Plat & Site Plan

**PREPARED BY:** Bill Mettee – Associate Planner

**REPORT DATE:** September 20, 2024

**MEETING DATE:** September 24, 2024

### GENERAL INFORMATION

**Applicant / Owner:**

Wesley Retirement Services, Inc.

**Owner's Representative:**

David Bentz, P.E., Bishop Engineering

**Request:**

The applicant is requesting approval of a site plan for additions to an independent and group care living facility.

**Location and Size:**

Property is located north of West Iowa Avenue and west of North E Street, containing approximately 33.01-acres.

**Property Address:**

1203 North E Street

### 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	Wesley Life Village Care Facility	Low & Medium-Density Residential and Medium a& High Density Residential	PUD (Planned Unit Development)
North	Single-Family Residential	Low-Density Residential	R-1 (Single-Family Residential District)
South	Single-Family Residential	Low-Density Residential	R-1 (Single-Family Residential District)
East	Single-Family Residential	Low-Density Residential	R-1 (Single-Family Residential District)
West	Single-Family Residential	Low-Density Residential	R-1 (Single-Family Residential District)

**PROJECT DESCRIPTION**

The site plan identifies the extension of one public street, Angela Drive, which will be the location for 14 duplex buildings totaling 28 total units. Each unit will be approximately 2,350 square feet in area. The site plan also identifies improvements to the existing facility at the south side of the site. Along the east side of the building will be a front entrance, community room and café seating addition totaling 4,020 square feet in area and a 540 square foot addition for an additional entrance into the building. Along the west side of the building will a 10-unit transitional care addition that is 5,818 square feet in area and a dining deck addition that is 1,238 square feet in area. Lastly, the applicant is developing a 3-story, 28-unit independent living addition that is 19,614 square feet. The lower level includes 36 parking stalls. The trash enclosure will be in the southeast corner of the Maplecrest Building.

The applicant is proposing amenities such as a dog park, a patio adjacent to the gardening area, a pickleball court and a bocce court.

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

**Table I: Bulk Regulations for the Wesley Life PUD District**

Category	PUD (minimum)
<b>Front Yard Setback</b>	25 feet / 25', reduced to 20' on south and west side
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	8 feet
<b>Maximum Height   Stories</b>	35 feet for duplex / 60 feet for group living

**ACCESS AND PARKING**

Access into the site is provided in several different ways. There are two direct access drives into the site from North E Street. The site can also be accessed from Robin Glen Drive to the south and from Angela Drive and Wesley Lane to the north.

A total of 56 parking spaces are required for the duplex portion of the project and the applicant is providing those spaces in the form of two-car attached garages as well as driveway spaces. The independent care facility

at the south end of the site requires 44 parking spaces. The applicant is providing 175 spaces including nine accessible spaces. The proposed site plan meets the parking requirements.

### **SIDEWALKS/TRAILS**

A 5-foot-wide sidewalk will be constructed on both sides of Angela Drive, adjacent to the duplex buildings. A series of 5' pedestrian walkways are shown throughout the site to facilitate access between all areas of the site. A pedestrian sidewalk is also shown into the site from the public sidewalk along North E Street.

### **UTILITIES**

The site will be serviced with all public utilities, which are installed in the immediate vicinity of North E Street and Angela Drive. Water, storm and sanitary sewer will be extended from the stubs along Angela Drive and brought into the site from North E Street. Stormwater detention will be provided with a basin located at the center of the property.

### **LANDSCAPING & OPEN SPACE**

A minimum of 25% of the project area is required to be open space. The total amount of open space proposed is 63.4%. 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 buildings are proposed to be constructed predominantly of face brick, fiber cement board horizontal siding, fiber cement board and batten, fiber board cement panel and fenestration.

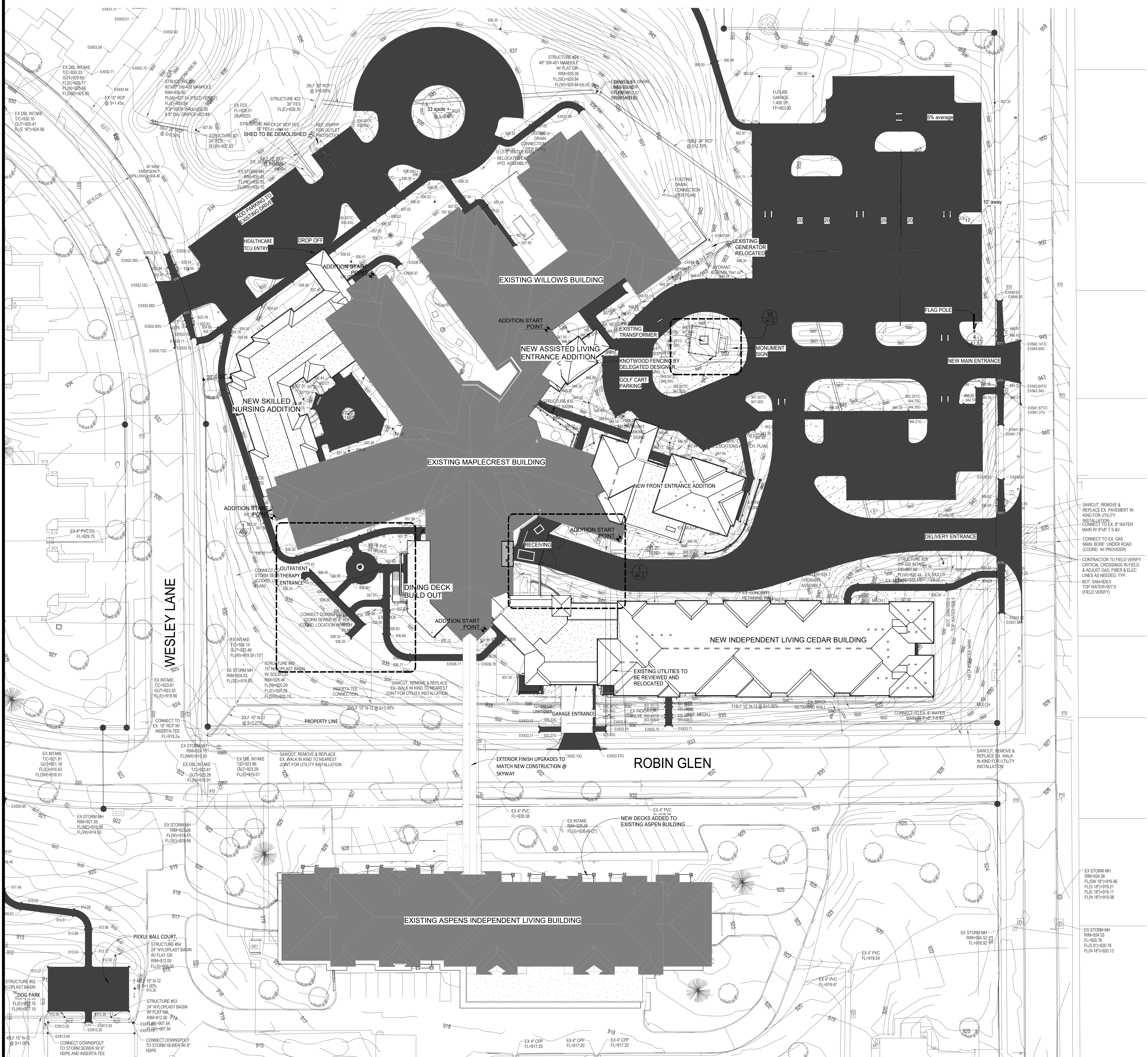
### **STAFF RECOMMENDATION**

The site plan is in general conformance with the Zoning Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval of the preliminary plat and site plan for Wesley Life subject to any remaining staff comments.



**SITE PLAN GENERAL NOTES**

- A) SITE INFORMATION HAS BEEN TAKEN FROM A SITE SURVEY PREPARED BY BISHOP ENGINEERING - 3801 104TH STREET DES MOINES, IOWA 50322 DATED 04-17-2022. GENERAL CONTRACTOR IS TO VERIFY ALL SITE INFORMATION BEFORE STARTING CONSTRUCTION, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- B) REFER TO THE GENERAL NOTES FOR OTHER APPLICABLE INFORMATION.
- C) ALL NEW GROUND AND BUILDING SIGNAGE ARE REVIEWED SEPARATELY. A SIGN PERMIT MUST BE ACQUIRED THROUGH THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ERECTION OF NEW SIGNAGE.
- D) BUILDING PERMIT(S) MUST BE OBTAINED BY THE CITY OF INDIANOLA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION.
- E) ALL EXTERIOR-MOUNTED AND ROOF-TOP BUILDING EQUIPMENT, INCLUDING HVAC, MECHANICAL EQUIPMENT, VENTS, PIPING, ROOF ACCESS LADDERS, AND UTILITY METERS SHALL BE LOCATED OUT OF VIEW AND SCREENED FROM ALL ADJACENT STREETS AND RESIDENTIALLY DEVELOPED OR ZONED PROPERTIES. PER CITY OF INDIANOLA EXCEPTIONS:
  - 1) PVC VENTING ON MULTI STORY PITCHED ROOFS TO BE PAINTED THE COLOR OF THE ROOF.
  - 2) EXISTING TO REMAIN ROOF VENTS THAT ARE VISIBLE FROM ROAD TO BE PAINTED TO MATCH THE ROOF.
  - 3) OTHER ITEMS THAT ARE FAR AWAY FROM THE ROAD CAN BE PAINTED TO MATCH THE BUILDING IF NOT LARGE.
- F) SEE FLOOR PLANS FOR ADDITION START POINTS DIMENSIONED OF EXISTING BUILDING CORNERS.



SAWCUT, REMOVE & REPLACE EX. PAVEMENT IN KIND FOR UTILITY INSTALLATION. CONNECT TO EX. 8" WATER MAIN W/ 8" T.S.&V. CONNECT TO EX. GAS MAIN BORE UNDER ROAD (COORD. W/ PROVIDER). CONTRACTOR TO FIELD VERIFY CRITICAL CROSSINGS IN FIELD & ADJUST GAS, FIRE & ELEC. LINES AS NEEDED. TYP. SOFT SAND/8" S. TOP WATER=927.0 (FIELD VERIFY)

**1** OVERALL SITE PLAN  
1" = 30'-0"



**POPE DESIGN GROUP**  
767 N. EUSTIS STREET, SUITE 190  
ST. PAUL, MINNESOTA 55114  
651.642.9200  
WWW.POPEDESIGN.COM



**WESLEYLIFE**  
THE VILLAGE  
INDIANOLA,  
IOWA

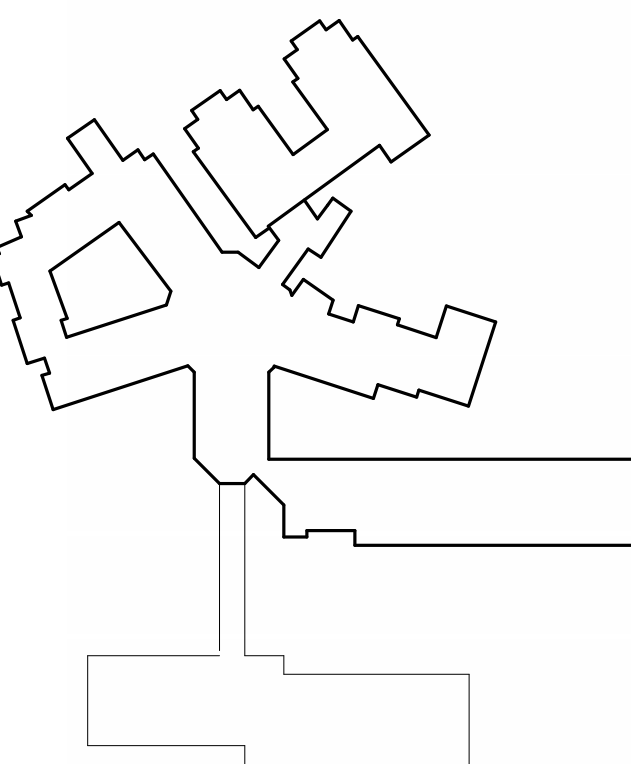
**ARCHITECTURAL  
SITE PLAN**

ISSUES & REVISIONS	DATE
95% CD SET	08/16/2024

COMMISSION NO: 82748-23178  
DRAWN BY: Author  
CHECKED BY: Checker

SHEET

**A1.1**



Key Plan

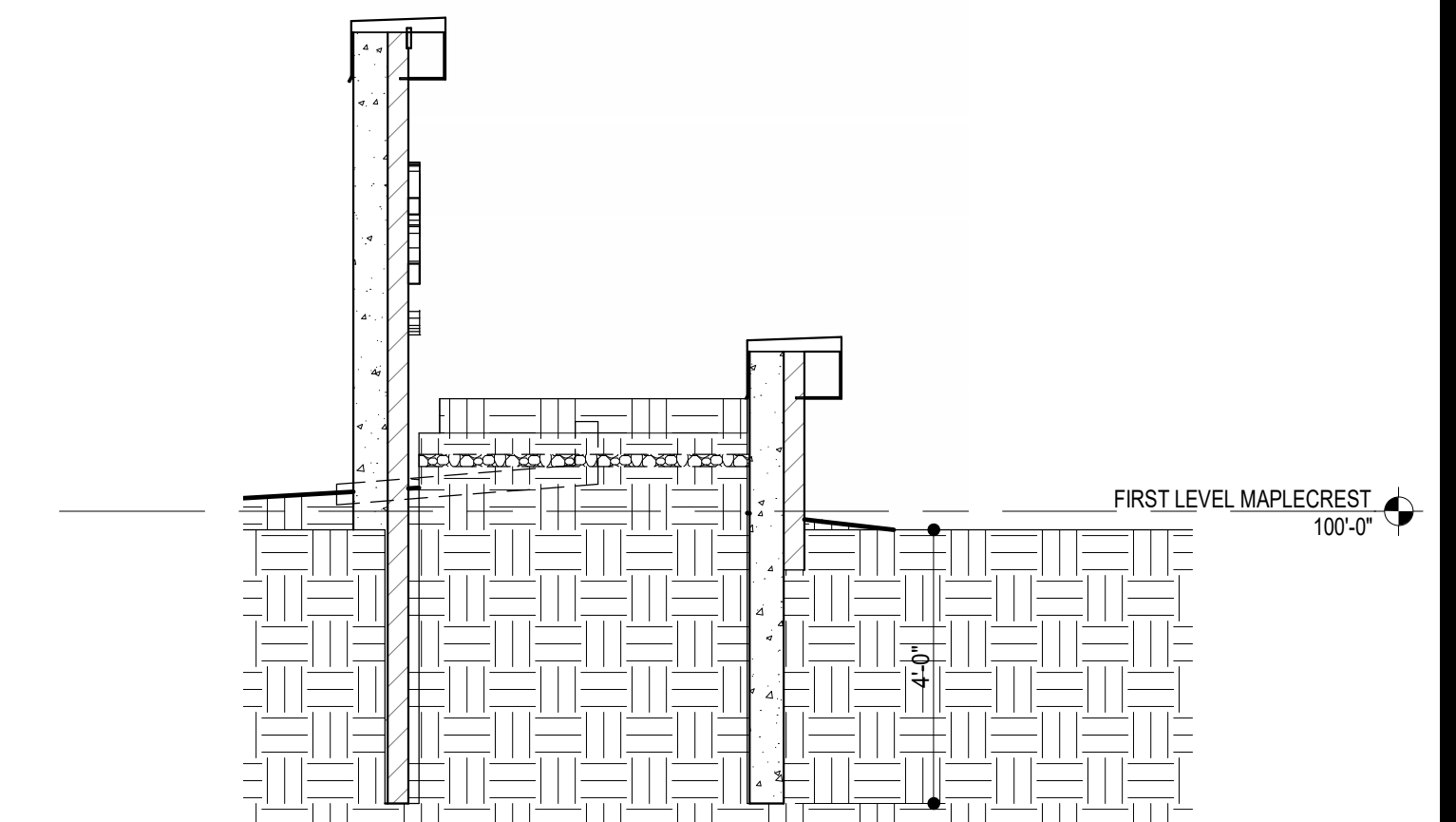
ENLARGED SITE  
PLANS, ELEVATIONS  
AND DETAILS

ISSUES & REVISIONS	DATE

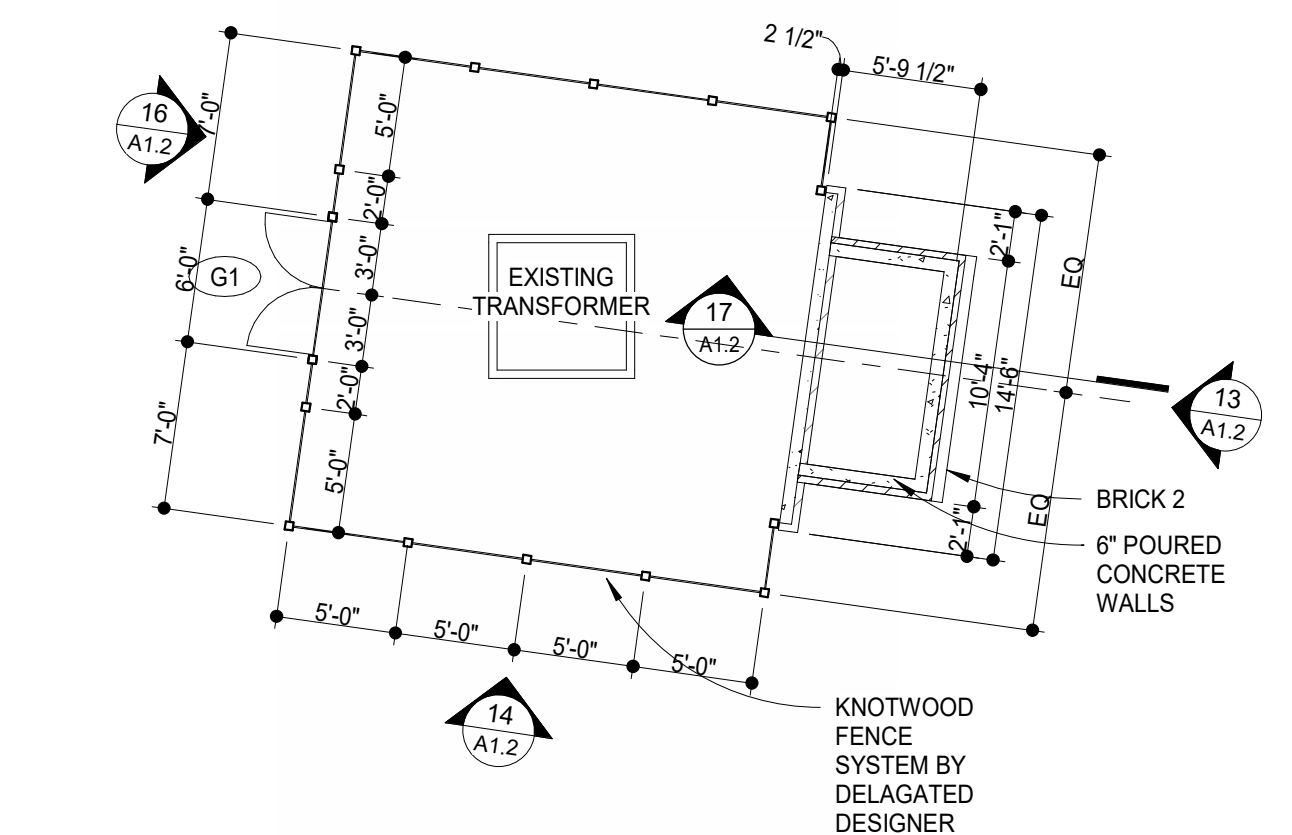
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DRAWN BY:	Author
CHECKED BY:	Checker

SHEET

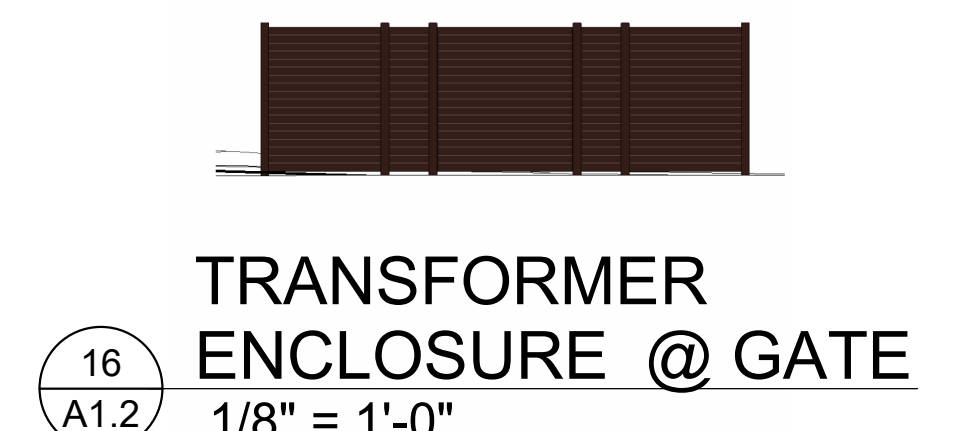
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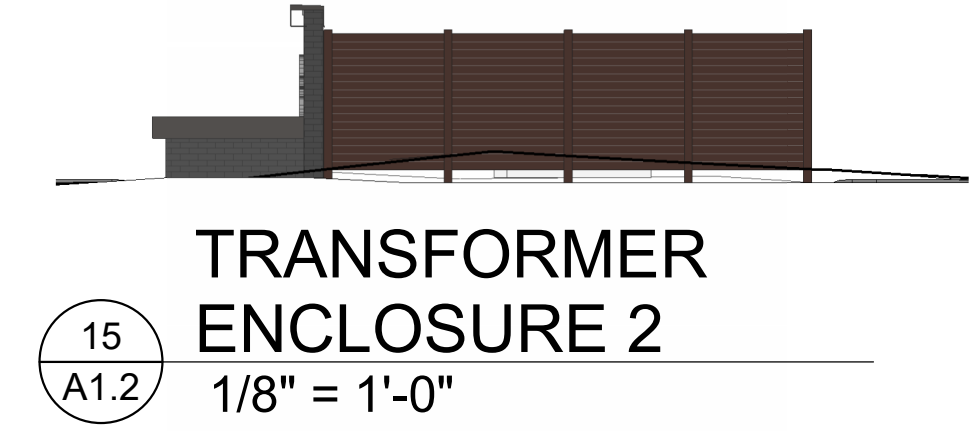
17 SECTION @ MONUMENT SIGN  
3/8" = 1'-0"



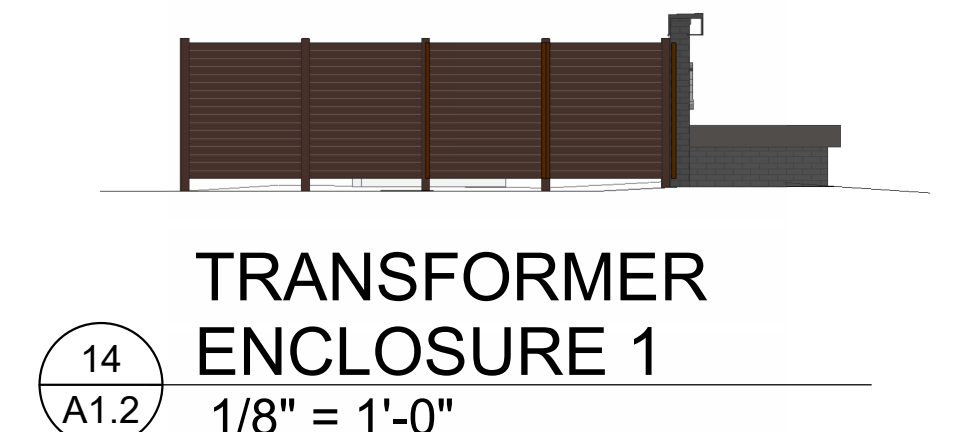
12 ENLARGED FENCE AT EXISTING TRANSFORMER  
1/8" = 1'-0"



16 TRANSFORMER ENCLOSURE @ GATE  
1/8" = 1'-0"



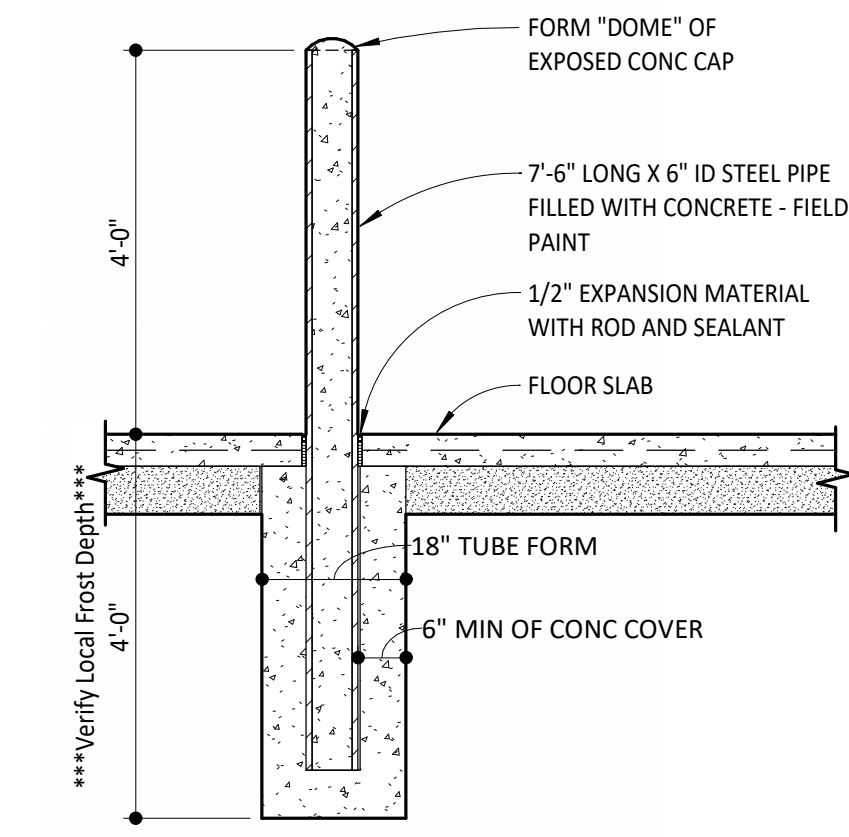
15 TRANSFORMER ENCLOSURE 2  
1/8" = 1'-0"



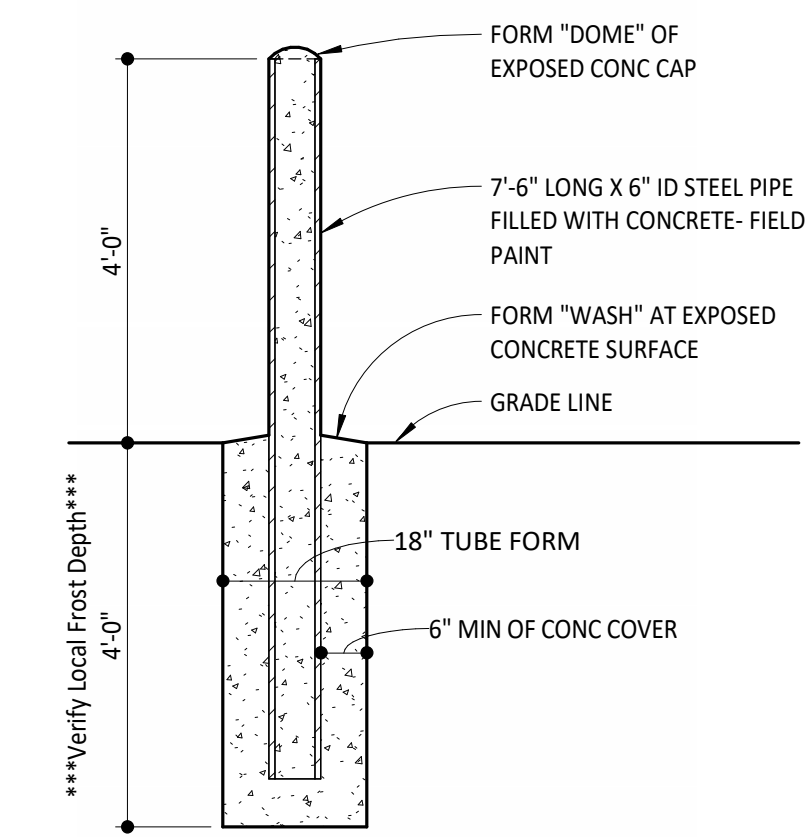
14 TRANSFORMER ENCLOSURE 1  
1/8" = 1'-0"



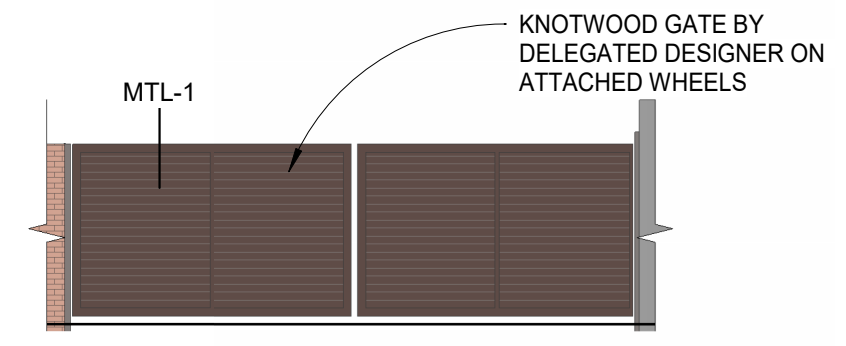
13 THE VILLAGE MONUMENT SIGN  
1/8" = 1'-0"



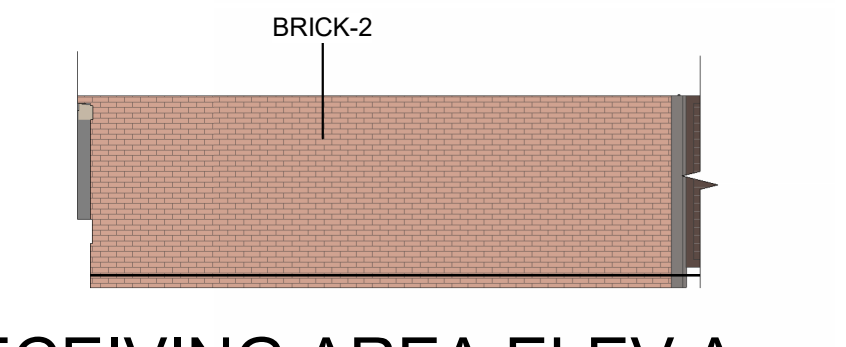
5 BOLLARD DETAIL  
1/2" = 1'-0"



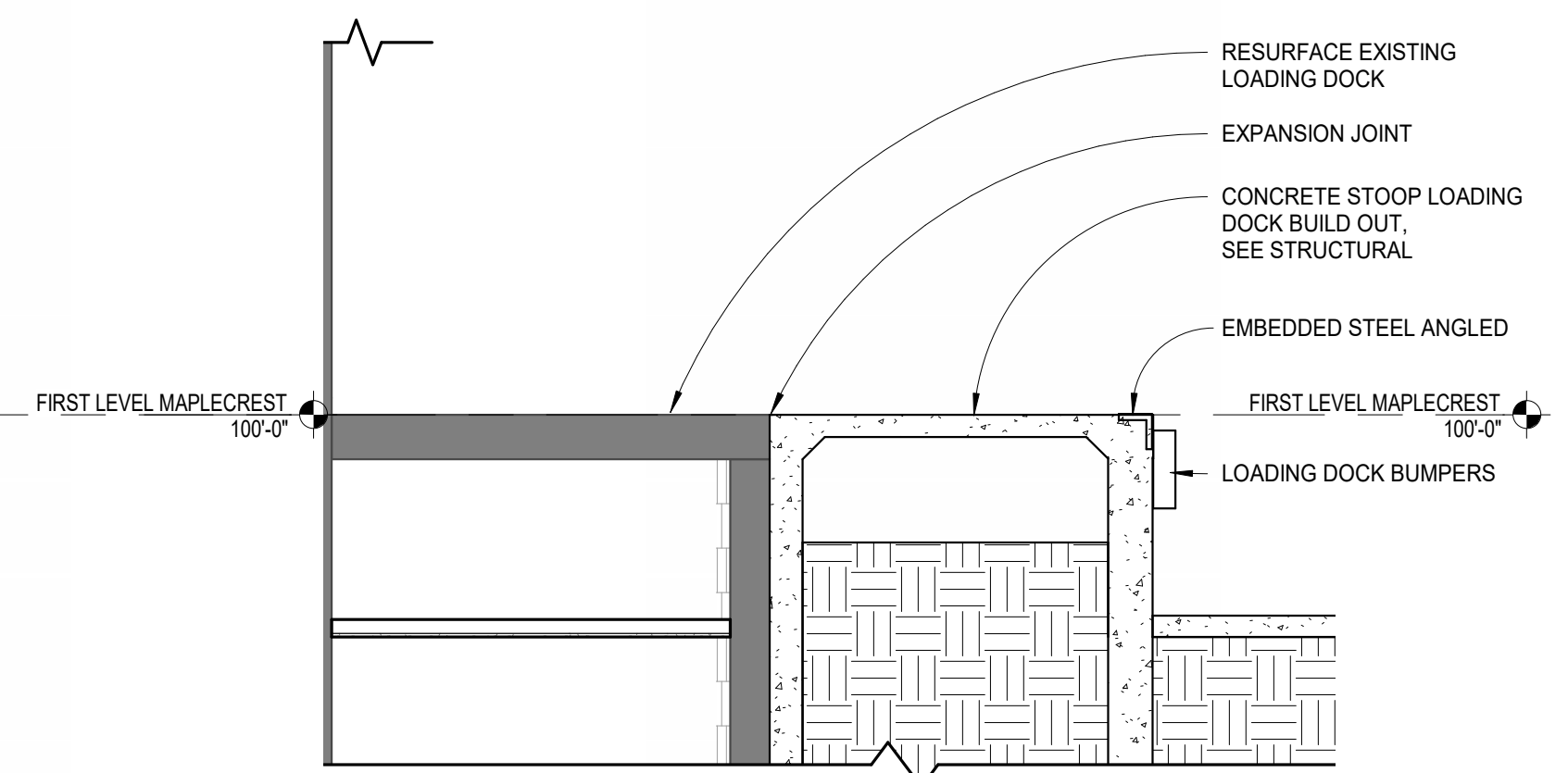
4 BOLLARD DETAIL  
1/2" = 1'-0"



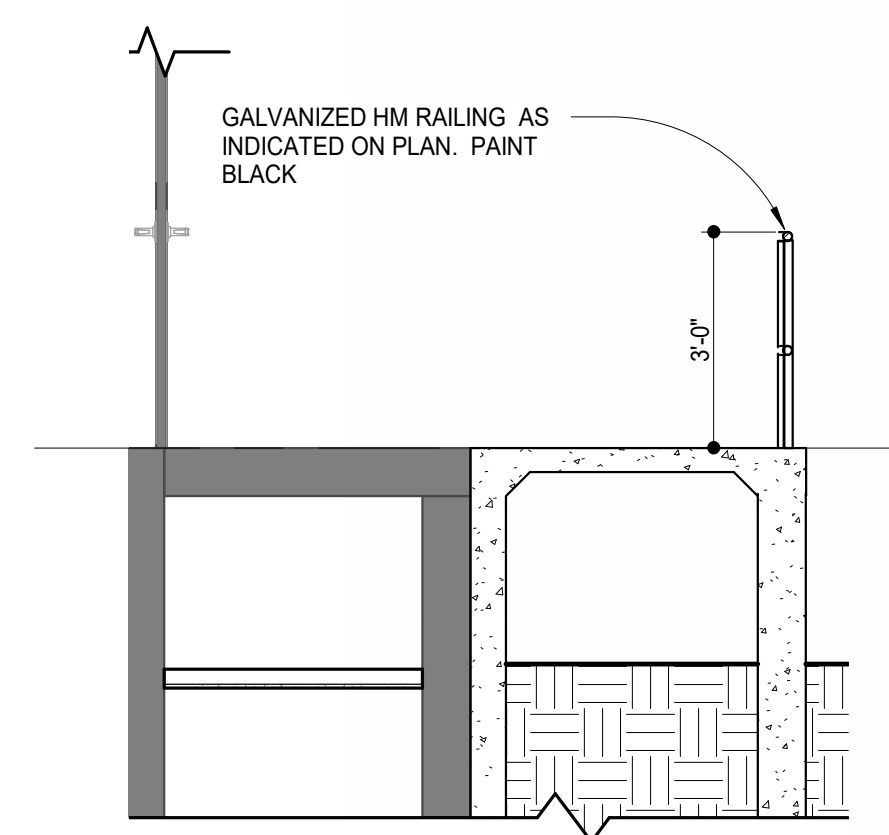
19 RECEIVING AREA ELEV B  
1/8" = 1'-0"



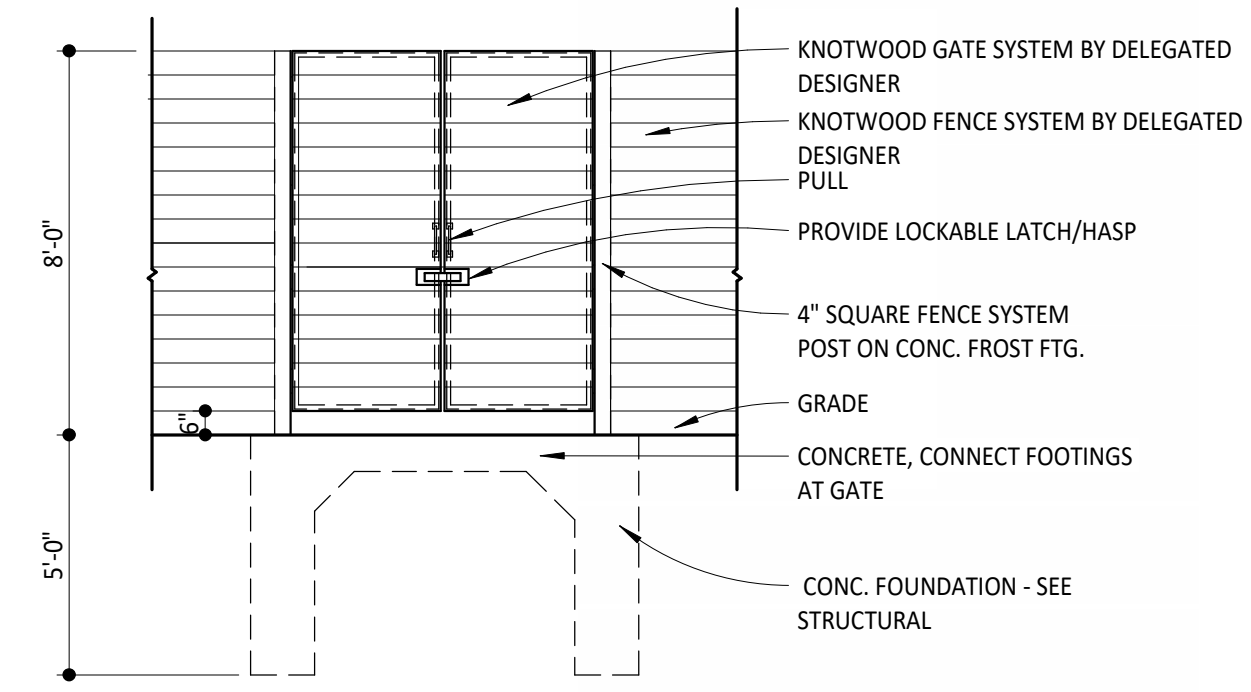
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1/8" = 1'-0"



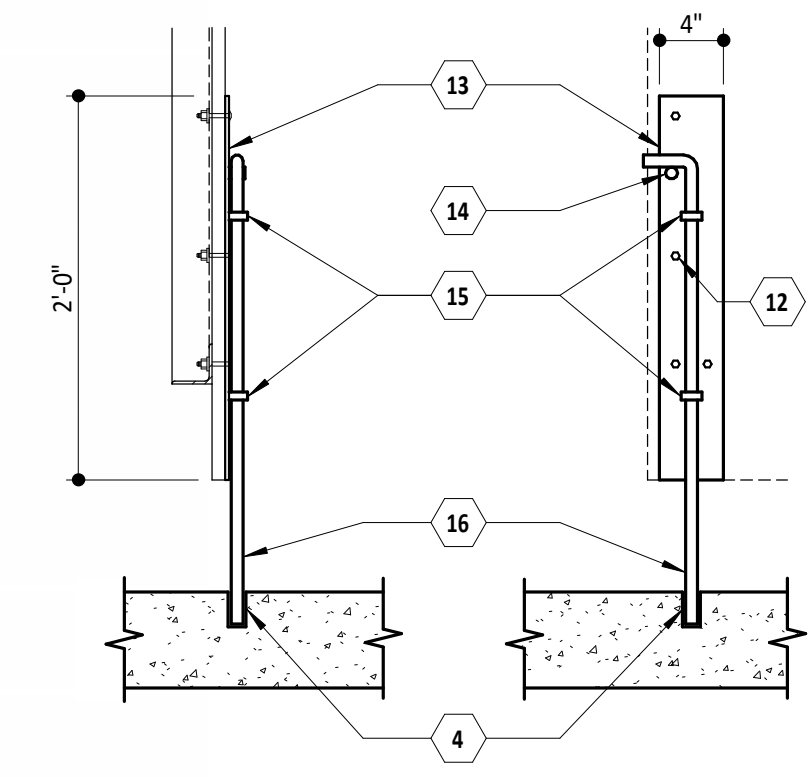
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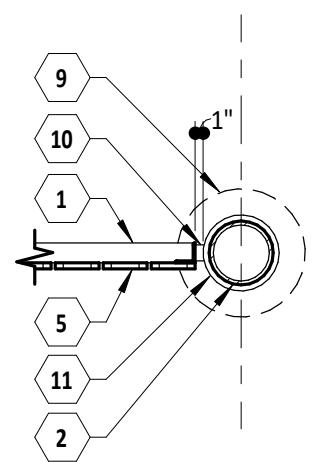
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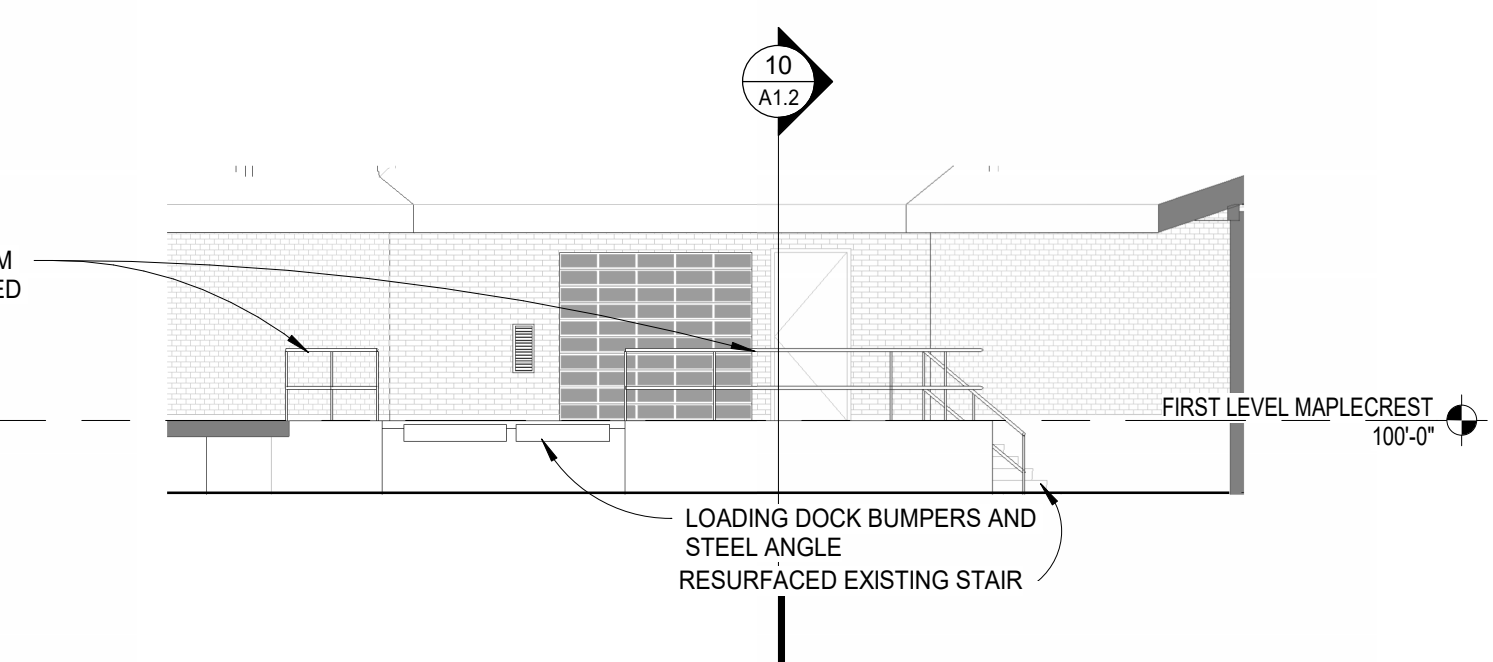
6 TRASH ENCLOSURE ELEVATION  
1/4" = 1'-0"



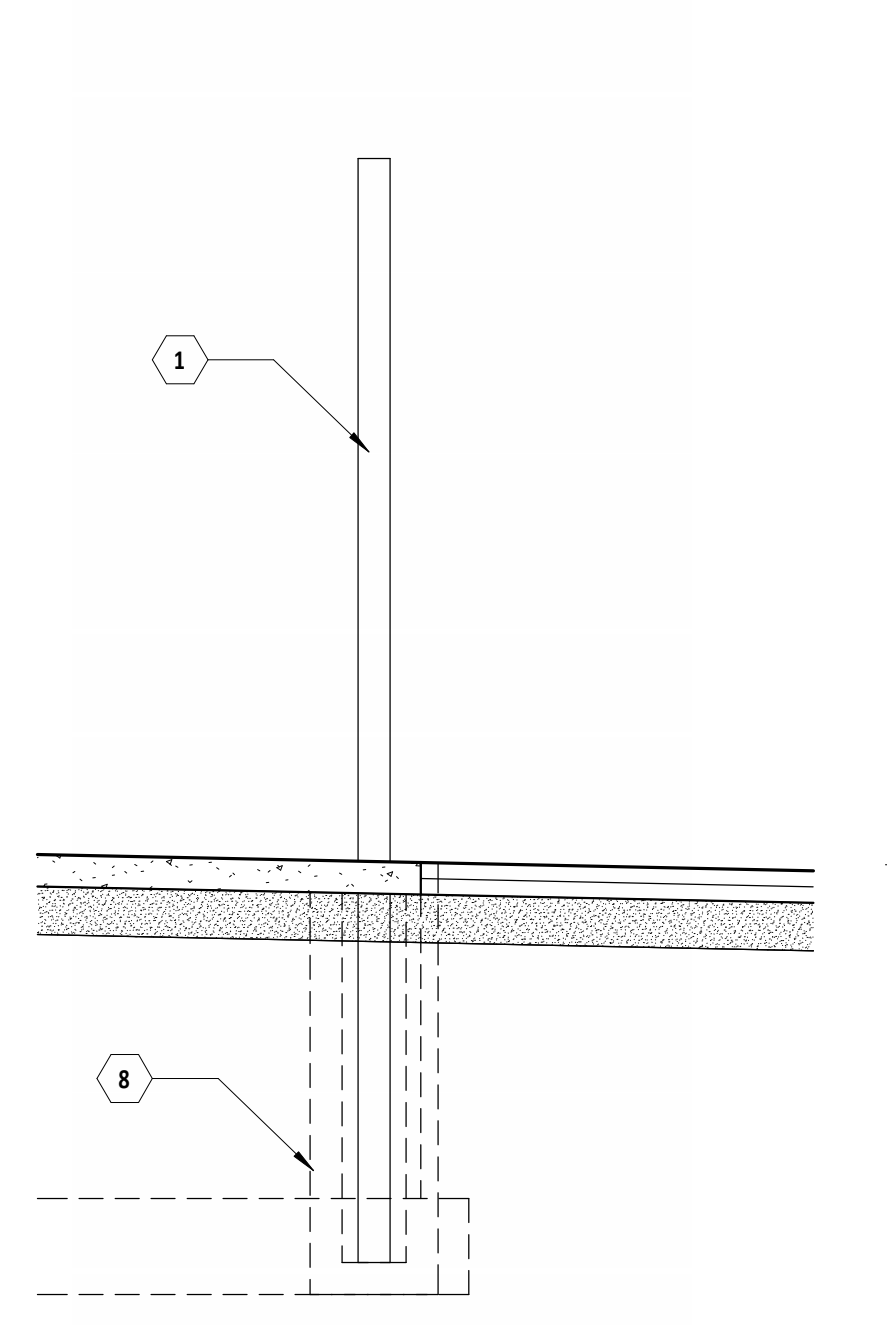
7 CANE BOLT DETAIL  
1" = 1'-0"



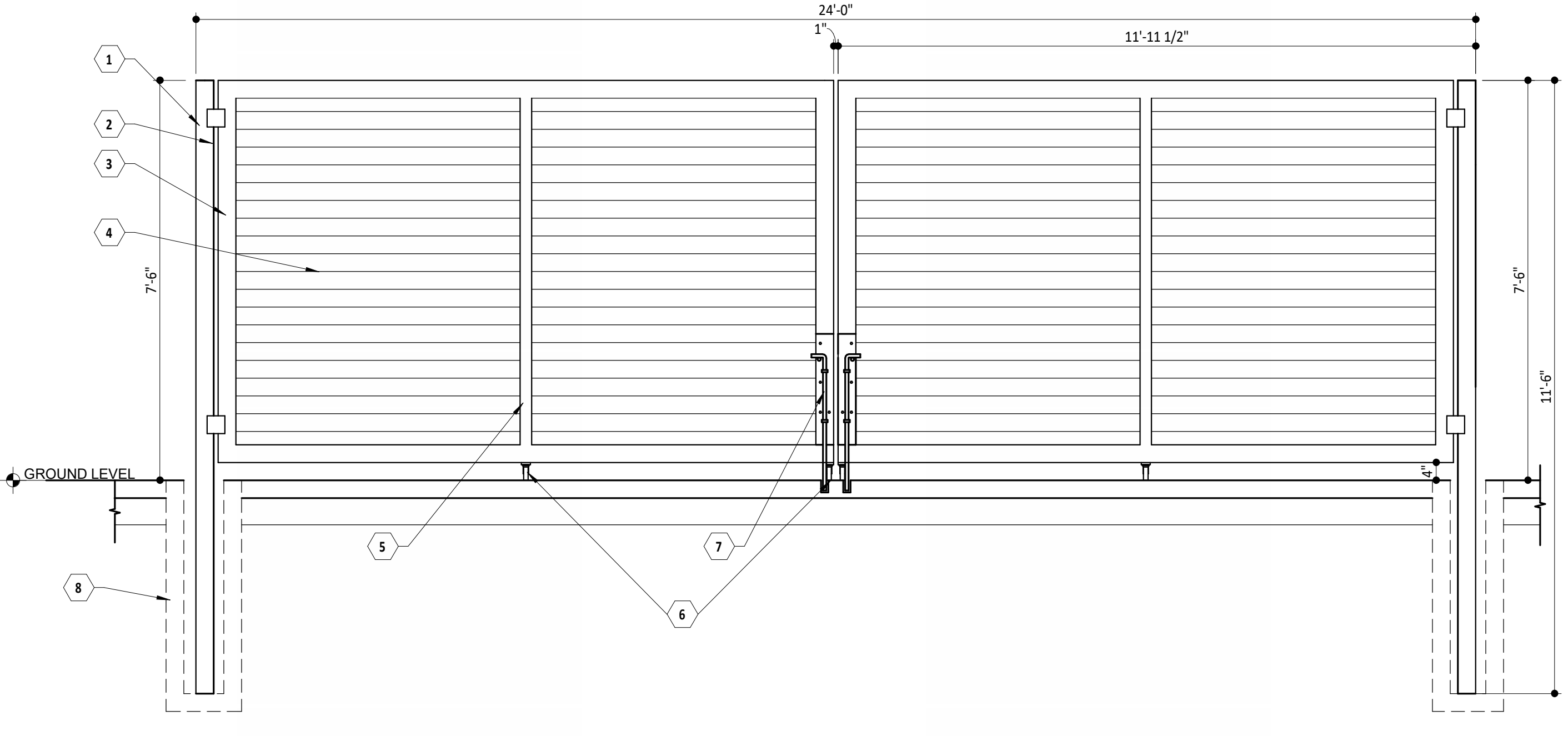
8 TRASH ENCLOSURE HINGE DETAIL  
1/2" = 1'-0"



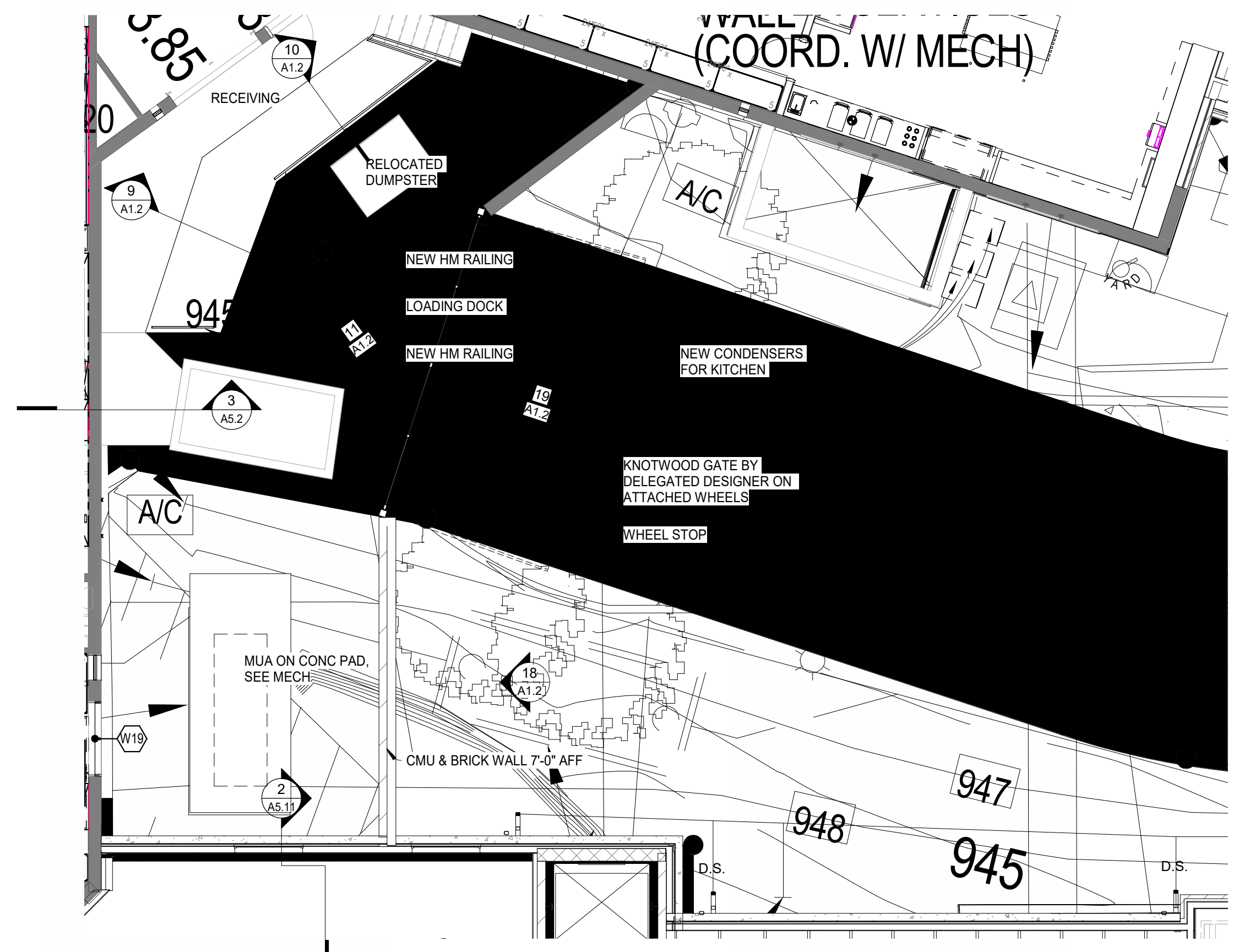
11 LOADING DOCK ELEVATION  
1/8" = 1'-0"



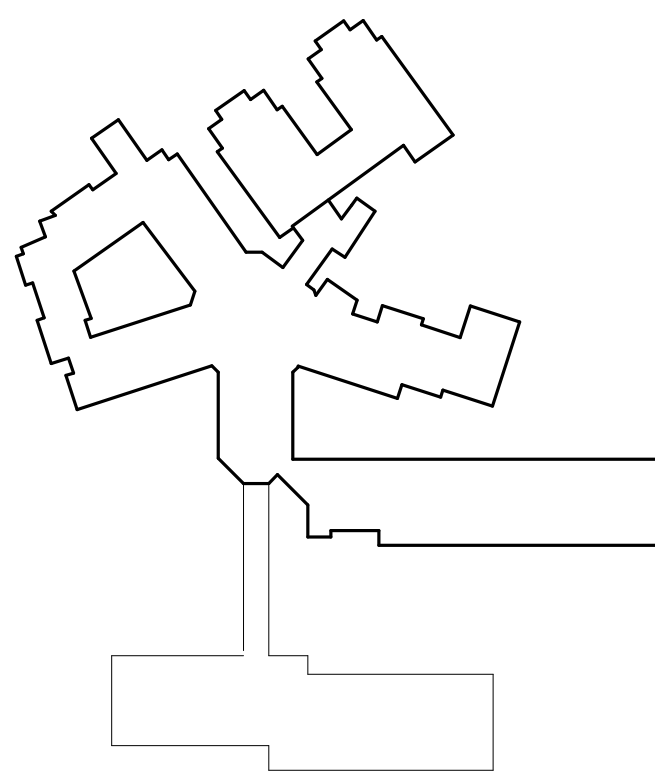
3 LOADING DOCK ENCLOSURE GATE DETAIL  
1/2" = 1'-0"



2 LOADING DOCK ENCLOSURE GATE DETAIL  
1/2" = 1'-0"



1 ENLARGED RECEIVING AREA  
1/8" = 1'-0"



**Key Plan**

**SITE ENLARGED  
PLANS AND DETAILS**

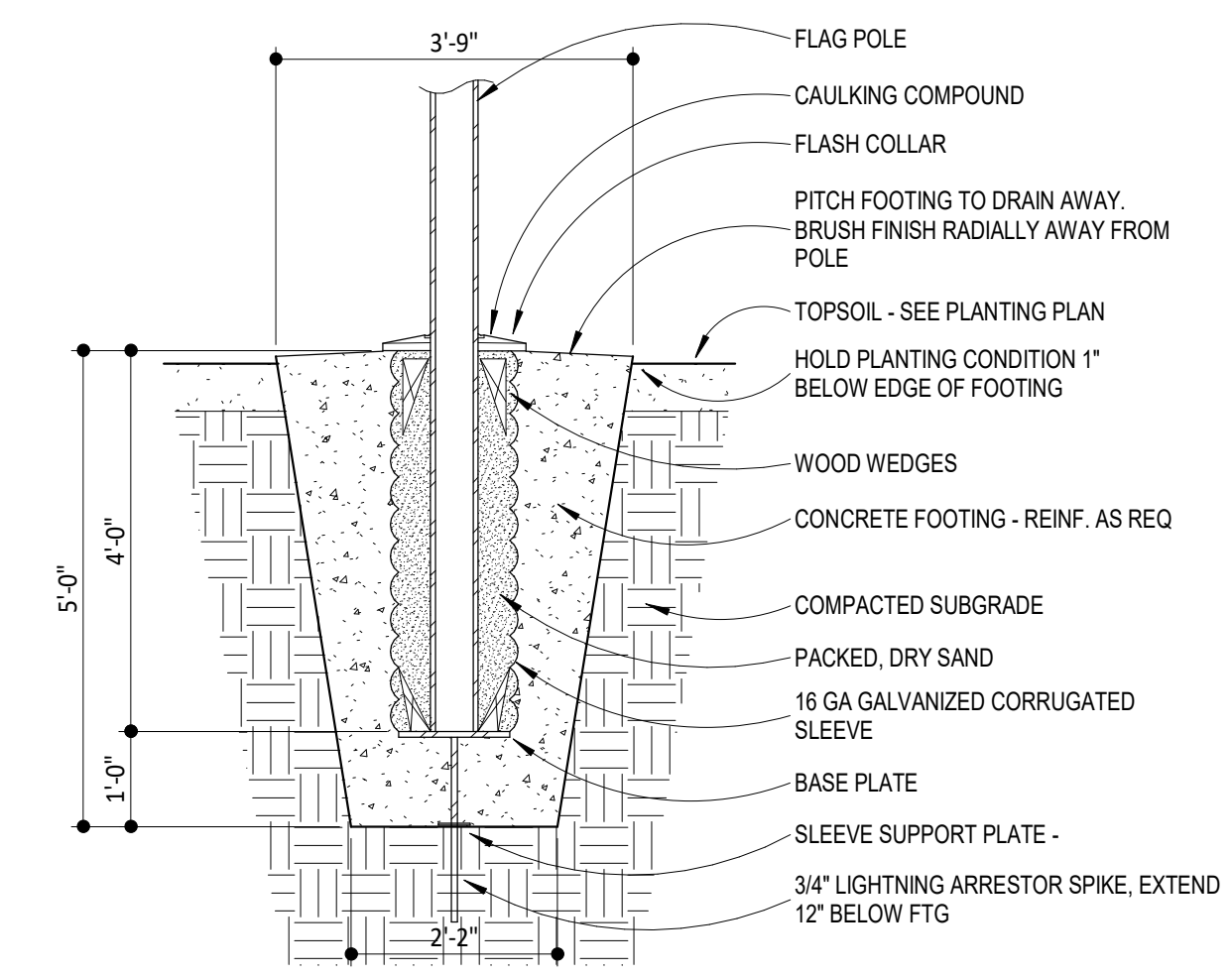
ISSUES & REVISIONS DATE

ISSUES & REVISIONS	DATE

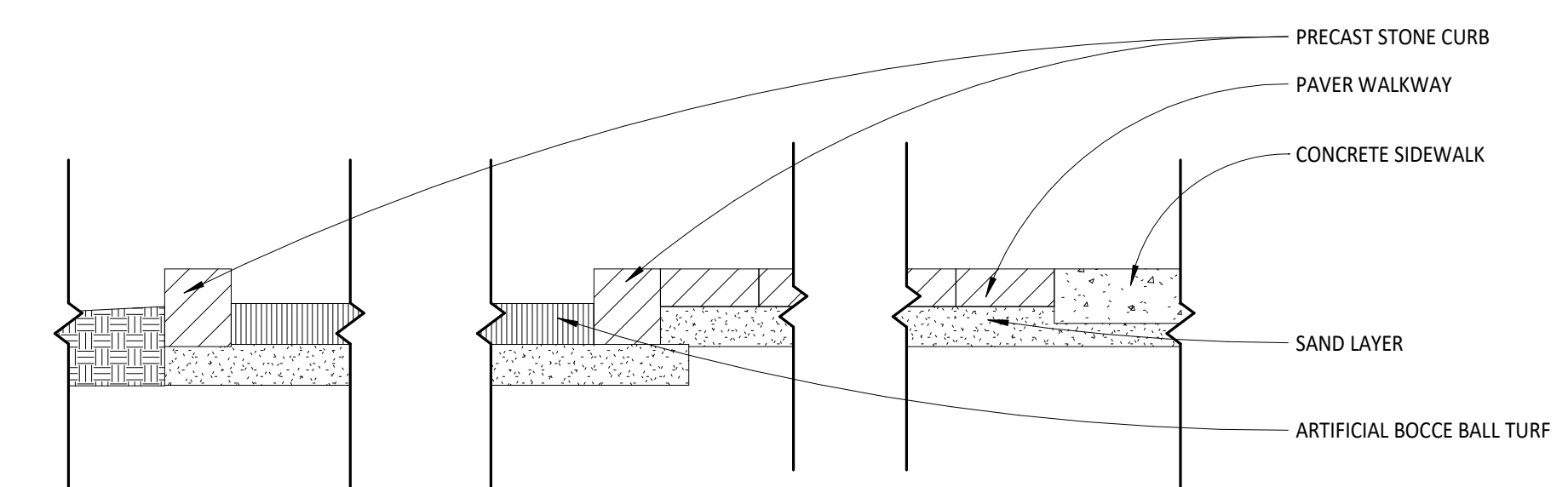
COMMISSION NO: 82748-23178  
DRAWN BY: Author  
CHECKED BY: Checker

SHEET

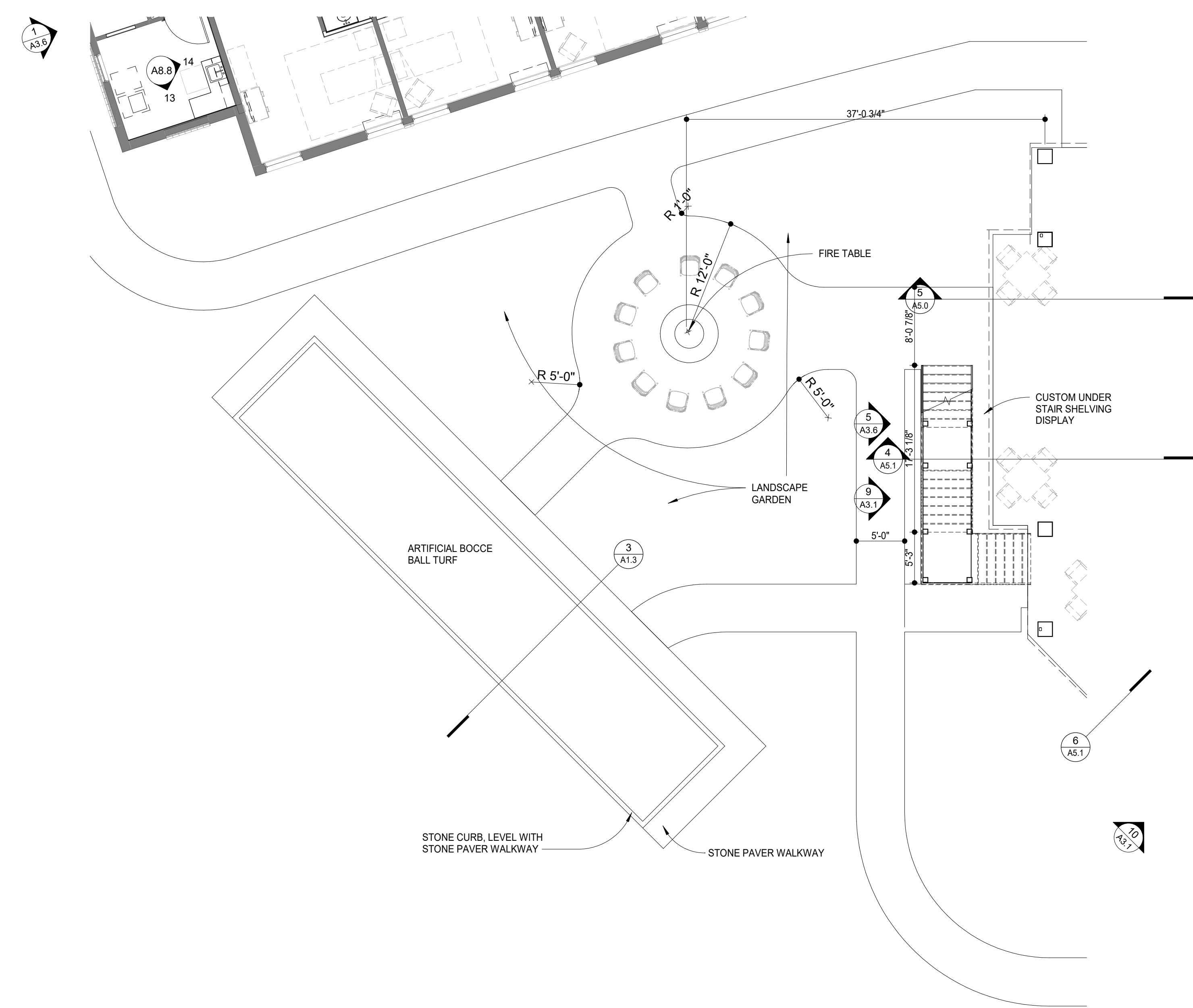
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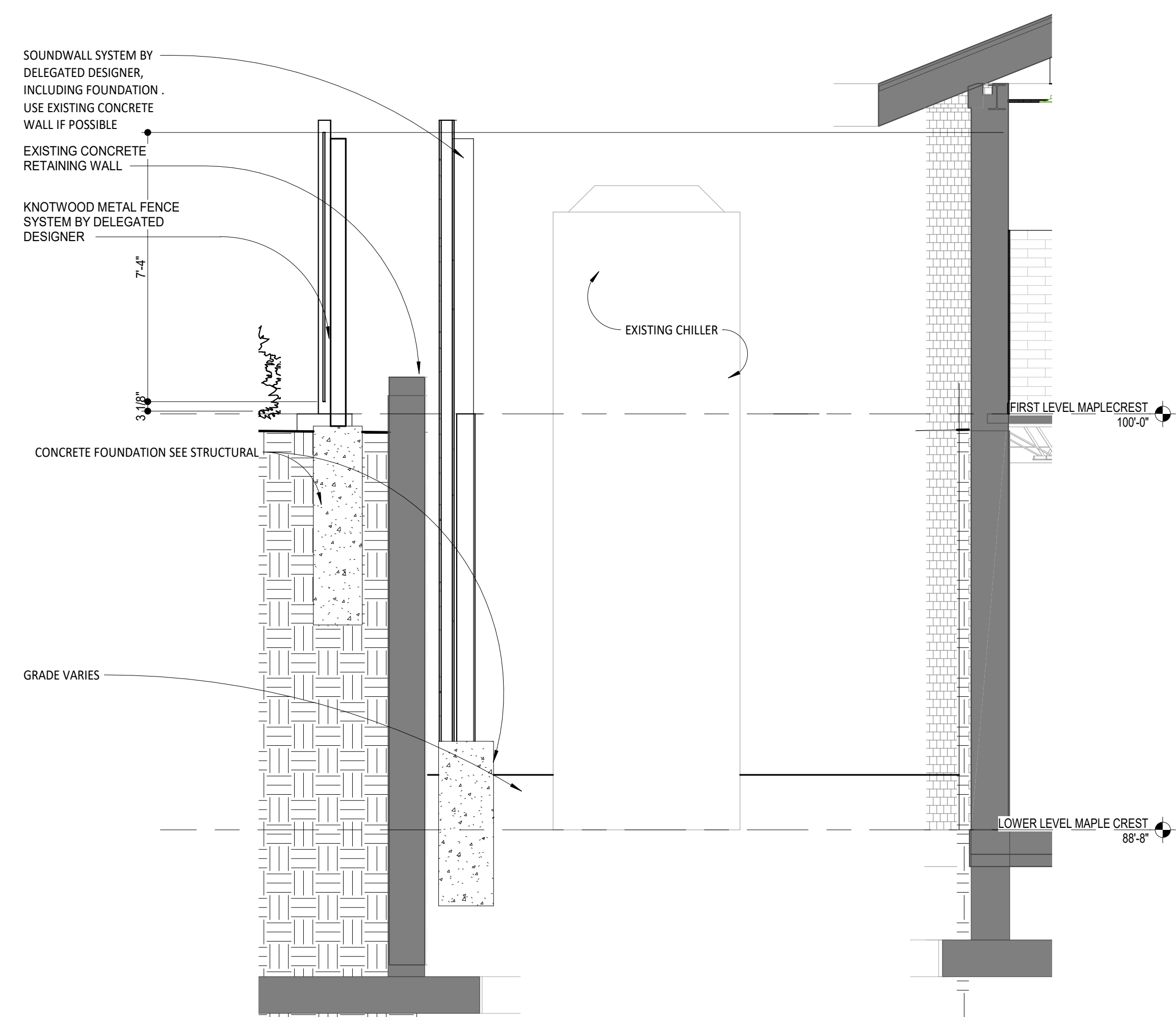
**4 FLAG POLE**  
1/2" = 1'-0"



**3 BOCCÉ BALL COURT**  
1" = 1'-0"



**1 ENLARGED WELLNESS COURTYARD**  
1/8" = 1'-0"

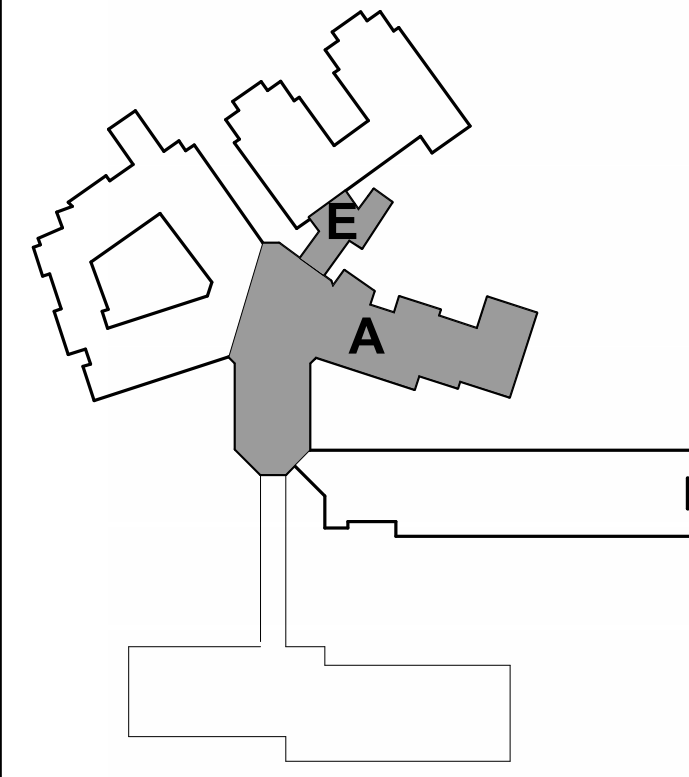
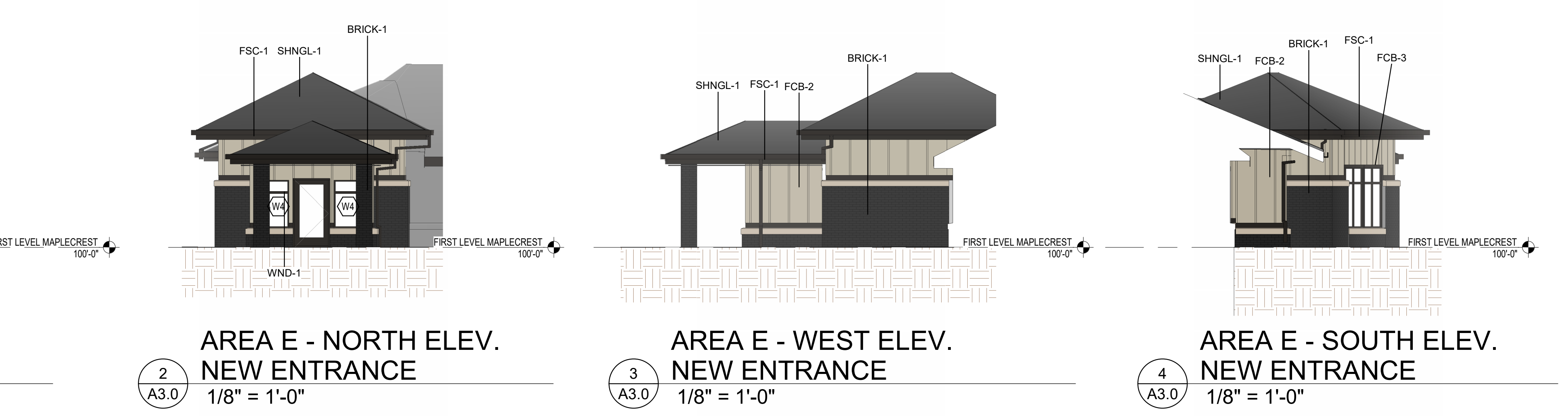
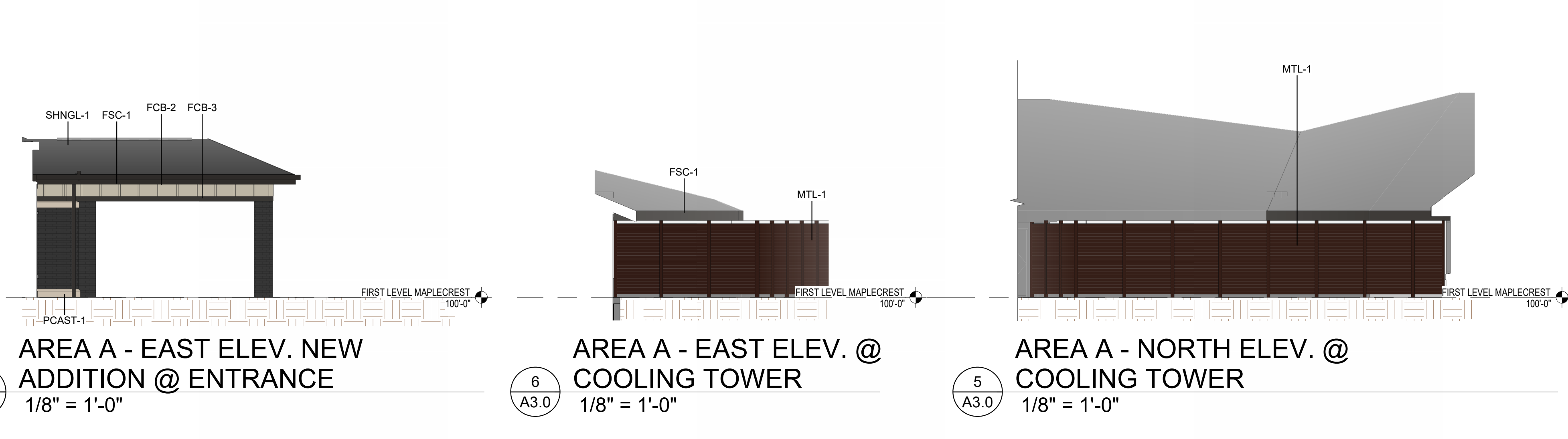
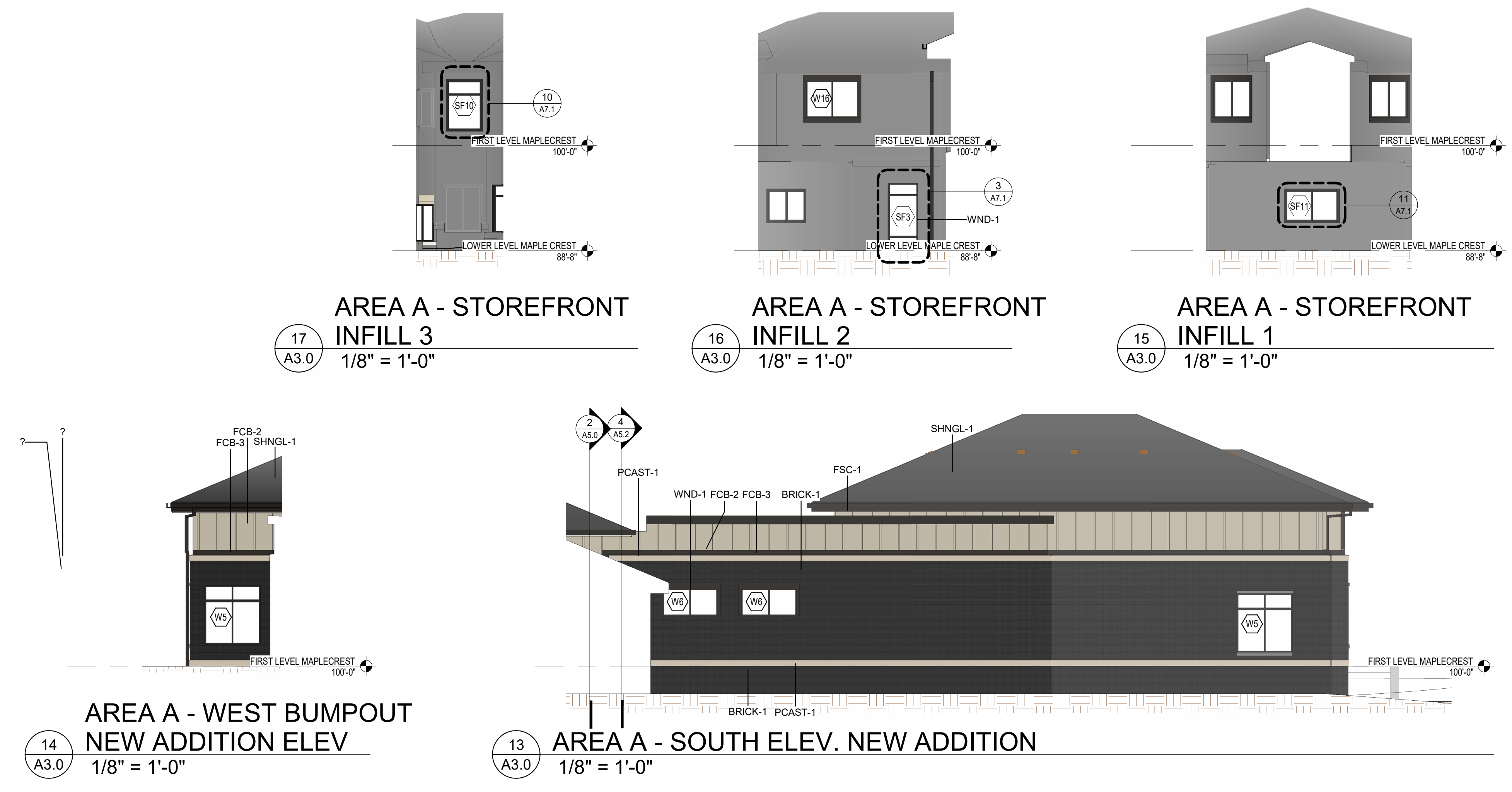


**2 SECTION @ SCREEN WALL AT EXISTING AREA WELL**  
3/8" = 1'-0"

## EXTERIOR MATERIAL FINISH SCHEDULE

MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	NOTES	MATERIAL CLASS (BASED ON INDIANOLA ZONING CODE)
BRICK-1	FACE BRICK	T.B.D.	-	DARK GREY	-	CLASS 1
BRICK-2	FACE BRICK	T.B.D.	-	3 COLOR BLEND	MATCH EXISTING	CLASS 1
FCB-1	FIBER CEMENT BOARD HORIZONTAL SIDING	HARDIE	ROUGH SAWN	NAVAJO BEIGE	CORNER TRIMS TO MATCH	CLASS 3
FCB-2	FIBER CEMENT BOARD & BATTEN	HARDIE	ROUGH SAWN	MONTERAY TAUPE	CORNER TRIMS TO MATCH	CLASS 3
FCB-3	FIBER BOARD CEMENT TRIM	HARDIE	ROUGH SAWN	RICH EXPRESSO	TRIM	CLASS 3
FCB-4	FIBER BOARD CEMENT PANEL	HARDIE	SMOOTH	NAVAJO BEIGE	CORNER TRIMS TO MATCH	CLASS 3
SHNGL-1	ASPHALT SHINGLE	T.B.D.	-	DARK GREY	MATCH EXISTING	CLASS 2
FSC-1	FASCIA	HARDIE	ROUGH SAWN	RICH EXPRESSO	-	CLASS 3
PCAST-1	PRECAST CAP	T.B.D.	T.B.D.	TAN	-	N/A (NOT CONSIDERED "MAJOR FACADE MATERIAL")
GLU LAM-1	GLU LAM	T.B.D.	STAIN	DARK BROWN	-	CLASS 3
MTL-1	KNOTWOOD METAL SIDING/FENCING	KNOTWOOD	WOODGRAIN	WENGE	SPECIAL ORDER COLOR	CLASS 4
WND-1	COMPOSITE WINDOW	PELLA	-	DARK BRONZE	SEE SPEC	CLASS 1 (CLEAR GLASS)

**NOTE:** THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVED SUBSTITUTIONS.



**Key Plan**

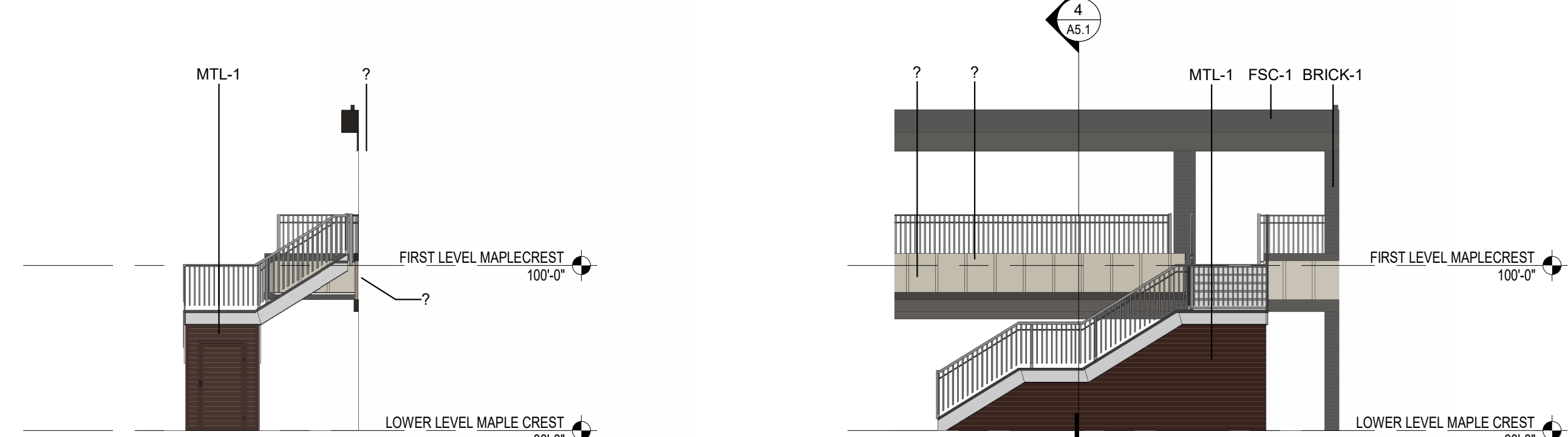
EXTERIOR ELEVATIONS,  
EXTERIOR MATERIAL FINISH SCHEDULE -  
AREA A & E

ISSUES & REVISIONS	DATE

**EXTERIOR MATERIAL FINISH SCHEDULE**

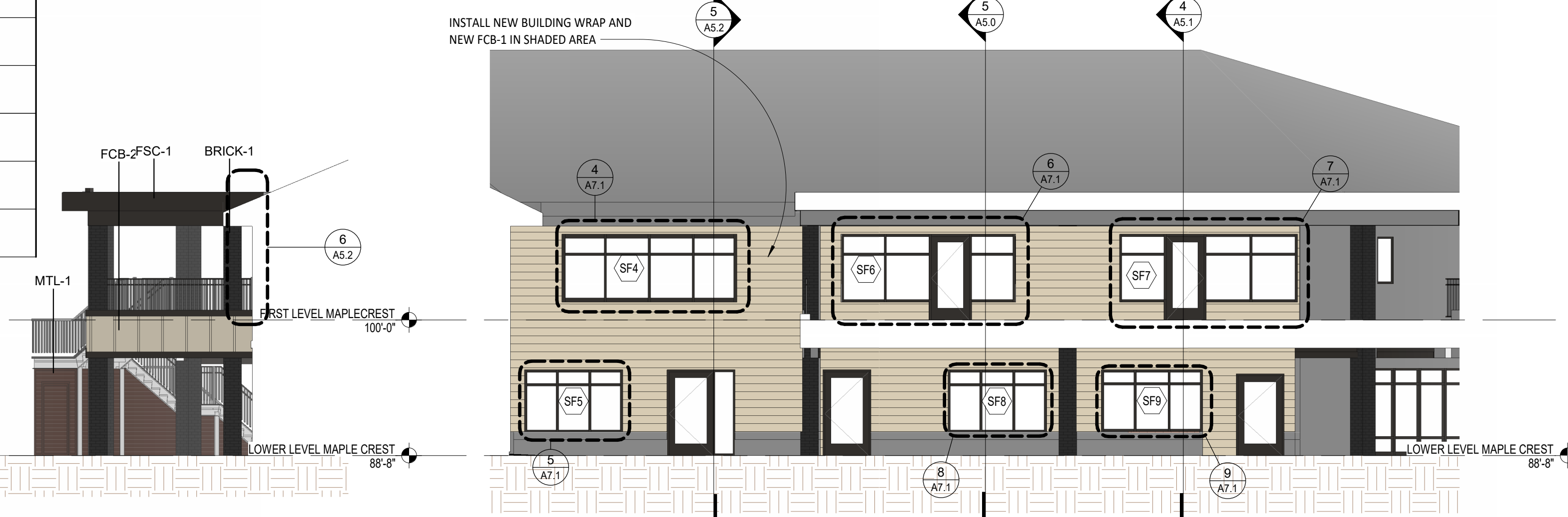
MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	NOTES	MATERIAL CLASS (BASED ON INDIANOLA ZONING CODE)
BRICK-1	FACE BRICK	T.B.D.	-	DARK GREY	-	CLASS 1
BRICK-2	FACE BRICK	T.B.D.	-	3 COLOR BLEND	MATCH EXISTING	CLASS 1
FCB-1	FIBER CEMENT BOARD HORIZONTAL SIDING	HARDIE	ROUGH SAWN	NAVAJO BEIGE	CORNER TRIMS TO MATCH	CLASS 3
FCB-2	FIBER CEMENT BOARD & BATTEN	HARDIE	ROUGH SAWN	MONTERAY TAUPE	CORNER TRIMS TO MATCH	CLASS 3
FCB-3	FIBER BOARD CEMENT TRIM	HARDIE	ROUGH SAWN	RICH EXPRESSO	TRIM	CLASS 3
FCB-4	FIBER BOARD CEMENT PANEL	HARDIE	SMOOTH	NAVAJO BEIGE	CORNER TRIMS TO MATCH	CLASS 3
SHNGL-1	ASPHALT SHINGLE	T.B.D.	-	DARK GREY	MATCH EXISTING	CLASS 2
FSC-1	FASCIA	HARDIE	ROUGH SAWN	RICH EXPRESSO	-	CLASS 3
PCAST-1	PRECAST CAP	T.B.D.	T.B.D.	TAN	-	N/A (NOT CONSIDERED "MAJOR FACADE MATERIAL")
GLU LAM-1	GLU LAM	T.B.D.	STAIN	DARK BROWN	-	CLASS 3
MTL-1	KNOTWOOD METAL SIDING FENCING	KNOTWOOD	WOODGRAIN	WENGE	SPECIAL ORDER COLOR	CLASS 4
WND-1	COMPOSITE WINDOW	PELLA	-	DARK BRONZE	SEE SPEC	CLASS 1 (CLEAR GLASS)

**NOTE:** THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVED SUBSTITUTIONS.

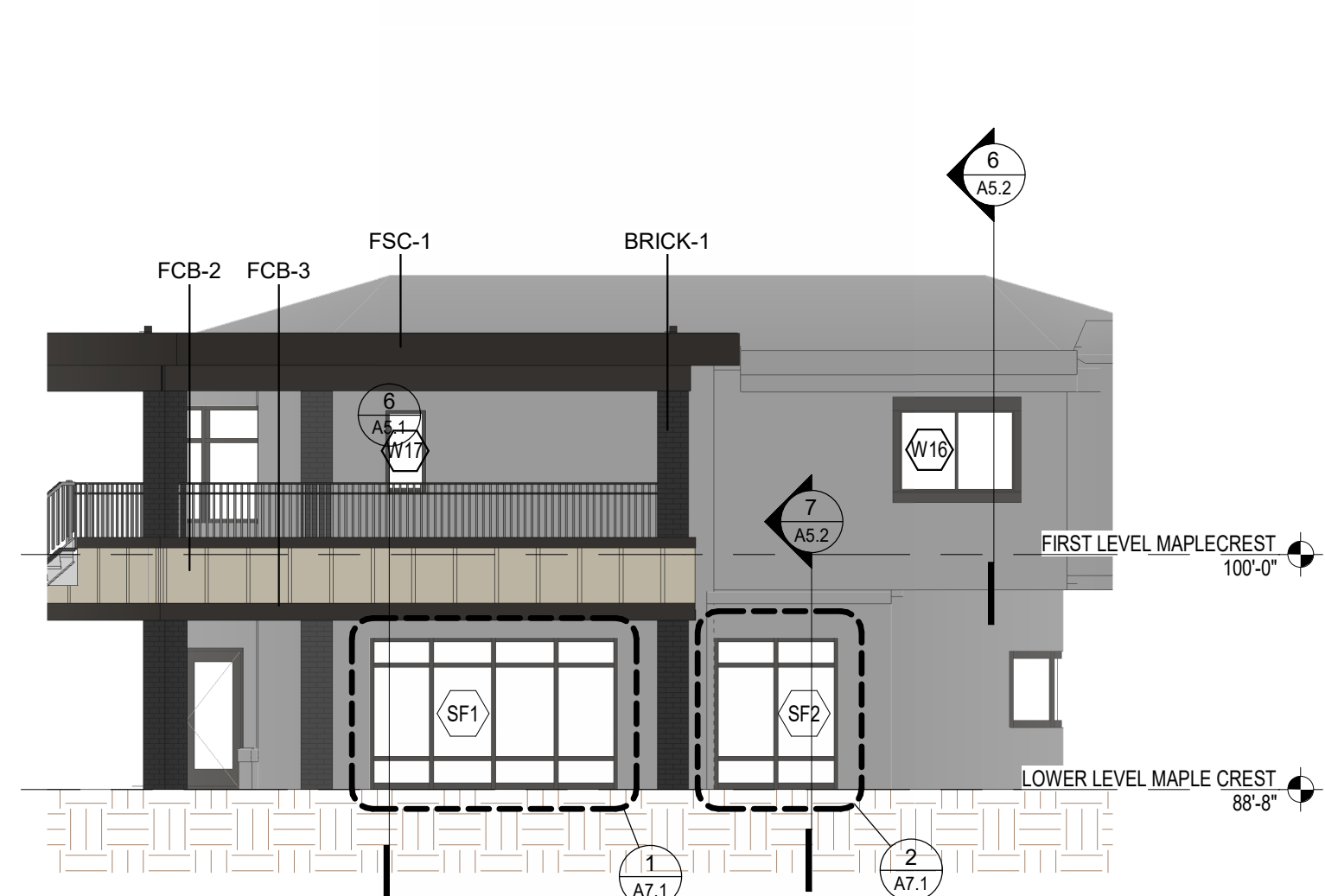


**12**  
A3.1  
**AREA A - WEST STAIR ELEV.**  
1/8" = 1'-0"

**13**  
A3.1  
**AREA A - SOUTH STAIR ELEV.**  
1/8" = 1'-0"

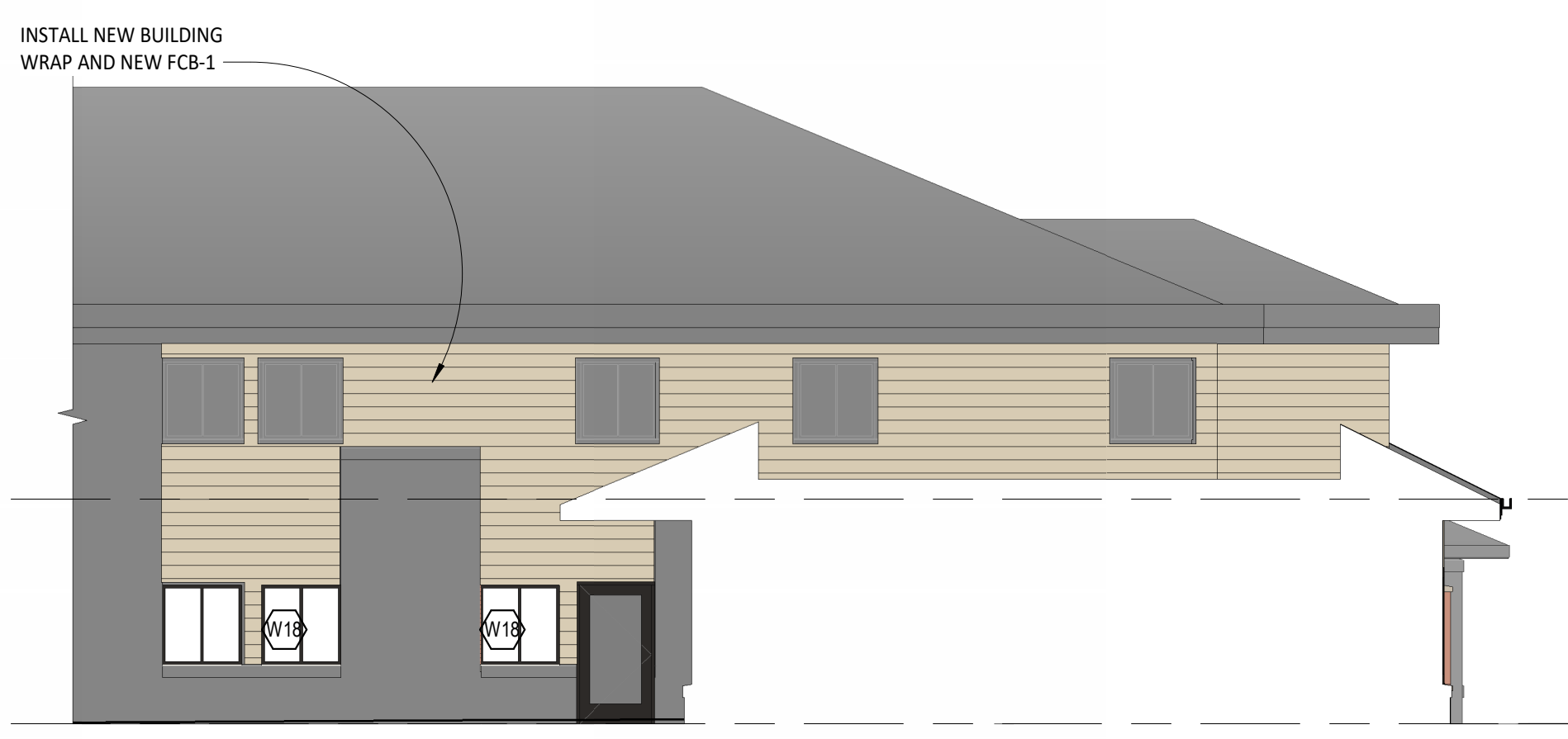


**9**  
A3.1  
**AREA A - WEST DECK ELEV.**  
1/8" = 1'-0"

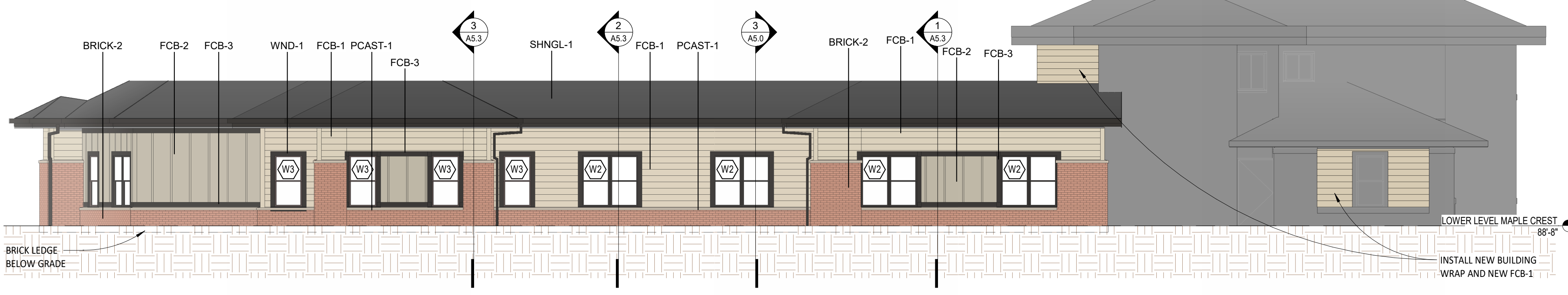


**10**  
A3.1  
**AREA A - SW DECK ELEV.**  
1/8" = 1'-0"

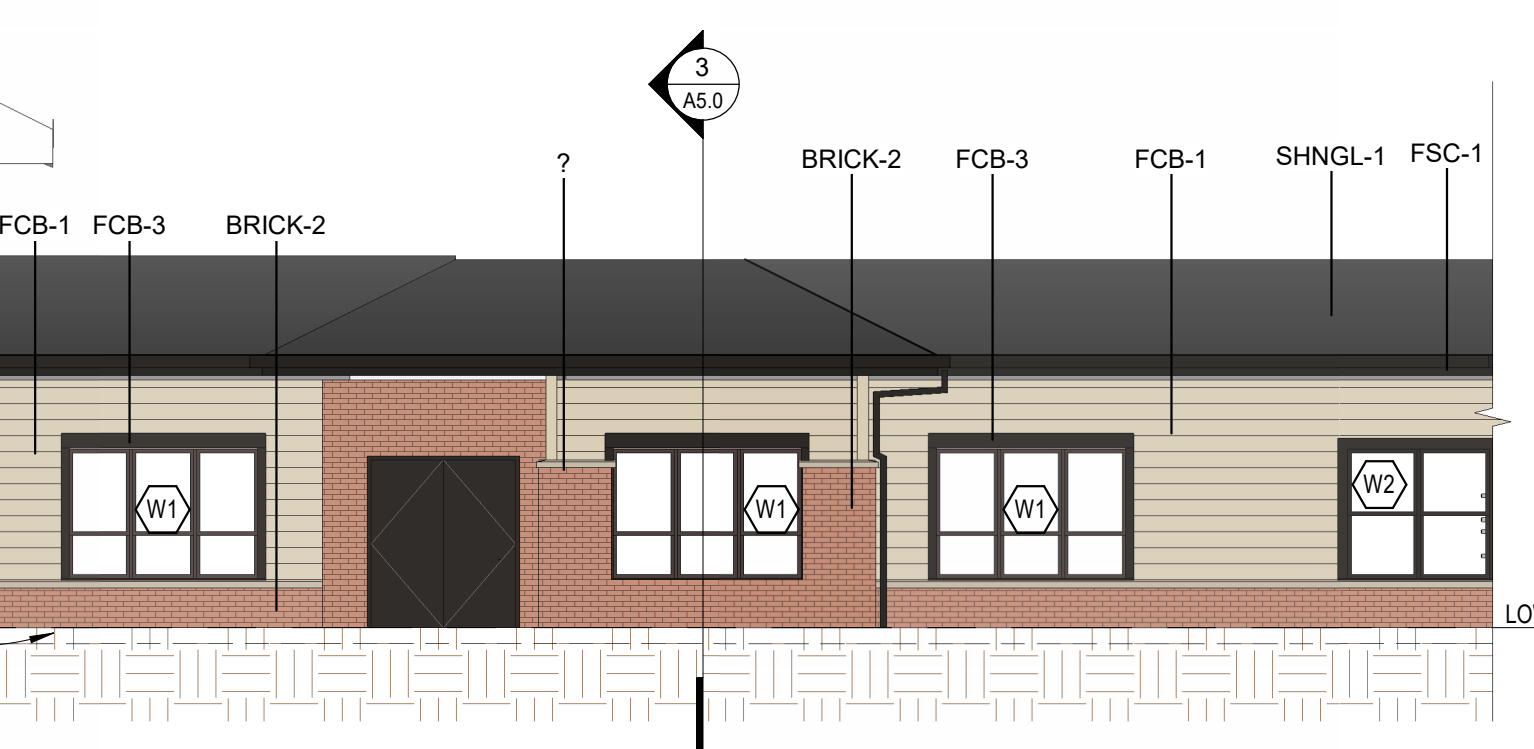
**11**  
A3.1  
**AREA A - SOUTH DECK ELEV.**  
1/8" = 1'-0"



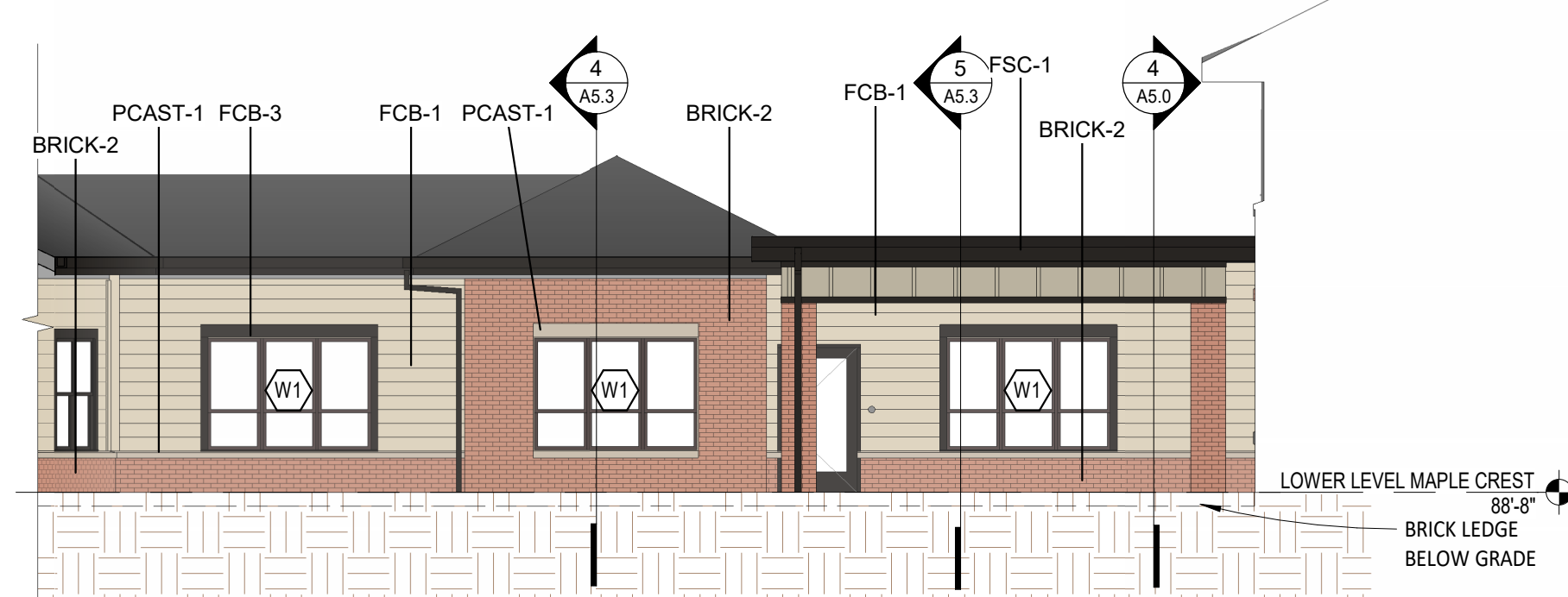
**15**  
A3.1  
**AREA B - NORTH FACE OF SOUTH WING ELEV**  
1/8" = 1'-0"



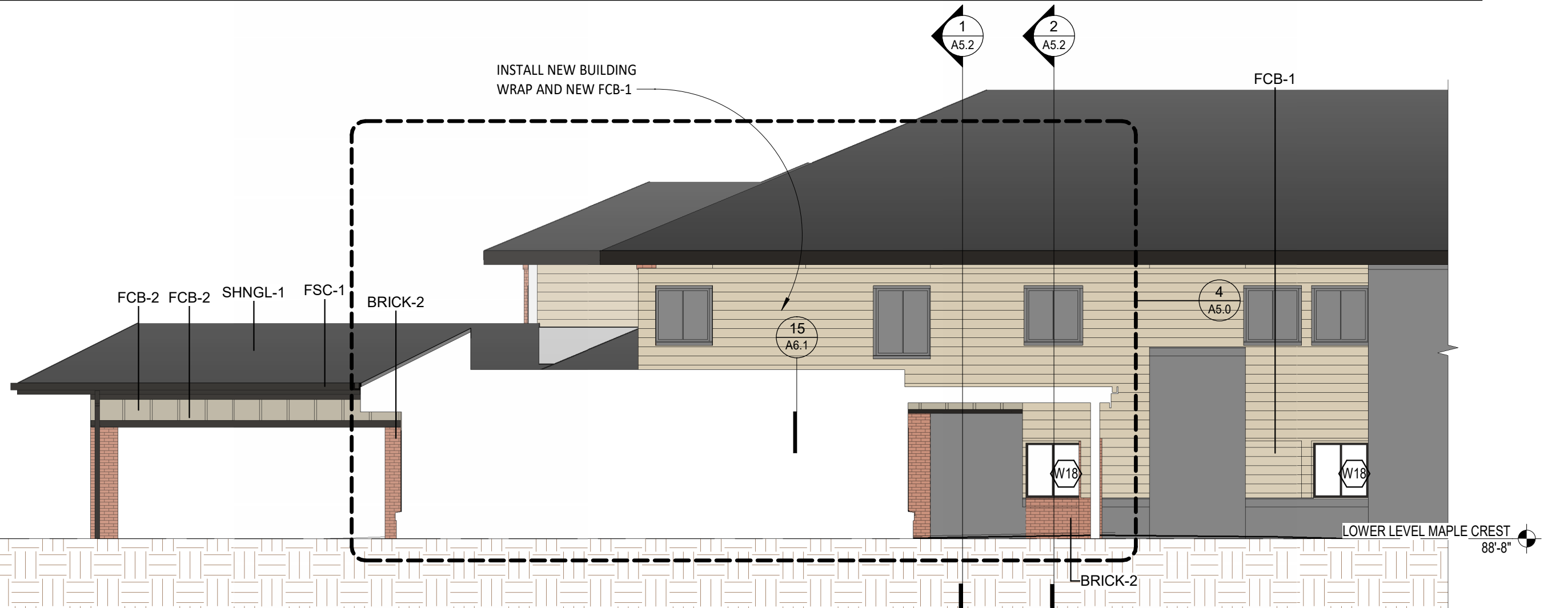
**8**  
A3.1  
**AREA B - SOUTH ELEV. NEW ADDITION**  
1/8" = 1'-0"



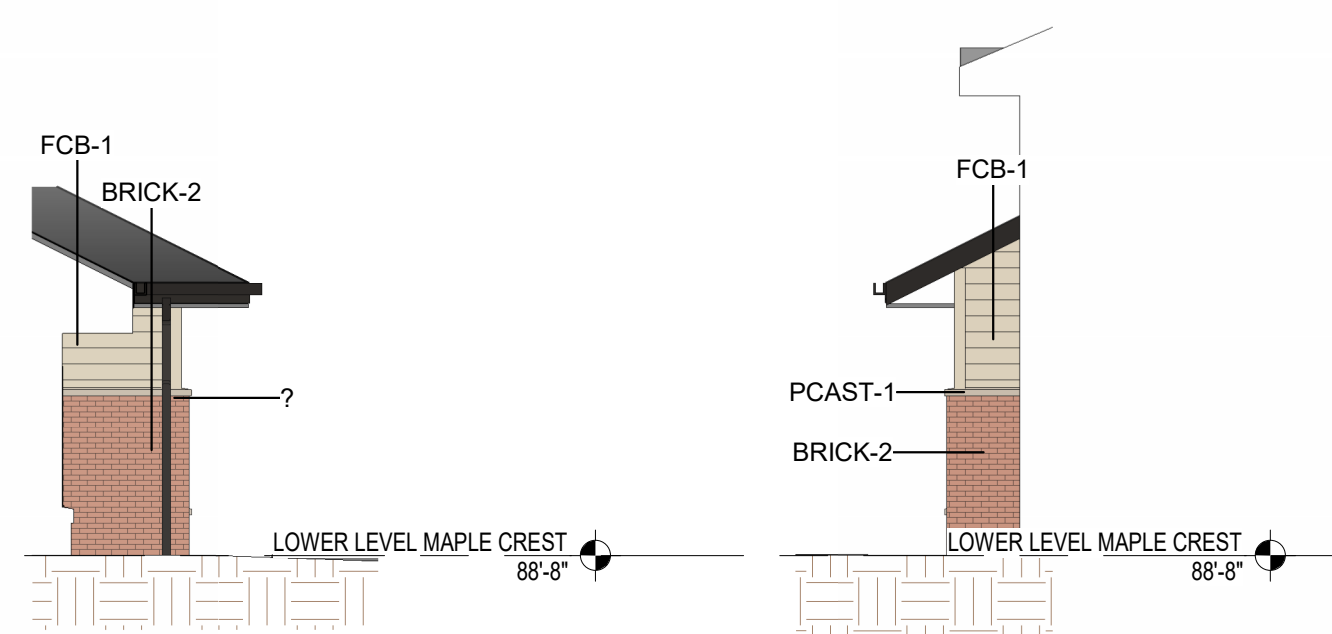
**7**  
A3.1  
**AREA B - NORTH ELEV. NEW ADDITION**  
1/8" = 1'-0"



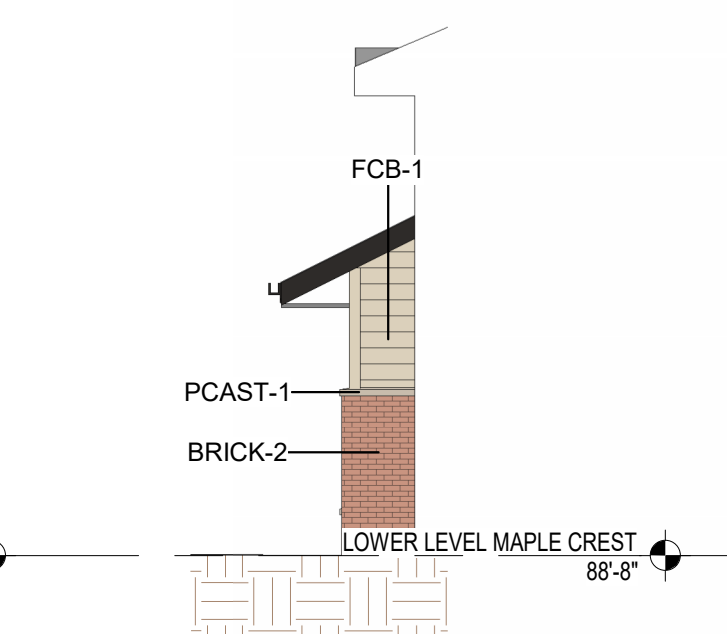
**6**  
A3.1  
**AREA B - EAST ELEV. NEW ADDITION**  
1/8" = 1'-0"



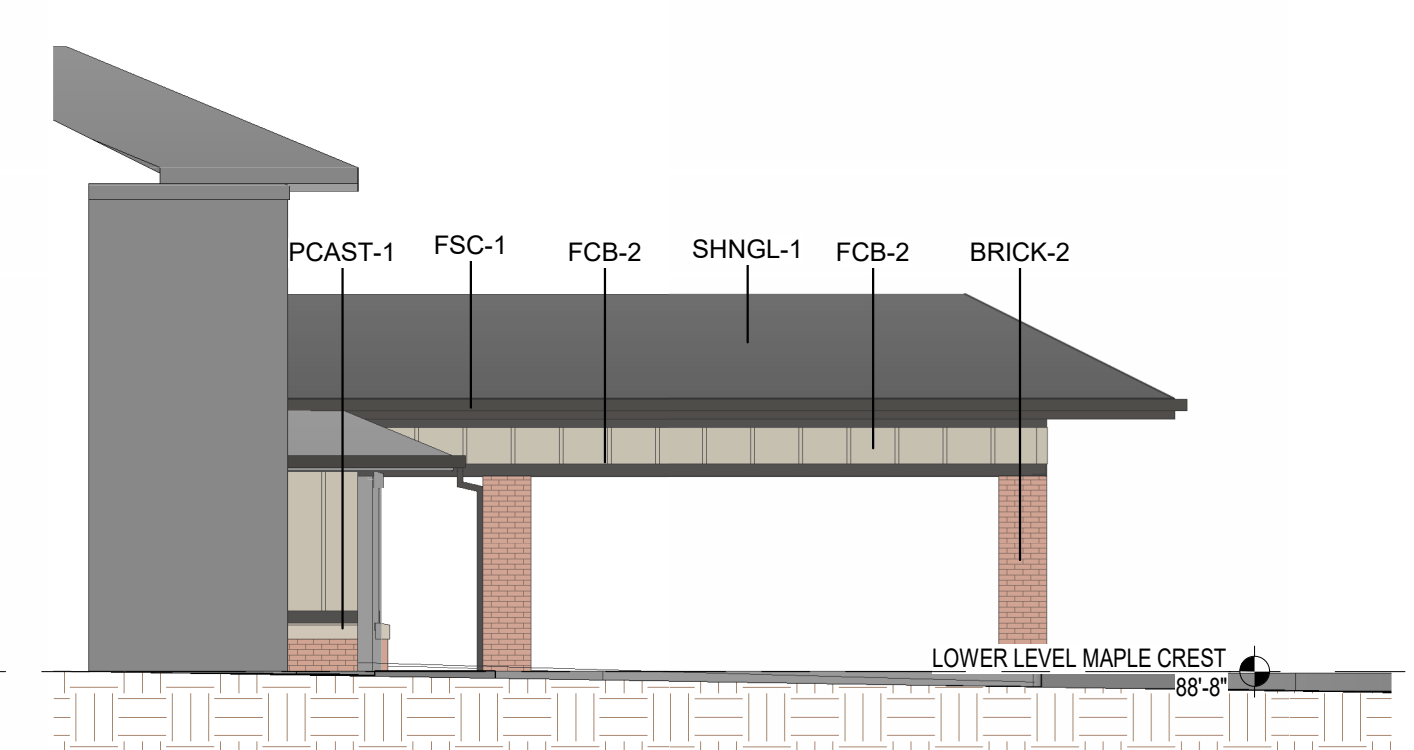
**5**  
A3.1  
**AREA B - SOUTH ELEV. NEW ENTRANCE**  
1/8" = 1'-0"



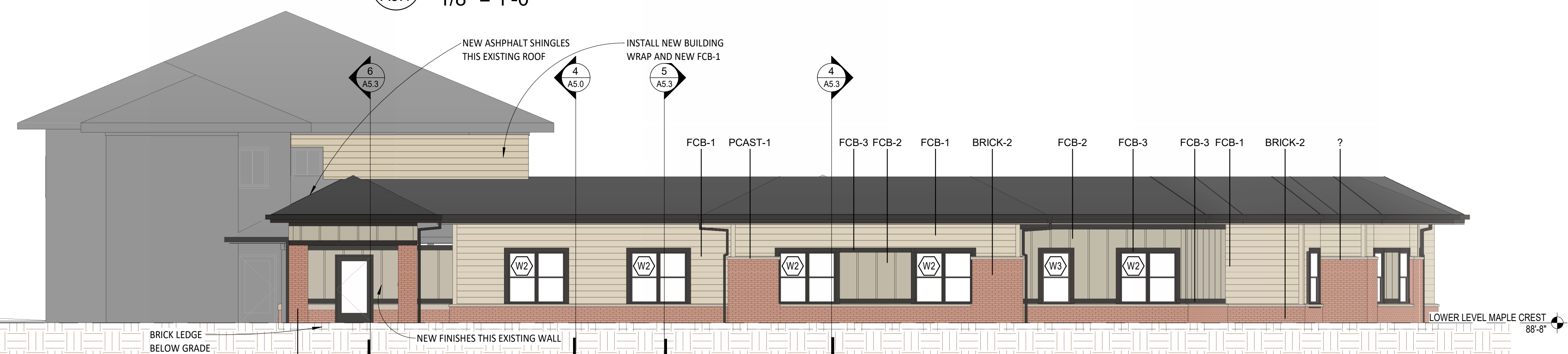
**4**  
A3.1  
**BUMP OUT TYP.**  
1/8" = 1'-0"



**3**  
A3.1  
**BUMP OUT TYP.**  
1/8" = 1'-0"



**2**  
A3.1  
**AREA B - NORTH ELEV. NEW ENTRANCE**  
1/8" = 1'-0"



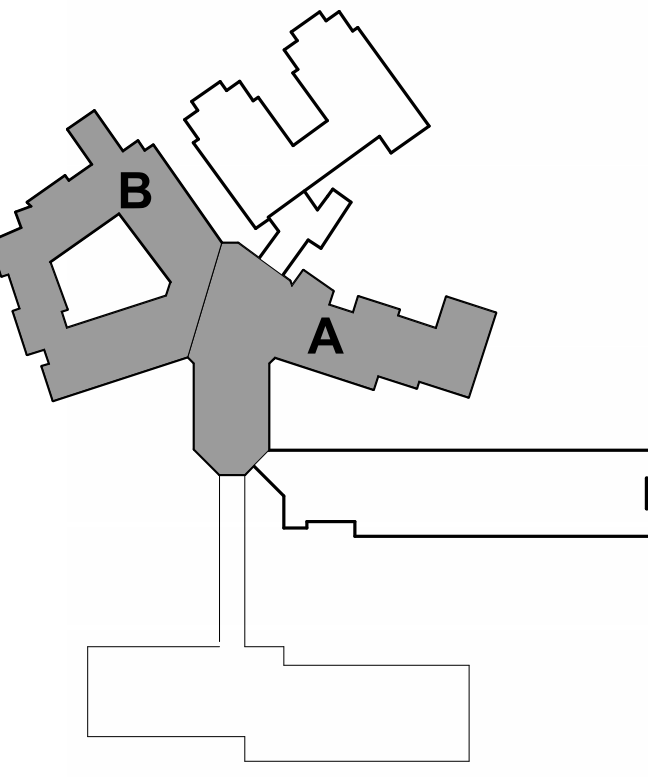
**1**  
A3.1  
**AREA B - WEST ELEV. NEW ENTRANCE**  
1/8" = 1'-0"



**POPE DESIGN GROUP**  
767 N. EUSTIS STREET, SUITE 190  
ST. PAUL, MINNESOTA 55114  
651.642.9200  
WWW.POPEDESIGN.COM



**WESLEYLIFE**  
**THE VILLAGE**  
INDIANOLA,  
IOWA



**Key Plan**

**EXTERIOR ELEVATIONS, EXTERIOR MATERIAL FINISH SCHEDULE - AREA A & B**

ISSUES & REVISIONS      DATE

ISSUES & REVISIONS	DATE

COMMISSION NO: 82748-23178  
DRAWN BY: Author  
CHECKED BY: Checker

SHEET

**A3.1**



EXTERIOR MATERIAL FINISH SCHEDULE

MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	NOTES	MATERIAL CLASS (BASED ON INDIANOLA ZONING CODE)
BRICK-1	FACE BRICK	T.B.D.	-	DARK GREY	-	CLASS 1
BRICK-2	FACE BRICK	T.B.D.	-	3 COLOR BLEND	MATCH EXISTING	CLASS 1
FCB-1	FIBER CEMENT BOARD HORIZONTAL SIDING	HARDIE	ROUGH SAWN	NAVAJO BEIGE	CORNER TRIMS TO MATCH	CLASS 3
FCB-2	FIBER CEMENT BOARD & BATTEN	HARDIE	ROUGH SAWN	MONTERAY TAUPE	CORNER TRIMS TO MATCH	CLASS 3
FCB-3	FIBER BOARD CEMENT TRIM	HARDIE	ROUGH SAWN	RICH EXPRESSO	TRIM	CLASS 3
FCB-4	FIBER BOARD CEMENT PANEL	HARDIE	SMOOTH	NAVAJO BEIGE	CORNER TRIMS TO MATCH	CLASS 3
SHNGL-1	ASPHALT SHINGLE	T.B.D.	-	DARK GREY	MATCH EXISTING	CLASS 2
FSC-1	FASCIA	HARDIE	ROUGH SAWN	RICH EXPRESSO	-	CLASS 3
PCAST-1	PRECAST CAP	T.B.D.	T.B.D.	TAN	-	N/A (NOT CONSIDERED "MAJOR FACADE MATERIAL")
GLU LAM-1	GLU LAM	T.B.D.	STAIN	DARK BROWN	-	CLASS 3
MTL-1	KNOTWOOD METAL SIDING FENCING	KNOTWOOD	WOODGRAIN	WENGE	SPECIAL ORDER COLOR	CLASS 4
WND-1	COMPOSITE WINDOW	PELLA	-	DARK BRONZE	SEE SPEC	CLASS 1 (CLEAR GLASS)

NOTE:  
THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVED SUBSTITUTIONS.



3 AREA C - NORTH ELEV. NEW IL  
A3.3 1/8" = 1'-0"



2 AREA D - EAST ELEV. NEW IL  
A3.3 1/8" = 1'-0"



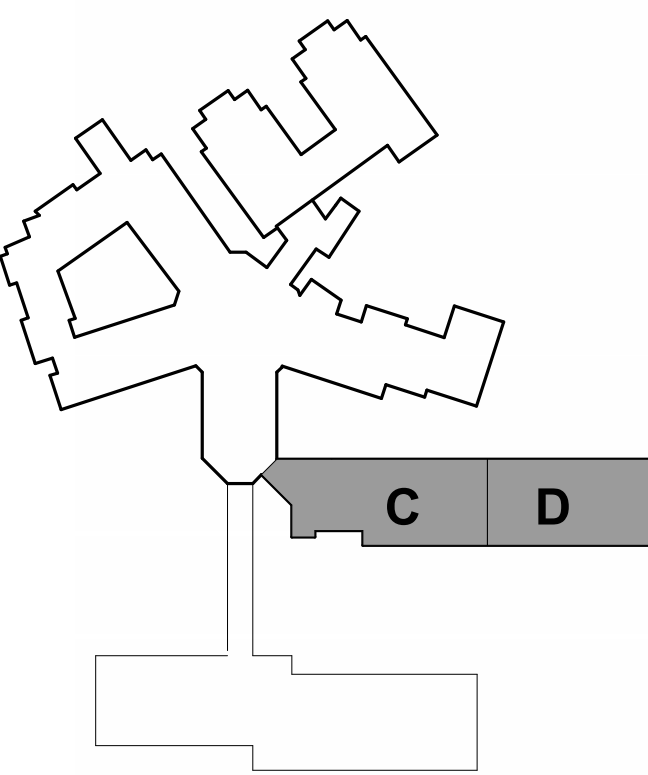
1 AREA D - NORTH ELEV. NEW IL  
A3.3 1/8" = 1'-0"



POPE DESIGN GROUP  
767 N. EUSTIS STREET, SUITE 190  
ST. PAUL, MINNESOTA 55114  
651.642.9200  
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THE VILLAGE  
INDIANOLA,  
IOWA



Key Plan

EXTERIOR  
ELEVATIONS,  
EXTERIOR MATERIAL  
FINISH SCHEDULE -  
AREA C & D

ISSUES & REVISIONS DATE

ISSUES & REVISIONS	DATE

COMMISSION NO: 82748-23178  
DRAWN BY: AM/MP/HK/PK  
CHECKED BY: MP

SHEET

A3.3

EXTERIOR MATERIAL FINISH SCHEDULE

MATERIAL ID	MATERIAL	MANUFACTURER	FINISH	COLOR	NOTES	MATERIAL CLASS (BASED ON INDIANOLA ZONING CODE)
BRICK-1	FACE BRICK	T.B.D.	-	DARK GREY	-	CLASS 1
BRICK-2	FACE BRICK	T.B.D.	-	3 COLOR BLEND	MATCH EXISTING	CLASS 1
FCB-1	FIBER CEMENT BOARD HORIZONTAL SIDING	HARDIE	ROUGH SAWN	NAVAJO BEIGE	CORNER TRIMS TO MATCH	CLASS 3
FCB-2	FIBER CEMENT BOARD & BATTEN	HARDIE	ROUGH SAWN	MONTERAY TAUPE	CORNER TRIMS TO MATCH	CLASS 3
FCB-3	FIBER BOARD CEMENT TRIM	HARDIE	ROUGH SAWN	RICH EXPRESSO	TRIM	CLASS 3
FCB-4	FIBER BOARD CEMENT PANEL	HARDIE	SMOOTH	NAVAJO BEIGE	CORNER TRIMS TO MATCH	CLASS 3
SHINGL-1	ASPHALT SHINGLE	T.B.D.	-	DARK GREY	MATCH EXISTING	CLASS 2
FSC-1	FASCIA	HARDIE	ROUGH SAWN	RICH EXPRESSO	-	CLASS 3
PCAST-1	PRECAST CAP	T.B.D.	T.B.D.	TAN	-	N/A (NOT CONSIDERED "MAJOR FACADE MATERIAL")
GLU LAM-1	GLU LAM	T.B.D.	STAIN	DARK BROWN	-	CLASS 3
MTL-1	KNOTWOOD METAL SIDING/ FENCING	KNOTWOOD	WOODGRAIN	WENGE	SPECIAL ORDER COLOR	CLASS 4
WND-1	COMPOSITE WINDOW	PELLA	-	DARK BRONZE	SEE SPEC	CLASS 1 (CLEAR GLASS)

NOTE: THE "BASIS OF DESIGN" MATERIALS FOR THE PROJECT ARE LISTED ON THE SCHEDULE ABOVE. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL INFORMATION AND OTHER APPROVED SUBSTITUTIONS. OWNER APPROVAL OF EXTERIOR DESIGN AND MATERIALS.

DESIGN DEVELOPMENT PHASE: OWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CONSTRUCTION DOCUMENT PHASE: OWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CONSTRUCTION ADMIN. PHASE: OWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

2 ASPENS EAST ELEVATION  
 1/8" = 1'-0"

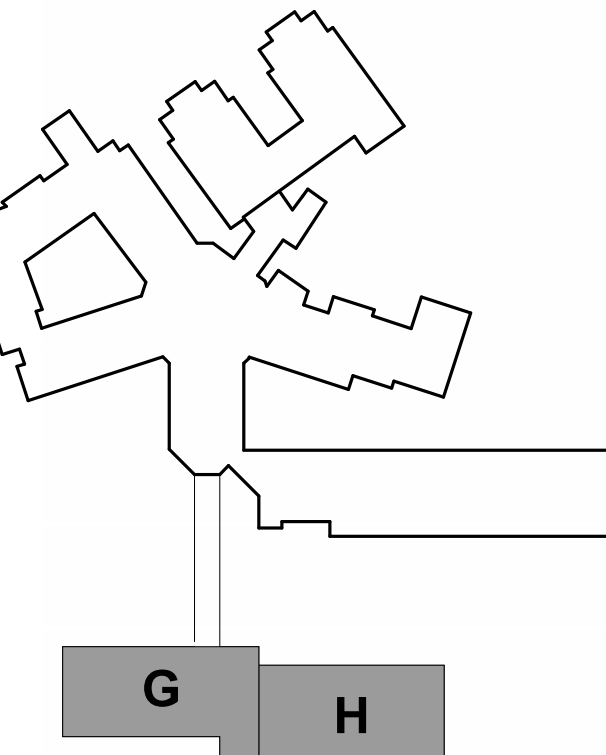
4 ASPENS WEST ELEVATION  
 1/8" = 1'-0"



3 ASPENS SOUTH ELEVATION  
 1/8" = 1'-0"



1 ASPENS NORTH ELEVATION  
 1/8" = 1'-0"



Key Plan

EXTERIOR ELEVATIONS,  
 EXTERIOR MATERIAL FINISH SCHEDULE -  
 AREA G & H

ISSUES & REVISIONS DATE

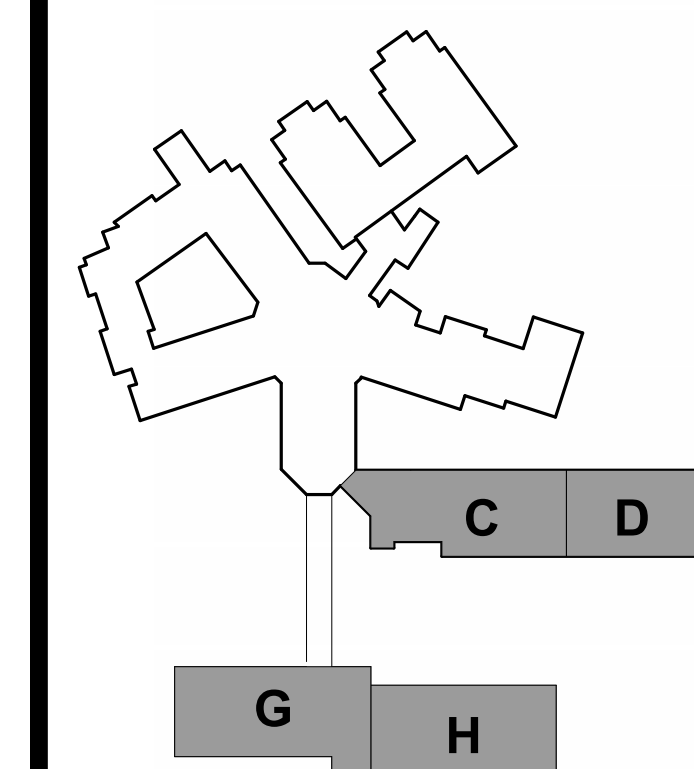
ISSUES & REVISIONS	DATE

COMMISSION NO: 82748-23178  
 DRAWN BY: Author  
 CHECKED BY: Checker

SHEET

A3.4





Key Plan

ENLARGED DECK  
ELEVATIONS

ISSUES & REVISIONS DATE

ISSUES & REVISIONS	DATE

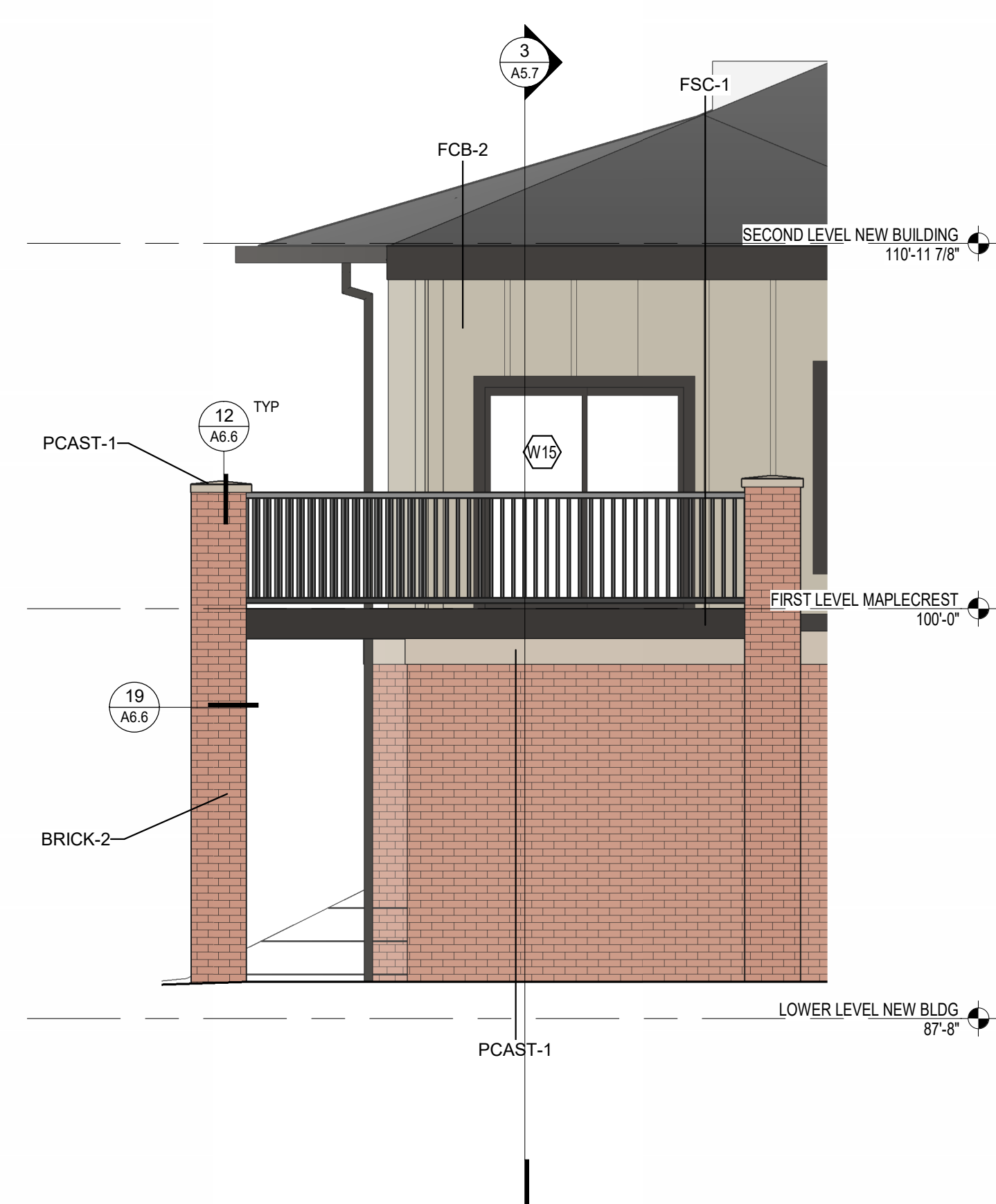
COMMISSION NO: 82748-23178

DRAWN BY: Author

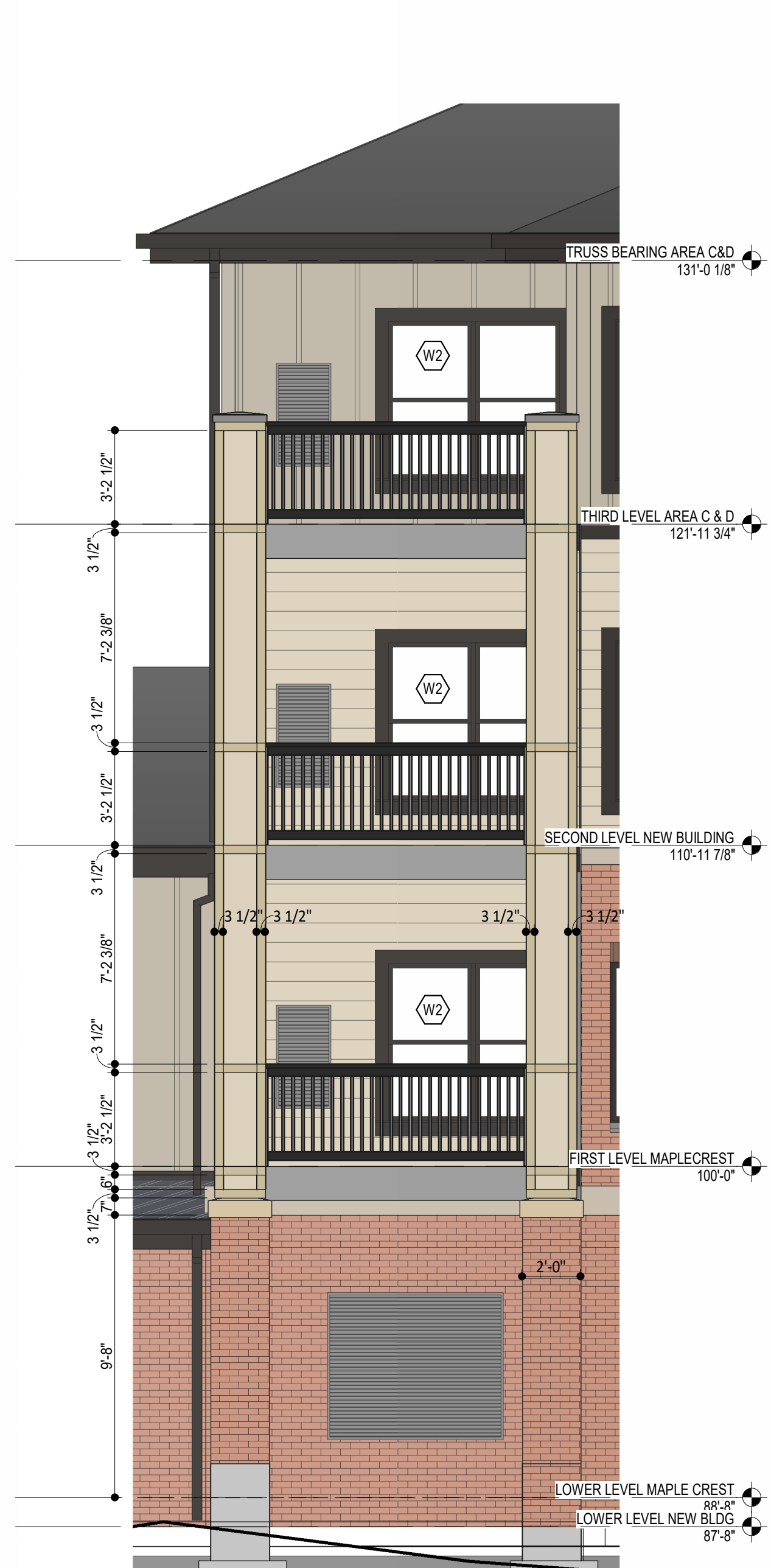
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SHEET

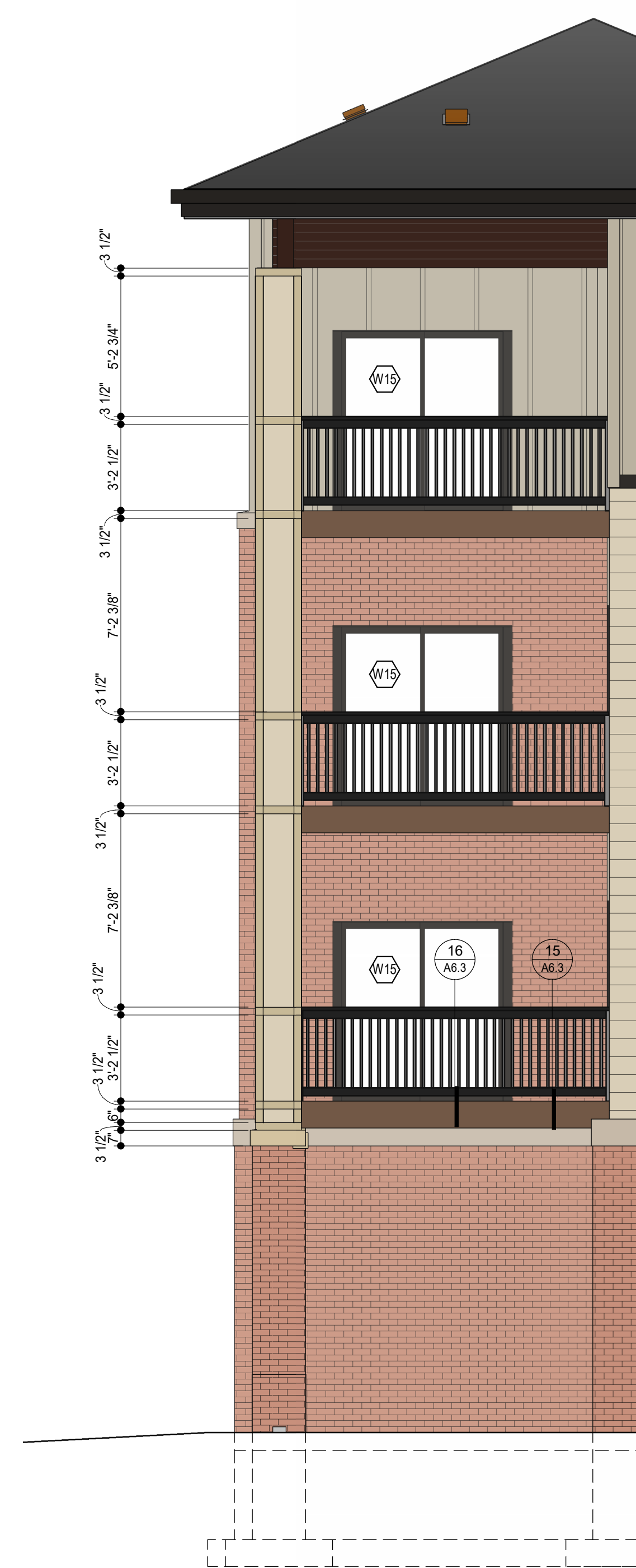
A3.5



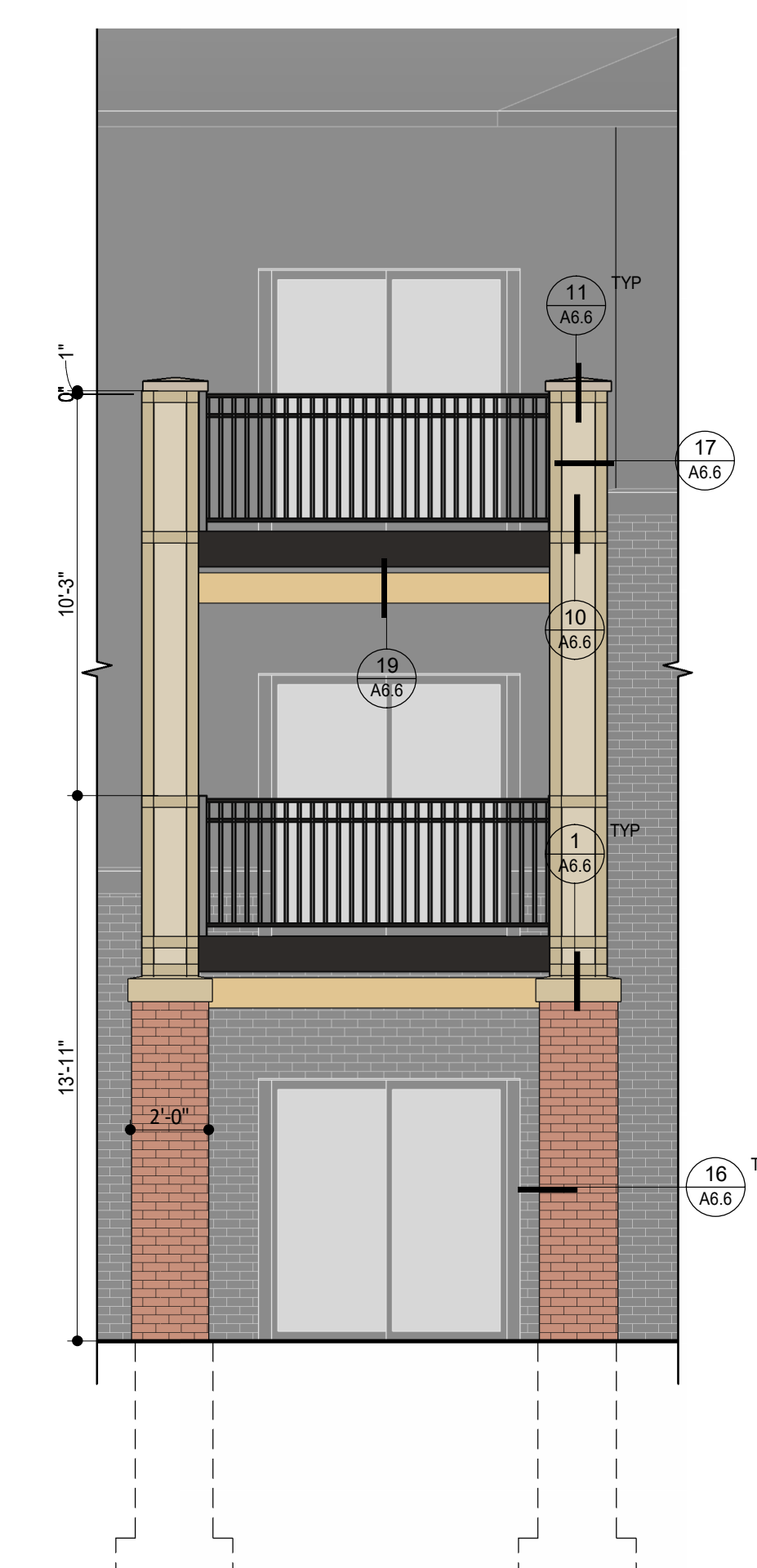
5  
A3.5  
ENLARGED CORNER DECK  
PIER ELEVATION - AREA C  
1/4" = 1'-0"



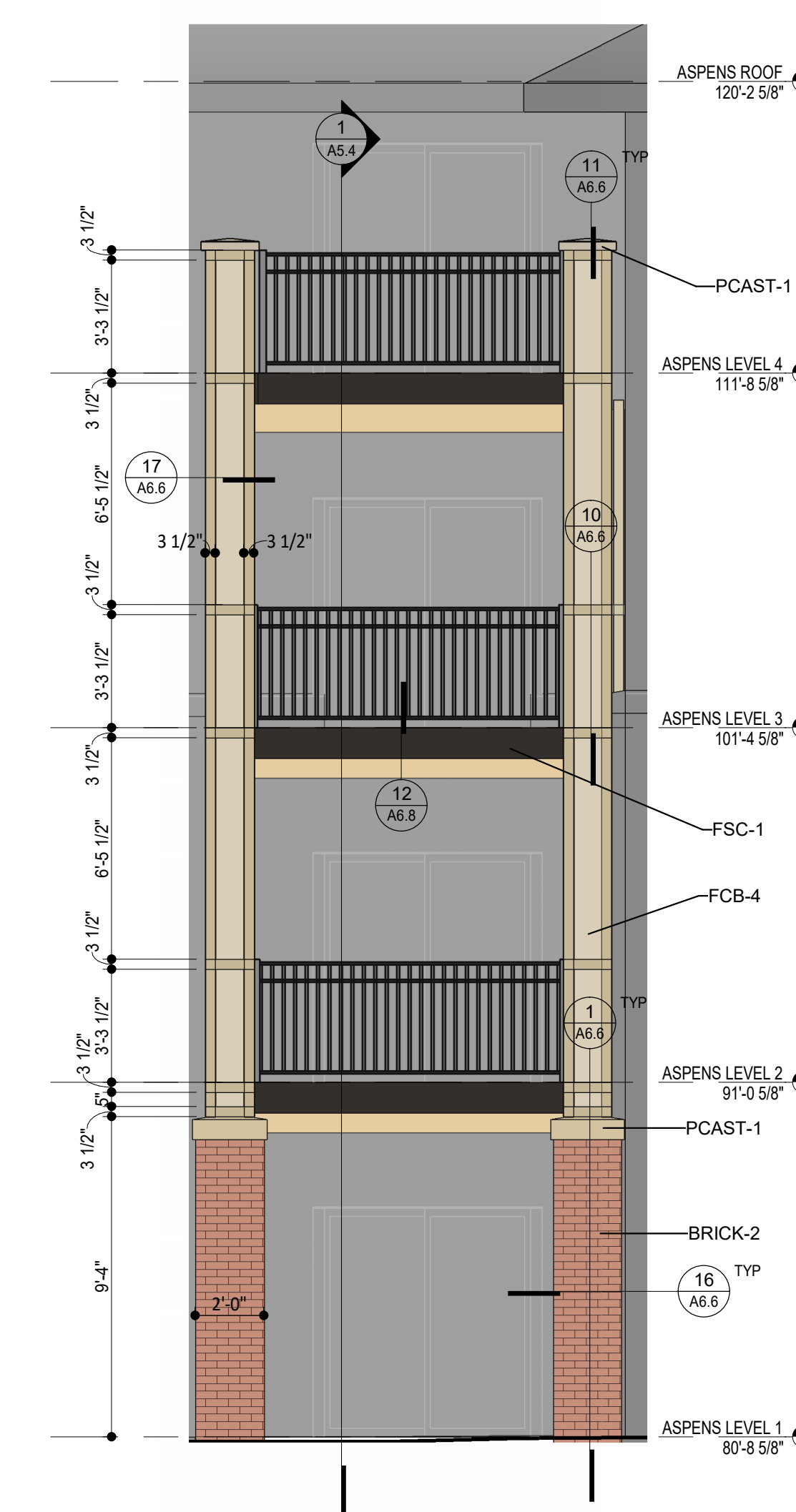
4  
A3.5  
ENLARGED DECK PIER  
ELEVATION - AREA C  
1/4" = 1'-0"



3  
A3.5  
ENLARGED CORNER DECK PIER  
ELEVATION - AREAS C & D  
1/4" = 1'-0"



2  
A3.5  
ENLARGED DECK PIER -  
AREAS G & H  
1/4" = 1'-0"

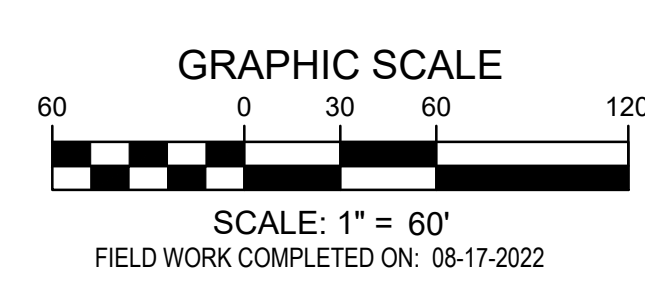
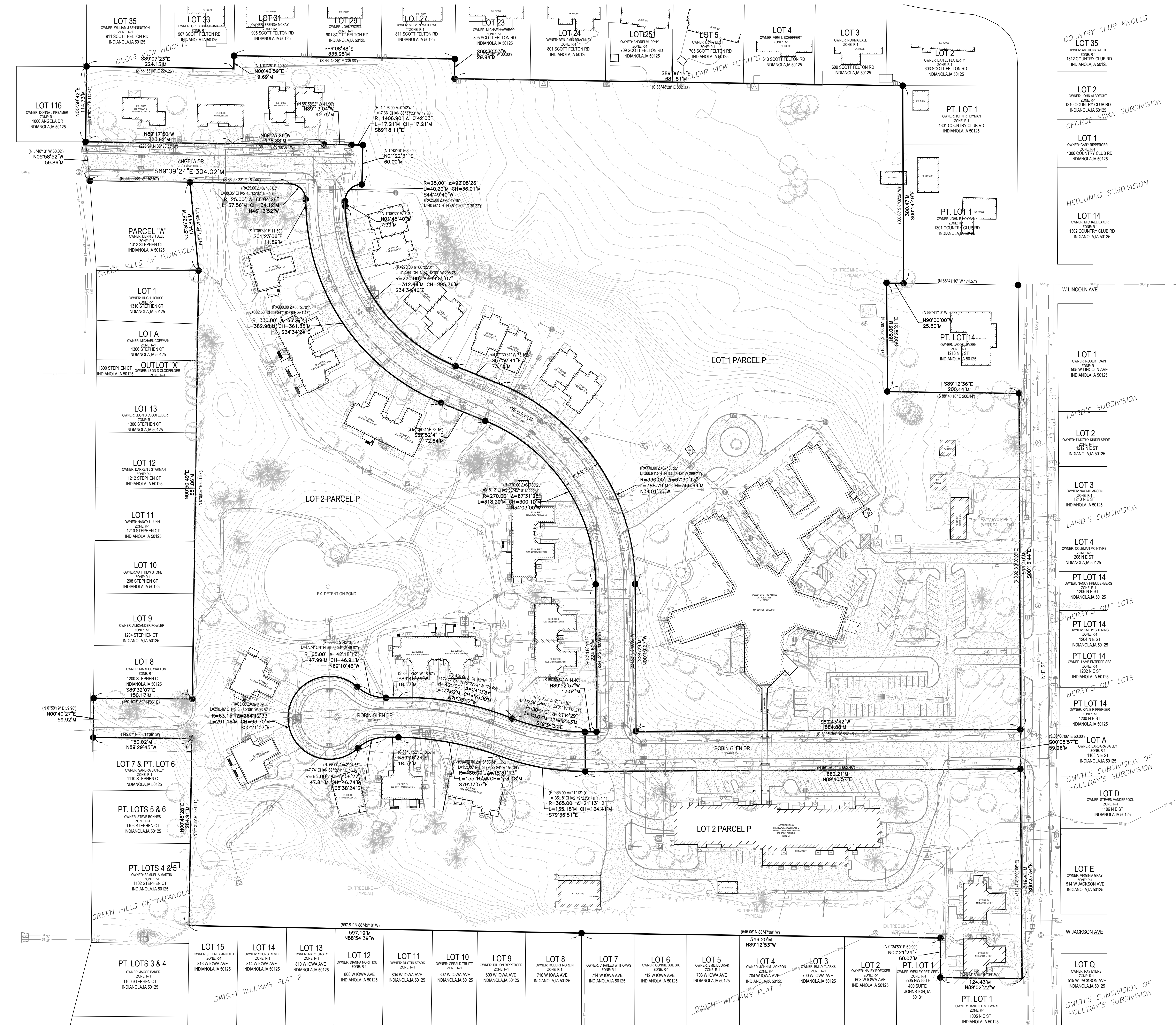


1  
A3.5  
ENLARGED DECK PIER  
ELEVATION - AREAS G & H  
1/4" = 1'-0"



# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN



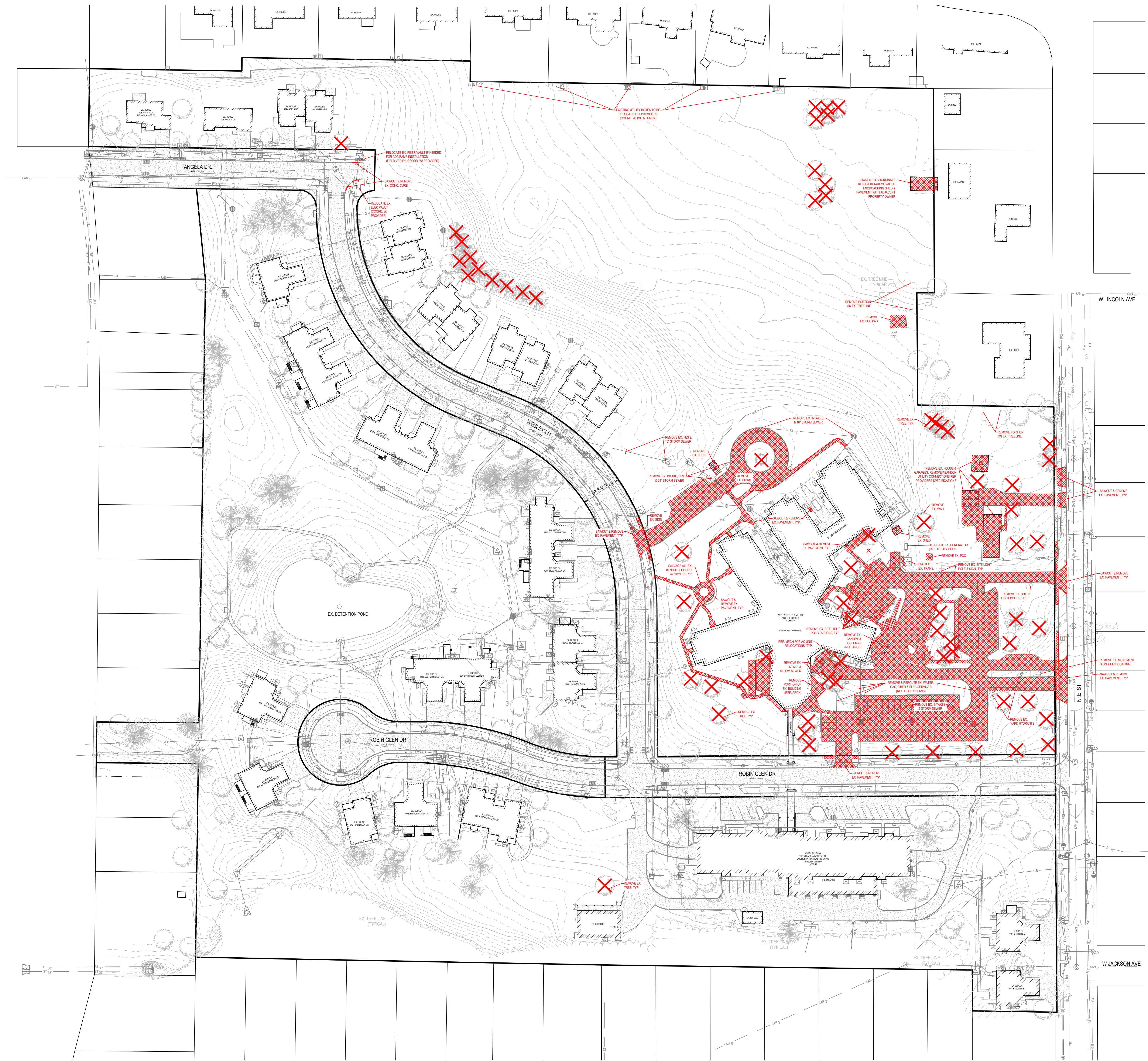
PRELIMINARY PLAT / SITE PLAN  
**THE VILLAGE, A WESLEYLIFE COMMUNITY**  
 1203 N E STREET  
 INDIANOLA, IOWA

REFERENCE NUMBER:	
DRAWN BY:	EWB
REVISION DATE:	04-17-24 CITY SUBMITTAL 06-12-24 50% CD SET 07-01-24 CITY SUBMITTAL 07-10-24 75% CD SET 08-06-24 CITY SUBMITTAL 08-16-24 95% CD SET 09-09-24 CITY SUBMITTAL
PROJECT NUMBER:	210592-2
SHEET NAME:	EXISTING CONDITIONS
SHEET NUMBER:	C0.2

9/8/2024 9:00:38 AM L:\LAND PROJECTS\20210210592-2 WESLEYLIFE\PRELIMINARY PLAT DWGS\01 PRELIMINARY PLAT COVER & LAYOUT.DWG

# THE VILLAGE, A WESLEYLIFE COMMUNITY

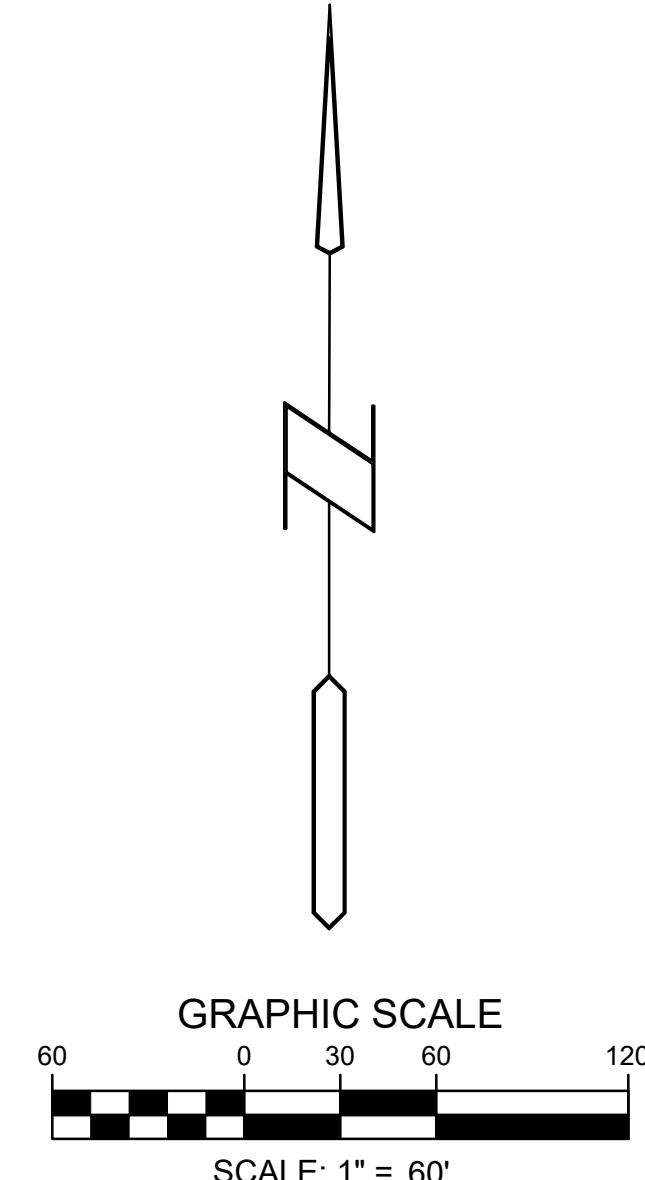
## PRELIMINARY PLAT / SITE PLAN



- DEMO NOTES:**
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
  2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
  3. A BUILDING PERMIT WILL BE REQUIRED FOR THE RELOCATION OF THE ENCROACHING SHED. SHOULD THE SHED BE DEMOLISHED, A DEMOLITION PERMIT MAY BE REQUIRED BY THE CITY OF INDIANOLA.
  4. WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY PERMIT FROM THE CITY OF INDIANOLA.
  5. COORDINATE REMOVAL OF ALL ELECTRICAL & MECHANICAL EQUIPMENT WITH ELEC/MECH PLANS.
  6. COORDINATE REMOVAL OF ALL BUILDING/CANOPY AREAS WITH STRUCTURAL & ARCHITECTURAL PLANS.

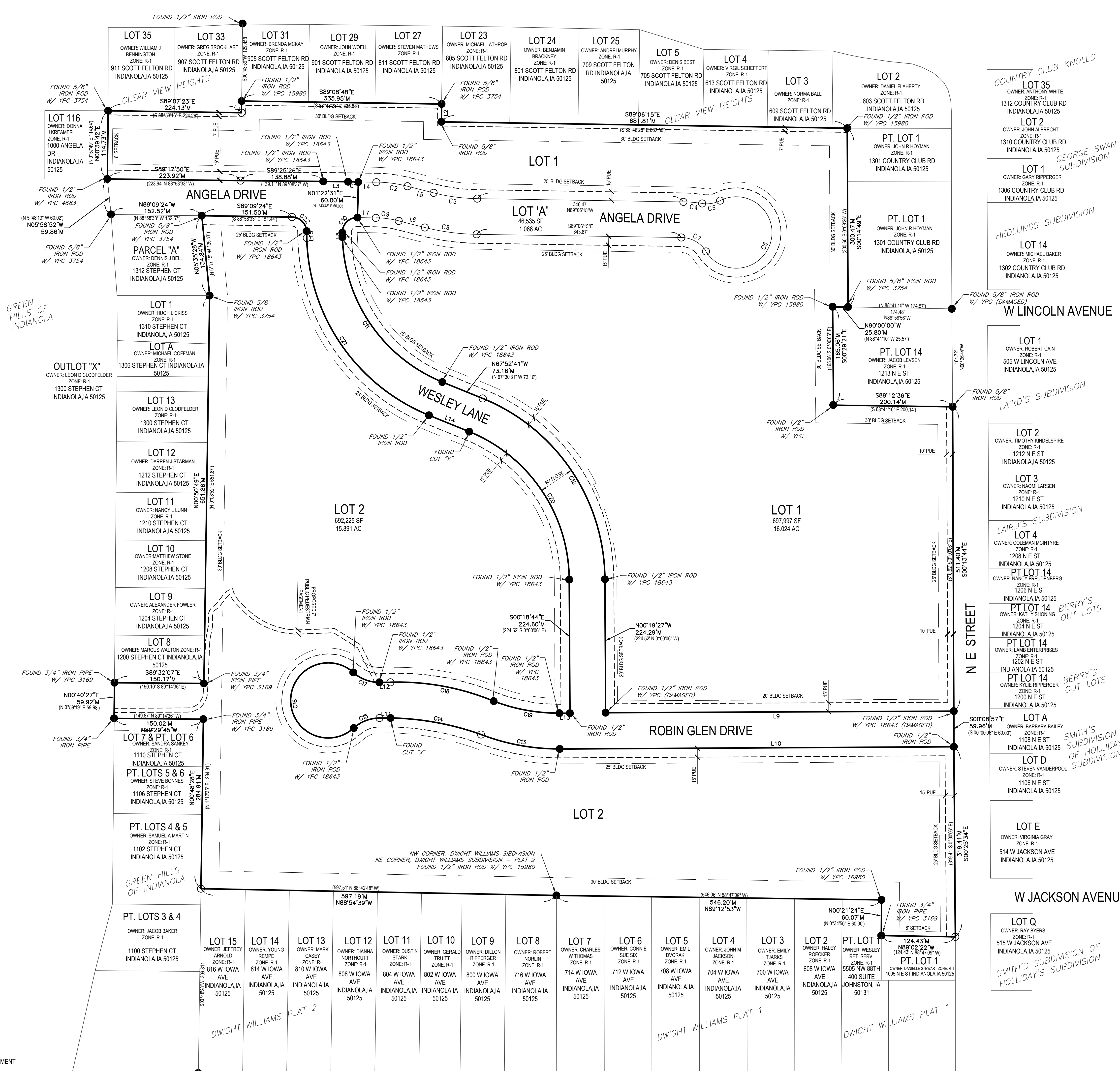
**DEMO LEGEND:**

- AREA TO BE REMOVED
- EX. TREE/STUMP TO BE REMOVED



9/8/2024 9:00:30 AM L:\LAND PROJECTS\2021\10592-2 WESLEYLIFE\PRELIMINARY PLAT\DWGS\01 PRELIMINARY PLAT COVER & LAYOUT.DWG

REFERENCE NUMBER:	
DRAWN BY:	EWM
REVISION DATE:	04-17-24 CITY SUBMITTAL 06-12-24 50% CD SET 07-01-24 CITY SUBMITTAL 07-10-24 75% CD SET 08-06-24 CITY SUBMITTAL 08-16-24 95% CD SET 09-09-24 CITY SUBMITTAL
PROJECT NUMBER:	210592-2
SHEET NAME:	DEMO PLAN
SHEET NUMBER:	C1.1



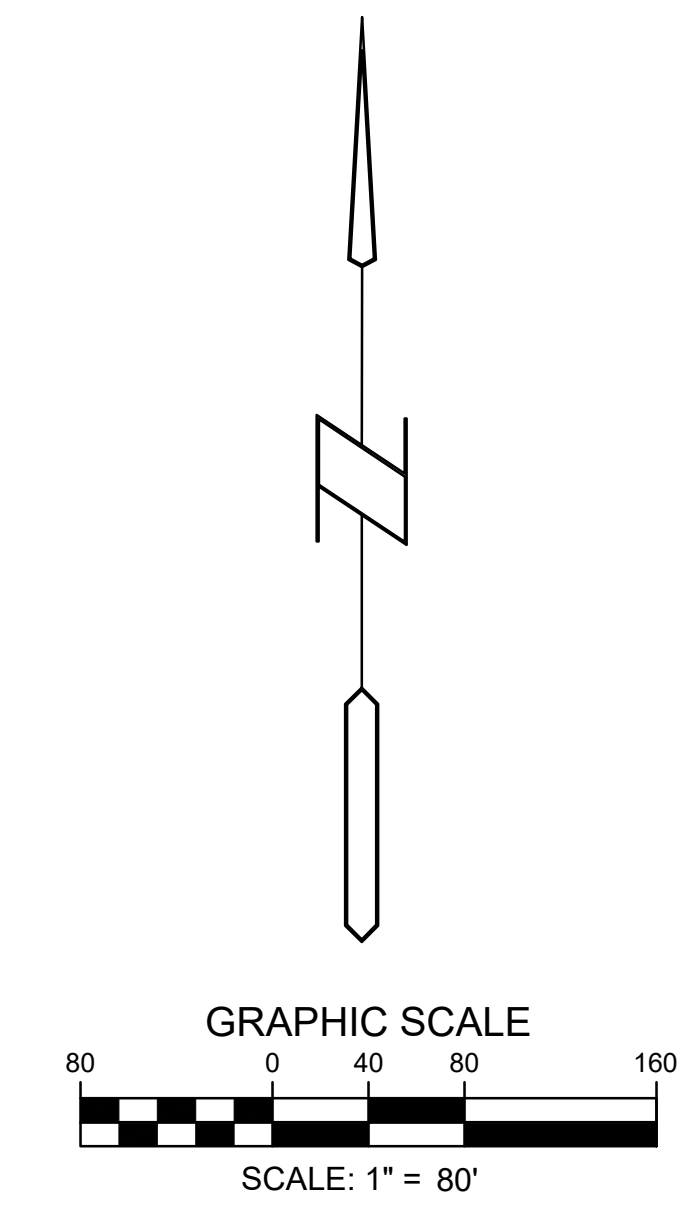
**SURVEY NOTES:**  
THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.  
ALL CORNERS HAVE BEEN PLACED WITH A 5/8 INCH IRON ROD UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.  
LOT 'A' IS A STREET LOT AND WILL BE DEEDED TO THE CITY OF INDIANOLA.

Curve Table				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	1406.90 (1409.90)	0° 42' 03" (0°42'41")	17.21 (17.33)	17.21 (17.33) S89° 18' 11"E (N88°37'23"W)
C2	228.00	013° 15' 12"	52.74	52.62 N82° 28' 39"W
C3	320.00	013° 15' 12"	74.02	73.86 N82° 28' 39"W
C4	228.00	007° 57' 13"	31.65	31.62 N85° 07' 39"W
C5	50.00	035° 40' 14"	31.13	30.63 S81° 00' 50"W
C6	60.00	264° 41' 38"	277.19	88.69 N15° 31' 32"E
C7	50.00	056° 58' 36"	49.72	47.70 S60° 38' 57"E
C8	380.00	013° 15' 12"	87.90	87.70 S82° 28' 39"E
C9	168.00	013° 15' 12"	38.86	38.77 S82° 28' 39"E
C10	25.00	092° 08' 26" (92°49'18")	40.20 (40.50)	36.01 (36.22) S44° 49' 40"W (N45°19'03"E)
C11	270.00	066° 25' 07" (66°25'01")	312.99 (312.98)	295.76 (298.75) N34° 34' 46"W (N34°18'00"W)
C12	330.00	067° 30' 13" (67°30'25")	388.79 (388.81)	366.69 (366.71) N34° 01' 55"W (N33°45'18"W)
C13	365.00 (365.00)	021° 13' 12" (21°13'10")	135.18 (135.18)	134.41 (134.41) S79° 36' 51"E (S79°23'31"E)
C14	480.00 (480.00)	018° 31' 13" (18°30'54")	155.15 (155.06)	154.48 (154.39) S79° 37' 57"E (S79°22'24"E)
C15	65.00 (65.00)	042° 08' 27" (42°04'55")	47.81 (47.74)	46.74 (46.67) N68° 38' 24"E (N68°59'41"W)
C16	63.00 (63.00)	264° 12' 33" (264°09'50")	291.18 (290.46)	93.70 (93.52) S00° 21' 07"E (S00°02'08"W)
C17	65.00 (65.00)	042° 18' 17" (42°04'55")	47.89 (47.74)	46.91 (46.87) N68° 10' 46"W (N68°55'24"W)
C18	420.00 (420.00)	024° 13' 51" (24°15'04")	177.62 (177.77)	176.30 (176.45) N79° 38' 57"W (N79°22'24"W)
C19	305.00 (305.00)	021° 14' 29" (21°13'10")	113.07 (112.96)	112.43 (112.31) S79° 38' 30"E (N79°23'31"W)
C20	270.00 (270.00)	067° 31' 28" (67°30'25")	318.20 (318.12)	300.10 (300.04) N34° 03' 00"W (N33°45'18"E)
C21	330.00 (330.00)	066° 29' 41" (66°29'41")	382.98 (382.98)	361.85 (361.85) N34° 34' 24"W (N34°34'24"E)
C22	25.00 (25.00)	086° 04' 28" (87°30'03")	37.56 (38.35)	34.12 (34.70) N46° 13' 52"W (S45°02'02"E)

Line Table		
L1	19.69 (19.69)	N00° 43' 59"E (N01°07'28"E)
L2	29.94 (30.00)	S00° 30' 53"W (S00°54'28"W)
L3	41.75 (41.90)	N89° 13' 04"W (N88°58'33"W)
L4	30.36	N89° 06' 10"W
L5	45.38	N75° 51' 03"W
L6	45.38	S75° 51' 03"E
L7	30.86	S89° 06' 20"E
L8	7.39 (7.42)	N01° 45' 40"W (N01°05'30"W)
L9	584.88	N89° 43' 42"E
L10	662.21	S89° 40' 57"W
L11	18.57 (18.57)	N89° 46' 24"E (N89°57'52"E)
L12	18.57	S89° 46' 24"W (S89°57'52"W)
L13	17.54 (14.46)	N89° 52' 57"W (N89°59'54"W)
L14	72.84 (73.16)	S67° 52' 41"E (S67°30'31"E)
L15	11.59 (11.59)	S01° 23' 06"E (S01°03'30"E)

**ABBREVIATIONS:**  
AC ACRES  
PUE PUBLIC UTILITY EASEMENT  
TYP TYPICAL  
N NORTH  
S SOUTH  
E EAST  
W WEST  
YPC YELLOW PLASTIC CAP  
MPE MINIMUM PROTECTION ELEVATION  
SF SQUARE FOOTAGE  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT

**LEGEND:**  
● PROPERTY CORNER - FOUND AS NOTED  
○ PROPERTY CORNER - PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #14775  
⊕ SECTION CORNER - FOUND AS NOTED  
✕ CUT "X" IN PAVEMENT  
○ ADDRESS



# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN



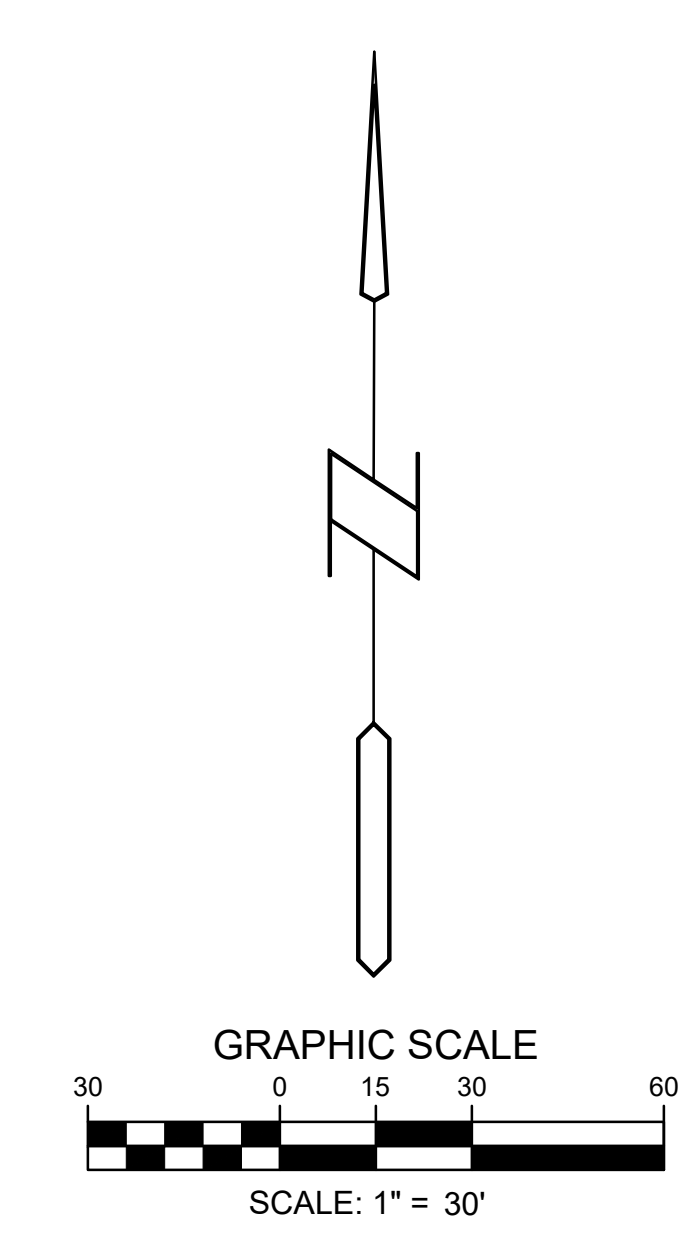
PRELIMINARY PLAT / SITE PLAN  
**THE VILLAGE, A WESLEYLIFE COMMUNITY**  
 1203 N E STREET  
 INDIANOLA, IOWA

REFERENCE NUMBER:	
DRAWN BY:	EWV
REVISION DATE:	04-17-24 CITY SUBMITTAL 06-12-24 50% CD SET 07-01-24 CITY SUBMITTAL 07-10-24 75% CD SET 08-06-24 CITY SUBMITTAL 08-16-24 95% CD SET 09-09-24 CITY SUBMITTAL
PROJECT NUMBER:	210592-2
SHEET NAME:	PROPOSED OVERALL LAYOUT PLAN
SHEET NUMBER:	C2.1

9/20/24 9:02:13 AM L:\LAND PROJECTS\20210210592-2 WESLEYLIFE\PRELIMINARY PLAT DWG\DWG\PRELIMINARY PLAT COVER & LAYOUT.DWG

# THE VILLAGE, A WESLEYLIFE COMMUNITY

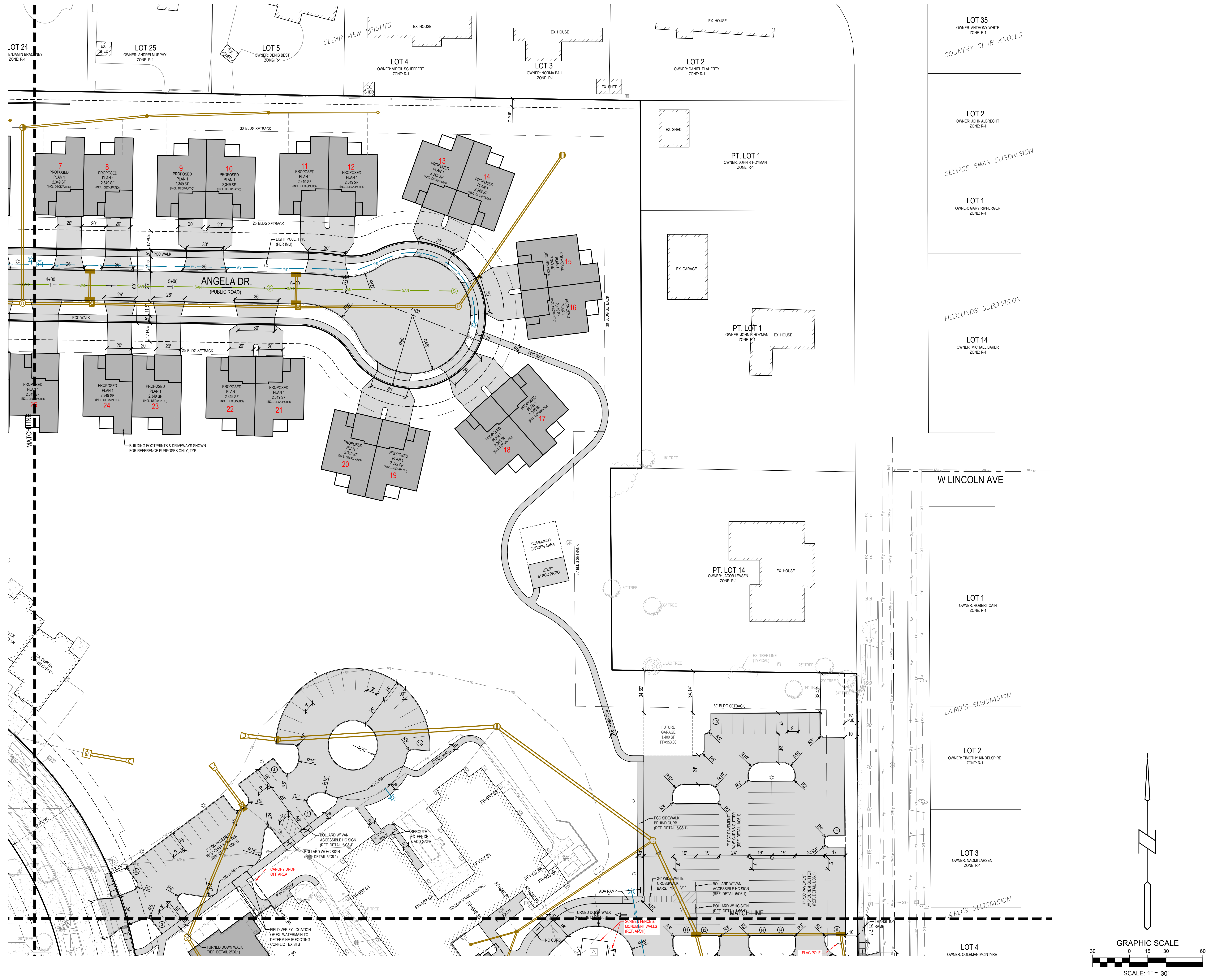
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REVISION DATE:	04-17-24 CITY SUBMITTAL 06-12-24 50% CD SET 07-01-24 CITY SUBMITTAL 07-10-24 75% CD SET 08-05-24 CITY SUBMITTAL 08-16-24 95% CD SET 09-09-24 CITY SUBMITTAL
PROJECT NUMBER:	210592-2
SHEET NAME:	PROPOSED NW LAYOUT PLAN
SHEET NUMBER:	C2.2

# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN



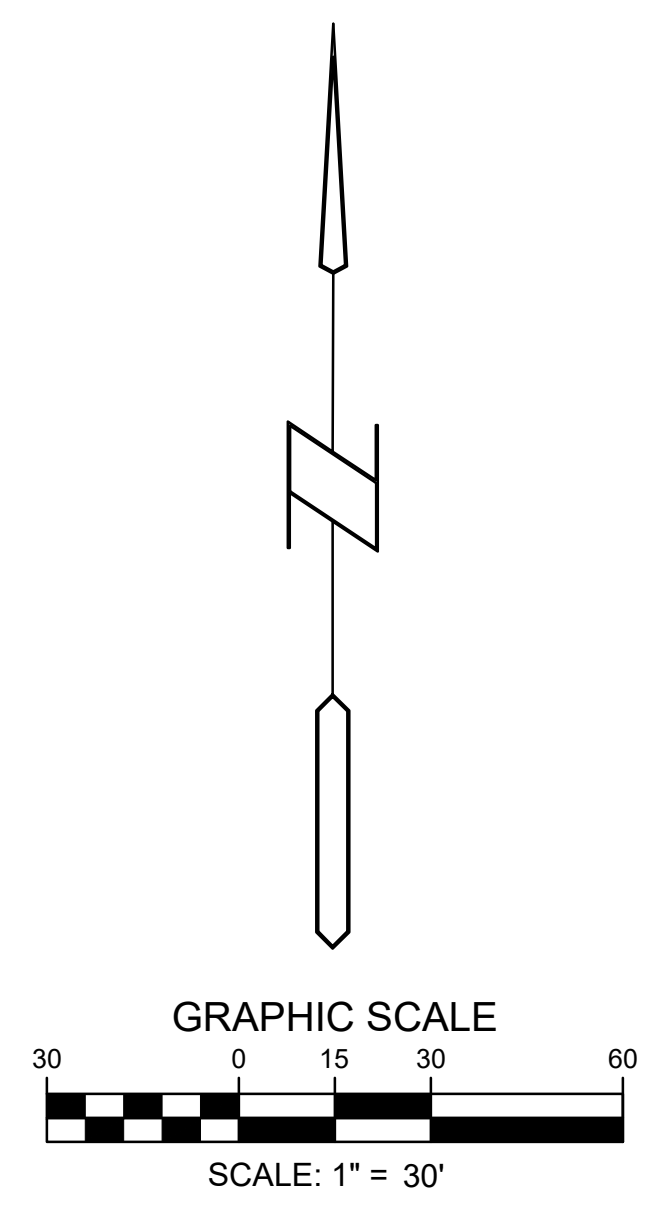
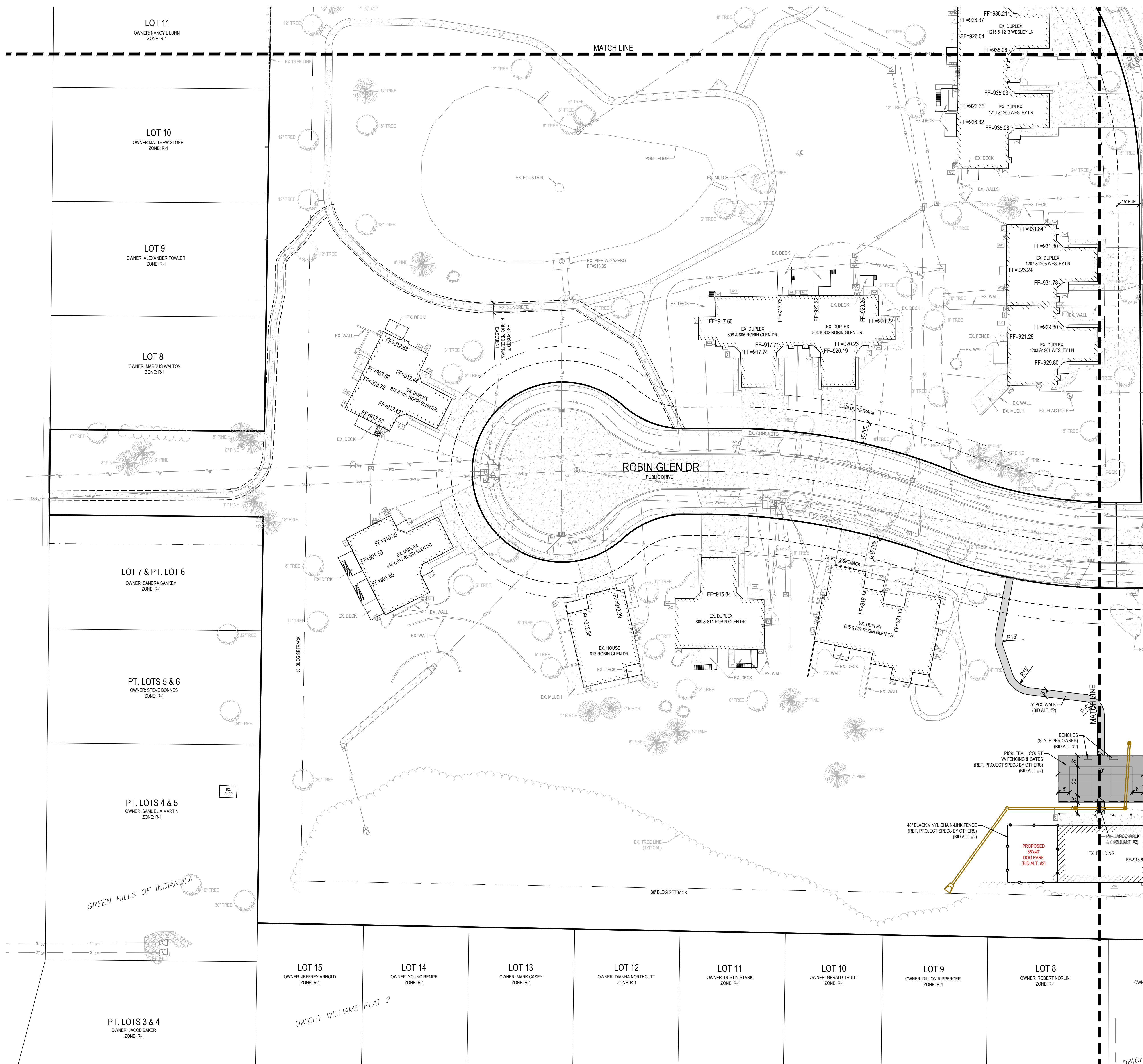
PRELIMINARY PLAT / SITE PLAN  
**THE VILLAGE, A WESLEYLIFE COMMUNITY**  
 1203 N E STREET  
 INDIANOLA, IOWA

REFERENCE NUMBER:	
DRAWN BY:	EWM
REVISION DATE:	04-17-24 CITY SUBMITTAL 06-12-24 50% CD SET 07-01-24 CITY SUBMITTAL 07-10-24 75% CD SET 08-06-24 CITY SUBMITTAL 08-16-24 95% CD SET 09-09-24 CITY SUBMITTAL
PROJECT NUMBER:	210592-2
SHEET NAME:	PROPOSED NE LAYOUT PLAN
SHEET NUMBER:	C2.3



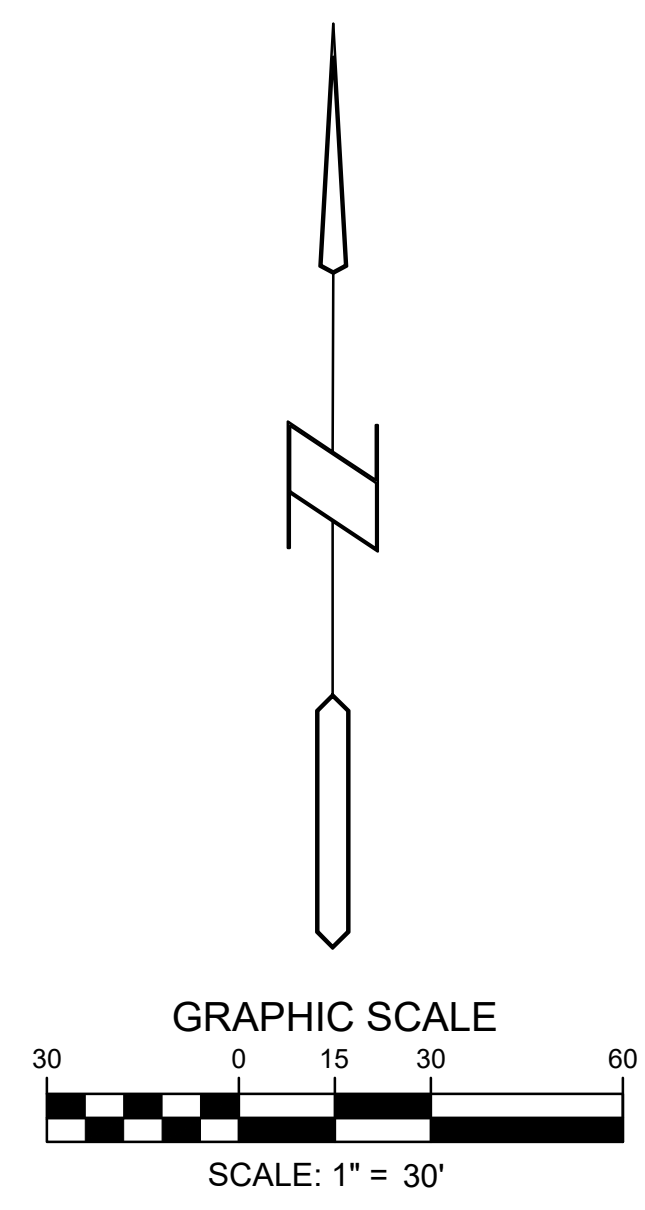
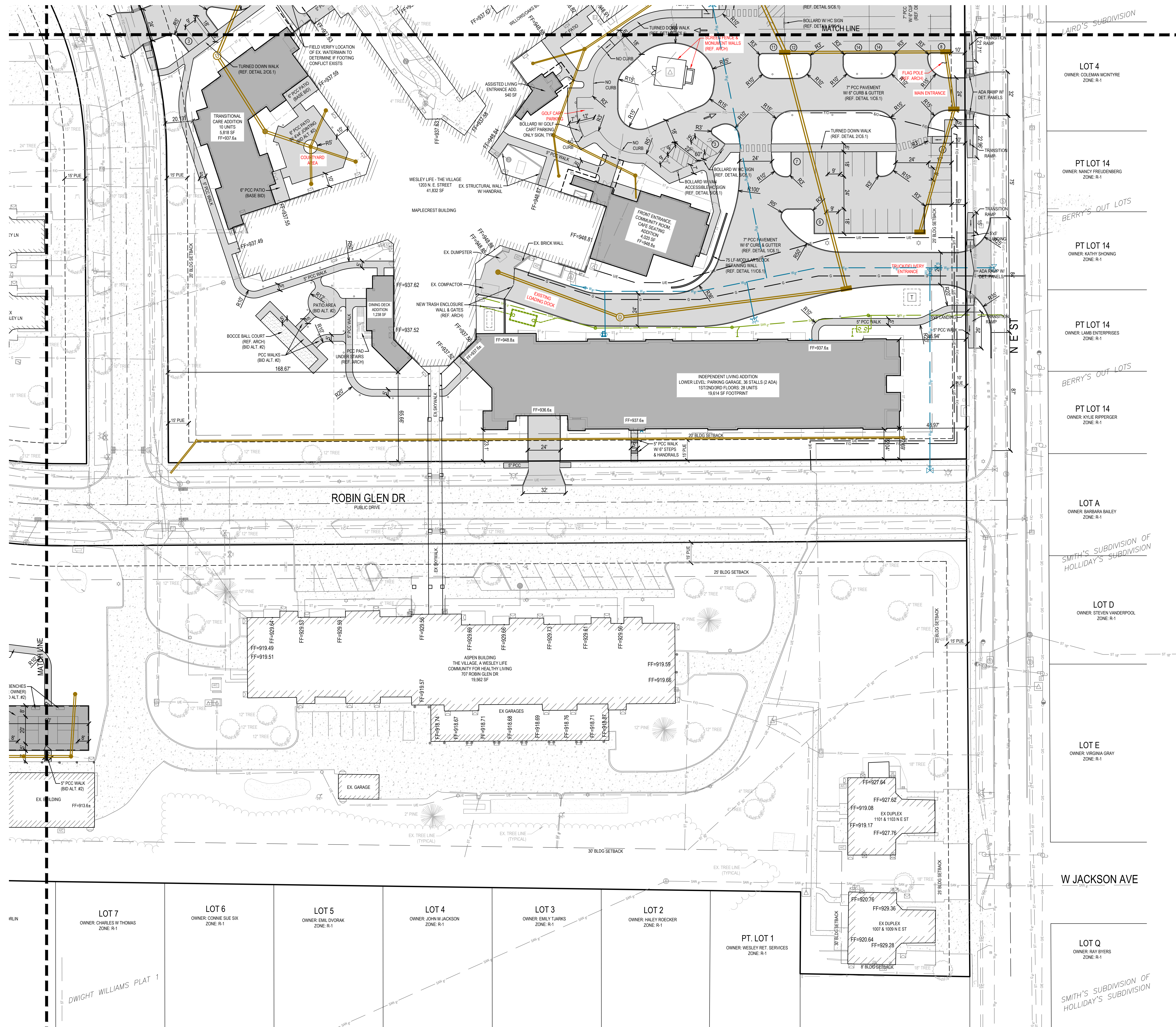
# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN



# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN



# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN



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PRELIMINARY PLAT / SITE PLAN  
**THE VILLAGE, A WESLEYLIFE COMMUNITY**  
 1203 N E STREET  
 INDIANOLA, IOWA

REFERENCE NUMBER:	
DRAWN BY:	EWM
REVISION DATE:	04-17-24 CITY SUBMITTAL 06-12-24 50% CD SET 07-01-24 CITY SUBMITTAL 07-10-24 75% CD SET 08-06-24 CITY SUBMITTAL 08-16-24 95% CD SET 09-09-24 CITY SUBMITTAL
PROJECT NUMBER:	210592-2
SHEET NAME:	PROPOSED OVERALL GRADING PLAN
SHEET NUMBER:	C3.1

# THE VILLAGE, A WESLEYLIFE COMMUNITY

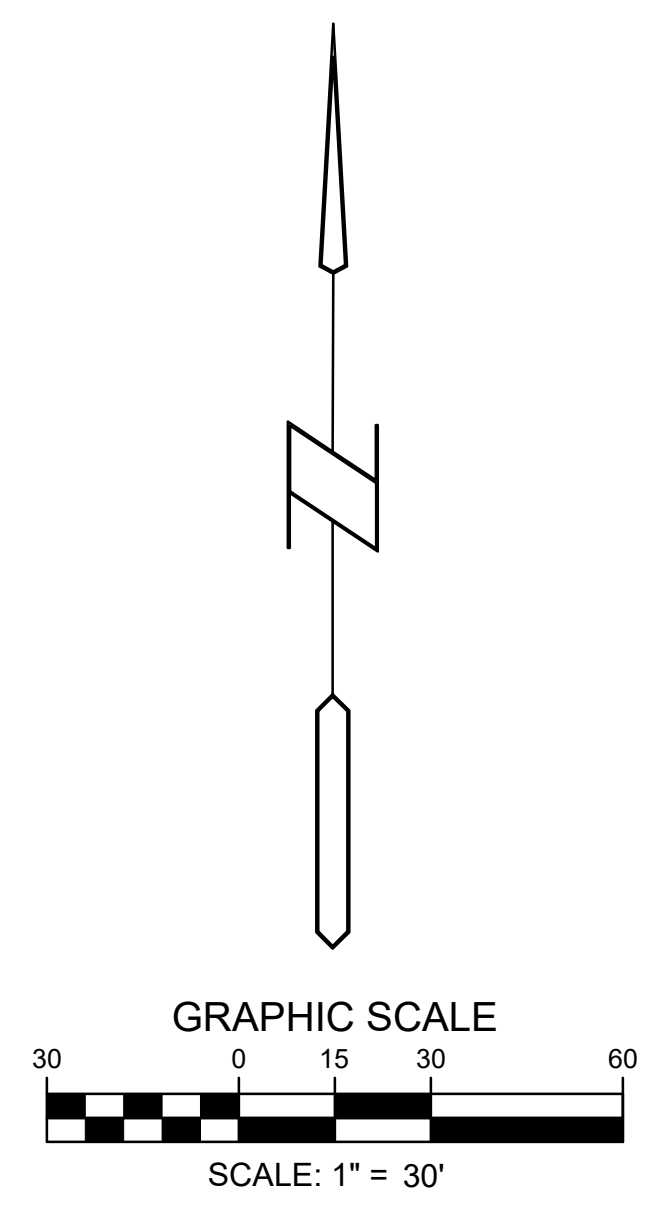
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SHEET NAME:	PROPOSED NW GRADING PLAN
SHEET NUMBER:	C3.2

# THE VILLAGE, A WESLEYLIFE COMMUNITY

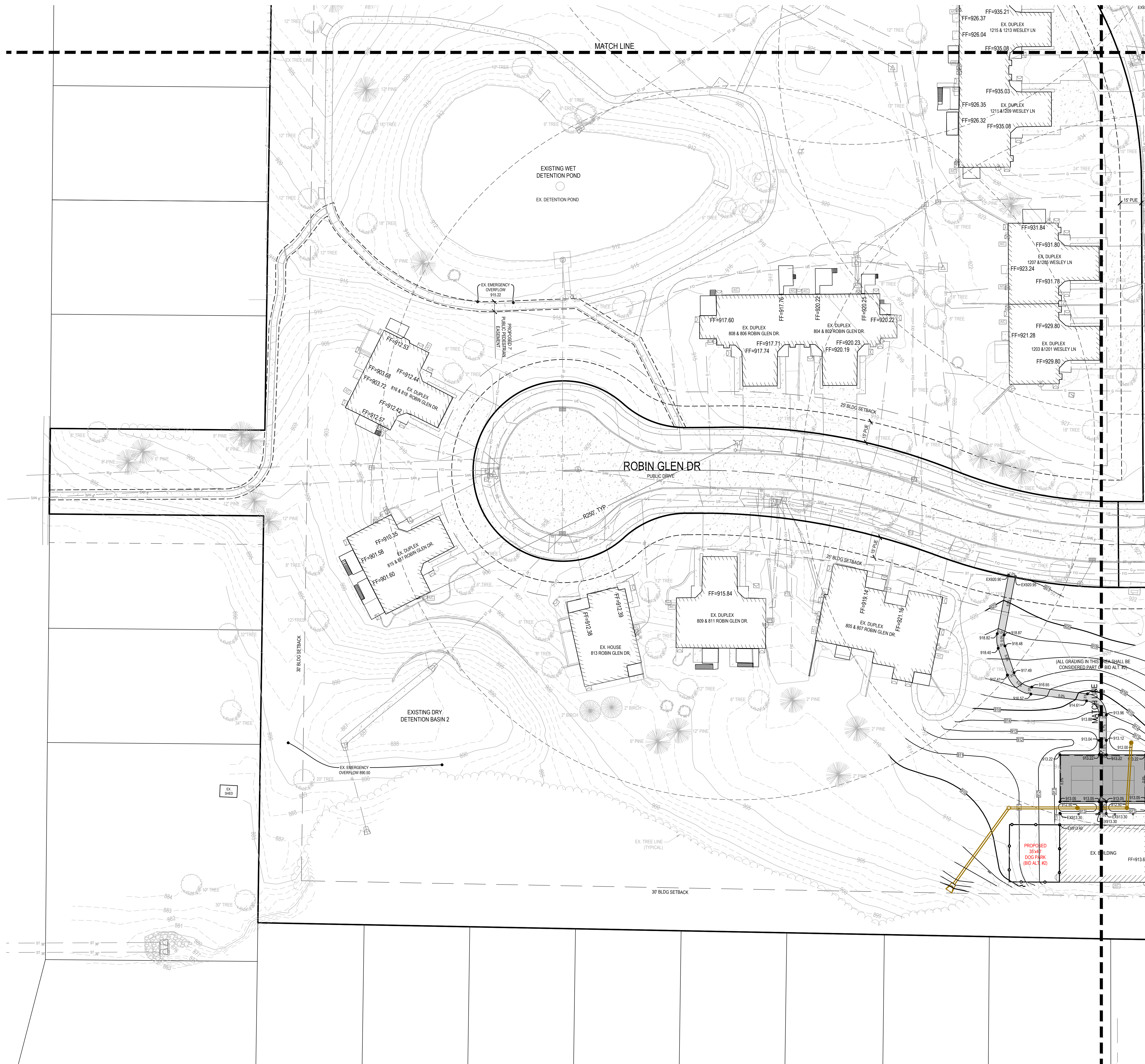
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PROJECT NUMBER:	210592-2
SHEET NAME:	PROPOSED NE GRADING PLAN
SHEET NUMBER:	C3.3

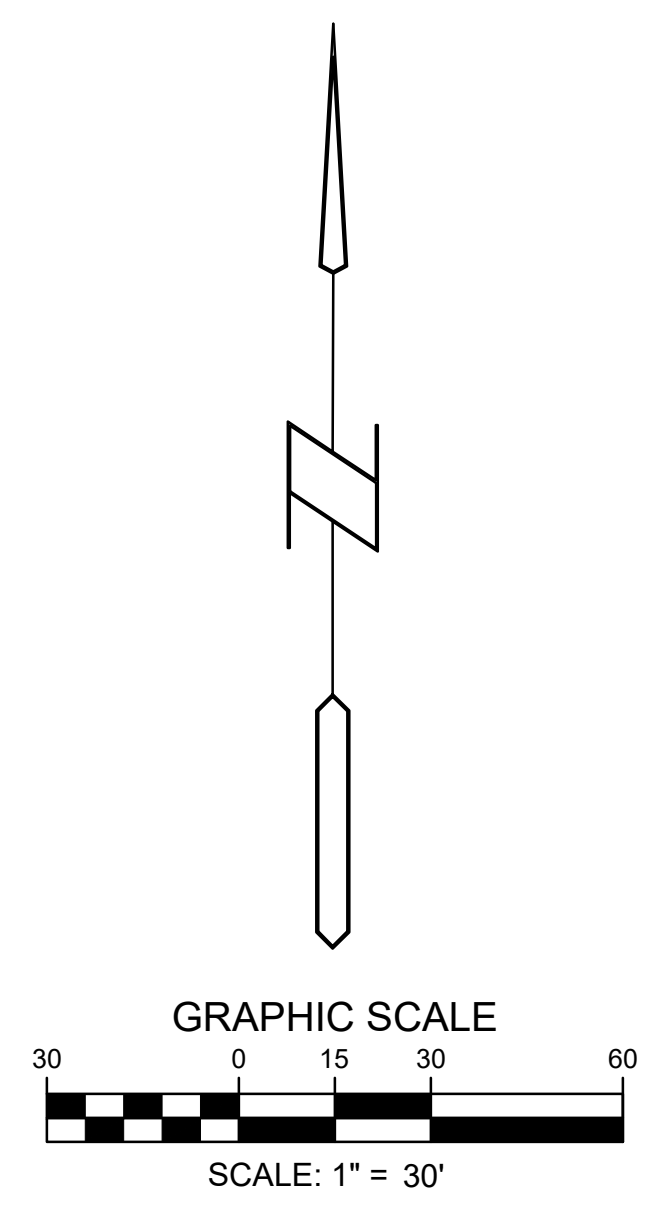
# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN



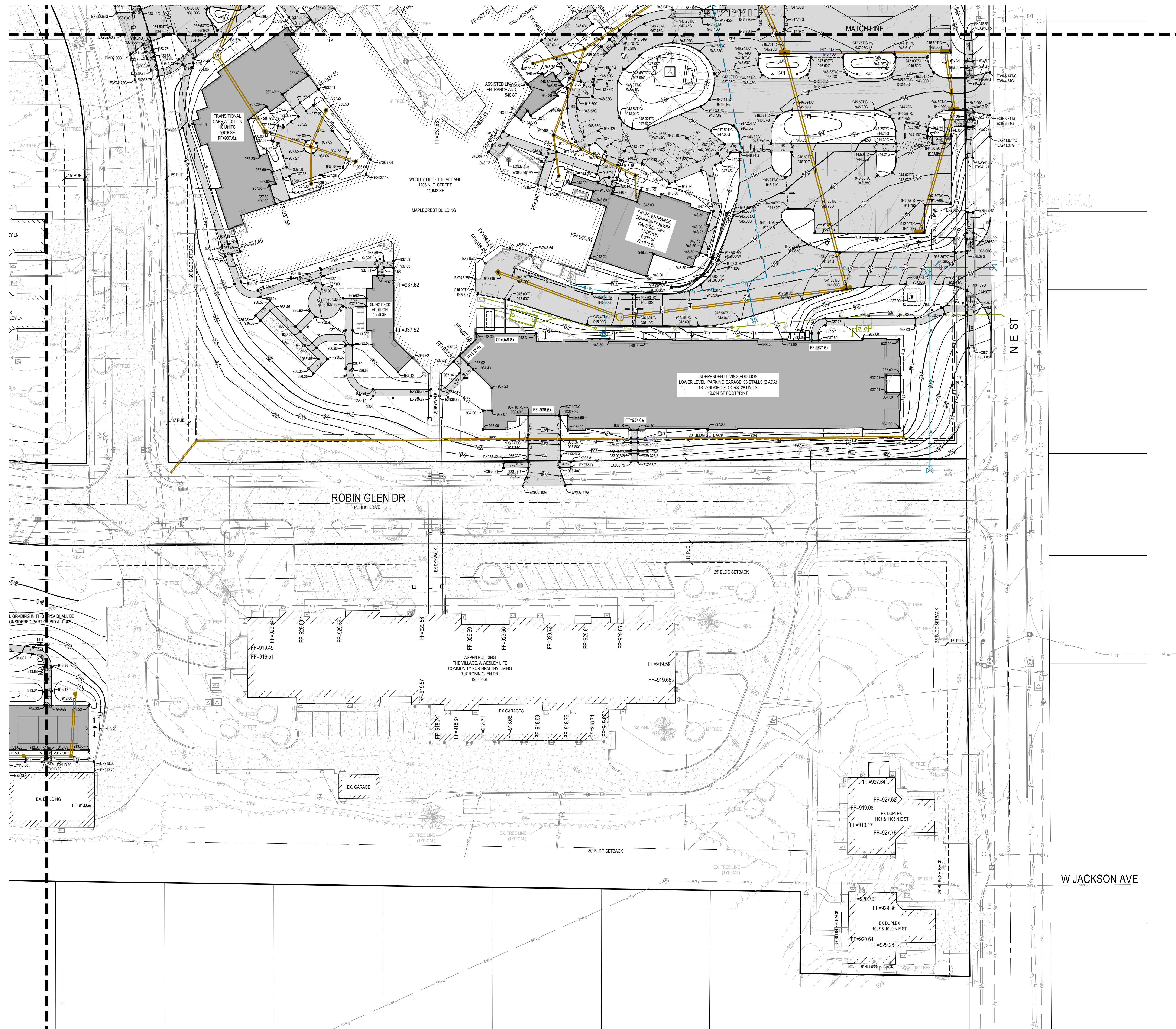
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PROJECT NUMBER:	210592-2
SHEET NAME:	PROPOSED SW GRADING PLAN
SHEET NUMBER:	C3.4



# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN



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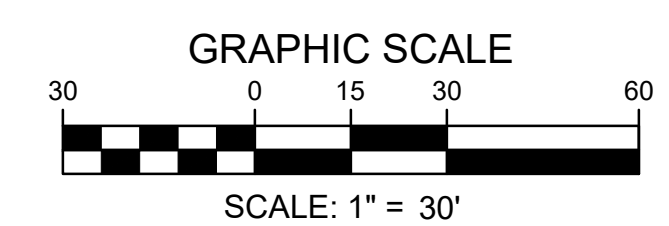
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EWM

REVISION DATE:  
04-17-24 CITY SUBMITTAL  
06-12-24 50% CD SET  
07-01-24 CITY SUBMITTAL  
07-10-24 75% CD SET  
08-06-24 CITY SUBMITTAL  
08-16-24 95% CD SET  
09-09-24 CITY SUBMITTAL

PROJECT NUMBER:  
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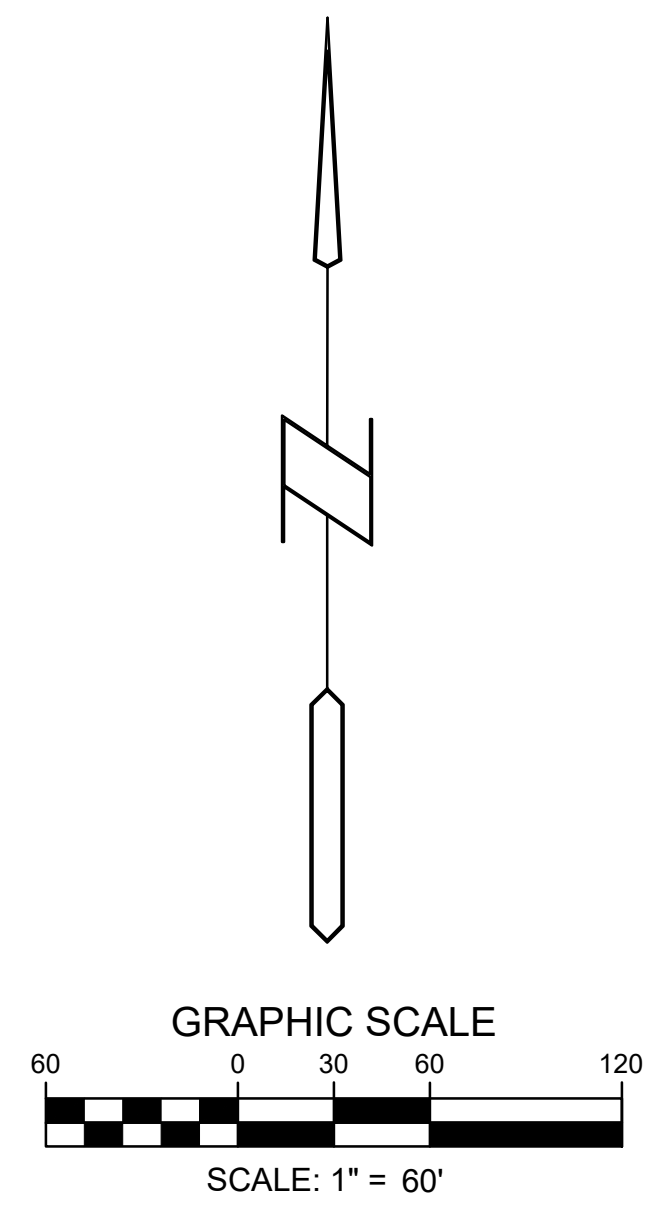
SHEET NAME:  
PROPOSED  
SE GRADING  
PLAN

SHEET NUMBER:  
C3.5



# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN



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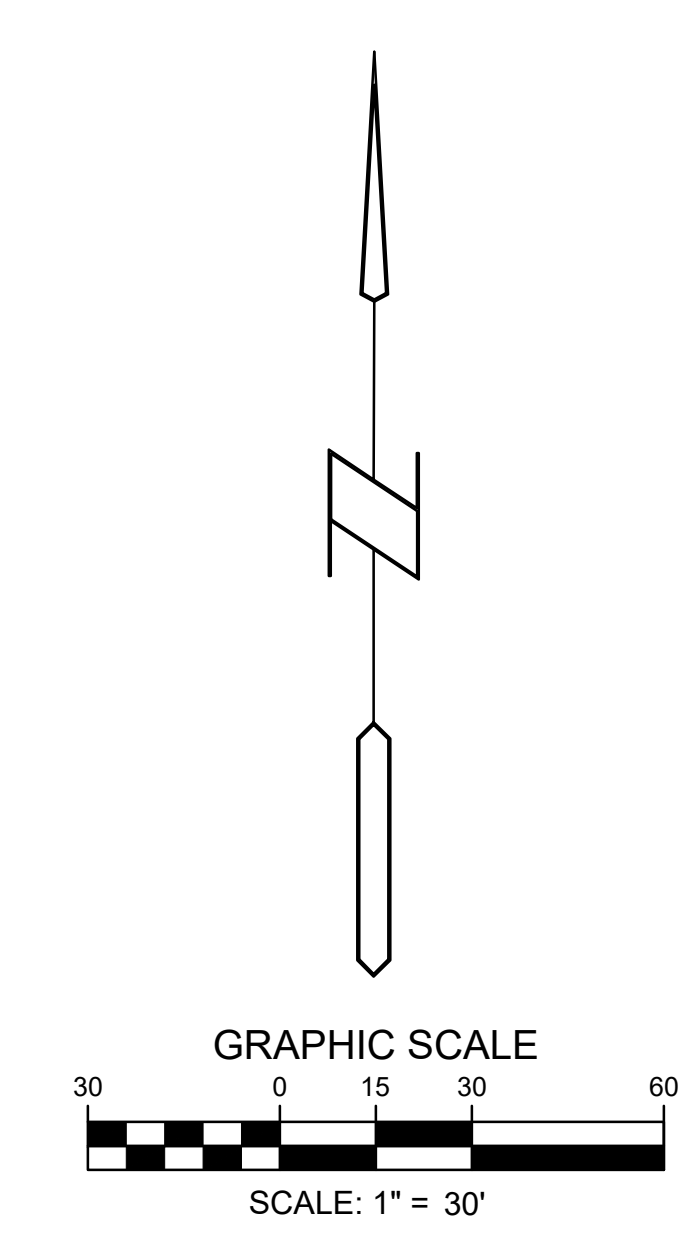
PRELIMINARY PLAT / SITE PLAN  
**THE VILLAGE, A WESLEYLIFE COMMUNITY**  
 1203 N E STREET  
 INDIANOLA, IOWA

REFERENCE NUMBER:	
DRAWN BY:	EWM
REVISION DATE:	04-17-24 CITY SUBMITTAL 06-12-24 50% CD SET 07-01-24 CITY SUBMITTAL 07-10-24 75% CD SET 08-06-24 CITY SUBMITTAL 08-16-24 95% CD SET 09-09-24 CITY SUBMITTAL
PROJECT NUMBER:	210592-2
SHEET NAME:	PROPOSED OVERALL UTILITY PLAN
SHEET NUMBER:	C4.1



# THE VILLAGE, A WESLEYLIFE COMMUNITY

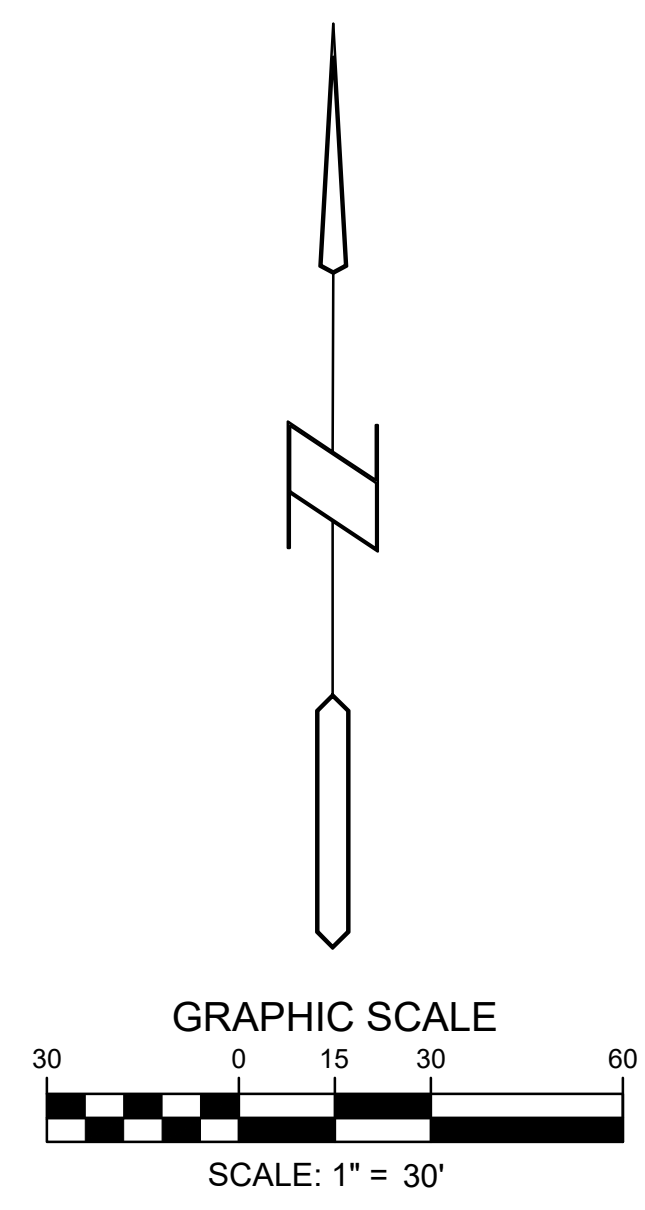
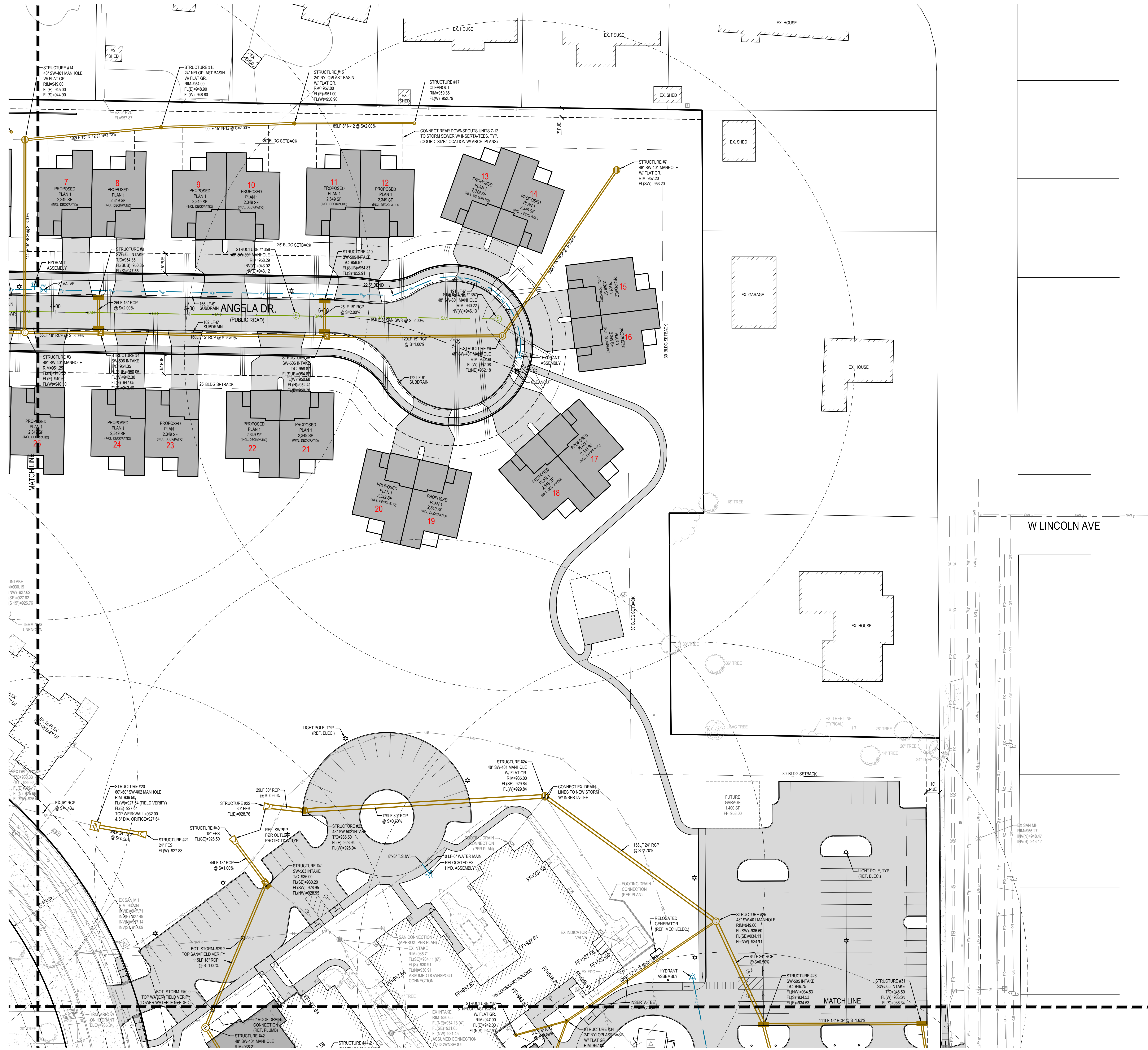
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PROJECT NUMBER:	210592-2
SHEET NAME:	PROPOSED NW UTILITY PLAN
SHEET NUMBER:	C4.2

# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN

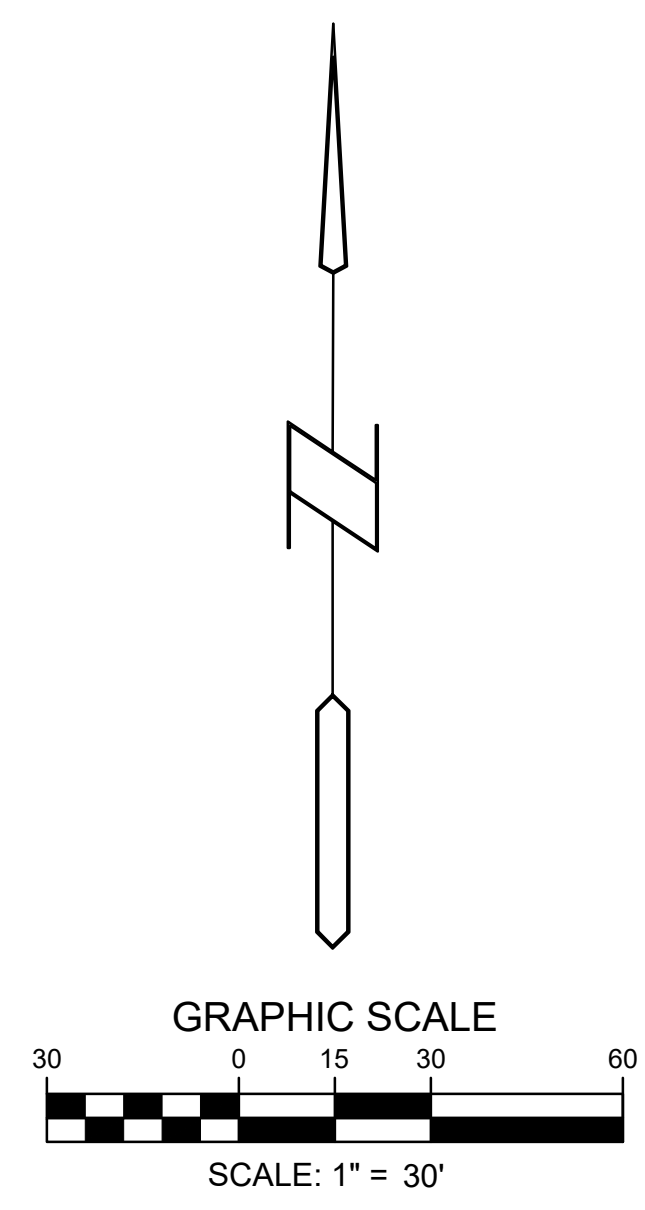
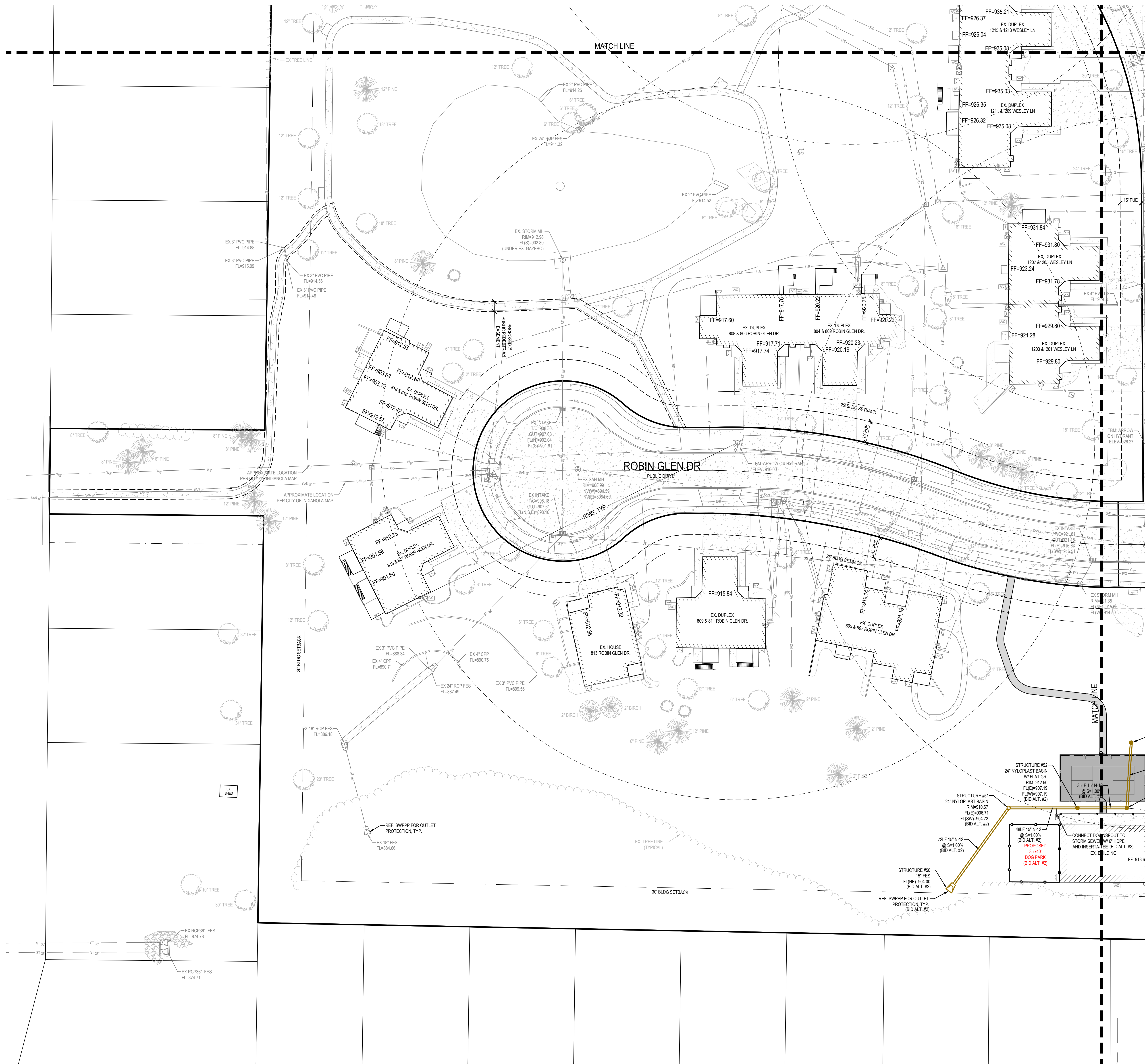


PRELIMINARY PLAT / SITE PLAN  
**THE VILLAGE, A WESLEYLIFE COMMUNITY**  
 1203 N E STREET  
 INDIANOLA, IOWA

REFERENCE NUMBER:	
DRAWN BY:	EWB
REVISION DATE:	04-17-24 CITY SUBMITTAL 06-12-24 50% CD SET 07-01-24 CITY SUBMITTAL 07-10-24 75% CD SET 08-05-24 CITY SUBMITTAL 08-16-24 95% CD SET 09-09-24 CITY SUBMITTAL
PROJECT NUMBER:	210592-2
SHEET NAME:	PROPOSED NE UTILITY PLAN
SHEET NUMBER:	C4.3

# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN



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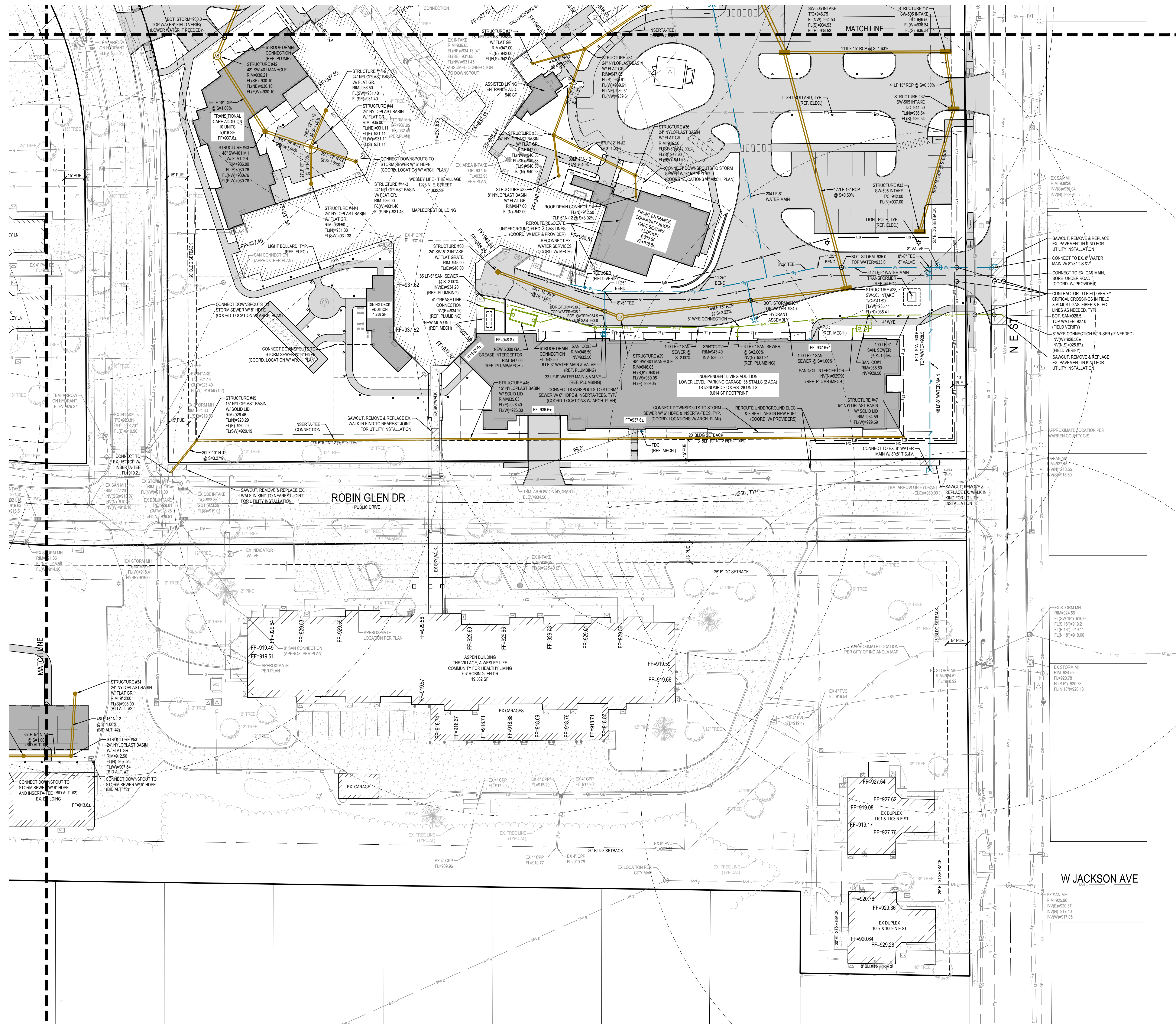


PRELIMINARY PLAT / SITE PLAN  
 THE VILLAGE, A WESLEYLIFE COMMUNITY  
 1203 N E STREET  
 INDIANOLA, IOWA

REFERENCE NUMBER:	
DRAWN BY:	EWM
REVISION DATE:	04-17-24 CITY SUBMITTAL 06-12-24 50% CD SET 07-01-24 CITY SUBMITTAL 07-10-24 75% CD SET 08-06-24 CITY SUBMITTAL 08-16-24 95% CD SET 09-09-24 CITY SUBMITTAL
PROJECT NUMBER:	210592-2
SHEET NAME:	PROPOSED SW UTILITY PLAN
SHEET NUMBER:	C4.4

# THE VILLAGE, A WESLEYLIFE COMMUNITY

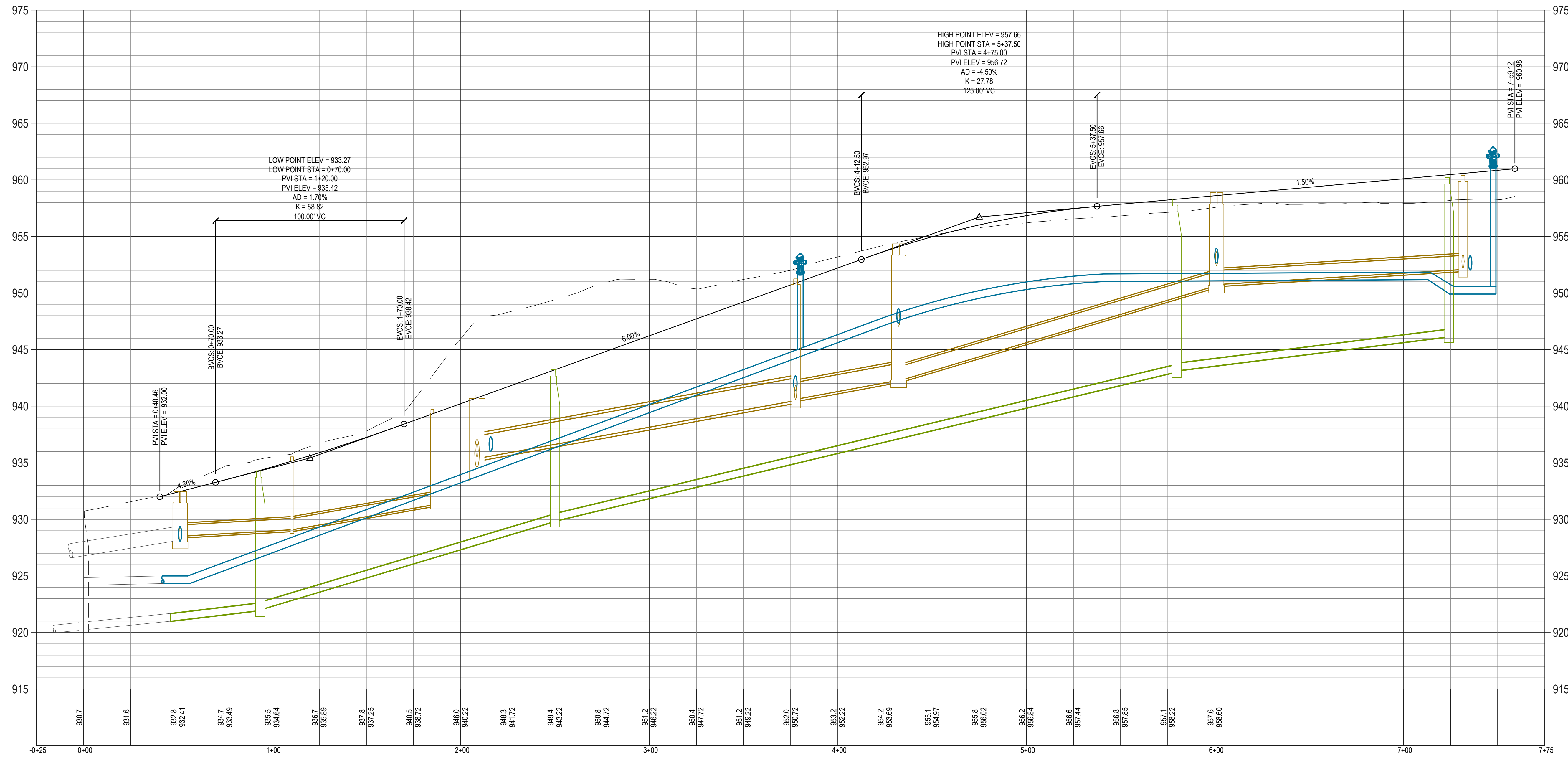
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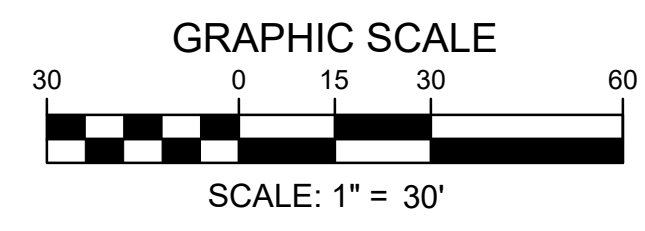
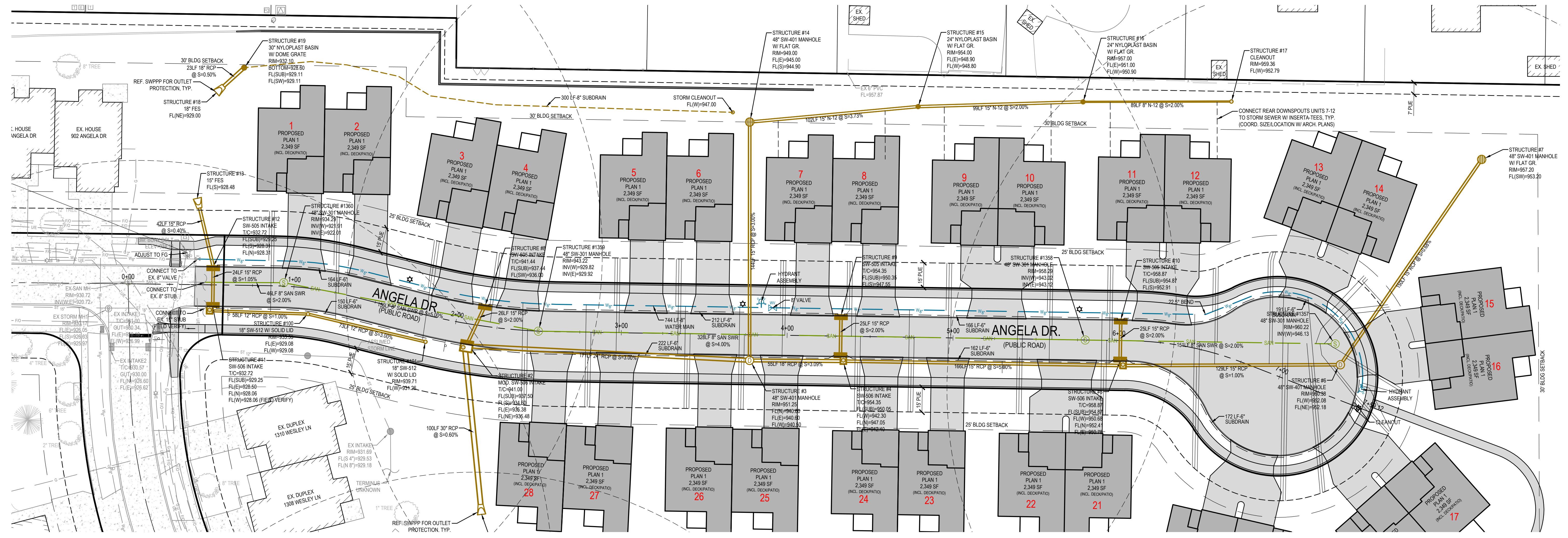
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PROJECT NUMBER:	210592-2
SHEET NAME:	PROPOSED SE UTILITY PLAN
SHEET NUMBER:	C4.5

# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN



**PROPOSED ANGELA DRIVE NOTES:**  
THIS SHEET IS FOR MASS GRADING REFERENCE ONLY,  
SEPARATE PUBLIC CONSTRUCTION PLANS WILL BE  
PROVIDED FOR CONSTRUCTION OF ANGELA DRIVE  
ROADWAY & PUBLIC UTILITIES.



REFERENCE NUMBER:	
DRAWN BY:	EWM
REVISION DATE:	04-17-24 CITY SUBMITTAL 06-12-24 50% CD SET 07-01-24 CITY SUBMITTAL 07-10-24 75% CD SET 08-04-24 CITY SUBMITTAL 08-16-24 95% CD SET 09-09-24 CITY SUBMITTAL
PROJECT NUMBER:	210592-2
SHEET NAME:	PROPOSED ANGELA DR. PLAN & PROFILE
SHEET NUMBER:	C4.6

# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN



### LANDSCAPE NOTES:

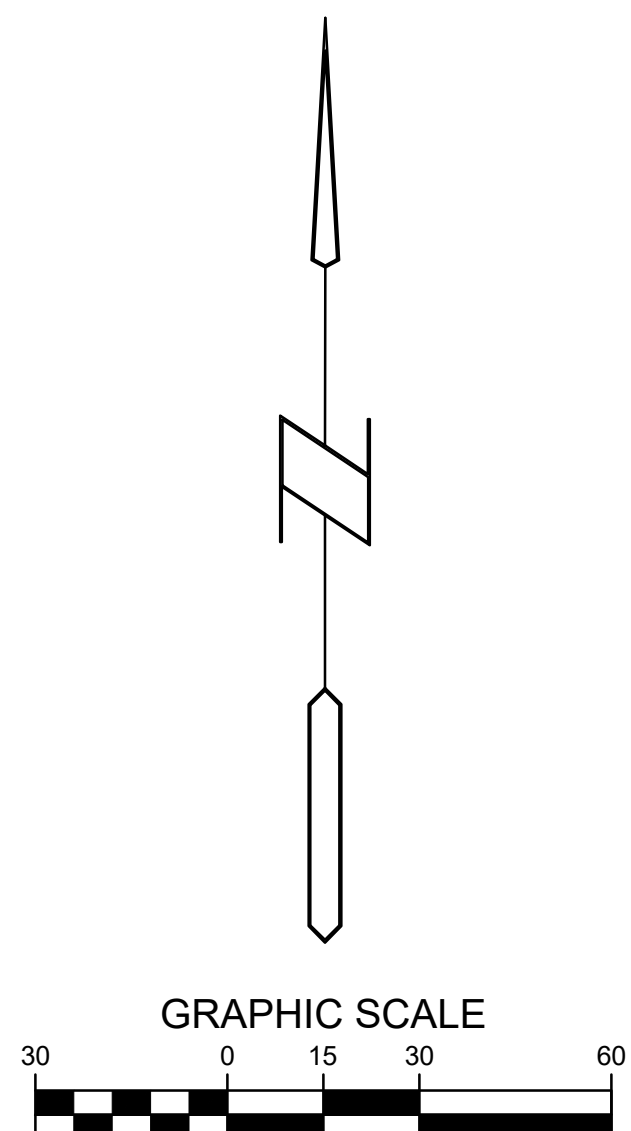
- ALL SODDING/SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SODSEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD/SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
- STAKE SOD ON ALL SLOPES 3:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
- FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
- CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
- IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- STAKING AND GUYING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY, TREES IN LARGE OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- ALL EDGING SHALL BE DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH/ROCK IS INSTALLED.
- A MINIMUM OF 50% OF ALL PLANTINGS MUST BE NATIVE TO THE STATE OF IOWA.

### TOWNHOME PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	OVERSTORY TREES	SIZE	IA NATIVE	ROOT	NOTES
<b>OVERSTORY TREES</b>								
AH	3	AMERICAN HORNEBEAM	CARPINUS CAROLINIANA		2'0" CAL	YES	B&B	MATCHED SPECIMENS
GB	3	GINKGO	GINKGO BILOBA		2'0" CAL	NO	B&B	MATCHED SPECIMENS
SH	4	SKYLINE HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'		2'0" CAL	YES	B&B	MATCHED SPECIMENS
KC	3	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS		2'0" CAL	YES	B&B	MATCHED SPECIMENS
TT	2	TULIP TREE	LIRIODENDRON TULIPIFERA		2'0" CAL	YES	B&B	MATCHED SPECIMENS
LD	1	LONDON PLANETREE	PLATANUS ACERIFOLIA 'BLOODGOOD'		2'0" CAL	NO	B&B	MATCHED SPECIMENS
SW	2	SWAMP WHITE OAK	QUERCUS BICOLOR		2'0" CAL	YES	B&B	MATCHED SPECIMENS
RO	3	RED OAK	QUERCUS RUBRA		2'0" CAL	YES	B&B	MATCHED SPECIMENS
<b>ORNAMENTAL TREES</b>								
CR	19	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED SHUBERT'		1'5" CAL	YES	B&B	MATCHED SPECIMENS
ST	8	SHOW TIME CRABAPPLE	MALUS X 'SHOW TIME'		1'5" CAL	NO	B&B	MATCHED SPECIMENS
SC	11	SNOWDRIFT CRABAPPLE	MALUS X 'SNOWDRIFT'		1'5" CAL	NO	B&B	MATCHED SPECIMENS
MS	20	ROYAL STAR MAGNOLIA	MAGNOLIA STELLATA		1'5" CAL	NO	B&B	MATCHED SPECIMENS
PP	3	NEWPORT PLUM	PRUNUS CERASIFERA		1'5" CAL	NO	B&B	MATCHED SPECIMENS
PD	10	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA		1'5" CAL	YES	B&B	MATCHED SPECIMENS
<b>EVERGREEN TREES</b>								
SS	4	SCIRPIAN SPRUCE	PICEA OMORIKA		6"	NO	B&B	FULL FORM TO GROUND
WP	11	EASTERN WHITE PINE	PINUS STROBUS		6"	YES	B&B	FULL FORM TO GROUND
PA	9	NORWAY SPRUCE	PICEA ABIES		6"	NO	B&B	FULL FORM TO GROUND
WC	5	HETZ WINTERGREEN EASTERN WHITE CEDAR	THUJA OCCIDENTALIS 'HETZ WINTERGREEN'		6"	YES	B&B	FULL FORM TO GROUND
PP	3	PONDEROSA PINE	PRUNUS PENDEROSA		6"	NO	B&B	FULL FORM TO GROUND
AD	6	NORTH POLE ARBORVITAE	THUJA OCCIDENTALIS 'ART BOE'		6"	YES	B&B	FULL FORM TO GROUND
<b>SHRUBS</b>								
BC	20	BLACK CHOKEBERRY	ARONIA MELANOCARPA		#5	YES	CONT	FULL FORM - MATCHED
HC	20	HUMMINGBIRD CLETHRA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'		#5	NO	CONT	FULL FORM - MATCHED
RS	24	RED SPRITE WINTERBERRY	ILEX VERTICILLATA 'RED SPRITE'		#5	YES	CONT	FULL FORM - MATCHED
VS	24	MERLOT VIRGINIA SWEETSPIRE	ITEA VIRGINICA 'MERLOT'		#3	NO	CONT	FULL FORM - MATCHED
LD	24	LITTLE DEVIL NINEBARK	PHYSCARPUS OPILOLIOLUS 'LITTLE DEVIL'		#3	YES	CONT	FULL FORM - MATCHED
KV	42	KOREANSPICE VIBURNUM	VIBURNUM CARLESII		#5	NO	CONT	FULL FORM - MATCHED
AV	27	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM		#5	YES	CONT	FULL FORM - MATCHED
VT	27	HIGHBUSH CRANBERRY	VIBURNUM TRILOBUM		#5	YES	CONT	FULL FORM - MATCHED

### LEGEND

- SEED: MIX TO BE "SUPER TURF II" BY UNITED SEEDS (OR APPROVED EQUAL). SEED AT A RATE OF 440 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE. OVERSEEDING (IF REQUIRED) TO BE INSTALLED AT 220 LBS PER ACRE.
- SEED: SEED TYPE TO BE "LOW GROW GRASS MIXTURE" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL WITH MECHANICAL DRILL TYPE SEEDER AT A RATE OF 32 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE.
- SEED MIX X: LOW GROW GRASS AND WILDFLOWER MIX. SEED TYPE TO BE "LOW GROW GRASS AND WILDLOWER MIXTURE" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL SEED WITH MECHANICAL DRILL TYPE SEEDER AT A RATE OF 30 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE.
- HYDRO MULCH: HYDRO MULCH ALL SEEDED AREAS. WOOD CELLULOSE HYDRAULIC MULCH WITH TACKIFIER SHALL BE APPLIED AT A RATE OF 2,500 LBS PER ACRE.



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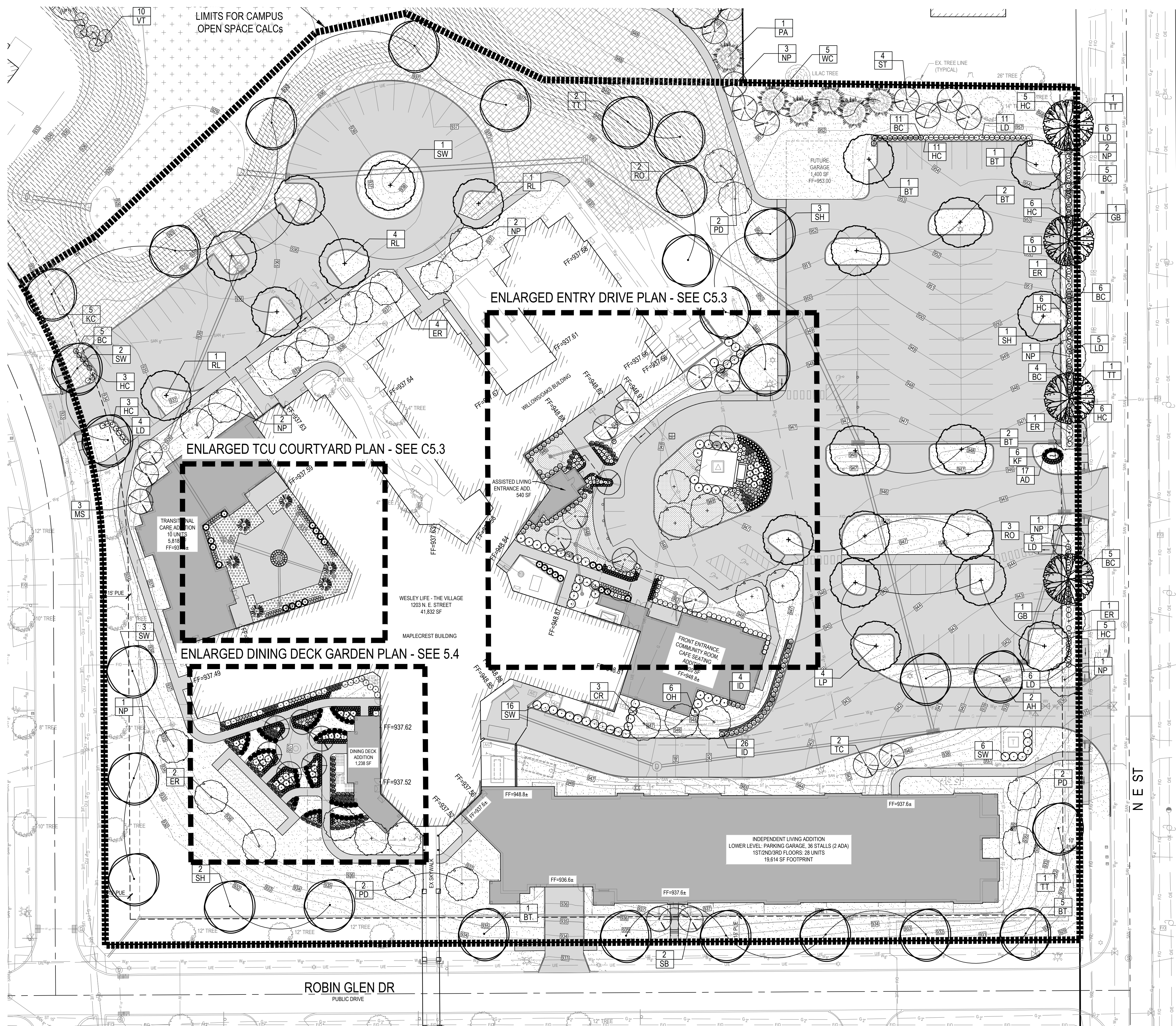
## PRELIMINARY PLAT / SITE PLAN

### GENERAL LANDSCAPE REQUIREMENTS

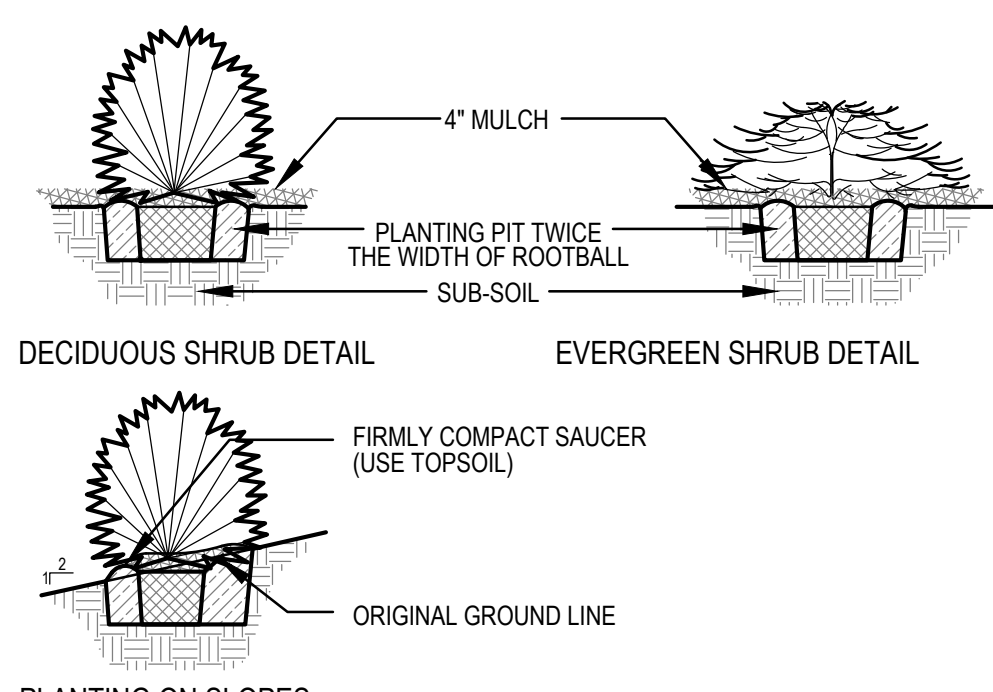
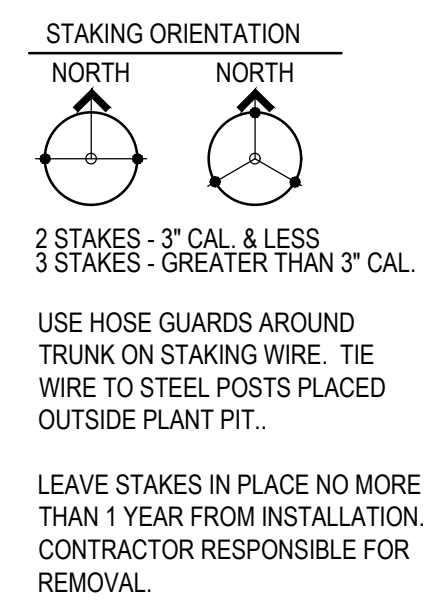
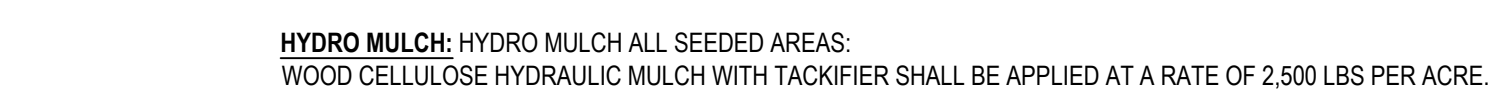
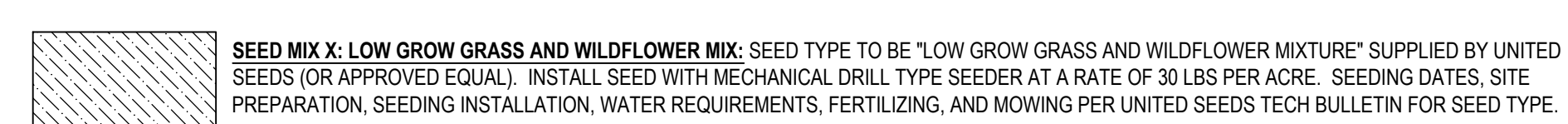
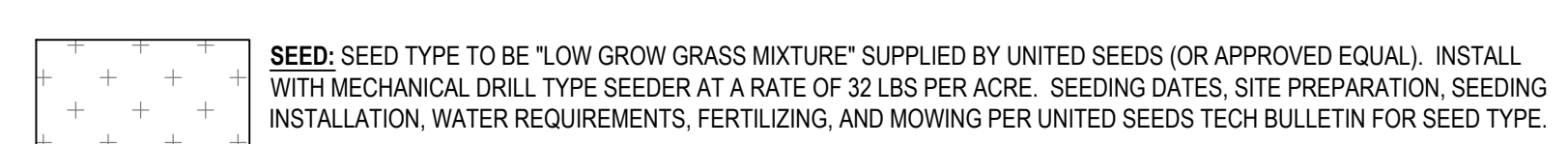
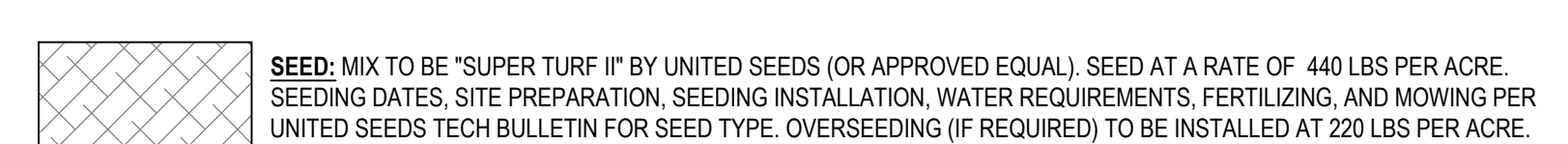
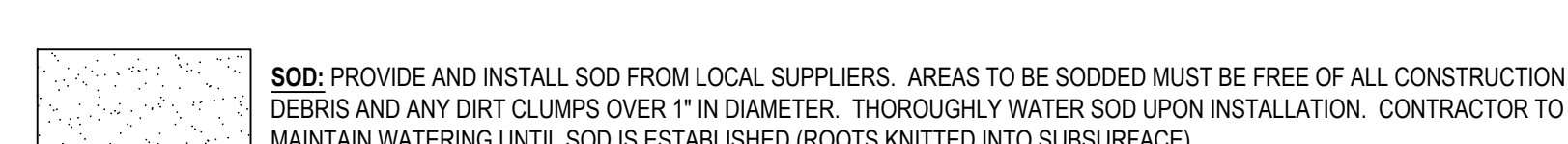
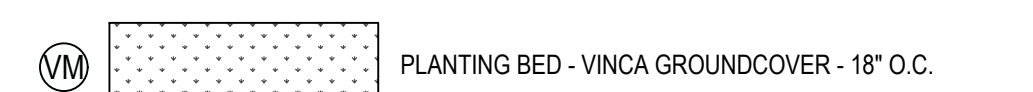
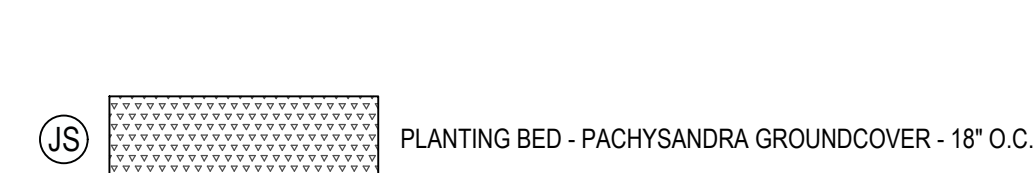
TOTAL SQUARE FOOTAGE OF PROJECT AREA	305,070 SF
REQUIRED OPEN SPACE(25%)	76,268 SF
<b>GENERAL OPEN SPACE REQUIREMENT</b>	
TOTAL REQUIRED OVERSTORY TREES	38
CREDIT FOR OVERSTORY TREE PRESERVATION	10
OVERSTORY TREES PROVIDED	28
TOTAL REQUIRED ORNAMENTAL TREES	76
CREDIT FOR ORNAMENTAL TREE PRESERVATION	67
ORNAMENTAL TREES PROVIDED	9
TOTAL REQUIRED SHRUBS	76
<b>PARKING PERIMETER REQUIREMENTS</b>	
TOTAL LENGTH OF PARKING PERIMETER ADJACENT TO N E STREET	220 LF
REQUIRED OVERSTORY TREES (1/50 LF)	4
REQUIRED ORNAMENTAL TREES (2/50 LF)	8
REQUIRED HEADLIGHT SCREENING SHRUBS	111
<b>TOTAL LENGTH OF PARKING PERIMETER ADJACENT TO WESLEY LANE</b>	
REQUIRED OVERSTORY TREES (1/50 LF)	66 LF
REQUIRED ORNAMENTAL TREES (2/50 LF)	1
REQUIRED HEADLIGHT SCREENING SHRUBS	2
<b>INTERIOR PARKING LOT REQUIREMENTS</b>	
REQUIRED OVERSTORY TREES (1 PER REQUIRED ISLAND)	19

### CAMPUS PLANTING SCHEDULE

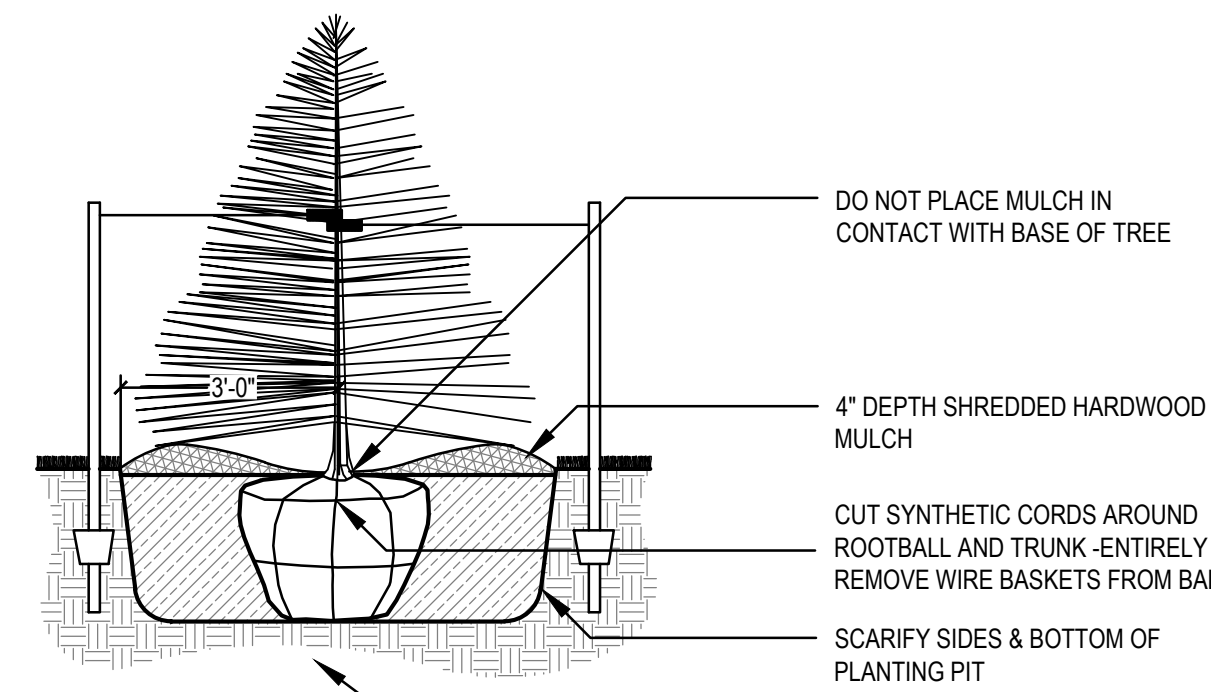
CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	IA NATIVE	ROOT	NOTES
<b>OVERSTORY TREES</b>							
AH	2	AMERICAN HORNBEE	CARPINUS CAROLINIANA	2.0" CAL	YES	B&B	MATCHED SPECIMENS
GB	2	GINKGO	GINKGO BILOBA	2.0" CAL	NO	B&B	MATCHED SPECIMENS
SH	6	SKYLINE HONEYLOCUST	GLADISTMA TRIACANTHOS 'INERMS 'SKYLINE'	2.0" CAL	YES	B&B	MATCHED SPECIMENS
KC	5	KENTUCKY COFFEETREE	LIRIODENDRON TULPIFERA	2.0" CAL	YES	B&B	MATCHED SPECIMENS
TT	5	TULIP TREE	LIRIODENDRON TULPIFERA	2.0" CAL	YES	B&B	MATCHED SPECIMENS
BT	12	BLACK TUPELO	NYSSA SYLVATICA	2.0" CAL	NO	B&B	MATCHED SPECIMENS
LP	4	LONDON PLANETREE	PLATANUS ACERFOLIA 'BLOODGOOD'	2.0" CAL	NO	B&B	MATCHED SPECIMENS
SW	6	SWAMP WHITE OAK	QUERCUS BICOLOR	2.0" CAL	YES	B&B	MATCHED SPECIMENS
RO	5	RED OAK	QUERCUS RUBRA	2.0" CAL	YES	B&B	MATCHED SPECIMENS
RL	6	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2.0" CAL	YES	B&B	MATCHED SPECIMENS
<b>ORNAMENTAL TREES</b>							
SB	12	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	1.5" CAL	YES	B&B	MATCHED SPECIMENS (SINGLE TRUNK)
ER	11	EASTERN REDBUD	CERIS CANADENSIS	1.5" CAL	YES	B&B	MATCHED SPECIMENS
TC	4	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	1.5" CAL	YES	B&B	MATCHED SPECIMENS
CR	6	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED SHUBERT'	1.5" CAL	YES	B&B	MATCHED SPECIMENS
ST	4	SHOW TIME CRABAPPLE	MALUS X 'SHOW TIME'	1.5" CAL	NO	B&B	MATCHED SPECIMENS
SC	2	SNOWWIT CRABAPPLE	MALUS X 'SNOWWIT'	1.5" CAL	NO	B&B	MATCHED SPECIMENS
MS	8	ROYAL STAR MAGNOLIA	MAGNOLIA STELLATA	1.5" CAL	NO	B&B	MATCHED SPECIMENS
NP	14	NEWPORT PLUM	PRUNUS CERASIFERA	1.5" CAL	NO	B&B	MATCHED SPECIMENS
PD	6	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	1.5" CAL	YES	B&B	MATCHED SPECIMENS
<b>EVERGREEN TREES</b>							
SS	4	SERBIAN SPRUCE	PICEA OMORICA	6"	NO	B&B	FULL FORM TO GROUND
WC	5	HETZ WINTERGREEN EASTERN WHITE CEDAR	THUJA OCCIDENTALIS 'HETZ WINTERGREEN'	6"	YES	B&B	FULL FORM TO GROUND
PP	3	PONDEROSA PINE	PINUS PONDEROSA	6"	NO	B&B	FULL FORM TO GROUND
AO	6	NORTH POLE ARBORVITAE	THUJA OCCIDENTALIS 'ART BOE'	6"	YES	B&B	FULL FORM TO GROUND
<b>SHRUBS</b>							
BC	36	BLACK CHOKEBERRY	ARONIA MELANOCARPA	#5	YES	CONT	FULL FORM - MATCHED
HC	45	HUMMINGBIRD CLEATHERA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	#5	NO	CONT	FULL FORM - MATCHED
ID	30	ISANTO DOGWOOD	CORNUS SERICEA 'SANTO'	#5	YES	CONT	FULL FORM - MATCHED
OH	33	ALICE OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'ALICE'	#5	NO	CONT	FULL FORM - MATCHED
HA	23	SMOOTH HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	#5	YES	CONT	FULL FORM - MATCHED
EB	28	EMERALD WINTERBERRY	ILEX VERTICILLATA 'RED SPRITE'	#5	NO	CONT	FULL FORM - MATCHED
VS	35	MERLOT VIRGINIA SWEETSPIRE	ITEA VIRGINICA 'MERLOT'	#3	NO	CONT	FULL FORM - MATCHED
LD	43	LITTLE DEVIL NINEBARK	PHYSCARPUS OPUULIFOLIUS 'LITTLE DEVIL'	#3	YES	CONT	FULL FORM - MATCHED
SN	29	SUMMER WINE NINEBARK	PHYSCARPUS OPUULIFOLIUS 'SEWARD'	#5	YES	CONT	FULL FORM - MATCHED
KB	4	BLUSHING KNOCK OUT ROSE	ROSA X 'RADYOD'	#5	NO	CONT	FULL FORM - MATCHED
KY	5	EASY BEE-ZY KNOCK OUT ROSE	ROSA X 'SRPLYWKO'	#5	NO	CONT	FULL FORM - MATCHED
KR	3	KNOCK OUT ROSE	ROSA X 'RADRAZZ'	#5	NO	CONT	FULL FORM - MATCHED
KO	3	ORANGE GLOW KNOCK OUT ROSE	ROSA X 'RADLAF'	#5	NO	CONT	FULL FORM - MATCHED
RC	16	RAINBOW KNOCK OUT ROSE	ROSA X 'RADCOR'	#5	NO	CONT	FULL FORM - MATCHED
KW	4	WHITE KNOCK OUT ROSE	ROSA X 'RADWHITE'	#5	NO	CONT	FULL FORM - MATCHED
DY	53	DWARF YEW	TAXUS CUSPIDATA 'NANA'	18"	NO	B&B	FULL FORM - MATCHED
<b>ORNAMENTAL GRASSES</b>							
KF	6	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1	NO	CONT	FULLY ROOTED IN CONTAINER
JF	97	JAPANESE FOUNTAIN GRASS	HAKONECHLOA MACRA 'AUREOLA'	#1	NO	CONT	FULLY ROOTED IN CONTAINER
NR	21	NORTHWIND SWITCHGRASS	PANICUM VIRGATUM 'NORTHWIND'	#1	YES	CONT	FULLY ROOTED IN CONTAINER
DB	16	DALLAS BLUES SWITCHGRASS	PANICUM VIRGATUM 'DALLAS BLUES'	#1	YES	CONT	FULLY ROOTED IN CONTAINER
DS	68	PRAIRIE DROPSEED	SPOROBIOLUS HETEROLEPSIS	#1	YES	CONT	FULLY ROOTED IN CONTAINER
<b>PERENNIALS</b>							
DG	30	DWARF GOAT BEARD	ARUNCUS AETHUSIFOLIUS	#1	NO	CONT	FULLY ROOTED IN CONTAINER
EH	81	ASSORTED CONEFLOWER	ECHINACEA HYBRIDA	#1	YES	CONT	FULLY ROOTED IN CONTAINER
AD	360	ASSORTED DAYLILY	HEMEROCALLIS SP	#1	NO	CONT	FULLY ROOTED IN CONTAINER
HS	42	ASSORTED HOSTA	HOSTA SP	#1	NO	CONT	FULLY ROOTED IN CONTAINER
EL	63	ENGLISH LAVENDER	LAVENDULA ANGSTUFOLIA	#1	NO	CONT	FULLY ROOTED IN CONTAINER
VT	100	VARIEGATED LILYTURF	LIRIOPE MUSCARI 'VARIEGATA'	#1	NO	CONT	FULLY ROOTED IN CONTAINER
JS	1,786 SF	JAPANESE SPURGE	PACHYANDRA TERMINALIS	#4	NO	CONT	FULLY ROOTED IN CONTAINER
BE	57	BLACK EYED SUSAN	RUBICEKIA FULGIDA 'GOLDSTRUM'	#1	YES	CONT	FULLY ROOTED IN CONTAINER
VM	3,146 SF	PERIWINKLE	VINCA MINOR	#4	NO	CONT	FULLY ROOTED IN CONTAINER



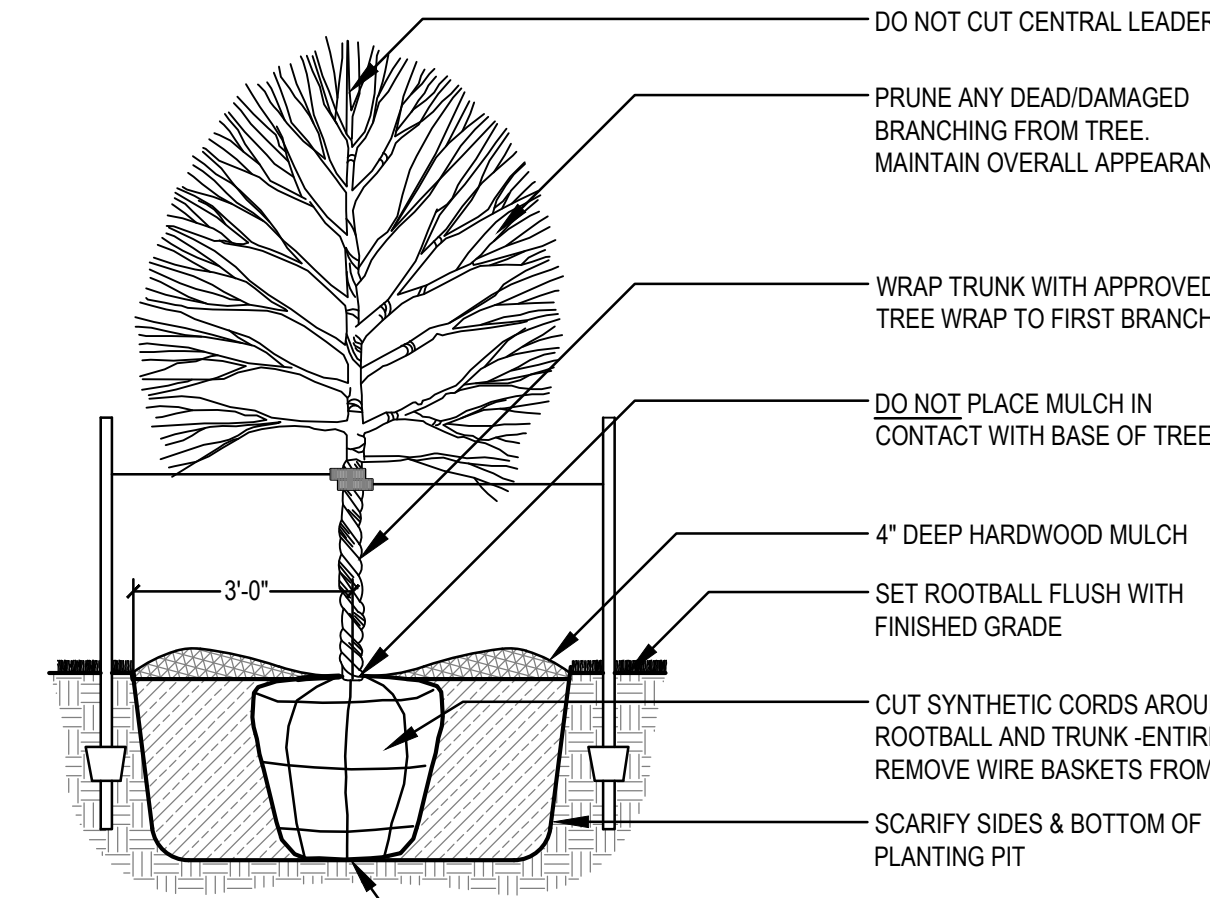
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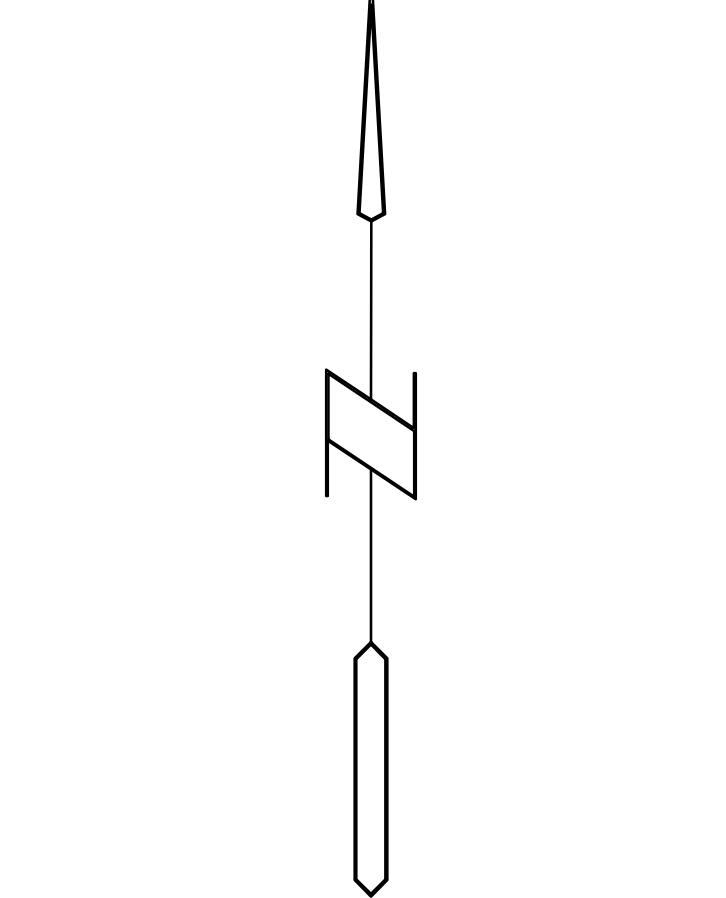
SHRUB PLANTING (TYP)  
SCALE: NOT TO SCALE



EVERGREEN TREE PLANTING (B&B)  
SCALE: NOT TO SCALE



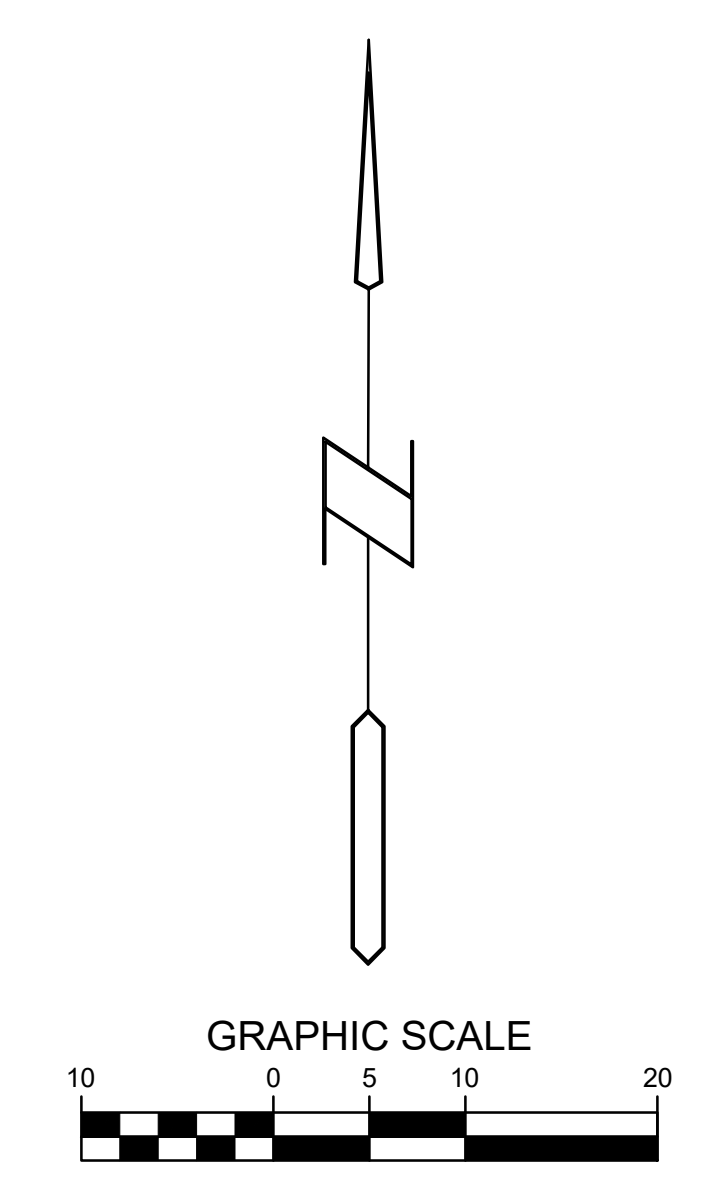
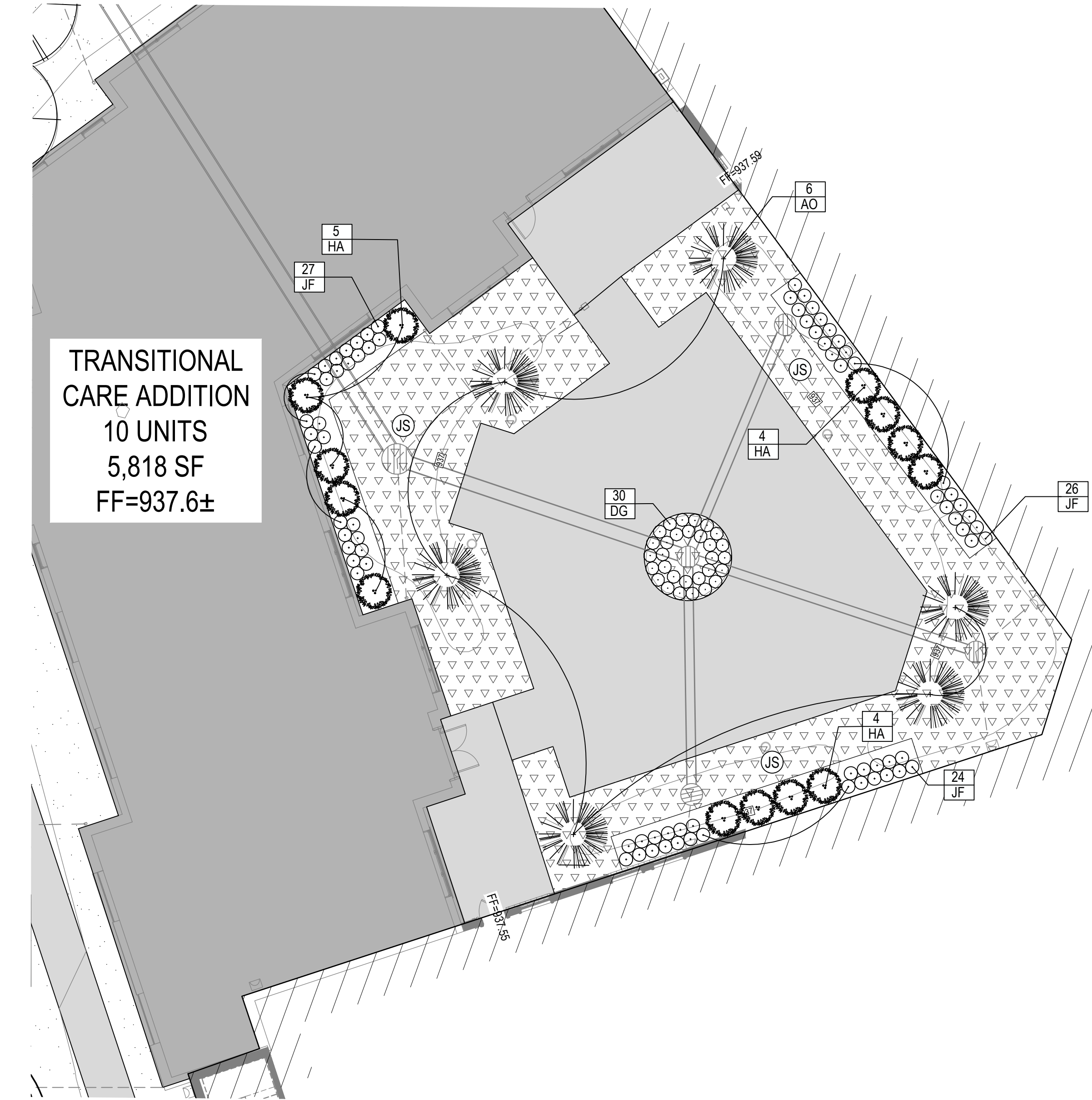
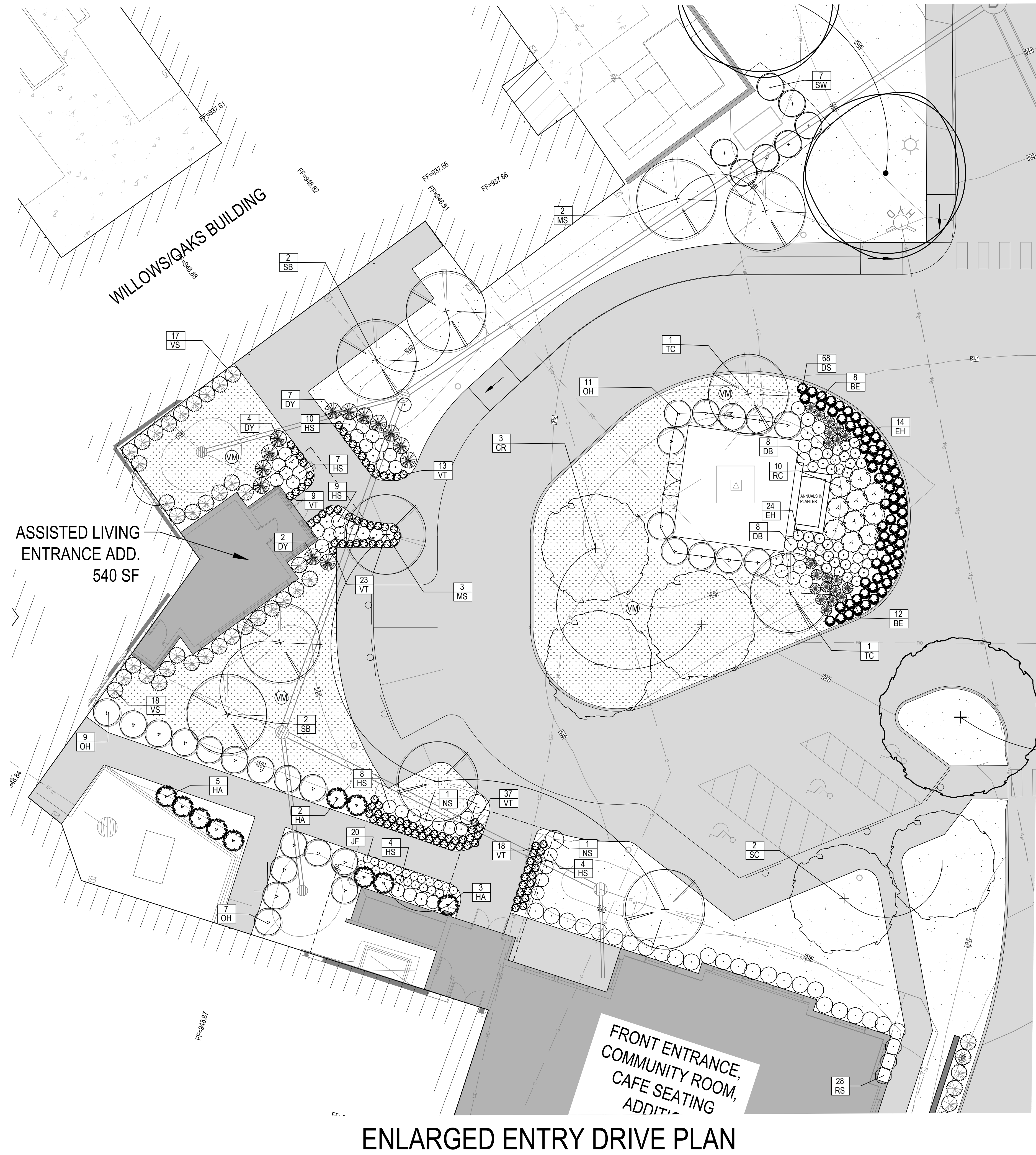
DECIDUOUS TREE PLANTING (TYP.)  
SCALE: NOT TO SCALE



9/8/2024 9:07:43 AM L:\LAND PROJECTS\2021\210592 - WESLEYLIFE\PRELIMINARY PLAT\DWG\05 PRELIMINARY PLAT LANDSCAPE DWG

# THE VILLAGE, A WESLEYLIFE COMMUNITY

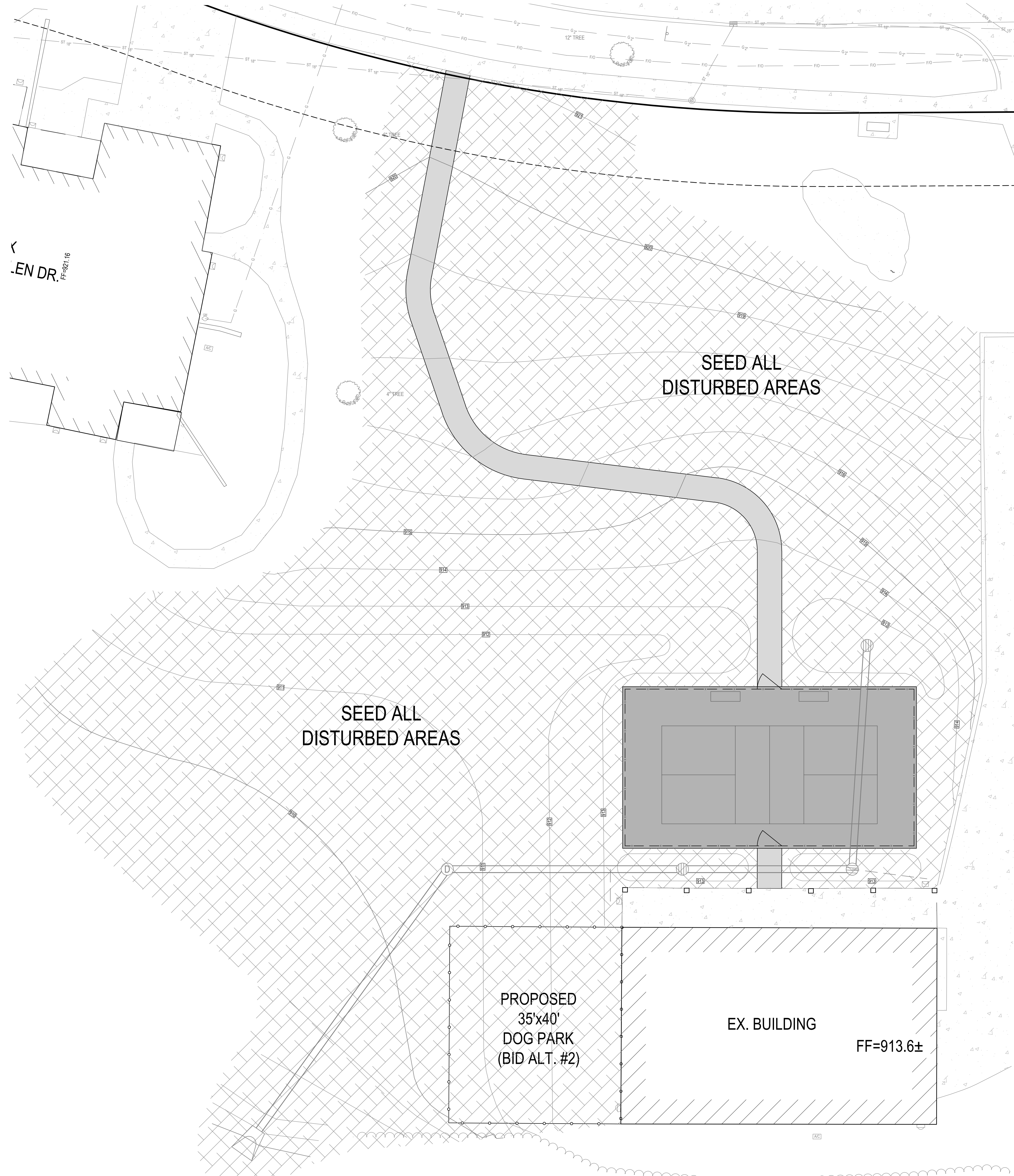
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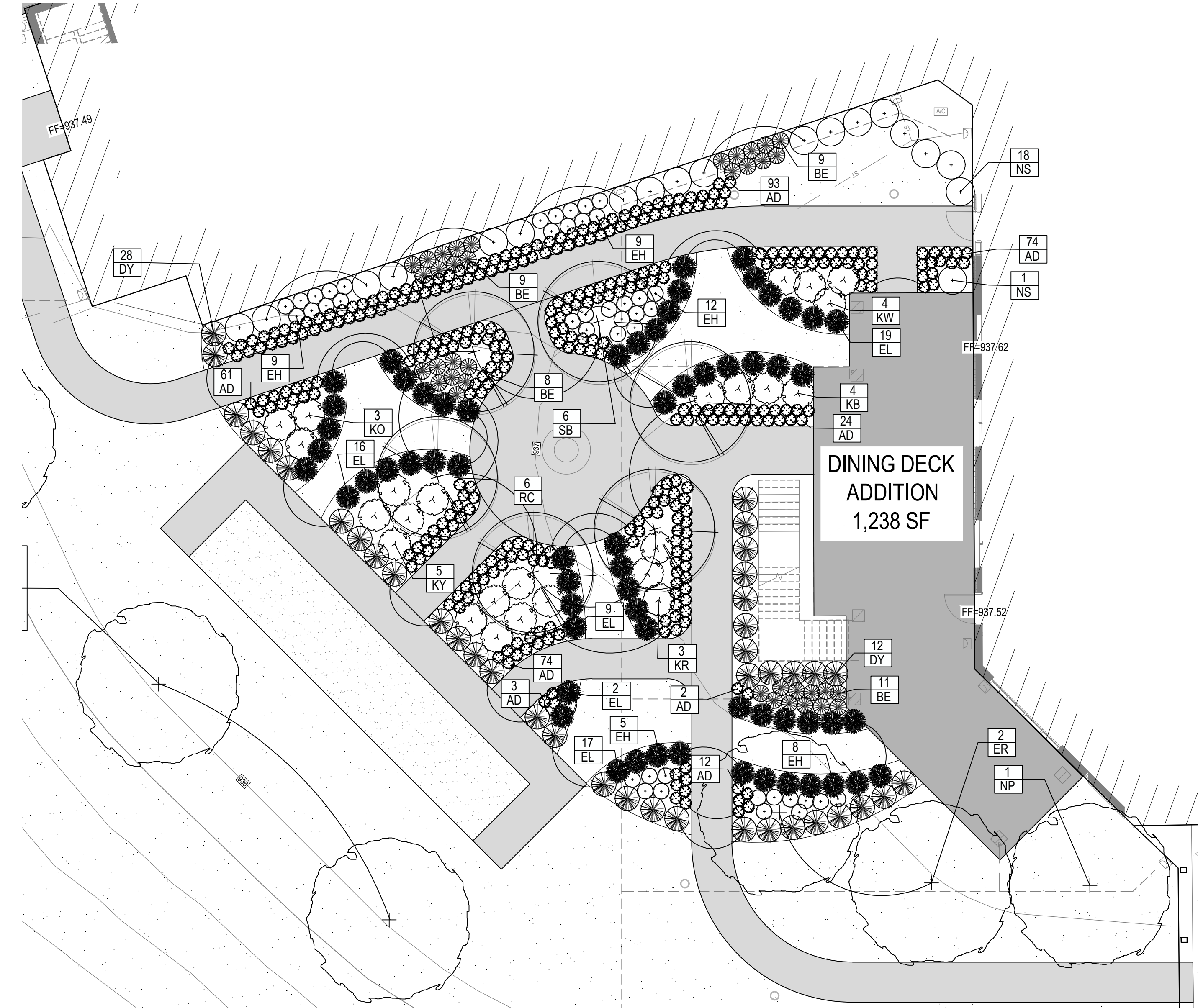
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# THE VILLAGE, A WESLEYLIFE COMMUNITY PRELIMINARY PLAT / SITE PLAN



**ENLARGED PICKLEBALL AREA PLAN  
(BID ALT. #2)**



**ENLARGED DINING DECK GARDEN PLAN  
(BASE BID - ALL TREES & SOD)  
(BID ALT. #2 - ADD SHRUBS & PLANTING BEDS)**

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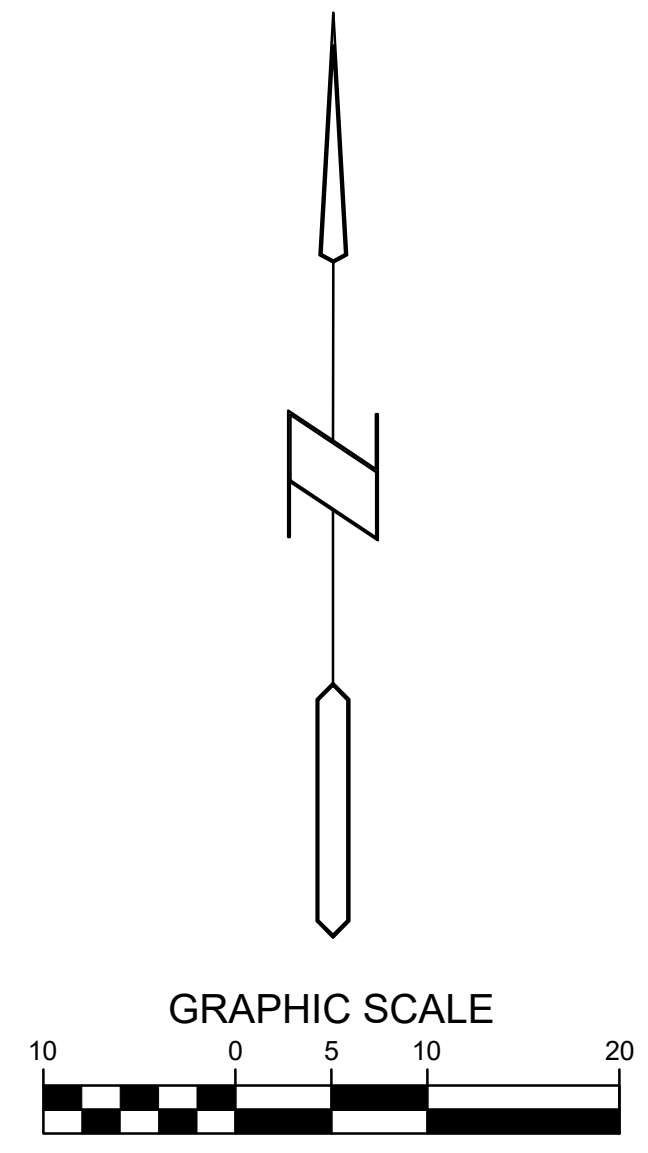
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EWM

REVISION DATE:  
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07-01-24 CITY SUBMITTAL  
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08-06-24 CITY SUBMITTAL  
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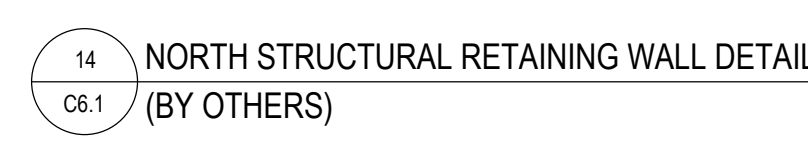
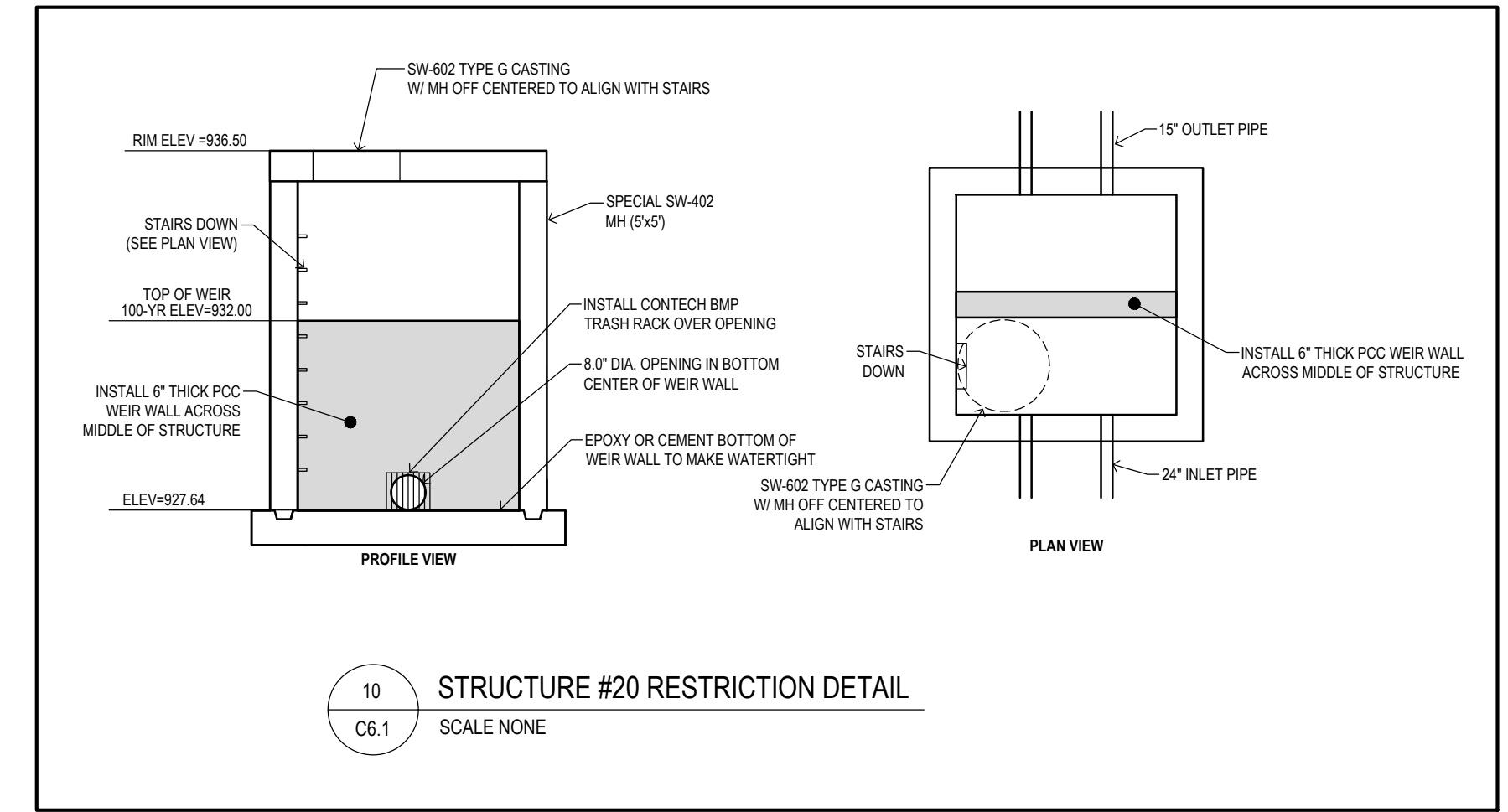
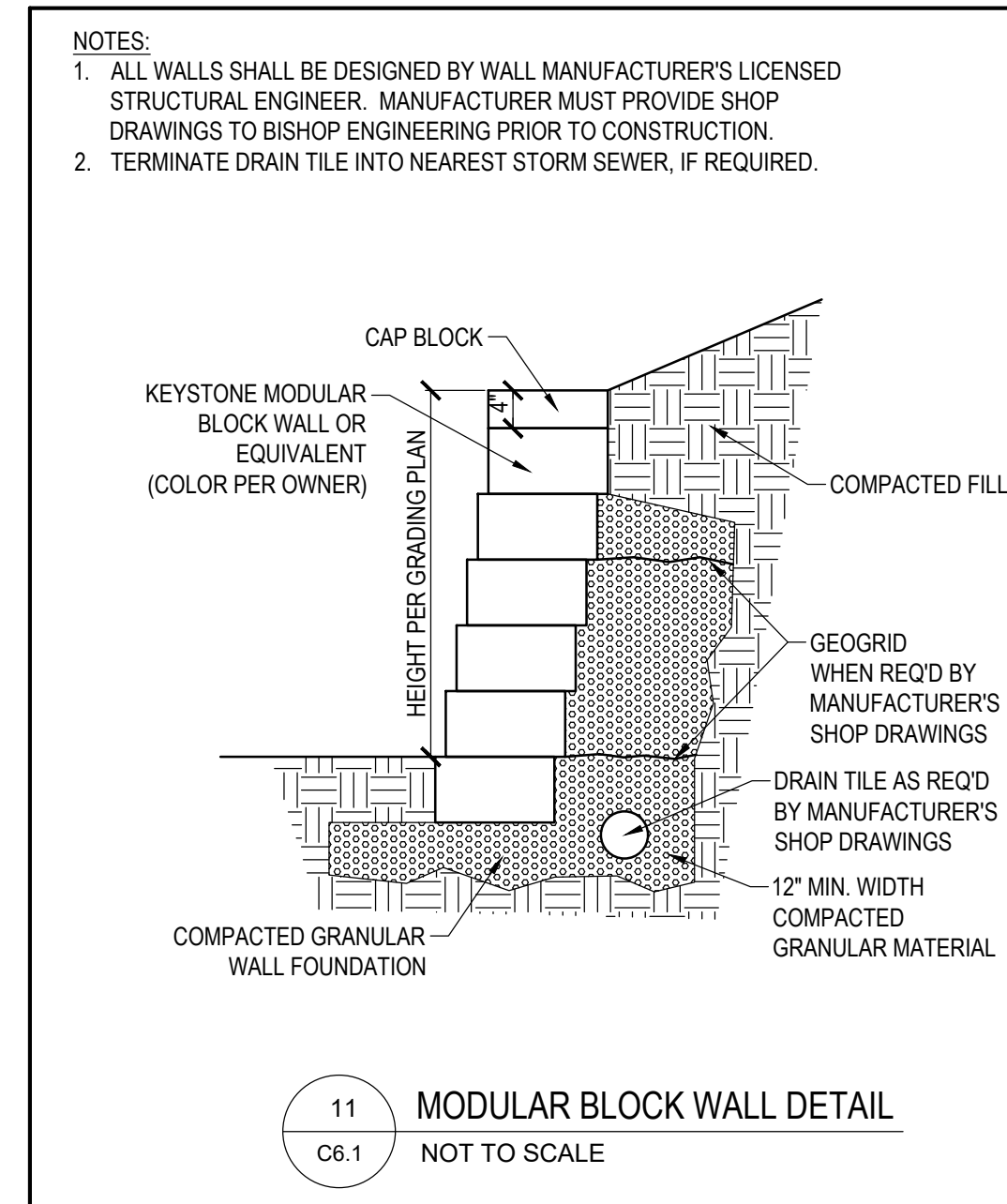
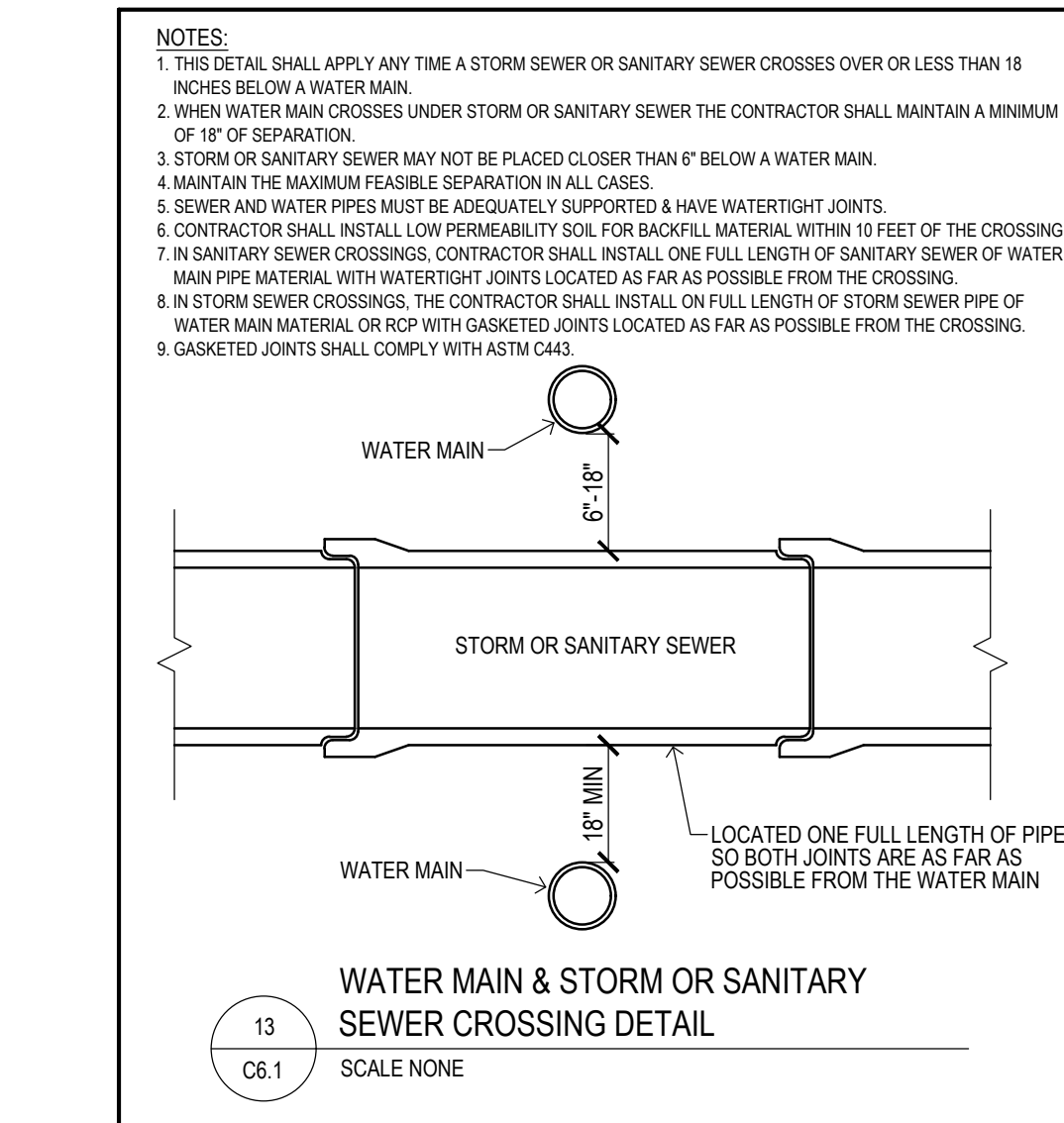
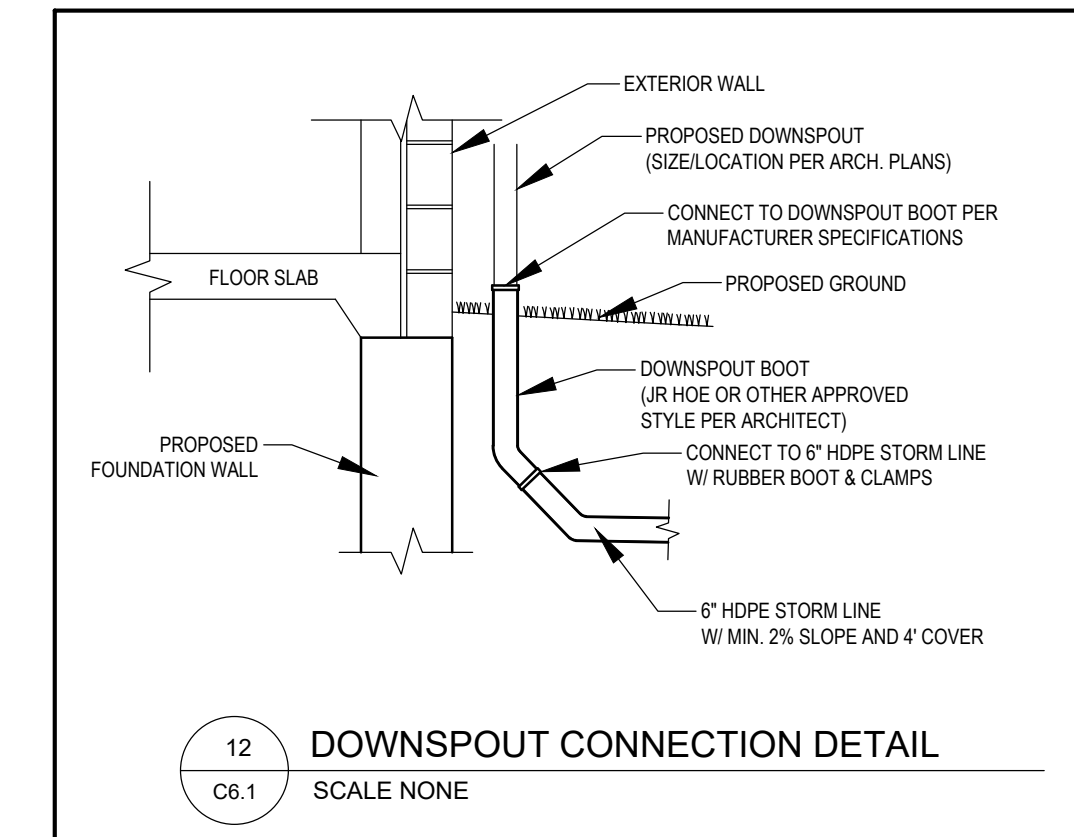
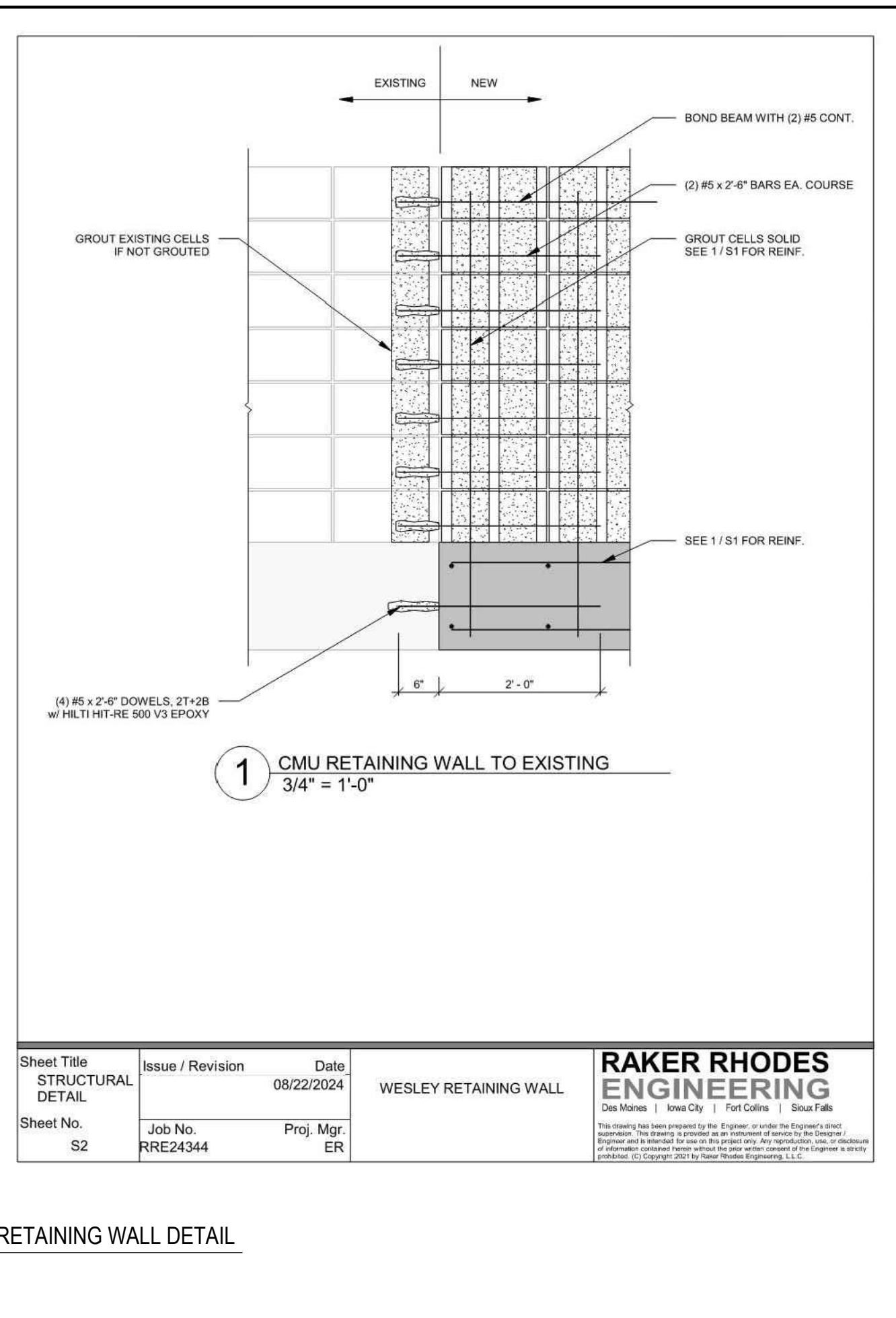
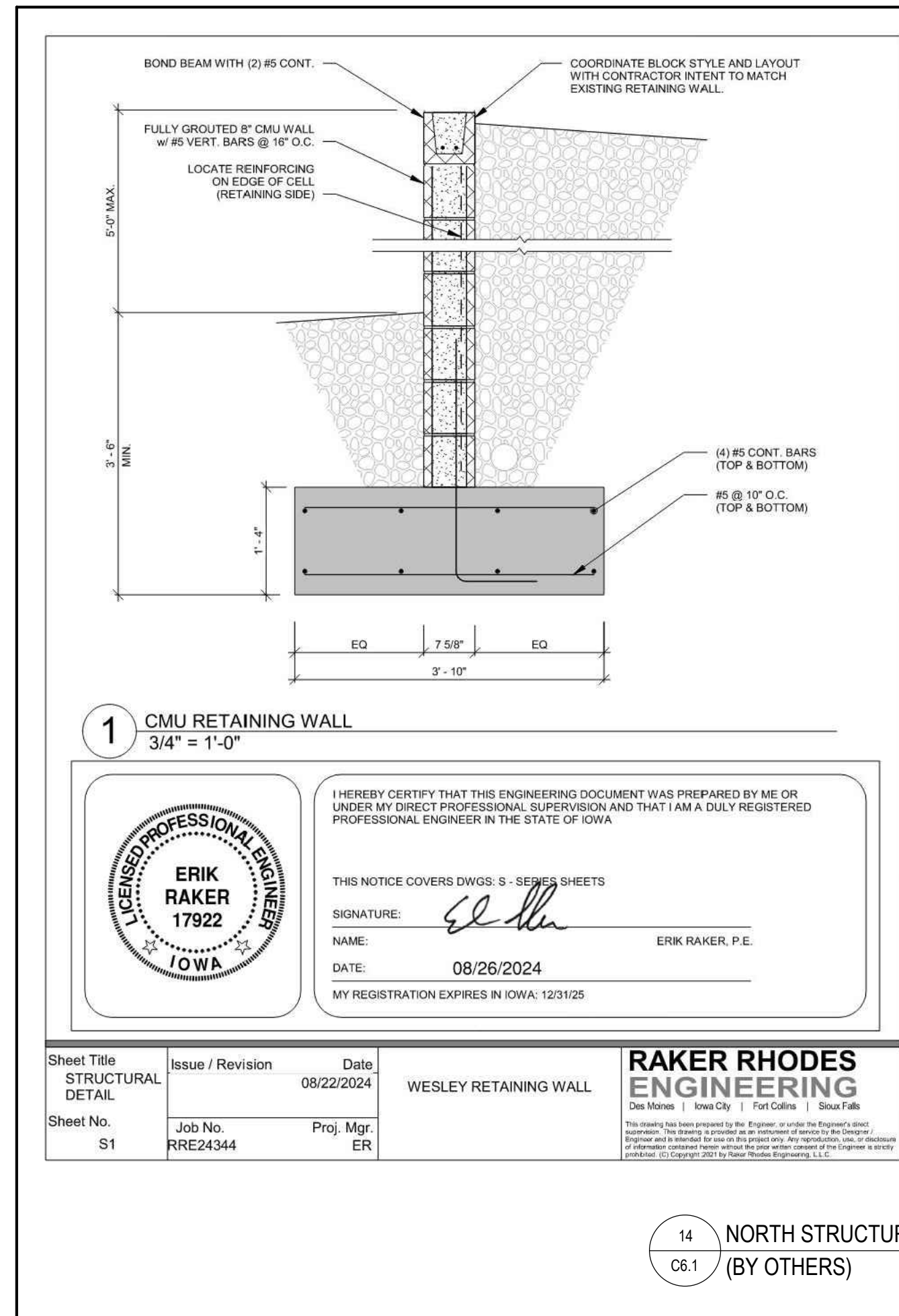
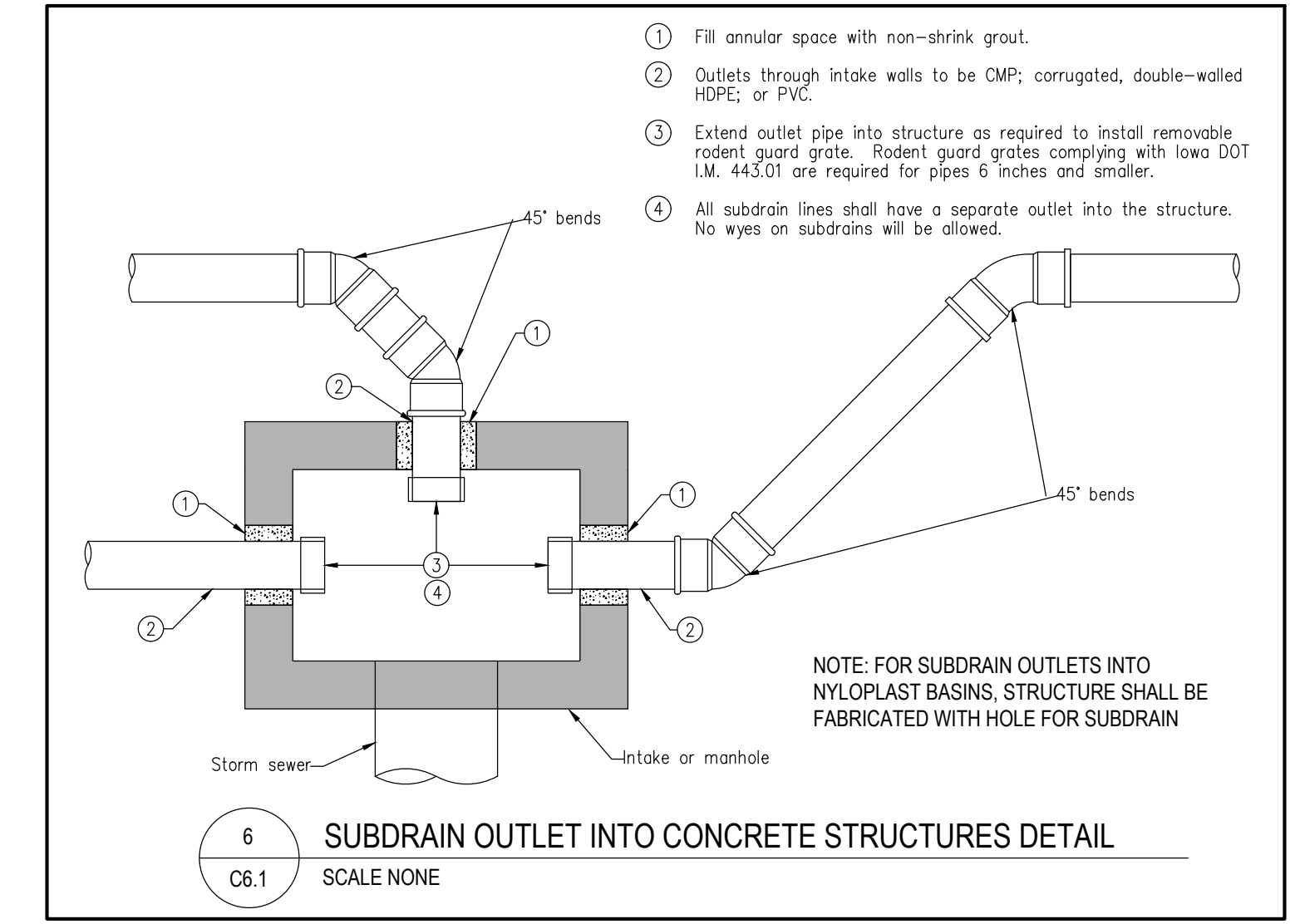
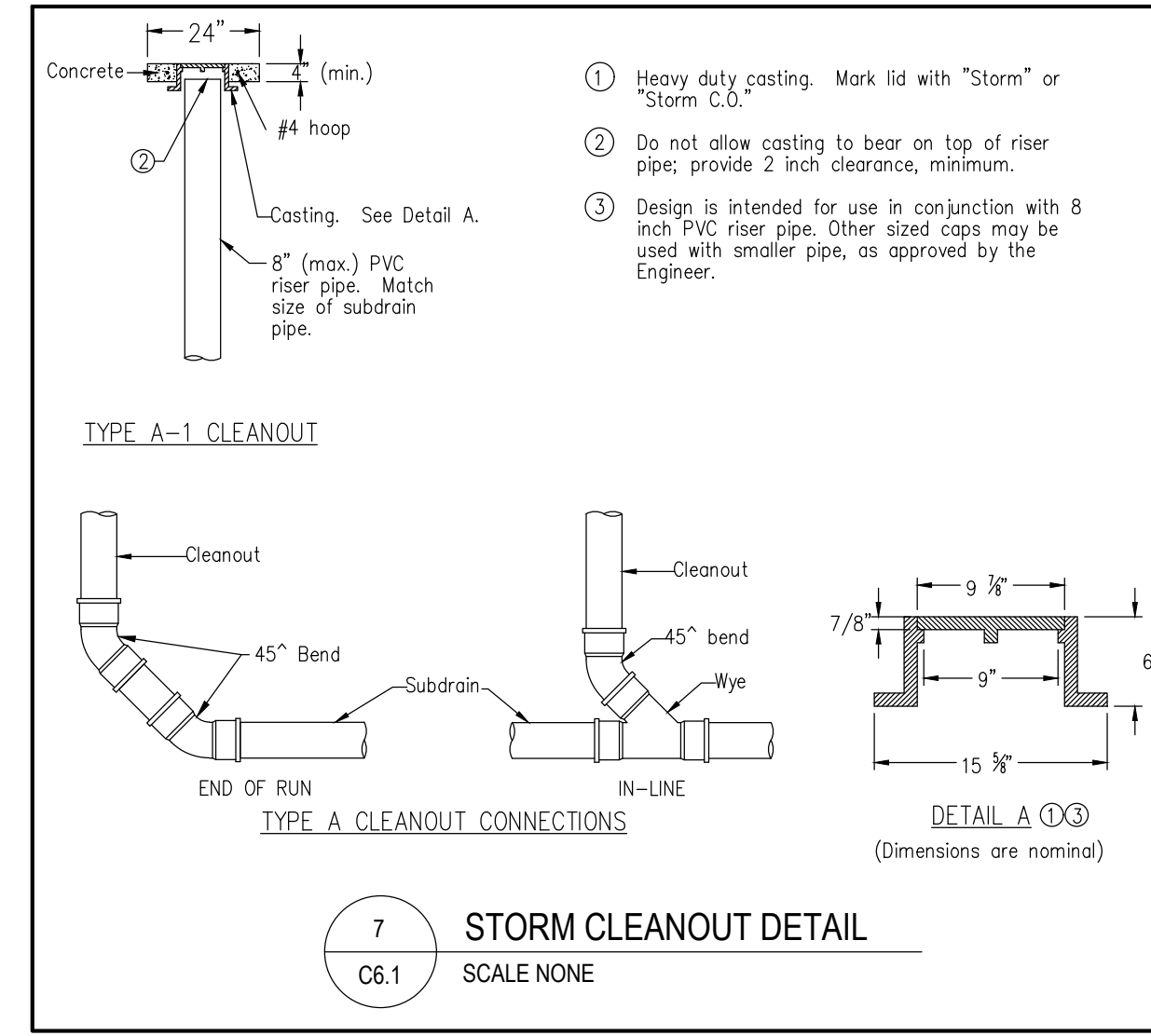
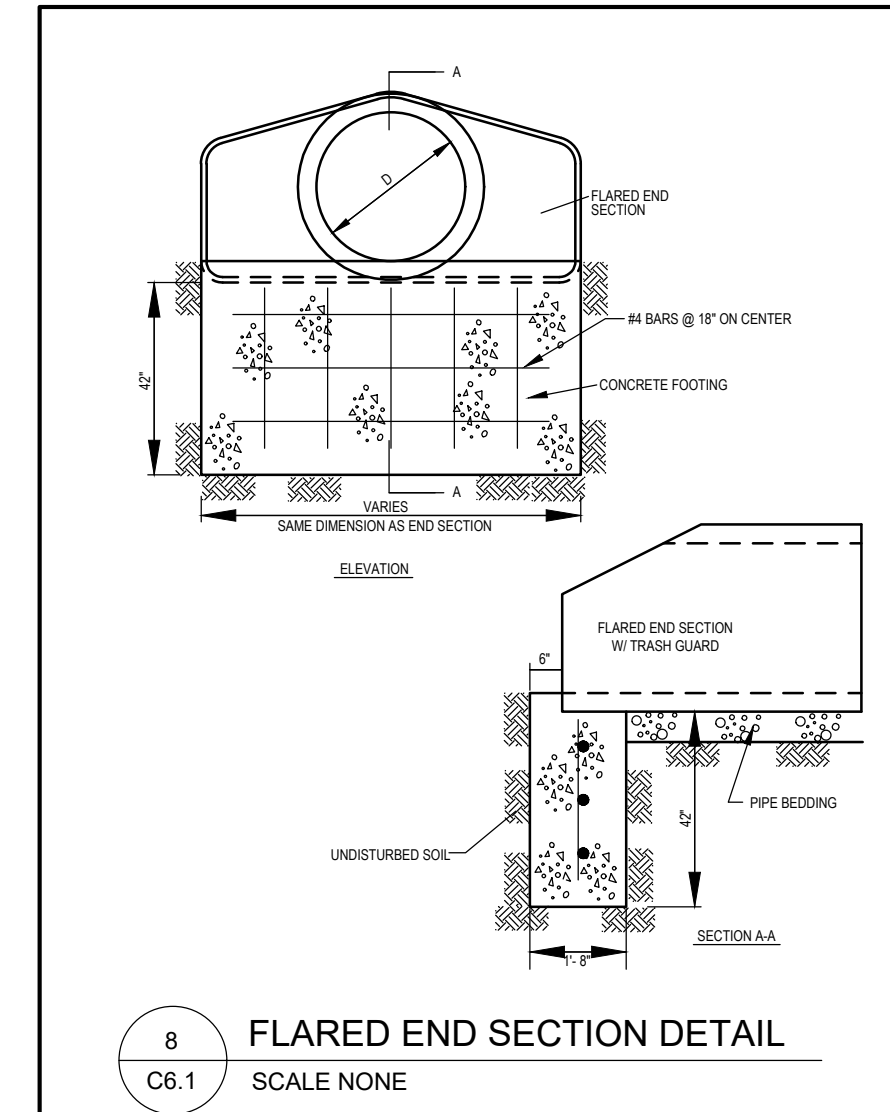
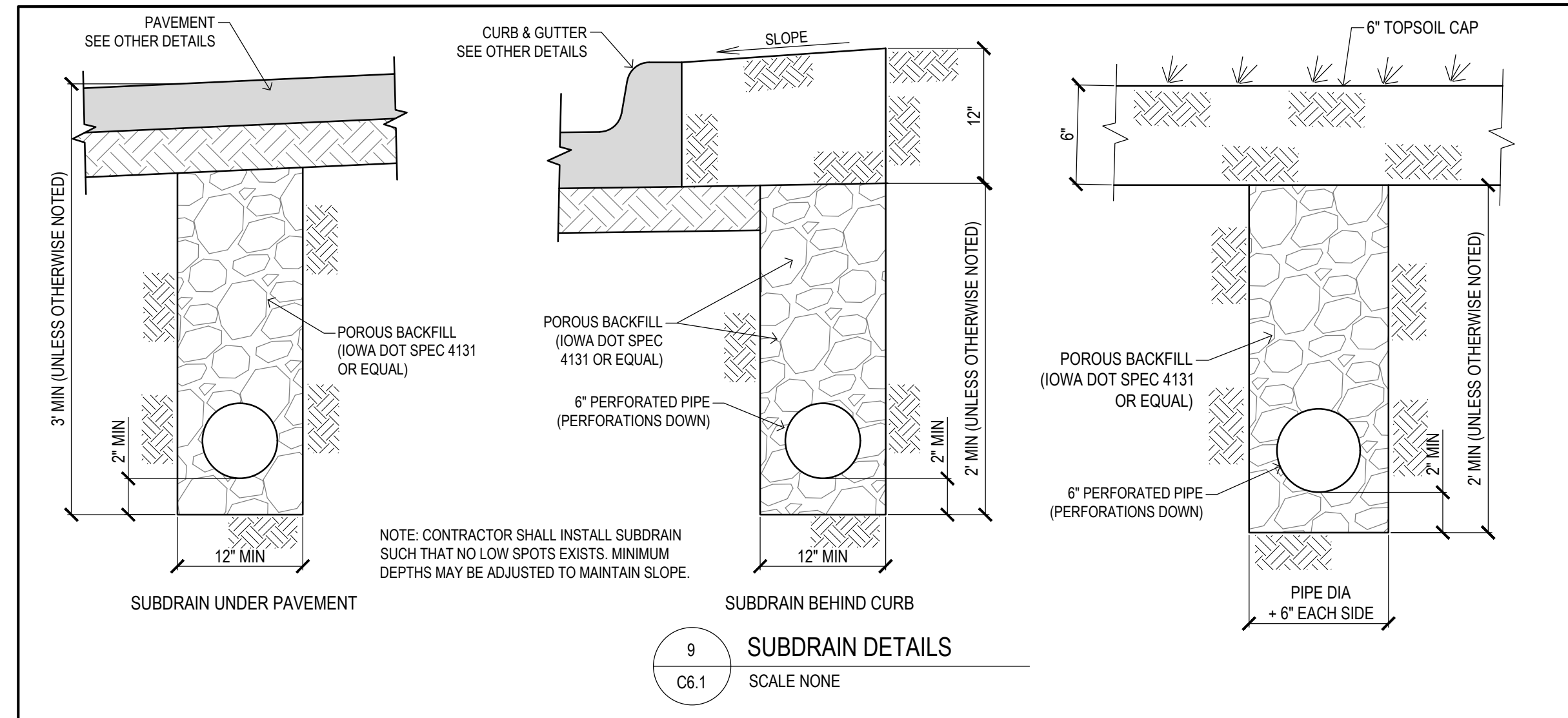
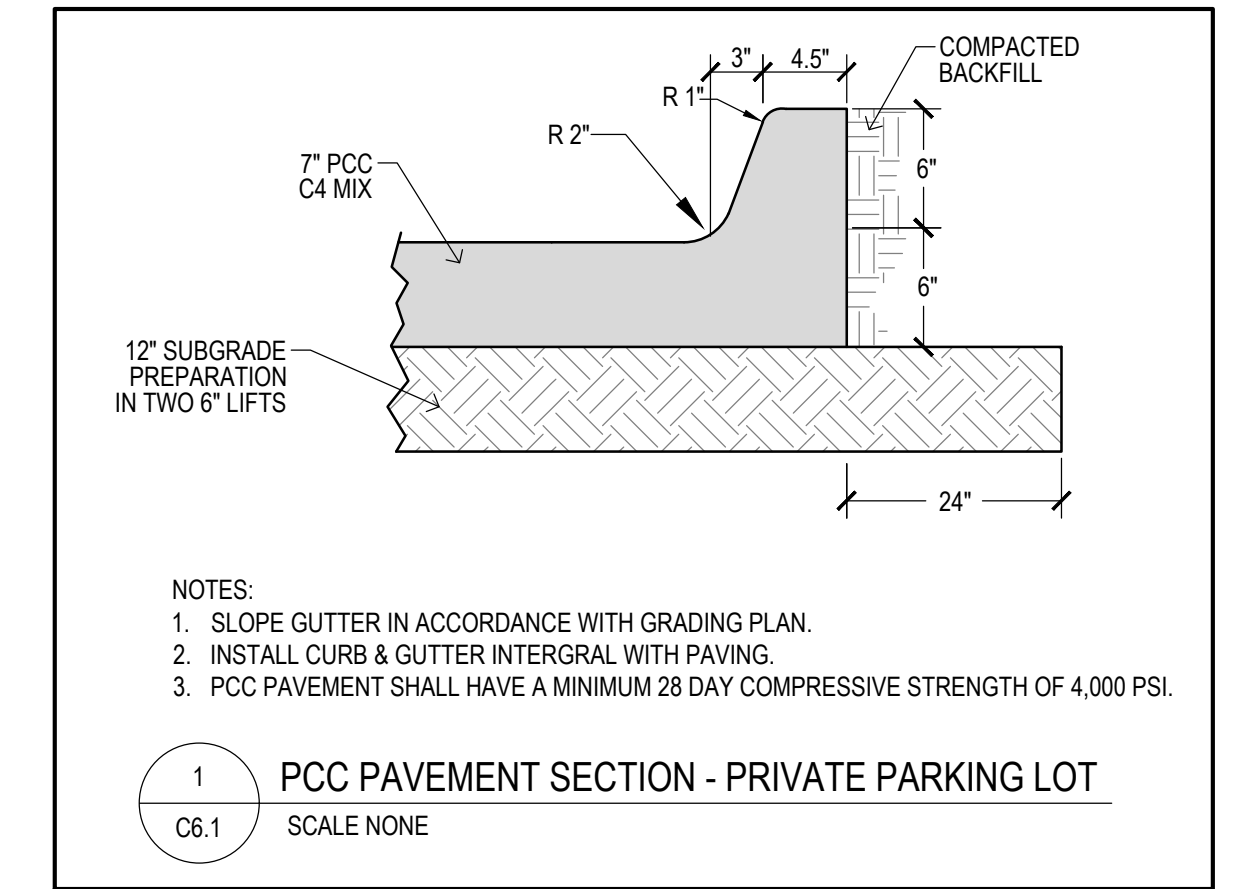
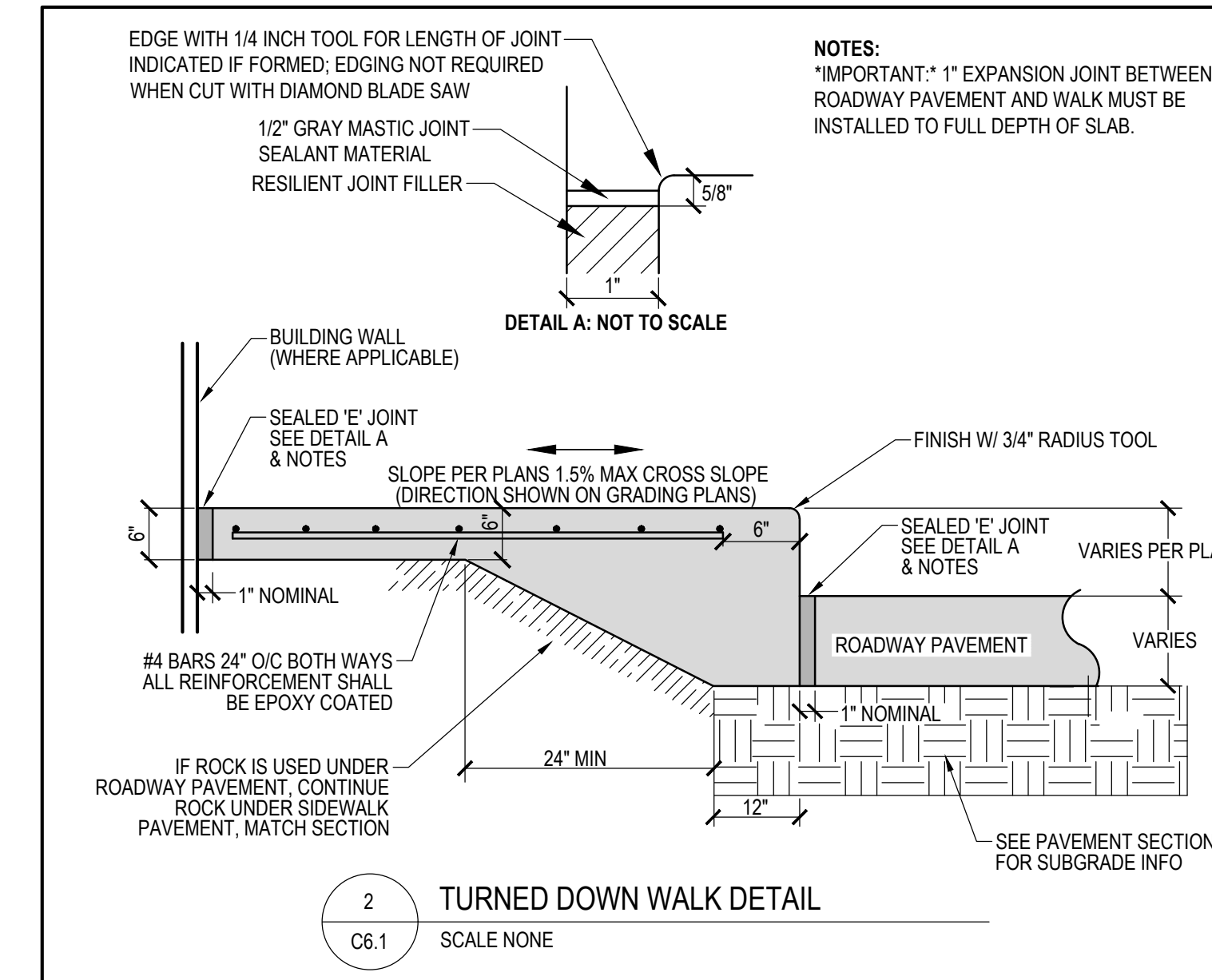
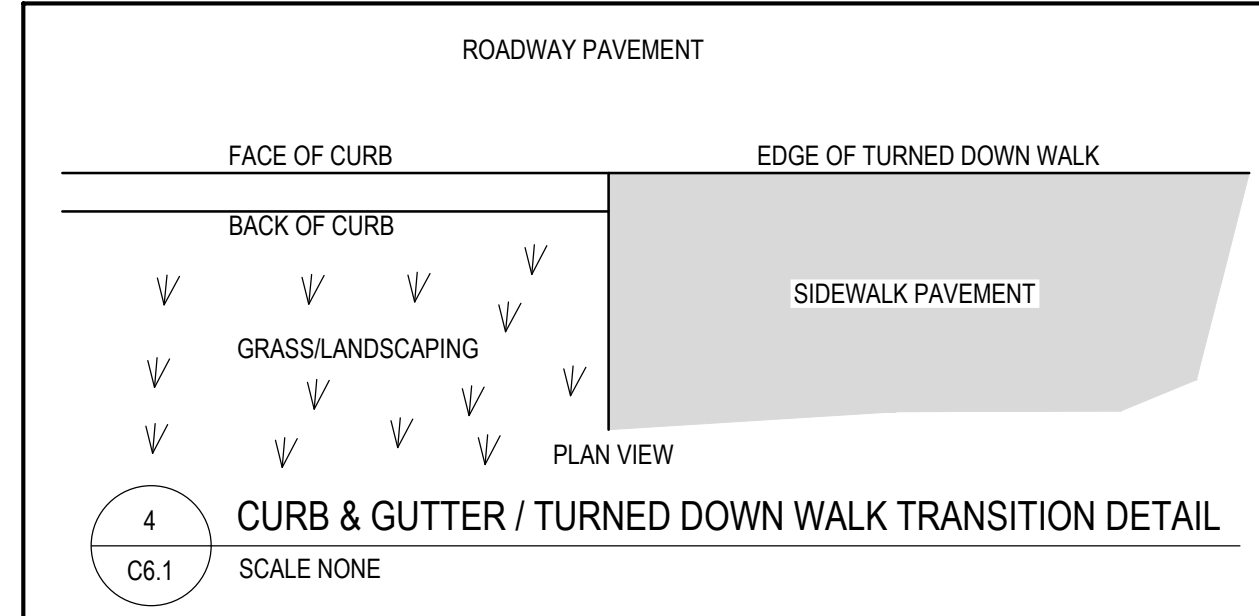
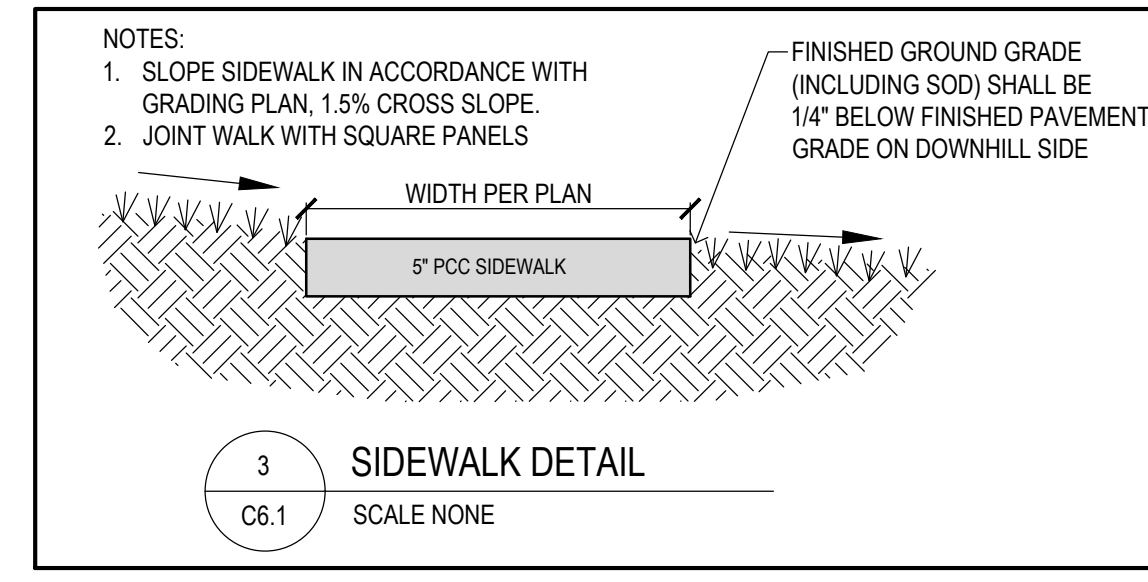
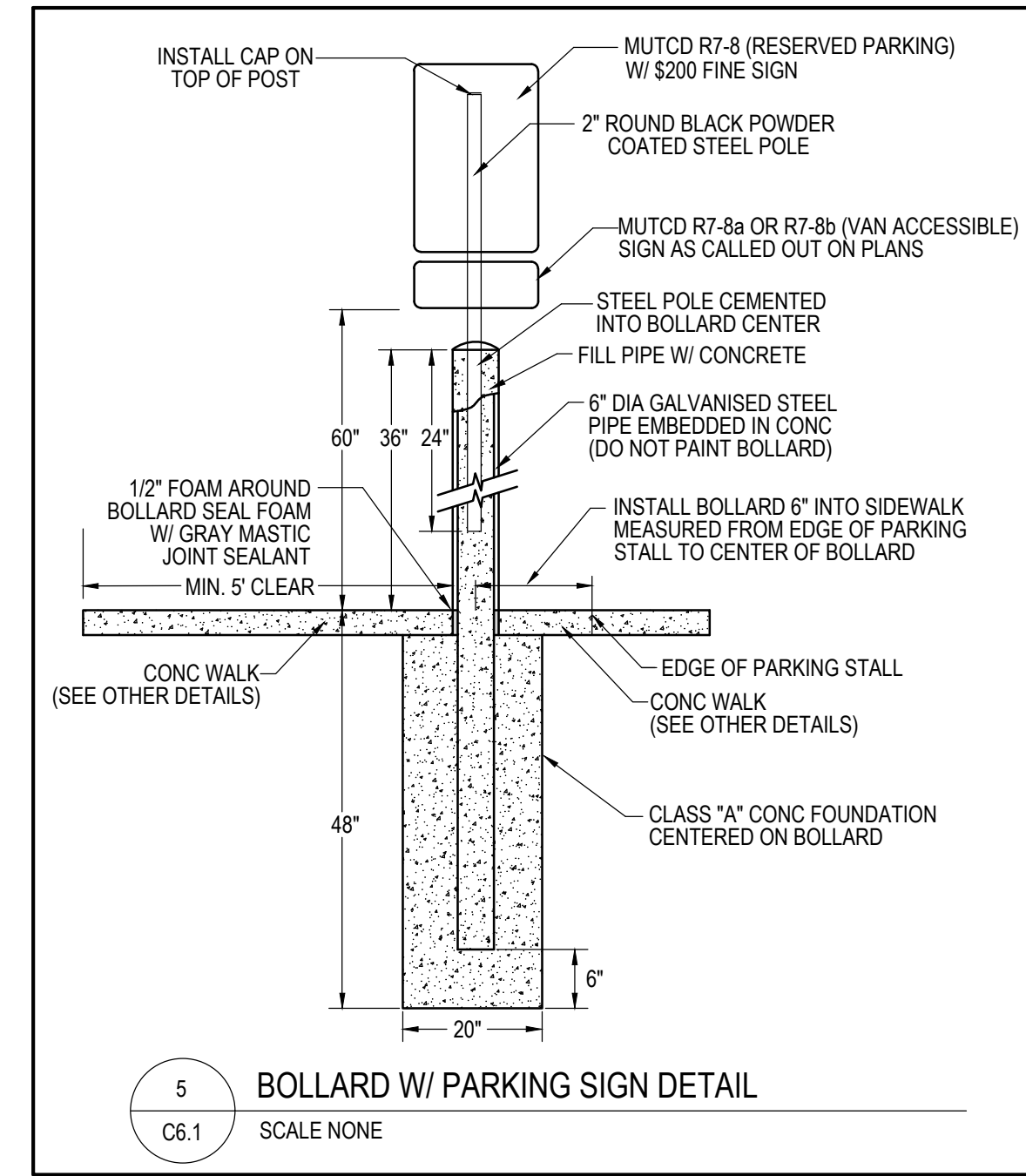
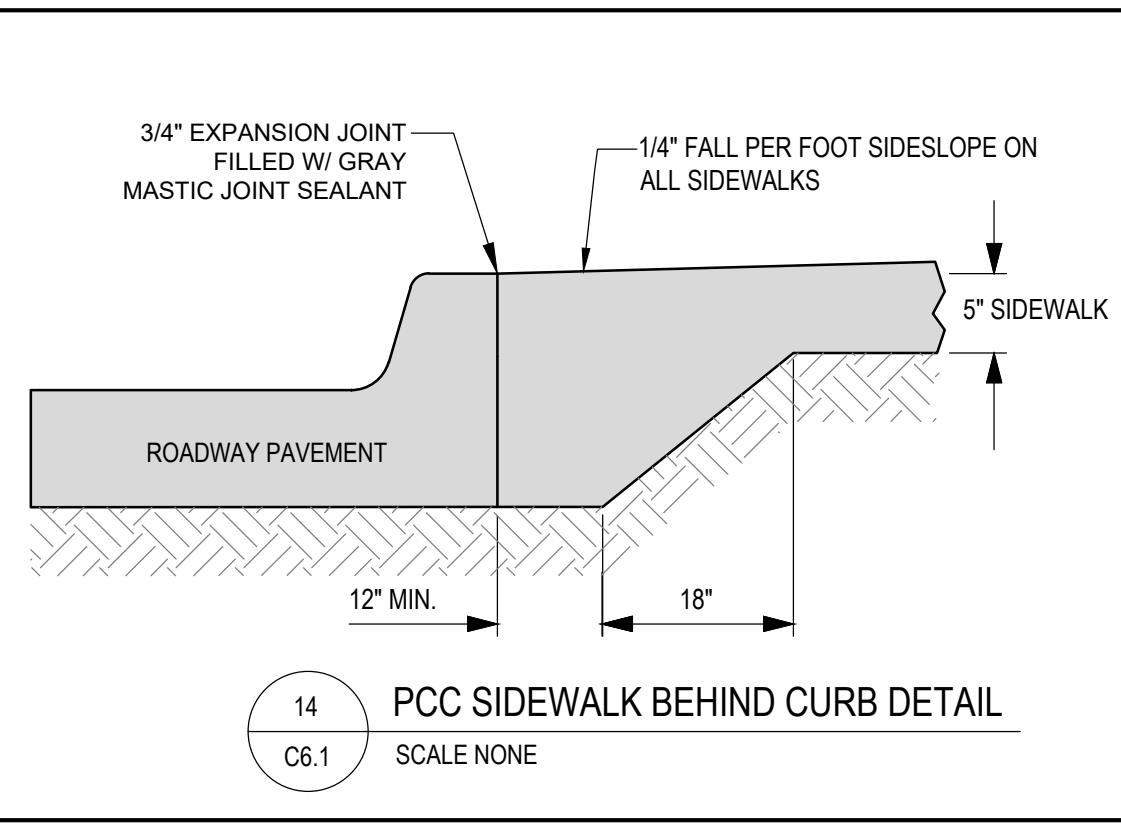
PROJECT NUMBER:  
210592-2

SHEET NAME:  
ENLARGED  
PROPOSED  
LANDSCAPE  
PLANS

SHEET NUMBER:  
C5.4



# THE VILLAGE, A WESLEYLIFE COMMUNITY PRELIMINARY PLAT / SITE PLAN



# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN

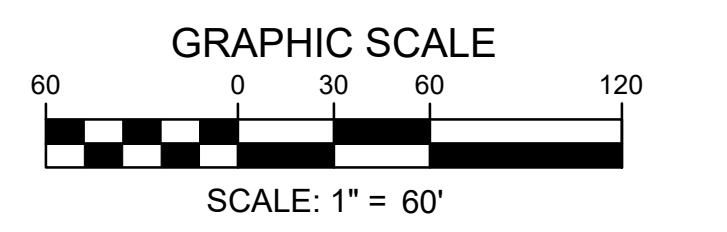
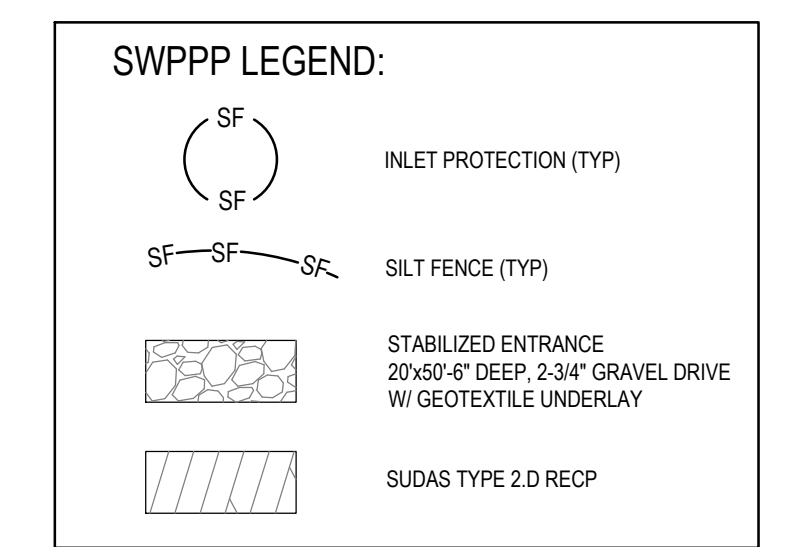
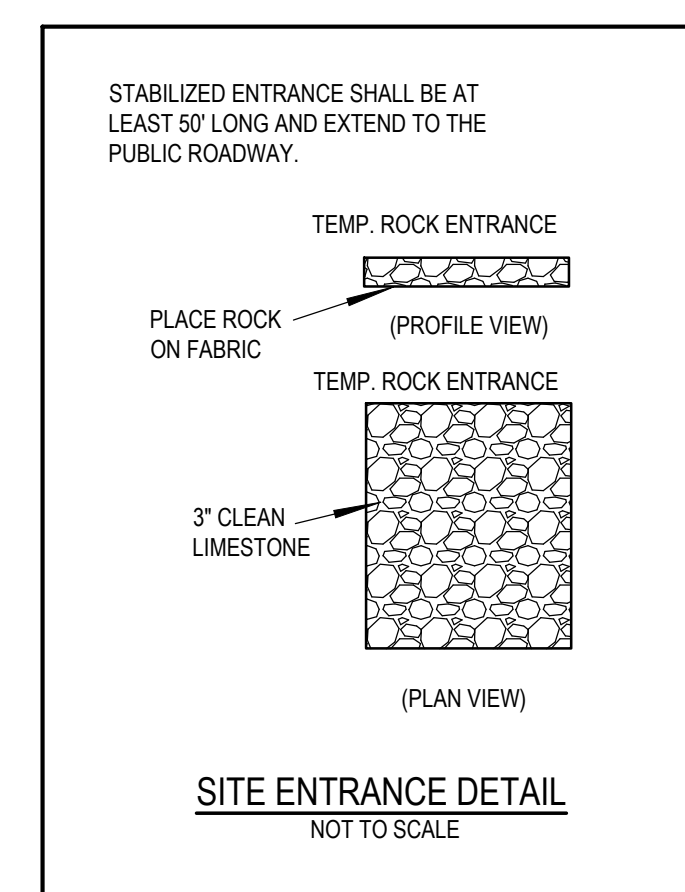
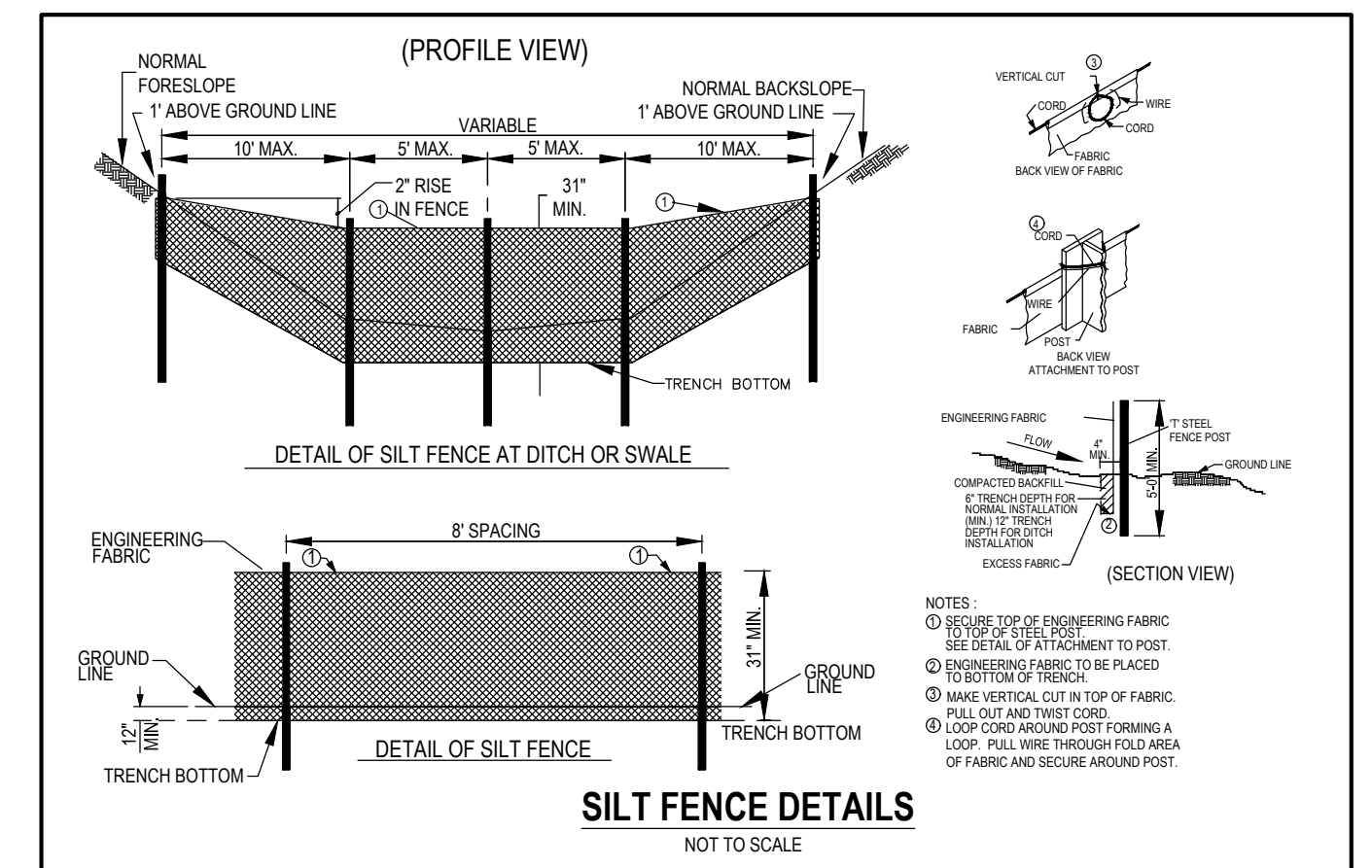
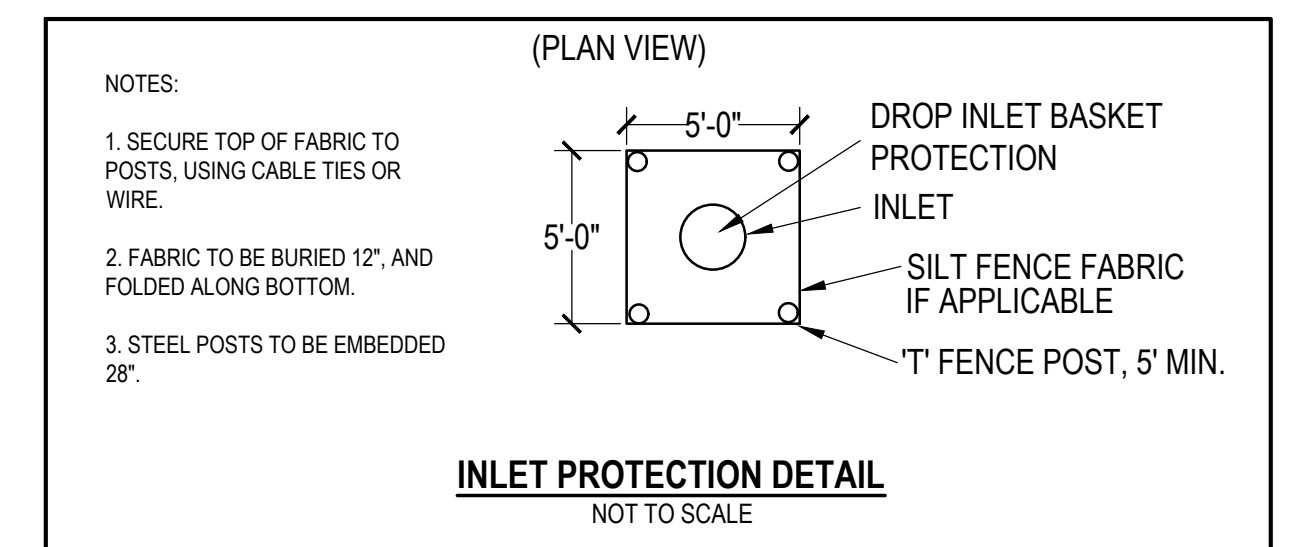
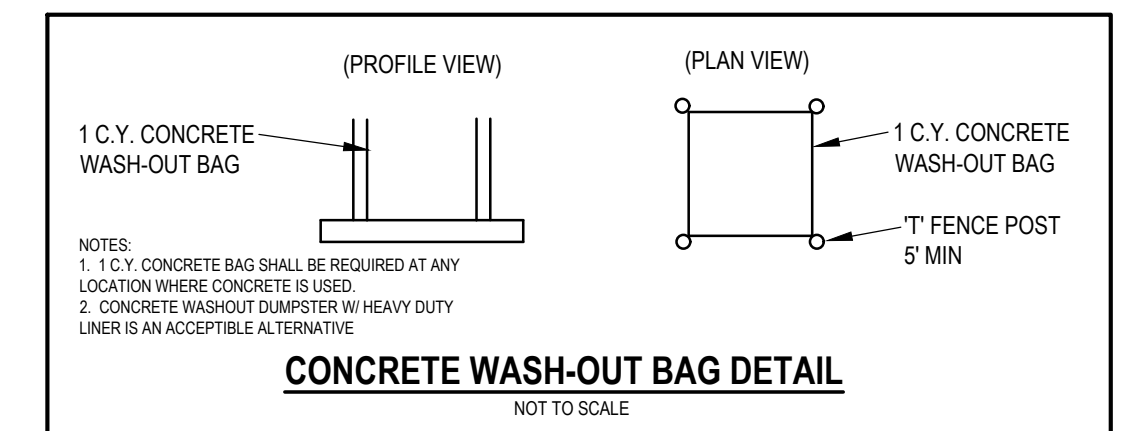


- EROSION CONTROL NOTES:**
- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
  - SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
  - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
  - INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
  - INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
  - OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
  - THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.
  - CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
  - SEE LANDSCAPE PLAN FOR FINAL STABILIZATION INCLUDING SEEDING AND SODDING AREAS.
  - PER NPDES GENERAL PERMIT NO. 2, IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
  - THE FOLLOWING DISCHARGES ARE PROHIBITED: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUEL OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

- EROSION CONTROL REMOVAL NOTES:**
- AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION AND TEMPORARY STANDPIPES.

- TOPSOIL NOTES:**
- STRIP AND STOCKPILE THE TOP 2" OF SOIL ON ALL DISTURBED AREAS.
  - RESPEAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
  - TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
  - TOPSOIL IS DEFINED AS: FERTILE, FRAGILE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS, REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4" IN DIAMETER, AND FOREIGN MATTER, ACIDITY RANGE (PH) OF 5.5 TO 7.5, CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

- CITY NOTE:**
- THE OWNER/DEVELOPER AND THE CONTRACTOR ARE RESPONSIBLE TO PROVIDE AS-BUILT SURVEYS OF BASINS AND OVERFLOW CHANNELS AND PROVIDE A REPORT DEMONSTRATING THAT SURFACE ELEVATIONS AND BASIN VOLUMES MEET THOSE INDICATED ON APPROVED CONSTRUCTION DOCUMENTS. OWNER SHALL SUBMIT CAD OUTPUT FILES VERIFYING THAT COMPLETED BASINS MATCH OR EXCEED DESIGN VOLUMES.



PRELIMINARY PLAT / SITE PLAN  
**THE VILLAGE, A WESLEYLIFE COMMUNITY**  
 1203 N E STREET  
 INDIANOLA, IOWA

REFERENCE NUMBER:
DRAWN BY: EWM
REVISION DATE: 04-17-24 CITY SUBMITTAL 06-12-24 50% CD SET 07-01-24 CITY SUBMITTAL 07-10-24 75% CD SET 08-06-24 CITY SUBMITTAL 08-16-24 95% CD SET 09-09-24 CITY SUBMITTAL
PROJECT NUMBER: 210592-2
SHEET NAME: SWPPP OVERALL
SHEET NUMBER: C7.1

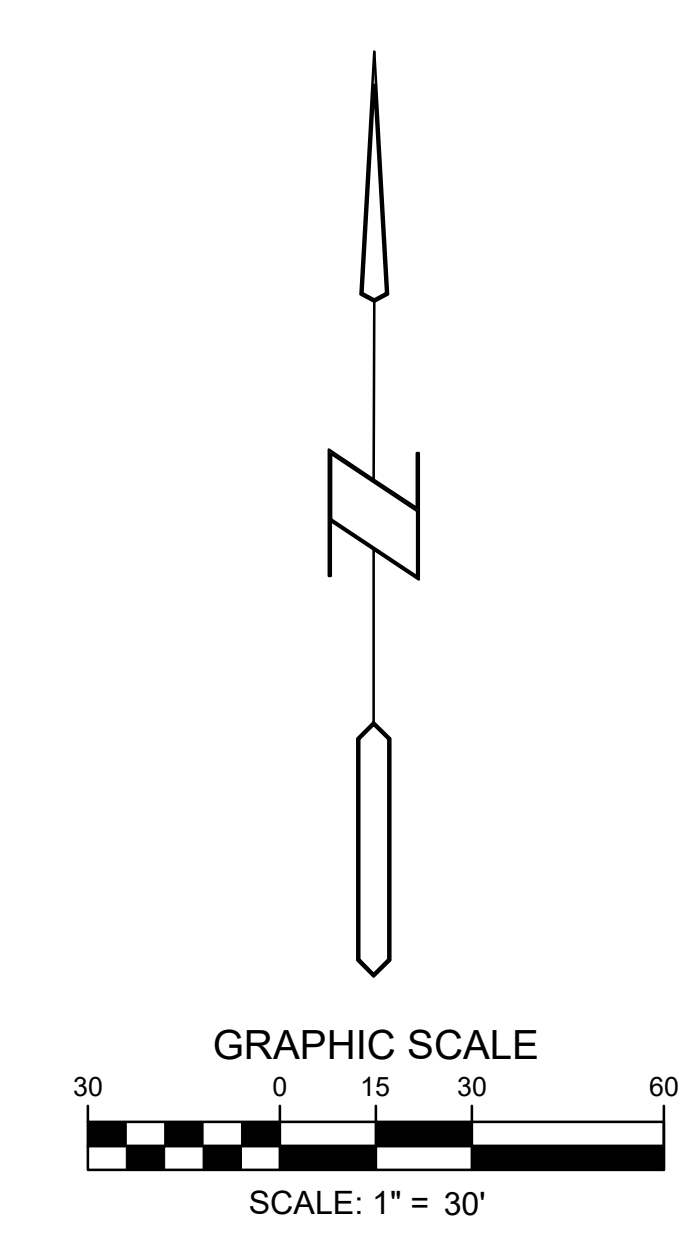
5/9/2024 9:08:21 AM L:\LAND PROJECTS\2021\210592-2 WESLEYLIFE\DWG\PRELIMINARY PLAT\DWGS\SWPPP PRELIMINARY PLAT\SWPPP.DWG



**UTILITY NOTE:**  
 THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

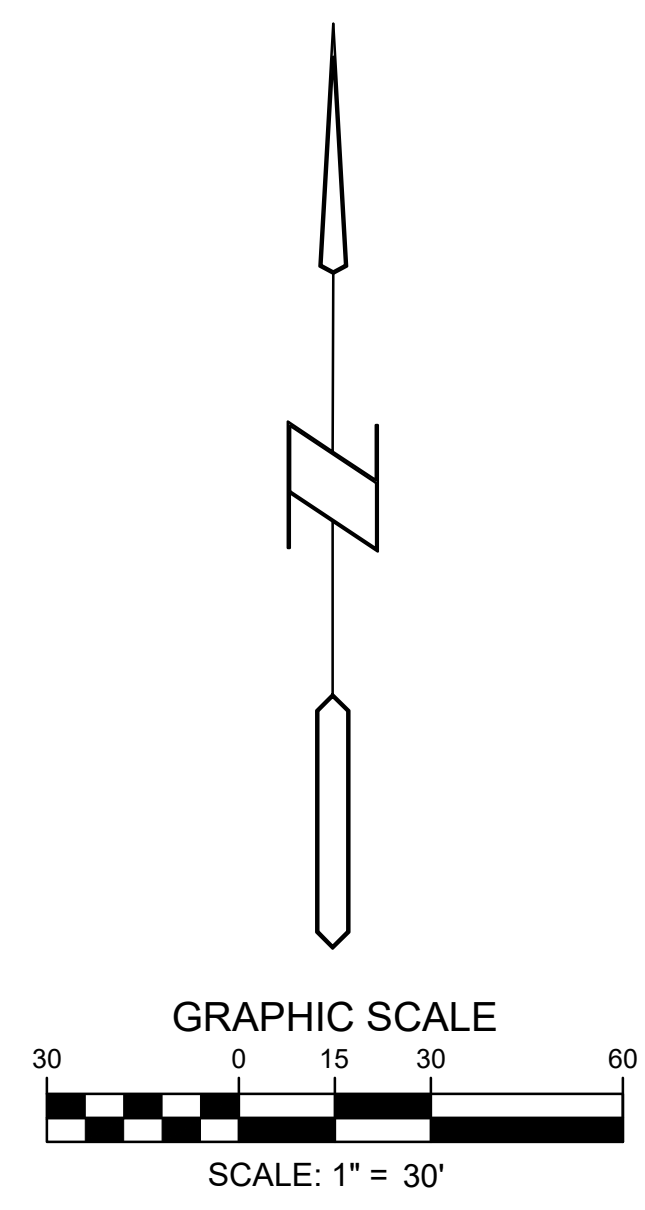
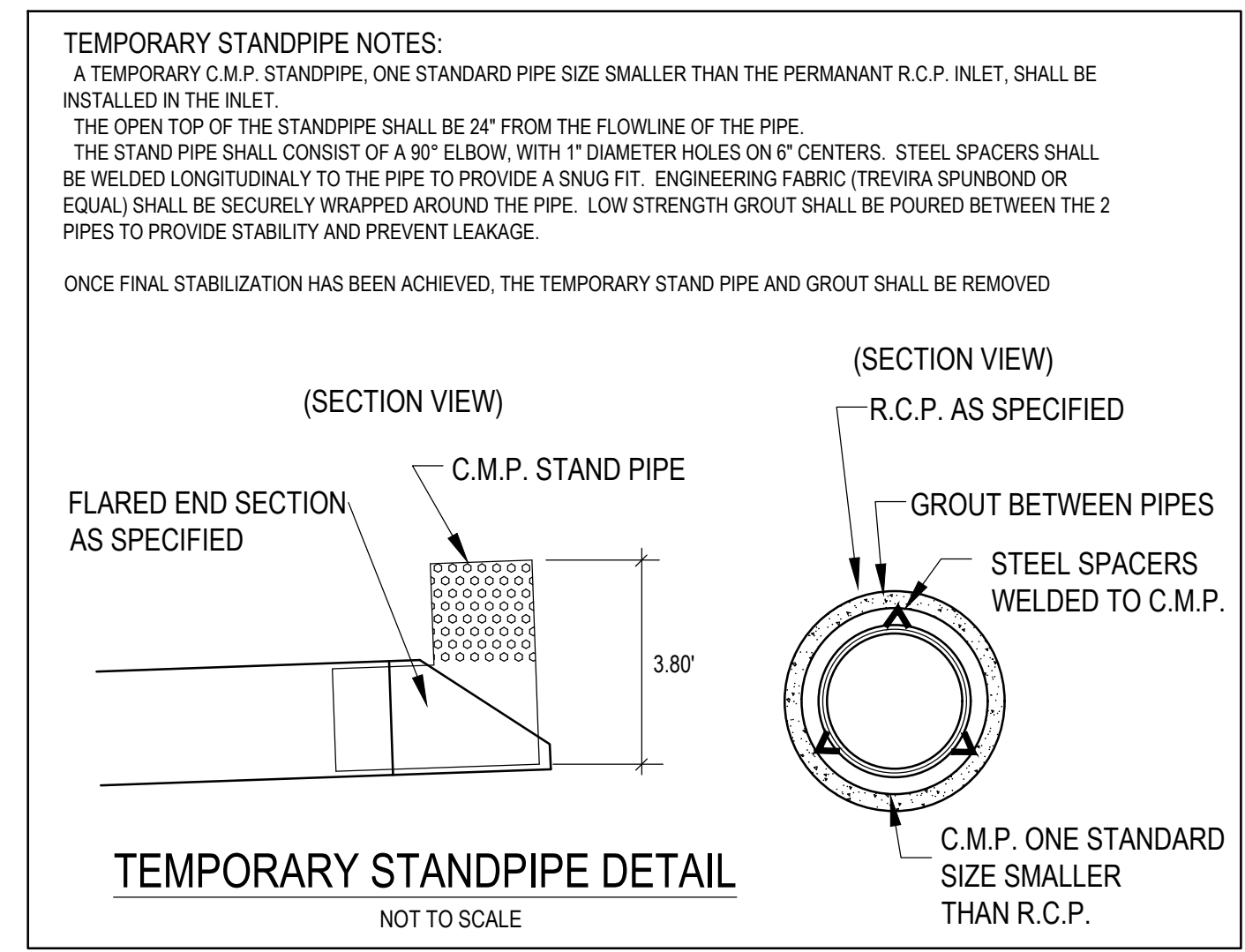
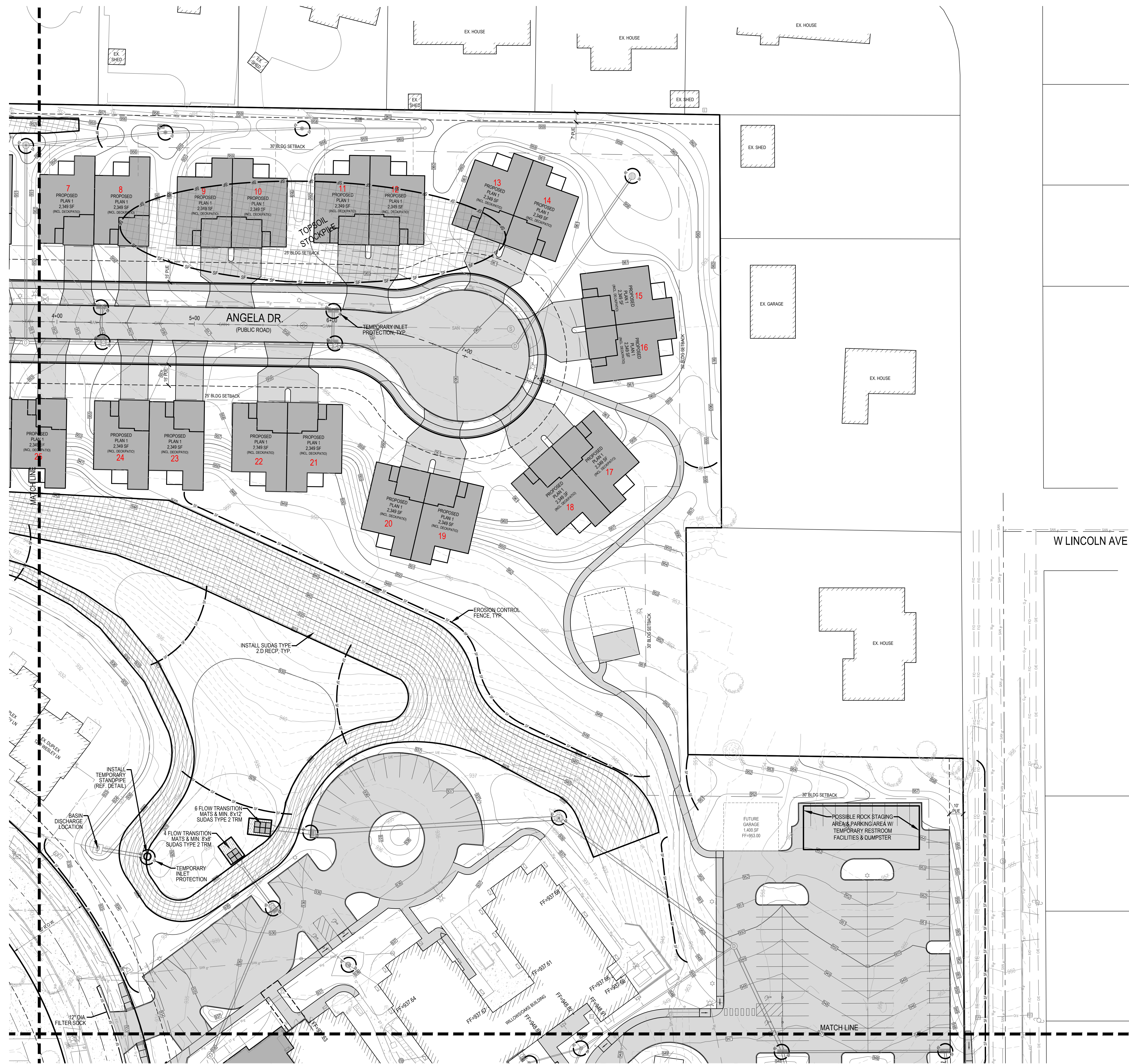
# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN



# THE VILLAGE, A WESLEYLIFE COMMUNITY

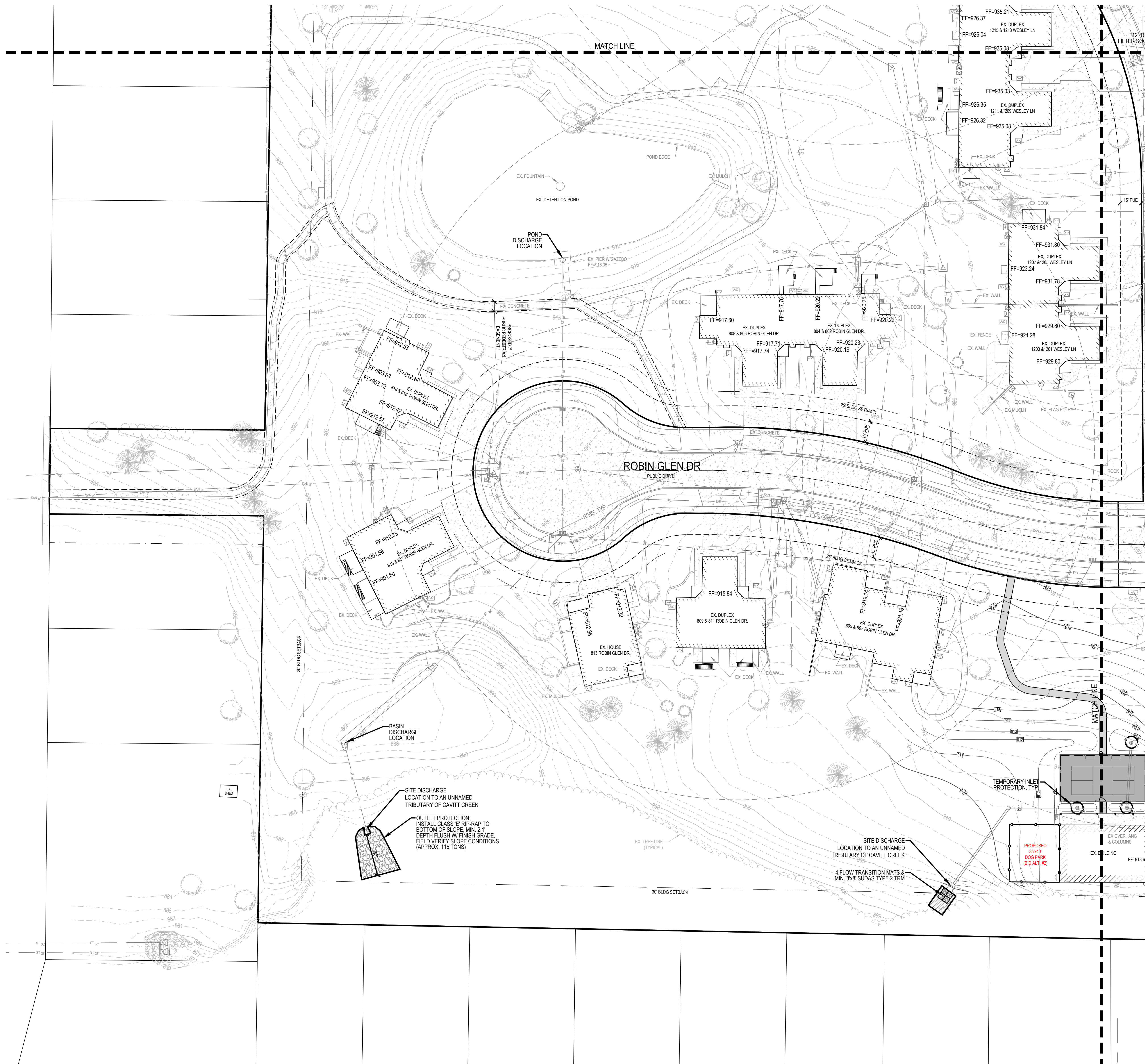
## PRELIMINARY PLAT / SITE PLAN



REFERENCE NUMBER:	
DRAWN BY:	EWV
REVISION DATE:	04-17-24 CITY SUBMITTAL 06-12-24 50% CD SET 07-01-24 CITY SUBMITTAL 07-10-24 75% CD SET 08-06-24 CITY SUBMITTAL 08-16-24 95% CD SET 09-09-24 CITY SUBMITTAL
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SHEET NAME:	SWPPP NE
SHEET NUMBER:	C7.3

# THE VILLAGE, A WESLEYLIFE COMMUNITY

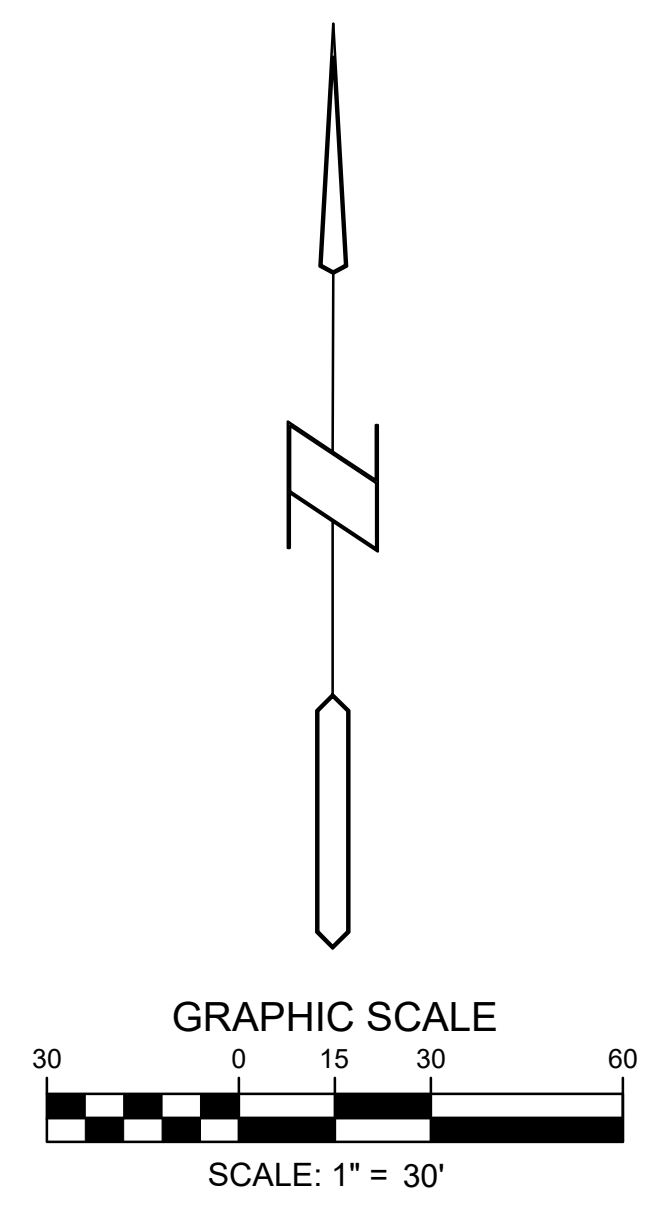
## PRELIMINARY PLAT / SITE PLAN



SITE DISCHARGE  
 LOCATION TO AN UNNAMED  
 TRIBUTARY OF CAVITT CREEK  
 OUTLET PROTECTION  
 INSTALL CLASS 'E' RIP-RAP TO  
 BOTTOM OF SLOPE, MIN. 2 FT  
 DEPTH FLUSH W/ FINISH GRADE.  
 FIELD VERIFY SLOPE CONDITIONS  
 (APPROX. 115 TONS)

SITE DISCHARGE  
 LOCATION TO AN UNNAMED  
 TRIBUTARY OF CAVITT CREEK  
 4 FLOW TRANSITION MATS &  
 MIN. 8'x8' SUDAS TYPE 2 TRM

TEMPORARY INLET  
 PROTECTION, TYP.



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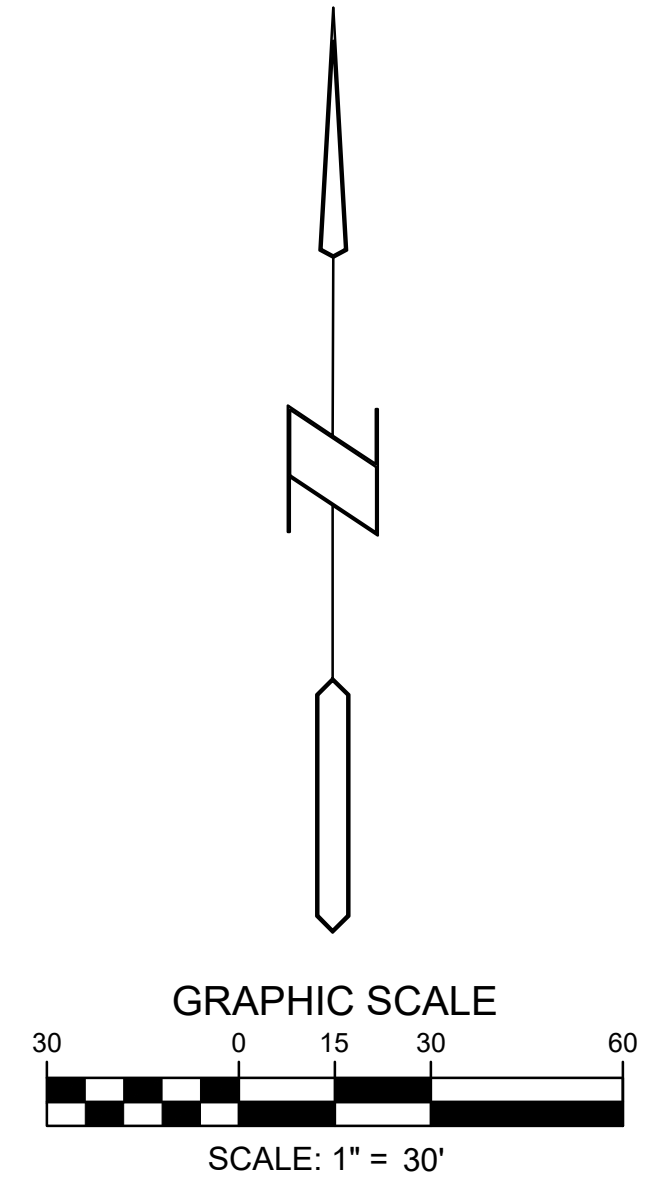
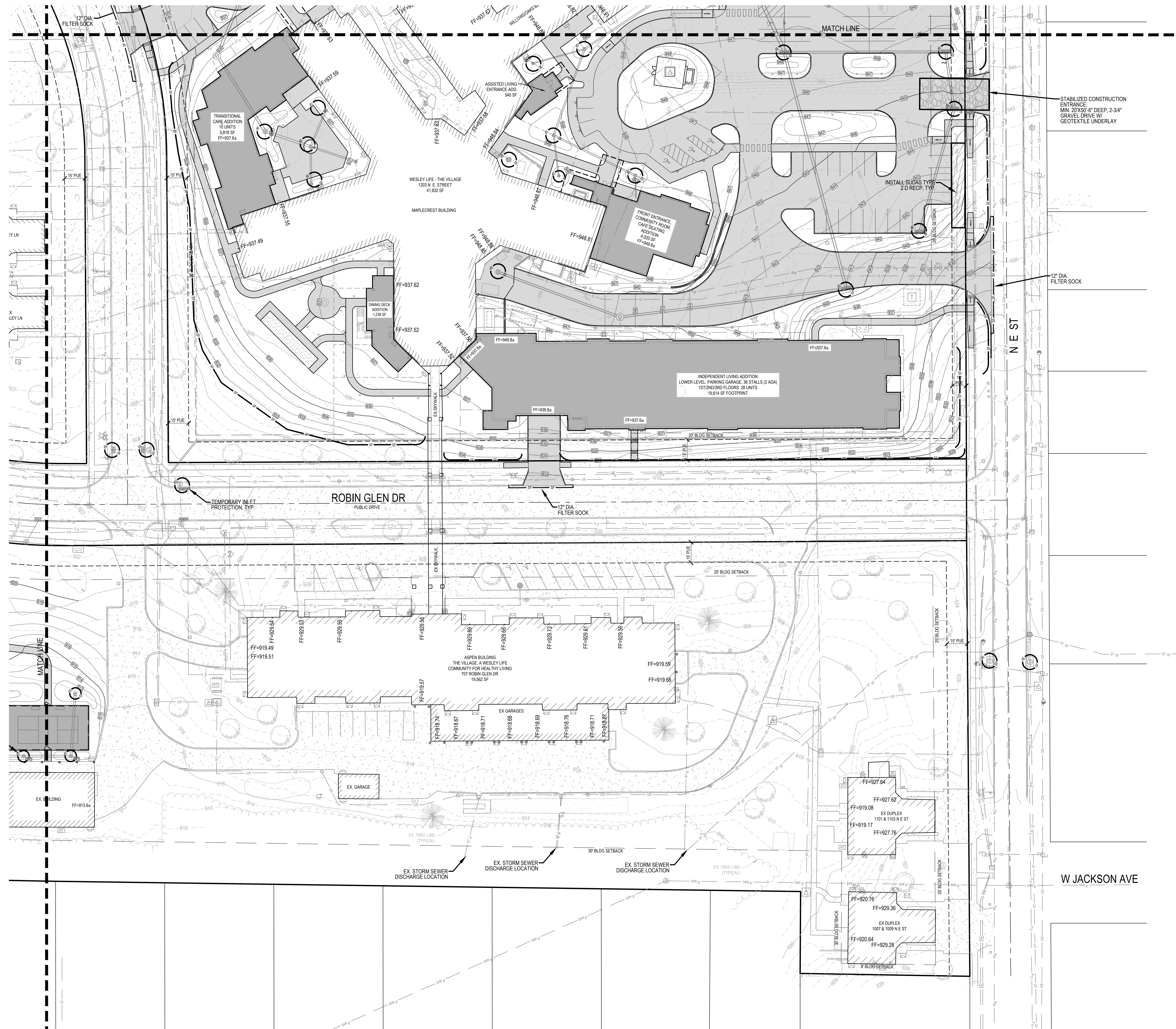


PRELIMINARY PLAT / SITE PLAN  
**THE VILLAGE, A WESLEYLIFE COMMUNITY**  
 1203 N E STREET  
 INDIANOLA, IOWA

REFERENCE NUMBER:	
DRAWN BY:	EWM
REVISION DATE:	04-17-24 CITY SUBMITTAL 06-12-24 50% CD SET 07-01-24 CITY SUBMITTAL 07-10-24 75% CD SET 08-06-24 CITY SUBMITTAL 08-16-24 95% CD SET 09-09-24 CITY SUBMITTAL
PROJECT NUMBER:	210592-2
SHEET NAME:	SWPPP SW
SHEET NUMBER:	C7.4

# THE VILLAGE, A WESLEYLIFE COMMUNITY

## PRELIMINARY PLAT / SITE PLAN





# MEMORANDUM

**To:** Mayor and City Council  
**From:**  
**Date:** October 7, 2024  
**Subject:** Resolution approving a preliminary plat for The Village, A WesleyLife Community.

---

**Recommendation:** Roll call is in order.

**Attachments:** 1. Res 2024- WesleyLife\_PP



City of Indianola  
**RESOLUTION NO. 2024-**

**A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR THE VILLAGE,  
A WESLEYLIFE COMMUNITY**

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

**WHEREAS**, the City of Indianola Planning and Zoning Commission reviewed and recommended approval of a Preliminary Plat for The Village, A WesleyLife Community on September 24, 2024; and

**WHEREAS**, the Preliminary Plat for The Village, A WesleyLife Community is in general conformance with section §170 – *Subdivision Regulations* of the Indianola Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Indianola, Iowa, having considered the recommendations of the Planning and Zoning Commission, on this 7<sup>th</sup> day of October, 2024, that the Preliminary Plat for The Village, A WesleyLife Community is approved.

\_\_\_\_\_  
Stephanie Erickson, Mayor

**ATTEST:**

\_\_\_\_\_  
Jackie Raffety, City Clerk



# MEMORANDUM

**To:** Mayor and City Council  
**From:**  
**Date:** October 7, 2024  
**Subject:** Resolution approving site plan for The Village, A WesleyLife Community (1203 North E Street).

---

**Recommendation:** Roll call is in order.

**Attachments:** 1. Res 2024- WesleyLife\_SP

City of Indianola  
**RESOLUTION NO. 2024-**

**RESOLUTION APPROVING THE SITE PLAN FOR THE VILLAGE,  
A WESLEYLIFE COMMUNITY (1203 NORTH E STREET)**

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

**WHEREAS**, the City of Indianola Planning and Zoning Commission reviewed and recommended approval of a Site Plan for The Village, A WesleyLife Community on September 24, 2024; and

**WHEREAS**, the Site Plan for The Village, A WesleyLife Community is in general conformance with section §165 – *Zoning Regulations* of the Indianola Municipal Code; and

**WHEREAS**, the Site Plan for The Village, A WesleyLife Community is in general conformance with section §165.08 – *Open Space, Landscaping and Buffering* of the Indianola Municipal Code; and

**WHEREAS**, the Site Plan for The Village, A WesleyLife Community is in general conformance with section §165.09 – *Building Design Standards* of the Indianola Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED**, the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, on this 7<sup>th</sup> day of October 2024, that the Site Plan for The Village, A WesleyLife Community is approved.

\_\_\_\_\_  
Stephanie Erickson, Mayor

**ATTEST:**

\_\_\_\_\_  
Jackie Raffety, City Clerk



# MEMORANDUM

**To:** Mayor and City Council  
**From:** Jackie Raffety, City Clerk/Asst. to City Manager/Asst. Finance Director  
**Date:** October 7, 2024  
**Subject:** Code Updates

---

**Recommendation:** The State of Iowa enacted new legislation on July 1, 2024, which is in conflict with some of our current code language. Our codifier and I have proposed ordinance amendments in order for our code to be in line with the state code. Staff have reviewed the ordinances and recommend approval.

**Attachments:** None



# MEMORANDUM

**To:** Mayor and City Council  
**From:** Jackie Raffety, City Clerk/Asst. to City Manager/Asst. Finance Director  
**Date:** October 7, 2024  
**Subject:** First consideration of an ordinance amending Chapter 18, City Clerk, Indianola Code of Ordinances.

---

**Recommendation:** [Senate File 2331](#) was an act relating to the publication requirements for official publications of the minutes of the meeting of the governing body.

**Attachments:** 1. Ord\_ Publication of Minutes

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 18 CITY CLERK, INDIANOLA CODE OF ORDINANCES

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

SECTION 1. Section 18.03, Publication of Minutes, is hereby amended by deleting the stricken language and adding the underlined language as follows:

Within 15 days following a regular or special meeting, the Clerk shall cause the minutes of the proceedings ~~thereof to be published.~~ of the council, including the total expenditure from each city fund, to be delivered to a newspaper of general circulation in the city for publication. Such publication shall include a list of all claims allowed and a summary of all receipts and shall show the gross amount of the claims.

SECTION 2. Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Approved and passed by the Indianola City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Stephanie Erickson, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Raffety, City Clerk

First Reading:  
Second Reading:  
Third Reading:  
Published:



# MEMORANDUM

**To:** Mayor and City Council  
**From:**  
**Date:** October 7, 2024  
**Subject:** First consideration of an ordinance amending Chapter 5.06, Operating Procedures – Meetings, of the Indianola Code of Ordinances.

---

**Recommendation:** Division VIII, Electronic Meetings, of [Sentate File 2385](#) was amended to require governmental bodies to provide for hybrid meetings for the members of the governmental body for all meetings, not just those meetings where meeting in person is impossible or impractical.

**Attachments:** 1. Ord\_ Electronic Meetings

ORDINANCE NO.  
AN ORDINANCE AMENDING CHAPTER 5.06, OPERATING PROCEDURES - MEETINGS,  
OF THE INDIANOLA CODE OF ORDINANCES

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

SECTION 1. Section 5.06(6), Electronic Meetings, is hereby amended by deleting the stricken language and adding the underlined language as follows:

~~A meeting may be conducted by electronic means only in circumstances where such a meeting in person is impossible or impractical and then only in compliance with the provisions of Chapter 21 of the Code of Iowa.~~ The governmental bodies of the City shall provide for hybrid meetings, teleconference participation, virtual meetings, remote participation, and other hybrid options for the members of the governmental body to participate in official meetings as defined in Chapter 21 of the Code of Iowa.

SECTION 2. Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Approved and passed by the Indianola City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Stephanie Erickson, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Raffety, City Clerk

First Reading:  
Second Reading:  
Third Reading:  
Published:





# MEMORANDUM

**To:** Mayor and City Council  
**From:**  
**Date:** October 7, 2024  
**Subject:** First consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to sidewalk liability.

---

**Recommendation:** Roll call is in order.

**Attachments:** 1. Ord\_Sidewalk Liability

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING PROVISIONS PERTAINING TO SIDEWALK LIABILITY**

Be It Enacted by the City Council of the City of Indianola, Iowa:

**SECTION 1. SECTION MODIFIED.** Section 136.04 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

**136.04 PROPERTY OWNER’S RESPONSIBILITY FOR MAINTENANCE.** The abutting property owner shall repair, replace, or reconstruct, or cause to be repaired, replaced, or reconstructed, all broken or defective sidewalks and maintain in a safe and hazard-free condition any sidewalk outside the lot and property lines and inside the curb lines or, in the absence of a curb, any sidewalk between the property line and that portion of the public street used or improved for vehicular purposes.

*(Code of Iowa, Sec. 364.12(2)(c))*

**SECTION 2. 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 3. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
City Clerk



# MEMORANDUM

**To:** Mayor and City Council  
**From:** Jackie Raffety, City Clerk/Asst. to City Manager/Asst. Finance Director  
**Date:** October 7, 2024  
**Subject:** First consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by adding a new section pertaining to adult establishment nuisances.

---

**Recommendation:** This code update is needed due to the new state code under House [File 2531](#). Roll call is in order.

**Attachments:** 1. Ord\_Adult Establishments

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY ADDING A NEW SECTION PERTAINING TO ADULT ESTABLISHMENT NUISANCES**

Be It Enacted by the City Council of the City of Indianola, Iowa:

**SECTION 1. NEW SECTION.** Chapter 50 of the Code of Ordinances of Indianola, Iowa, is amended by adding a new Section 50.08 entitled, ADULT ESTABLISHMENTS, which is hereby adopted to read as follows:

**50.08 ADULT ESTABLISHMENTS.**

1. As used in this section, “adult establishment” means any business that provides nude or topless dancing or operates any other adult-oriented business.
2. A public safety nuisance exists when it is established by clear and convincing evidence that an owner, manager, employee, contemporaneous patron, or guest of an adult establishment commits any of the following acts either on the premises or in any parking lots or areas, including but not limited to public rights-of-way, adjacent to the premises:
  - A. Unlawfully discharges a firearm or uses an offensive weapon, as defined in Section 724.1 of the *Code of Iowa*, regardless of whether it inflicts injury or death.
  - B. Assaults another person with a dangerous weapon as defined in Section 702.7 of the *Code of Iowa* resulting in injury or death.
  - C. Engages in a riot as defined in Section 723.1 of the *Code of Iowa* on three or more dates within a 12-month period to which the police respond and disperse a crowd. The participants need not be the same persons for each incident.
3. When the City Attorney believes a serious threat to the public safety exists, the City Attorney or any other attorney on behalf of the City Attorney, may file a suit in equity in the district court without bond seeking abatement of the public safety nuisance arising from an adult establishment.

*(Code of Iowa, Sec. 657.12)*

**SECTION 2. 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 3. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_

City Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
City Clerk



# MEMORANDUM

**To:** Mayor and City Council  
**From:**  
**Date:** October 7, 2024  
**Subject:** First consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to bond requirements.

---

**Recommendation:** [House File 2398](#) is an act relating to bonds and insurance policies for public officers.

**Attachments:** 1. Ord\_Bonds

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING PROVISIONS PERTAINING TO BOND REQUIREMENTS**

Be It Enacted by the City Council of the City of Indianola, Iowa:

**SECTION 1. SECTION MODIFIED.** Section 5.02 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

**5.02 BONDS.** Surety bonds are provided in accordance with the following:

1. Required. The Council shall provide by resolution for a surety bond or blanket position bond running to the City and covering the Mayor, Clerk, Treasurer, and such other officers and employees as may be necessary and advisable except as allowed in Subsection 5.

*(Code of Iowa, Sec. 64.13)*

2. Bonds Approved. Bonds shall be approved by the Council.

*(Code of Iowa, Sec. 64.19)*

3. Bonds Filed. All bonds, after approval and proper record, shall be filed with the Clerk.

*(Code of Iowa, Sec. 64.23(6))*

4. Record. The Clerk shall keep a book, to be known as the "Record of Official Bonds" in which shall be recorded the official bonds of all City officers, elective or appointive.

*(Code of Iowa, Sec. 64.24(1)(a))*

5. Insurance Policy in Lieu of Bond. In lieu of a bond, a public officer required to obtain a bond pursuant to Chapter 64 of the *Code of Iowa* may obtain an insurance policy in an amount not less than the amounts required of a bond.

*(Code of Iowa, Sec. 64.3)*

**SECTION 2. 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 3. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
City Clerk





# MEMORANDUM

**To:** Mayor and City Council

**From:**

**Date:** October 7, 2024

**Subject:** First consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to Fire Officials authority to cite violations.

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**Recommendation:** [House File 2686](#), Division VIII amends Section 100.41, Code 2024 amends the authority to cite violations of a local fire safety code.

**Attachments:** 1. Ord\_Fire Officials

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING PROVISIONS PERTAINING TO FIRE OFFICIALS AUTHORITY TO CITE VIOLATIONS**

Be It Enacted by the City Council of the City of Indianola, Iowa:

**SECTION 1. SECTION MODIFIED.** Section 36.12 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

**36.12 AUTHORITY TO CITE VIOLATIONS.** Fire officials acting under the authority of Chapter 10A, Subchapter V, Part 2 of the *Code of Iowa*, may issue citations in accordance with Chapter 805 of the *Code of Iowa*, for violations of Chapter 10A, Subchapter V, Part 2 of the *Code of Iowa* or a violation of a local fire safety code.

*(Code of Iowa, Sec. 100.41)*

**SECTION 2. 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 3. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
City Clerk



# MEMORANDUM

**To:** Mayor and City Council  
**From:**  
**Date:** October 7, 2024  
**Subject:** First consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to pedestrians' right-of-way.

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**Recommendation:** [House File 2568](#) created a new definition for pedestrians and made modifications to the regulations providing pedestrians in the right-of-way as well as who a vehicle must yield the right-of-way to. It also updates the definition of vehicle in the traffic code to match the definition in the Code of Iowa.  
Roll call is in order.

**Attachments:** 1. Ord\_Pedestrians' ROW

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA, BY AMENDING PROVISIONS PERTAINING TO PEDESTRIANS' RIGHT-OF-WAY**

Be It Enacted by the City Council of the City of Indianola, Iowa:

**SECTION 1. SECTION MODIFIED.** Section 60.02 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

**60.02 DEFINITIONS.** Where words and phrases used in the Traffic Code are defined by State law, such definitions apply to their use in said Traffic Code and are hereby adopted by reference. Those definitions so adopted that need further definition or are reiterated, and other words and phrases used herein, have the following meanings:

1. "Business District" means the territory contiguous to and including a highway when 50 percent or more of the frontage thereon for a distance of 300 feet or more is occupied by buildings in use for business.

*(Code of Iowa, Sec. 321.1(7))*

2. "City Engineer" is the City Public Works Director, or their designee.

3. "Crosswalk" means that portion of a street or highway ordinarily included within the prolongation or connection of the lateral lines of sidewalks at intersections or any portion of a roadway distinctly indicated for pedestrian crossing by lines or other markings on the surface.

4. "Intersection" means the area embraced within the prolongation or connection of the lateral curb lines or, if none, then the lateral boundary lines of the roadways of two highways which join one another at, or approximately at, right angles or the area within which vehicles traveling upon different highways joining at any other angle may come in conflict.

5. "Loading zone" means a space reserved for the exclusive use of vehicles during the loading or unloading of passengers or materials and designated as such by an official traffic sign.

6. "Median or median strip" means that portion of the street right of way between traffic lanes and not part of the improved roadway or set aside for vehicular traffic.

7. "Park" or "parking" means the standing of a vehicle, whether occupied or not, otherwise than temporarily for the purpose of and while actually engaged in loading or unloading merchandise or passengers.

8. "Parking zone" that portion of the street between the curb lines or lateral lines of a roadway ordinarily used for vehicular traffic and the adjacent property lines, which portion is designated for parking; also including areas in which parking is not otherwise prohibited in this title.

9. "Passenger loading zone" means either of the following: a) a space reserved for the exclusive use of vehicles during the loading and unloading of passengers and designated as such by an official traffic sign, or b) a section of a traveled lane of a roadway immediately adjacent to an official traffic sign designating it as such. Valet parking zones shall be treated as passenger loading zones.

10. “Peace officer” means every officer authorized to direct or regulate traffic or to make arrests for violations of traffic regulations, including those designated as peace officers in the *Code of Iowa*, as amended.
11. “Pedestrian” means a person afoot or a person using a pedestrian conveyance.  
(*Code of Iowa, Sec. 321.1(51)*)
12. “Pedestrian conveyance” means any human-powered device by which a pedestrian may move other than by walking or by which a pedestrian may move another person, including but not limited to a wheelchair, stroller, skateboard, scooter, or other similar device. Pedestrian conveyance also includes an electric personal assistive mobility device and any other device used to move a person sitting or standing on the device regardless of whether the device is powered by an electric motor, so long as the electric motor produces less than 750 watts. Pedestrian conveyance does not include a bicycle.  
(*Code of Iowa, Sec. 321.1(51A)*)
13. “Private road or driveway” means every way or place in private ownership and available for vehicular travel by the owner and by those having express or implied permission from the owner.
14. “Residence district” means the territory contiguous to and including a street or highway not comprising a business, suburban, or school district, where 40 percent or more of the frontage on such a highway for a distance of 300 feet or more is occupied by dwellings or by dwellings and buildings in use for business.  
(*Code of Iowa, Sec. 321.1(63)*)
15. “School district” means the territory contiguous to and including a highway for a distance of 200 feet in either direction from a schoolhouse.  
(*Code of Iowa, Sec. 321.1(70)*)
16. “Sidewalk” means that portion of a street between the curb lines or the lateral lines of a roadway and the adjacent property lines and intended for the use of pedestrians.
17. “Stand” or “standing” means the halting of a vehicle, whether occupied or not, otherwise than for the purpose of and while actually engaged in receiving or discharging passengers.
18. “Stop” means when required, the complete cessation of movement.
19. “Stop” or “stopping” means when prohibited, any halting of a vehicle, even momentarily, whether occupied or not, except when necessary to avoid conflict with other traffic or in compliance with the directions of a peace officer or traffic control sign or signal.
20. “Street” or “Highway” means the entire width between property lines of every way or place of whatever nature when any part thereof is open to the use of the public, as a matter of right, for purposes of vehicular traffic.
21. “Suburban district” means all other parts of the City not included in the business, school, or residence districts.  
(*Code of Iowa, Sec. 321.1(78)*)
22. “Traffic” means pedestrians, bicyclists, vehicles, and other conveyances either singly or together while using any street for purposes of travel.
23. “Traffic control device” means all signs, signals, markings, and devices not inconsistent with this chapter, lawfully placed or installed by authority of a public

body or official having jurisdiction, for the purpose of regulating, warning, or guiding traffic.

24. "Traffic control signal" means a traffic control device which may be manually, electrically or mechanically operated and by which traffic is alternately directed to stop, to proceed and to proceed with caution.

25. "Vehicle" means every device in, upon, or by which any person or property is or may be transported or drawn upon a highway. Vehicle does not include:

- A. Any device moved by human power, including a low-speed electric bicycle.
- B. Any device used exclusively upon stationary rails or tracks.
- C. Any personal delivery device operated pursuant to Chapter 321O of the *Code of Iowa*.
- D. Any integral part of a truck tractor or road tractor which is mounted on the frame of the truck tractor or road tractor immediately behind the cab and which may be used to transport persons and property, but which cannot be drawn upon the highway by the truck tractor or another motor vehicle.
- E. Any steering axle, dolly, auxiliary axle, or other integral part of another vehicle which in and of itself is incapable of commercially transporting any person or property but is used primarily to support another vehicle.

*(Code of Iowa, Sec. 321.1(90))*

**SECTION 2. SECTION MODIFIED.** Section 65.07 of the Code of Ordinances of the City of Indianola, Iowa, is repealed and the following adopted in lieu thereof:

**65.07 PEDESTRIANS' RIGHT-OF-WAY.** Where traffic control signals are not in place or in operation, the driver of a vehicle shall yield the right-of-way, slowing down or stopping, if need be, to so yield to a pedestrian or a person riding a bicycle crossing the roadway within any marked crosswalk or within any unmarked crosswalk at an intersection.

*(Code of Iowa, Sec. 321.327)*

**SECTION 3. 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 4. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

I certify that the foregoing was published as Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
City Clerk