CITY OF INDIANOLA COUNCIL MEETING
January 6, 2025
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 January 6, 2025, in the City Hall Council Chambers. Mayor Pro Tem Steve Armstrong called the meeting to order and on roll call the following members were present: Steve Richardson, Christina Beach, Ron Dalby, Mellisa Sones, Steve Armstrong. Absent: Josh Rabe.

Discussion regarding the mayor position.
Legal counsel Doug Fulton stated their legal opinion is that the office of city mayor and county supervisor are incompatible offices and as such an individual should only occupy one office. Council directed staff to prepare resolutions to appoint a mayor or call for a special election on the January 21 agenda.

Public Comment
Amy Duncan, 611 W Ashland, spoke regarding a website the Indianola Record Herald uses, IowaPublicNotices.com, for city's public notices.
Susan Glick, 511 W Boston, spoke regarding gathering public opinions on Vision 2030.

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

- Approval of Agenda
- Approval of Minutes of the December 19, 2024, meeting.
- Consideration of the approval of a renewed liquor license for The SP Grill, Inc dba Brickhouse Tavern.
- Consideration of the approval of a renewed liquor license for The SP Grill, Inc dba The Sports Page Grill.
- Third consideration and adoption of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Amendment No. 8 to the Hillcrest/Downtown Unified Urban Renewal Plan.
- Third consideration and adoption of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Kentucky Ridge/North 6th Street Urban Renewal

Plan.

- Second consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Summercrest Hills Urban Renewal Plan.
- Resolution 2025-001 approving transfers for the Facilities and Maintenance Fund.
- Resolution 2025-002 approving an amendment to the Purchasing Policy.
- Resolution 2025-003 approving Amendment No. 1 to the Engineering Services Agreement for Indianola Industrial Park 3 with Snyder and Associates, Inc.
- Approval of the submission of the third quarter 2024 utility write-offs to the State Setoff Program for collection.
- Approval of Urban Revitalization Designations
- Consideration of the approval of a Home Base Iowa Initiative Application from Clifford Long and authorization of a handwritten warrant in the amount of $1,500.
- Consideration of the approval of a Home Base Iowa Initiative Application from David DeGard and authorization of a handwritten warrant in the amount of $1,500.
- Resolution 2025-004 approving salaries.

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

Council Reports
Council Member Dalby moved to affirm recommendations regarding City Manager recruitment, with the salary range starting at $190,000 and Sones seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council provided direction to staff regarding data and information needed for Vision 2030.

Mayor's Report
Mayor Pro Tem Armstrong read a Proclamation declaring the month of January as Human Trafficking Prevention and Awareness month in the City of Indianola. Lenchen Raeside, Chains Interrupted, spoke on human trafficking.

Old Business
Council Member Sones moved to open the public hearing on the proposed The Village Urban Renewal Plan and Beach seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Craig Flannigan, Wesley Life, spoke regarding the project.

It was moved by Richardson and seconded by Dalby to close the public hearing. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Beach moved to approve Resolution 2025-005 determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting The Village Urban Renewal

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

Council Member Dalby moved to approve the first consideration of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for The Village Urban Renewal Plan and Beach seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Dalby moved to open the public hearing on the proposal to enter into a Development Agreement with Wesley Retirement Services, Inc and Richardson seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

There were no public comments.

It was moved by Sones and seconded by Beach to close the public hearing. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Beach moved to approve Resolution 2025-006 approving and authorizing execution of a Development Agreement by and between the City of Indianola and Wesley Retirement Services, Inc. and Sones seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Adjourn
The meeting was adjourned at 7:21 PM on a motion by Dalby and seconded by Richardson. Question was called for and on voice vote the Mayor Pro Tem declared the motion carried unanimously.

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Steve Armstrong, Mayor Pro Tem

ATTEST:

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Jackie Raffety, City Clerk