CITY OF INDIANOLA COUNCIL MEETING
February 18, 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 PM on February 18, 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: Josh Rabe via Zoom, Ron Dalby, Steve Armstrong via Zoom, Christina Beach, Mellisa Sones, Steve Richardson. Absent: None.

Public Comment
No public comments were offered.

Consent Agenda
Council Member Dalby moved to approve the Consent Agenda and Richardson seconded it. On roll call, the vote was AYES: Rabe, 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 Claims
- Approval of Minutes of the February 3, 2025 meeting.
- Setting dates for future public hearings
- Resolution 2025-022 setting the property tax public hearing for March 24, 2025, at 6:00 PM.
- Approval of Applications
- Consideration of the approval of a liquor license renewal for The Village.
- Consideration of the approval of an ownership amendment for Hy-Vee Fast and Fresh's liquor license.
- Consideration of the approval of an ownership amendment for Hy-Vee Food Store's liquor license.
- Consideration of the approval of an ownership amendment for Hy-Vee Market Cafe's liquor license.
- Consideration of the approval of a liquor license renewal for Dollar General #6777.

- Consideration of the approval of a new liquor license for B.E.S.T. Catering and Concessions Inc. doing business as Warren County Fair Blue Ribbon Bash.
- Consideration of the approval of a liquor license renewal for Z's Eatery and Draught Haus.
- Consideration of the approval of a liquor license renewal for Casey's #3512.
- Third consideration and adoption of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for the Emerald Bay Urban Renewal Plan.
- Resolution 2025-023 naming depositories.
- Resolution 2025-024 approving investment policy.
- Resolution 2025-025 authorizing a contract with ReNew Biomedical Services LLC.
- Resolution 2025-026 approving an agreement with Snyder & Associates for the West Clinton Avenue Pavement Reconstruction Project.
- Resolution 2025-027 approving a controlled structure burn at 2103 East Second Avenue and a hold harmless agreement related to the controlled burn.
- Resolution 2025-028 amending the fee schedule for inspections and permitting fees for the Indianola Fire Department.
- Approval of Urban Revitalization Designations
- Resolution 2025-029 approving salaries.

Council Reports
Council Member Richardson gave an update on the transition of the joint fuel facility and possible state legislation that may affect cities.

Old Business
Council Member Richardson recused himself from the meeting for the interviews of the mayor candidates and the resolution appointing a mayor. The remaining council members interviewed mayor applicants Todd Kielkopf and Steve Richardson.

Applicant Chad Matchie withdrew his application prior to the meeting. Applicant Eric Martens was unable to attend the meeting.

The council then cast silent votes on their choice for mayor.

Council Member Sones moved to approve Resolution 2025-030 appointing Steve Richardson as Mayor to fill a vacant unexpired term and Beach seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Richardson rejoined the meeting.

Council Member Sones moved to open the public hearing regarding a rezoning application for Indianola Veterinary Clinic and Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Interim City Manager Wade Wagoner explained the need for rezoning and the plat of survey. There were no other public comments offered.

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

Council Member Beach moved to approve the first consideration of an ordinance amending the municipal code of the City of Indianola, Iowa, for change of zoning district boundaries from the A-1 Agricultural/Open space zoning district to the C-2 Highway Commercial zoning district. Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Sones moved to approve Resolution 2025-031 approving plat of survey request for IVC Properties, LLC. and Dalby seconded it. Interim City Manager Wagoner discussed the plat of survey. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Richardson moved to open the public hearing regarding a rezoning application for Summercrest Hills North and Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Interim City Manager Wagoner explained the planned unit development for Summercrest Hillls North. There were no other public comments offered.

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

Council Member Sones moved to approve the first consideration of an ordinance amending the municipal code of the City of Indianola, Iowa, for change of zoning district boundaries from the C-2 Highway Commerical zoning district to the PUD, Planned Unit Development Zoning District (Summercrest Hills North). Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

New Business
Council Member Beach moved to open the hearing in accordance with Chapter 56, Section 56.05 of the City of Indianola Code concerning seizure, impoundment, and disposition of vicious animal. Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

CSO Michels provided information on the incident.

It was moved by Richardson and seconded by Beach to receive and file the police department's reports. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

The dog owner declined to speak.

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

Council Member Richardson moved to determine the animal as vicious and Beach seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Other Business
Interim City Manager Wade Wagoner provided an update on city business.

Adjourn
The meeting was adjourned at 7:18 PM on a motion by Sones and seconded by Beach. Question was called for and on voice vote the Mayor Pro Tem declared the motion carried unanimously.

City Clerk Jackie Raffety administered the Oath of Office to Mayor Steve Richardson.

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Steve Richardson, Mayor

ATTEST:

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Jackie Raffety, City Clerk