



CITY OF INDIANOLA COUNCIL MEETING

April 7, 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 06:00 PM on April 7, 2025, in the City Hall Council Chambers. Mayor Steve Richardson called the meeting to order and on roll call the following members were present: Josh Rabe, Ron Dalby, Steve Armstrong, Christina Beach, Mellisa Sones. Absent: None.

Public Comment

Kurt Lickiss, 15759 Kennedy St, spoke in favor of a swim team and offered his assistance.

Consent Agenda

An ordinance amending sewer fees was pulled from the consent agenda on a request by Council Member Armstrong. Council Member Dalby moved to approve the Consent Agenda and Rabe seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of Agenda
- Approval of Claims
- Approval of Minutes of the prior meetings
- Approval of Applications
- Consideration of the approval of a noise permit for the Warren County Speedway.
- Consideration of the approval of a new liquor license for Ganesh Investment, LLC, doing business as D and M Liquor.
- Consideration of the approval of a liquor license for Gettin' Slushed South of 35 LLC, doing business as Lucky Wife Wine Slushies, pending staff approval.
- Consideration of a liquor license renewal for Indy 66 #928.
- Second 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 district to the R-2 Single-Family Residential attached zoning district (Pickard Estates).
- Resolution 2025-048 approving the usage of the Indianola Fire Department and City Hall Facilities.
- Resolution 2025-049 authorizing an agreement between Warren County Speedway and the Indianola Fire Department.
- Resolution 2025-050 approving an agreement with Snyder and Associates for the Iowa 92 Access Management Study.

- Resolution 2025-051 authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.
- Approval of Urban Revitalization Designations
- Resolution 2025-052 approving salaries.

Council Member Rabe moved to approve the second consideration of an ordinance amending Chapter 99, Sewer Service Charges, of the Indianola Code of Ordinances and Beach seconded it. On roll call, the vote was AYES: Rabe, Dalby, Beach, Sones. NAYS: Armstrong. Whereas the Mayor declared the motion passed.

Council Reports

The Council discussed their committee assignments; Sones will be primary representative on CIRTPA policy committee. Interim City Manager Doug Bylund will serve on the Warren County Economic Development Committee.

Council Members Sones announced Indianola Main St is hosting 50125 Day on May 1 on Howard St. from 5pm-8pm; shirts are also available for sale.

Tiffany Tauscheck, President and CEO, Stacie LoVan, Sr. VP, Greater Des Moines Partnership, presented information on the Partnership.

Michael Egel, DMMO General and Artistic Director, presented the Des Moines Metro Opera's master facility plan.

The Council received and filed the February 2025 EMS Billing Activity Report.

Mayor's Report

Mayor Richardson will issue a proclamation for Library Week on April 8 at the Library. He stated the Fire Dept Pancake Breakfast will be held on May 10. The Mayor's Youth Council recently met with the Chamber.

Old Business

Council Member Armstrong moved to open the public hearing regarding the proposal to enter into a Development Agreement with Sunstone Investments LLC. Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sone. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

City Clerk/Finance Dir Jackie Raffety stated the developer and city responsibilities as listed in the agreement. There were no other public comments offered.

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

Council Member Rabe moved to approve Resolution 2025-053 authorizing entering into a Development Agreement with Sunstone Investments LLC. Council Member Beach seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

The council directed staff to report on the changes to the development agreement to discuss that with a possible amendment to the Urban Renewal Plan.

The council interviewed candidates Eric Martens, Jason Etnyre, Brad Ross, and Bob Lane for the open at-large council vacancy. The council narrowed down the candidates to Eric Martens and Bob Lane, but could not come to a consensus on the appointment.

Council Member Dalby moved to table the Resolution appointing a council member to a vacant position to a special meeting on April 14 at 6 PM and Beach seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

New Business

Senior Planner Bill Mettee explained the Summercrest Hills North projects.

Council Member Dalby moved to approve Resolution 2025-055 approving the Preliminary Plat for Summercrest Hills North and Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Rabe moved to approve Resolution 2025-056 approving final plat for Summercrest Hills North Plat 1 and Beach seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones moved to approve Resolution 2025-057 approving the site plan for Summercrest Hills North Athletic Facility - Phase 1 and Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Jared Keenan, WRRD Superintendent, explained the need to fill a vacant position. The council directed him to fill the position.

Heather Hulen, IWC Executive Director, explained the need to fill vacant part-time lifeguard positions. The council directed her to fill the positions.

Fire Chief Aaron Hurt stated the need to fill part-time and full-time positions in the Fire Department. The council directed him to fill the positions.

Other Business

Interim City Manager Doug Bylund reported on the city manager recruitment, IWC Community Day, Backpacks 4 Hunger food drive, brush facility and clean up days. He stated we were designated as a Tree City USA for the 31st year. Mr. Bylund thanked the volunteers from Simpson for clearing up areas town.

Council Members Beach and Rabe will be inspecting buildings to help develop building plans.

The council decided to move the study session from April 7 to April 14.

Council Member Beach moved to enter into closed session in accordance with Iowa Code Section 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Beach, Sones. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

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

There was no action taken on items discussed in closed session.

Adjourn

The meeting was adjourned at 9:50 PM on a motion by Sones and seconded by Dalby. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk