CITY OF INDIANOLA COUNCIL MEETING
July 21, 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 July 21, 2025, in the City Hall Council Chambers. Mayor Steve Richardson called the meeting to order and on roll call the following members were present: Ron Dalby, Steve Armstrong, Christina Beach, Mellisa Sones, Bob Lane. Absent: Josh Rabe.

Public Comment
Geri Huser, Attorney for the Warren County Fair and the Warren County Ag Association, spoke about the Warren County Fairgrounds. Glenda Remick, 2103 N 7th St., submitted a public comment in favor of placing a stoplight at Kentucky and North Jefferson.

Consent Agenda
Items pulled from the consent agenda were a resolution approving an agreement with Snyder & Associates; resolution setting date and time for annual Trick-or-Treat night; and a resolution approving salaries.

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

- Approval of Agenda
- Approval of Claims
- Approval of Minutes of the prior meetings
- Approval of Payment Application Number 2 in the amount of $95,868.57 to Sternquist Construction for the West Clinton Avenue Reconstruction Project.
- Approval of a Payment Application in the amount of $17,845 to Vanderpool Construction for the South K Street project.
- Approval of Payment Application Number 15 in the amount of $41,504.85 to Vanderpool Construction for the Hillcrest Avenue Pavement Improvements Project.
- Consideration of the approval of a liquor license renewal for Danlee Corp, dba Jiffy #921.
- Resolution 2025-121 approving Professional Services Agreement with HR Green for Development of a Pavement Management Plan.
- Resolution 2025-123 amending and correcting Resolution Number 2025-103 to correct an error on the calculation of Fiscal Year 26 salaries.
- Resolution 2025-124 approving a letter of support for an Energy Efficiency and

Conservation Block Grant for electric vehicle charging stations.

- Approval of the appointment of Jacob Meshke as an alternate representative to the South Central Iowa Landfill Board.
- Approval of Urban Revitalization Designations

Council Member Sones motioned to table the resolution approving an amendment to an agreement with Snyder & Associates for the East Hillcrest Avenue Reconstruction Project and Dalby seconded it. On roll call, the vote was AYES: Lane, Dalby, Armstrong, Beach, Sones. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Armstrong moved to approve Resolution 2025-125 setting date and time for annual Trick-or-Treat night in the City of Indianola. Beach seconded it. On roll call, the vote was AYES: Beach, Sones, Lane, Dalby, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Lane moved to approve Resolution 2025-126 approving salaries and Sones seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Reports

Police Chief Brian Sher presented to Council the 2024 Annual Police Report.

Council Member Sones updated Council on the Hometown Pride event coming up and reported on the South Central Iowa Landfill Board meeting and the June CIRTPA meeting.

Council Member Lane gave a report on the MIPA meeting held on July 21, 2025.

Mayor's Report

Mayor Richardson stated there have been two applicants for the IMU Board of Trustee position and announced upcoming community events.

Old Business

Council Member Armstrong moved to approve Resolution 2025-127 approving final plat for Pickard Commerce Park Plat 1 upon receipt of the completion certificate, subject to inspections. Motion seconded by Beach. On roll call, the vote was AYES: Beach, Sones, Lane, Dalby, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Lane moved to bring forward the discussion and direction regarding animal control in the City of Indianola. The motion was seconded by Sones. AYES: Dalby, Armstrong, Beach, Sones, Lane. NAYS: None. City Manager Meshke updated Council on the status of partnering with the Animal Rescue League of Iowa and Kiya Koda.

Council Member Beach moved to terminate the contract with Kiya Koda and have City Manager Meshke pursue a contract with the ARL. Motion seconded by Dalby. AYES: Lane, Dalby, and Beach. NAYS: Sones and Armstrong. Whereas the Mayor declared the motion failed.

New Business

Council Member Dalby moved to approve Resolution 2025-128 approving site plan for New Era Homes (304 South 21st Street). Lane seconded it. Jason Ledden, Snyder & Associates, and Bill Mettee, Senior Planner discussed the project. On roll call, the vote was AYES: Lane, Sones, Beach, Armstrong, Dalby. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Armstrong moved to approve Resolution 2025-129 approving site plan for Pickard Lot 12 (300 South 20th Street). Beach seconded it. Jason Ledden, Snyder & Associates and Bill Mettee, Senior Planner discussed the project. On roll call, the vote was AYES: Beach, Sones, Lane, Dalby, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Lane moved to open the public hearing regarding the plans, specifications, form of contract and estimate of cost regarding the Indianola Downtown Façade Revitalization Program. Sones seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Jacob Gockel, Curtis Architecture, spoke about the project.

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

Council Member Armstrong moved to approve Resolution 2025-130 approving the plans, specifications, form of contract and estimate of cost regarding the Indianola Downtown Façade Revitalization Program. Sones seconded it. On roll call, the vote was AYES: Beach, Sones, Lane, Dalby, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones moved to approve Resolution 2025-131 awarding a contract to the lowest, most responsible bidder for the Indianola Downtown Façade Revitalization Program. Lane seconded it. On roll call, the vote was AYES: Lane, Dalby, Armstrong, Beach, Sones. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Armstrong moved to approve Resolution 2025-132 accepting and approving an informal resolution. Beach seconded it. City Attorney Doug Fulton read the terms for the informal resolution. They are as follows:

1. The Informal Resolution will be formally approved at a meeting of the Indianola City Council, and the following terms shall be read into the record. The City will include a copy of the Informal Resolution in its meeting minutes and will provide IPIB staff with a copy of the minutes demonstrating approval.
2. By adopting the Informal Resolution, the City acknowledges that the process used at the April 7, 2025, meeting and described in the Background section of the Informal Resolution to fill the vacant council member position violated Chapter 21. Specifically, the City acknowledges that the individual votes of council members should have been made available to the public at the time they were cast, and members should not have used meeting recess to conduct deliberation on the appointment outside the public's view.
3. The City will develop an official policy for the conduct of future appointments, which shall include a requirement that each participating council member's vote be made public during the open session in which the election is held. The City will provide IPIB staff with a copy of this policy after it is approved.
4. All city council members, along with the City's mayor, will complete training related to public meetings and records. This training will be arranged by the Board and conducted

with IPIB during an open meeting.

The terms of the Informal Resolution will be completed within 60 days of the date of approval of this Informal Resolution by all parties. Upon showing of proof of compliance, the IPIB will dismiss this complaint as successfully resolved.

On roll call, the vote was AYES: Beach, Sones, Lane, Dalby, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dalby moved to approve Resolution 2025-133 approving an amendment to the City Council Policy Folder to add a policy to fill a mayor or council vacancy. Sones seconded it. On roll call, the vote was AYES: Armstrong, Beach, Sones, Lane, Dalby. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Other Business

City Manager Jacob Meshke thanked Prairie Meadows for the grants they gave to the Police and Fire Departments. Meshke reported that the City received 26 applicants for the Community & Economic Development Director position. Interviews for this position will begin soon. Meshke also reported on upcoming community events.

The agenda items for the August 4, 2025, meeting were discussed

Council Member Armstrong moved to enter into closed session at 8:02 PM in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government. Sones seconded it. On roll call, the vote was Beach, Sones, Lane, Dalby, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Armstrong moved to exit the closed session at 8:43 PM and Beach seconded it. On roll call, the vote was AYES: Beach, Sones, Lane, Dalby, Armstrong. 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 8:46 PM on a motion by Sones and seconded by Beach. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Steve Richardson, Mayor

ATTEST:

Cassandra Hofer, Deputy City Clerk