CITY OF INDIANOLA COUNCIL MEETING
February 17, 2026
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 February 17, 2026, 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 (via Teams), Ron Dalby, Steve Armstrong, Tiffany Davis, Mellisa Sones, Bob Lane. Absent: None.

Public Comment
There were no public comments offered.

Consent Agenda
Council Member Lane moved to approve the Consent Agenda and Dalby seconded it. DeMorris Dean spoke in favor of the resolution designating Hwy 92 as the George W Carver Memorial Highway. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. 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
- Resolution 2026-017 setting a public hearing for March 23, 2026 at 6:00 PM and setting date of a consultation meeting on a proposed Amendment No. 1 to the Emerald Bay Urban Renewal Plan in the City of Indianola, State of Iowa.
- Resolution 2026-018 fixing date for a public hearing on the proposal to enter into a First Amendment to the Agreement for Private Development with Sunstone Investments, LLC for March 23, 2026, at 6:00 PM.
- Resolution 2026-019 setting a public hearing for March 23, 2026 at 6:00 PM and setting date of a consultation meeting on a proposed Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.
- Resolution 2026-020 setting a public hearing for Monday, March 23, 2026, at 6:00 PM and bid letting dates for the South C Street Sanitary Sewer Improvement Project.
- Consideration of the approval of liquor license amendments for Walmart Inc.
- Consideration of the approval of liquor license amendments for Walgreens Inc.
- Consideration of the approval of a liquor license renewal for Casey's #3512.
- Consideration of the approval of a liquor license renewal for Dolgencorp LLC doing business as Dollar General #6777.
- Consideration of the approval of a liquor license renewal for A Wesley Active Life Community doing business as The Village.
- Consideration of the approval of a temporary liquor license for Apres Bar Co LLC.
- Second consideration of an ordinance amending Chapter 165.10(8), Zoning Regulations, of the Code of Ordinances, Indianola, Iowa.

- Second consideration of an ordinance amending Chapter 170.05(1)(C), Subdivision Regulations, of the Code of Ordinances, Indianola, Iowa.
- Second consideration of an ordinance amending Chapter 170.05(2)(A), Subdivision Regulations, of the Code of Ordinances, Indianola, Iowa.
- Resolution 2026-021 naming depositories and setting depository limits.
- Resolution 2026-022 approving the City of Indianola Investment Policy.
- Resolution 2026-023 designating Highway 92 (Mile Marker 107 to Mile Marker 130) as the "George W. Carver Memorial Highway" in honor of his contributions to the State of Iowa and the communities of Indianola and Winterset.
- Consideration of the approval of a Home Base Iowa Initiative Application from Mark Crane and authorization of a handwritten warrant in the amount of $1,500.00.

Council Reports
Simpson President Sue Stuebner spoke in favor of the council opposing the REACH act. Council Member Dalby moved to approve Resolution 2026-024 opposing the REACH Act and Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. ABSTAIN: Armstrong. Whereas the Mayor declared the motion passed 5-1.

Finance Director/City Clerk Jackie Raffety and City Manager Jacob Meshke presented the proposed Fiscal Year 27 budget to the council.

Council Member Armstrong moved to receive and file the January 2026 Treasurer's Report. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones reported on CIRTPA.

Patrick O'Neil and Aubrey Ledford from the Mayor's Youth Council, were introduced by Mayor Richardson.

The Council decided that Council Member Armstrong will be the alternate on the E911 Board, City Manager Meshke will take over as representative on the Landfill Board with Armstrong stepping down. Council Member Davis will serve as an alternate on the Landfill Board if alternates are added to their bylaws.

Mayor's Report
Mayor Richardson presented the State of the City Address.

Mayor Richardson provided a community update.

Council Member Lane moved to approve the appointment of Gwen Schroder to the Indianola Municipal Board of Trustees for a term beginning July 1, 2026, and ending July 1, 2033, and Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Lane. NAYS: Armstrong, Sones. Whereas the Mayor declared the motion passed.

Old Business
Public Works Director Eric Stevens discussed the fuel facility resolutions. Council Member Dalby moved to approve Resolution 2026-025 terminating the 28E Agreement for the joint fuel facility. Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Lane moved to approve Resolution 2026- 026 accepting a proposal from Unified Contracting Services for the removal of the joint fuel facility at 702 North 6th Street. Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to approve Resolution 2026-027 authorizing a cost-share agreement for the demolition of the fuel facility. Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

New Business
Public Works Director Stevens discussed the 2026 Brush Facility Season. Council Member Armstrong moved to approve Resolution 2026-028 approving Brush Facility Services for 2026. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Other Business
City Manager Meshke reported on department activities.

The Council directed staff to add discussion and direction on recycling and brush facility rates and the transient merchant ordinance to future agendas.

Council Member Armstrong moved to enter into closed session at 8:05 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. Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Lane moved and Sones seconded to exit the closed session at 8:19 PM. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Davis moved to approve Resolution 2026-029 approving settlement agreement and release with Charles Cross. Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Adjourn
The meeting was adjourned at 8:22 PM on a motion by Sones and seconded by Lane. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

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Steve Richardson, Mayor

ATTEST:

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Jackie Raffety, City Clerk