



CITY OF INDIANOLA COUNCIL MEETING

March 23, 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 March 23, 2026, in the City Hall Council Chambers. Mayor Pro Tem Ron Dalby called the meeting to order and on roll call the following members were present: Ron Dalby, Steve Armstrong, Tiffany Davis, Mellisa Sones, Bob Lane. Absent: Josh Rabe, Mayor Steve Richardson.

Public Comment

No public comments were offered.

Consent Agenda

Council Member Sones moved to approve the Consent Agenda and Armstrong seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Davis, Sones, Lane. 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 prior meetings
- Resolution 2026-041 setting a public hearing for April 6, 2026 at 6:00 PM regarding the maximum property tax levy for Fiscal Year 27.
- Resolution 2026-042 setting a public hearing on May 4 2026, at 6:00 PM regarding the second amendment to the Fiscal Year 26 budget.
- Resolution 2026-043 fixing date for a meeting on April 6, 2026, at 6:15 PM on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. (Not to exceed \$1,900,000 General Obligation Capital Loan Notes)
- Resolution 2026-044 fixing date for a meeting on April 6, 2026, at 6:15 PM on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. (Not to exceed \$3,300,000 General Obligation Capital Loan Notes)
- Resolution 2026-045 fixing date for a meeting on April 6, 2026, at 6:15 PM on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. (Not to exceed \$2,500,000 General Obligation Urban Renewal Capital Loan Notes)
- Resolution 2026-046 fixing date for a meeting on April 6, 2026, at 6:15 PM on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder. (Not to exceed \$300,000 General Obligation Capital Loan Notes)
- Consideration of the issuance of a refuse hauling permit renewal to Waste Management of Iowa, Inc.
- Consideration of the issuance of a new tobacco license for Indianola Liquor LLC.
- Consideration of the approval of a device retailer permit for Indianola Liquor LLC.
- Consideration of the approval of a liquor license amendment for Walmart Inc.
- Consideration of the approval of a liquor license amendment for The Sports Page Grill Inc., doing business as Brickhouse Tavern.

- Consideration of the approval of a liquor license renewal for Casey's Marketing Company doing business as Casey's #2097.
- Consideration of the issuance of a special event permit for Undone Strength and Fitness's Community Murph Workout event to be held on May 25, 2026.
- Consideration of the issuance of a special event and noise permit for Indianola Main Street's Food Truck Festival event to be held on June 5, 2026 contingent upon staff approval.
- Resolution 2026-047 suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on city streets during The Food Truck Festival, as requested by Indianola Main Street.
- Resolution 2026-048 suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on a portion of West Salem Avenue during the Suds on Salem event on May 29, 2026.
- Resolution 2026-049 suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol during the Indianola Chamber of Commerce's Concert Event to be held on June 12, 2026.
- Resolution 2026-050 authorizing the submission of a grant application to Warren County Philanthropic Partnership to upfit the Wildland UTV Equipment for the Indianola Fire Department.
- Resolution 2026-051 appointing the Public Works Director as the City of Indianola representative to the North and Middle Rivers Watershed Management Authority.
- Approval of the submission of fourth quarter utility write-offs to the State Setoff Program for collection.
- Receive and file the Civil Service Commission's list of certified candidates for the position of Police Lieutenant.
- Consideration of the approval of Home Base Iowa Initiative Application from Ashton Shuff-Worrall and authorization of a handwritten warrant in the amount of
- \$1,500.00.
- Resolution 2026-052 approving salaries.

Council Reports

Council Member Sones reported on the South-Central Iowa Landfill Committee and CIRTPA meetings.

Council Member Lane reported on the MPO Committee and IMU BOT meetings.

Council Member Lane moved to receive and file the February 2026 Treasurer's Report and Armstrong seconded it. Question was called for and on voice vote the Mayor Pro Tem declared the motion carried unanimously.

Sally Dix, Bravo president, presented the Bravo annual report.

Courtney Silliman, Human Resources Director, discussed the process for the annual evaluation of the city manager. Council directed staff to work with Council Members Davis and Lane on the annual evaluation.

Mayor Pro Tem's Report

Mayor Pro Tem Ron Dalby reported community news.

Mayor Pro Tem Ron Dalby announced that Mayor Richardson had proclaimed March 25, 2026, as Medal of Honor Day and presented the proclamation to the Indianola American Legion.

Mayor Pro Tem Ron Dalby announced that Mayor Richardson had proclaimed March 22-28, 2026, as severe weather week in Indianola.

Old Business

Council Member Sones moved to approve Resolution 2026-053 authorizing execution of a Termination Agreement by and between the City of Indianola and Inception Group, LLC, terminating the Agreement for Private Development and Minimum Assessment Agreement by and between the City of Indianola and Inception Group, LLC. Davis seconded it. Bryce Johnson, Community and Economic Development (CED) Director, discussed the termination agreement. On roll call, the vote was AYES: Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Lane moved to approve Resolution 2026-054 approving final plat for Spruce Street Townhomes Plat 1 and Davis seconded it. Bill Mettee, Senior Planner, discussed the final plat. On roll call, the vote was AYES: Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

New Business

Council Member Armstrong moved to open the public hearing regarding Amendment No. 1 to the Emerald Bay Urban Renewal Plan and Lane seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

CED Director Johnson discussed the amendment to the Emerald Bay Urban Renewal Plan. No other public comments were offered.

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

Council Member Sones moved to approve Resolution 2026-055 approving Amendment No. 1 to the Emerald Bay Urban Renewal Plan. Davis seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Davis moved to open the public hearing regarding the proposal to enter into a First Amendment with Sunstone Investments, LLC. Lane seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

CED Director Johnson reviewed the amendment. No other public comments were offered.

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

Council Member Davis moved to approve Resolution 2026-056 approving entering into a First Amendment with Sunstone Investments, LLC. Sones seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Lane moved to open the public hearing regarding the proposed Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan. Davis seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

CED Director Johnson discussed the amendment to the Hillcrest/Downtown Unified Urban Renewal Plan. No other public comments were offered.

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

Council Member Sones moved to approve Resolution 2026-057 authorizing the proposed Amendment No. 9 to the Hillcrest/Downtown Unified Urban Renewal Plan. Davis seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

City Manager Jacob Meshke explained the cancellation of the public hearing for the South C Street Sanitary Sewer Improvement Project. Council Member Sones moved to reject the bid from Rognes Corporation on the South C Street Sanitary Sewer Improvement Project and Lane seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Culture and Recreation Director Doug Bylund proposed the City post for the solicitation of bids for the McVay Trail Repair Project. Council directed staff to solicit for bids.

Council directed staff to not implement their cost-of-living increases for 2026.

Other Business

City Manager Meshke and Clerk/Finance Director Jackie Raffety led a discussion on borrowing in Fiscal Year 27.

City Manager Meshke reported on city departments.

The Council requested a splash pad presentation during a future study session, discussion and direction on a 3-year property tax abatement model and on the transient merchant ordinance.

Adjourn

The meeting was adjourned at 7:58 PM on a motion by Sones and seconded by Davis. Question was called for and on voice vote the Mayor Pro Tem declared the motion carried unanimously.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk