



## **CITY OF INDIANOLA COUNCIL MEETING**

June 1, 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 June 1, 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: Josh Rabe, Ron Dalby, Steve Armstrong, Tiffany Davis, Mellisa Sones, Bob Lane. Absent: Mayor Steve Richardson.

### **Public Comment**

Anthony Alexander, 106 E Boston #4; Lois Taber, 2510 W 10th Ave.; and Pam Peterson, 2003 E 1st Ave, spoke in support of City funding for HIRTA.

Sue Wilson, 114 W Hillcrest Dr., spoke about HIRTA.

Holly Zajicek, 2612 Lexington Dr., Norwalk, spoke regarding her candidacy for state senate.

### **Consent Agenda**

An ordinance amending Chapter 99 and a resolution in support of a workforce housing tax credit application were pulled from the consent agenda. Council Member Rabe moved to approve the Consent Agenda and Lane seconded it. On roll call, the vote was AYES: Rabe, 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 2026-088 setting a public hearing for June 15, 2026 at 6 PM on the City of Indianola Capital Improvement Plan, Fiscal Years 2027 through 2036.
- Consideration of the issuance of a new liquor license for the Des Moines Metro Opera doing business as Blank Performing Arts Center.
- Consideration of the approval of a liquor license renewal for Casey's #1908 located at 507 S Jefferson Way.
- Consideration of the approval of a liquor license renewal for Casey's #1623 located at 607 N Jefferson Way, contingent upon staff approval.
- Consideration of the approval of a liquor license amendment for Sodexo Management Inc.
- 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-1 Single-Family Residential Detached zoning district (Well Built Homes Property).

- First consideration of an ordinance amendment to Chapter 122, Peddlers, Solicitors and Transient Merchants.
- Resolution 2026-089 authorizing an agreement between Vector Solutions and the Indianola Fire Department.
- Resolution 2026-090 approving a Traffic Impact Study Policy.
- Resolution 2026-092 approving salaries.

Council Member Sones moved to approve the third consideration and adoption of an ordinance (1794) amending Chapter 99, sewer service charges. Rabe seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Lane. NAYS: Armstrong, Sones. Whereas the Mayor Pro Tem declared the motion passed.

Council Member Lane moved to approve Resolution 2026-091 in support of a workforce housing tax credit benefit application to be submitted to the Iowa Economic Development Authority by Hubbell Homes for a Housing Project located near the south-east corner of E. Iowa Avenue and N. 15th Street, Indianola, Iowa. Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Sones, Lane. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

### **Council Reports**

Council Member Lane reported on the MPO meeting.

Council Member Sones reported on Main Street events and the South-Central Iowa Landfill and CIRTPA meetings.

Council Member Rabe reported on the Community and Economic Development Subcommittee meeting.

Jarrold Burguan, CPSM, presented the findings of the comprehensive study of the Police Department. Council Member Rabe left the meeting. Police Chief Hawkins spoke about the recommendations in the report.

Chief Hawkins presented the Police Department 2025 Annual Report.

Council Member Sones moved to approve the appointment of Thomas Selgrade II to the Planning and Zoning Commission for a term beginning July 1, 2026, and ending July 1, 2031. 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.

### **Mayor Pro Tem's Report**

Mayor Pro Tem Dalby provided a community update.

### **Old Business**

The public hearing regarding a rezoning application for Kentucky Ridge Commercial Plat 1 was cancelled.

Council Member Lane moved to approve Resolution 2026-093 approving an amendment to the Board and Commission Policy of the City of Indianola. 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.

### **Other Business**

City Manager Jacob Meshke reported on City departments.

Council directed staff to hold a special meeting on June 25 at 12:00 PM for end-of-year claims.

Council Member Sones moved to have a joint meeting with the school board regarding future growth plans on a future agenda 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 enter into closed session at 8:14 PM in accordance with Iowa Code Section 21.5 (1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. 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.

Mayor Steve Richardson joined the meeting via phone.

Council Member Lane moved to exit the closed session at 8:52 PM 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.

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

### **Adjourn**

The meeting was adjourned at 8:52 PM on a motion by Davis and seconded by Sones. Question was called for and on voice vote the Mayor Pro Tem declared the motion carried unanimously.

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Steve Richardson, Mayor

ATTEST:

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Jackie Raffety, City Clerk