



## **CITY OF INDIANOLA COUNCIL MEETING**

June 15, 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 15, 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**

Tate Felton, 2309 N 8th St., spoke about a storm water easement on his property.

#### **Consent Agenda**

The change order for the McVay Trail project was pulled from the consent agenda. Council Member Lane moved to approve the Consent Agenda and Dalby 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. The Consent Agenda was as follows:

- Approval of Agenda
- Approval of Claims
- Approval of Minutes of the prior meetings
- Resolution 2026-094 setting a public hearing for July 6, 2026, at 6 PM regarding an ordinance amending the municipal code of the City of Indianola, Iowa for change of zoning district boundaries from the C-2 / PUD Highway Commercial / Planned Unit Development district to the C-2 Highway Commercial zoning district (Kentucky Ridge Commercial Plat 1).
- Approval of tobacco permits for Fiscal Year 27.
- Approval of device retailer permits for Fiscal Year 27.
- Consideration of the approval of a liquor license renewal for Deer Run Golf Club located at 2305 W 2nd Avenue.
- Consideration of the approval of a liquor license renewal for Casey's #2894 located at 1101 E 2nd. Avenue.
- Consideration of the approval of a liquor license renewal for Feed and Foster located at 103 N Buxton Street.
- Consideration of the approval of a liquor license renewal for Sodexo Management Inc., doing business as Simpson College at 701 North C Street.
- Consideration of the approval of a new liquor license for B.E.S.T Catering and Concessions Inc., located at 1400 W 2nd Avenue.

- Consideration of the issuance of a special event and noise permit to the Indianola Community Youth Foundation for the Back-to-School Bash event to be held on August 22, 2026.
- Resolution 2026-095 suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on the downtown square during the Back-to-School Bash event for Indianola Community Youth Foundation on August 22, 2026.
- Resolution 2026-096 suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on a portion of West Salem Avenue during West Hill Brewing Company's Oktoberfest Street Party on September 25, 2026.
- Third consideration and adoption of an ordinance (No. 1795) 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).
- Second consideration of an ordinance amendment to Chapter 122, Peddlers, Solicitors and Transient Merchants.
- Resolution 2026-098 to approve entering into a cost-sharing agreement with Indianola Municipal Utilities for removal of fuel tanks.
- Resolution 2026-099 setting Fiscal Year 27 Salaries.
- Resolution 2026-100 authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against properties.
- Resolution 2026-101 approving an agreement with the Iowa Department of Transportation for maintenance and repair of primary roads.
- Resolution 2026-102 accepting the Center for Public Safety Management's Police Operations and Data Report.
- Resolution 2026-103 setting the meeting schedule for the Indianola City Council.
- Approval of the submission of first quarter 2026 utility write-offs to the State Setoff Program for collection.
- Resolution 2026-104 approving salaries.

Council Member Armstrong moved to approve Resolution 2026-097 authorizing Change Order 1 in the amount of \$3,100 for the McVay Trail repair project. 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 Reports**

Council Member Sones reported on the IMU Board meeting.

Mayor Richardson, Council Member Sones, City Manager Jacob Meshke and community partners met to discuss HIRTA.

Council Member Davis invited citizens to visit the Opera this season.

Council Member Davis moved to receive and file the May 2026 Treasurer's Report. 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.

### **Mayor's Report**

Mayor Richardson provided a community update.

## **Old Business**

Council Member Davis moved to approve Resolution 2026-105 approving liability, auto, property, workers' compensation, cyber and equipment breakdown insurance for Fiscal Year 27. 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 Dalby moved to approve Resolution 2026-106 approving a shared services agreement between the City of Indianola and Indianola Municipal Utilities. 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 Armstrong moved to open the public hearing regarding the proposed Capital Improvement Plan for Fiscal Years 2027-2036. 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.

Clerk/Finance Director Jackie Raffety presented the Capital Improvement Plan. There were no other public comments offered.

Council Member Davis moved to close the public hearing and 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 Sones moved to approve Resolution 2026-107 adopting the Capital Improvement Plan for Fiscal Years 2027-2036. Dalby 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.

Community and Economic Development Director Bryce Johnson discussed tax abatement and requested council direction on the classification of multi-residential. The Council directed staff to classify multi-residential as residential.

## **New Business**

Senior Planner Bill Mettee presented information on the site plan for Plat 1, Lot 7 at Pickard Commerce Park. Andrew Hart, Apex Storage, commented on the buffer zone. Council Member Armstrong moved to approve Resolution 2026-108 approving site plan for Pickard Commerce Park Plat 1, Lot 7 (413 South 21st Street). 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.

Information Technology and Internal Services Director Jason Holder discussed the items in the resolution of intent. Council Member Davis moved to approve Resolution 2026-109 of intent to dispose of City-owned real property located at 110 North Howard Street and authorizing staff to proceed. 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.

City Manager Meshke discussed the donation policy. Council directed staff to add the adoption of the policy to the next meeting.

City Manager Meshke discussed the naming rights policy. Council directed staff to add the adoption of the policy to the next agenda.

CED Director Johnson discussed the proposed changes to Chapter 171, Parkland Dedication. Council directed staff to set the public hearing on July 6.

Council Member Sones moved to adopt the City Manager Goals. 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 City news.

**Adjourn**

The meeting was adjourned at 7:48 PM on a motion by Dalby and seconded by Lane. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

**Exempt Session**

Council met in an exempt session for negotiation purposes. The exempt session ended at 8:23 PM.

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Steve Richardson, Mayor

ATTEST:

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Jackie Raffety, City Clerk