



CITY OF INDIANOLA COUNCIL MEETING

August 3, 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 August 3, 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, Ron Dalby, Tiffany Davis, Mellisa Sones, Bob Lane. Absent: Steve Armstrong.

Oath of Office

Mayor Richardson administered the Oath of Office to Firefighter/Paramedics Nicole Frost, Justin Helgens, and James Sauter.

Public Comment

No public comments were offered.

Consent Agenda

The second consideration of an ordinance amending Chapter 165.05, Zoning District Regulations was pulled from the consent agenda. Council Member Lane moved to approve the Consent Agenda and Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, 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 2026-147 setting a public hearing for August 17, 2026 at 6 PM regarding the amendment of City Code Chapters 151, 152, 153, 155, 156, 157, 158, 159, 160, and 161A, and adoption of the 2024 International Codes, 2024 Uniform Plumbing Code, and the 2023 National Electrical Code (NEC, NFPA 70) for the City of Indianola.
- Consideration of the approval of a liquor license renewal for The Zoo Inc.
- Consideration of the approval of a liquor license renewal for Kwik Trip Inc. doing business as Kwik Star #1742.
- Consideration of the approval of a refuse hauling permit renewal to Wiegert Disposal Inc.
- Consideration of the issuance of a special event and noise permit to A.B.A.T.E. of Iowa District 4 for the Toy Run event to be held on October 11, 2026.
- Resolution 2026-148 suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on city streets during a toy run event as requested by A.B.A.T.E. of Iowa District 4
- Second consideration of an ordinance amending Chapter 171, Parkland Dedication.
- Resolution 2026-149 approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance, and levying a tax to pay the Notes.

- Resolution 2026-150 approving a professional services agreement with HR Green for Fiscal Year 27 On-Call General Wastewater Engineering Services.
- Resolution 2026-151 approving a professional services agreement with HR Green for Fiscal Year 27 On-Call General Engineering Services.
- Resolution 2026-152 approving Payment Application Number 1 in the amount of \$67,611.40 for the EV Charging Station Project.
- Resolution 2026-153 approving salaries.

Council Member Rabe moved to approve the second consideration of an ordinance amending Chapter 165.05, Zoning District Regulations. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Lane. NAYS: Sones. Whereas the Mayor declared the motion carried unanimously.

Introduction of Public Works Director

City Manager Jacob Meshke introduced new Public Works Director Brian Stineman.

Council Reports

Council Member Dalby moved to approve the consideration of the reappointment of Jess Lundquist to the Indianola Public Arts Commission for a term beginning July 1, 2026 and ending July 1, 2029. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones moved to approve the consideration of the reappointment of Lin Stecker to the Planning & Zoning Commission for a term beginning July 1, 2026 and ending July 1, 2031. Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones moved to approve the consideration of the reappointment for Anita Christensen for the Sustainability Committee for a term beginning July 1, 2026 and ending July 1, 2029. Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones reported on the Indianola Dough initiative and the Celebrate Warren County Parade.

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

Mayor's Report

Mayor Richardson provided a community update.

Mayor Richardson attended the Iowa League of Cities workshop with City Manager Jacob Meshke.

Mayor Richardson issued proclamations for Book Lovers Day and Purple Heart Day in Indianola.

Council Member Dalby moved to approve the consideration of the reappointment of Elizabeth Miller to the Civil Service Commission for a term beginning April 1, 2026 and ending April 1, 2030. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones moved to approve the consideration of the appointment of Lindsay Armstrong for the Parks & Recreation Commission for a term beginning July 1, 2026 and ending July 1, 2028. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Old Business

Council Member Davis moved to open the public hearing regarding the vacation of 30' landscape buffer easement in Lot 5 of Scenic Pointe. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Community and Economic Director Bryce Johnson explained the buffer easement. No other public comments were offered.

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

Council Member Sones moved to approve Resolution 2026-154 approving the vacation of 30' landscape buffer easement in Lot 5 of Scenic Pointe. Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Davis moved to open the public hearing regarding the adoption of a 2026 Amended and Restated 1998 Citywide Urban Revitalization Plan for the 1998 Citywide Urban Revitalization area. Rabe seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None.

Community and Economic Director Bryce Johnson explained the amendments. No public comments were offered.

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

Council Member Lane moved to approve Resolution 2026-155 adopting the proposed 2026 Amended and Restated 1998 Citywide Urban Revitalization Plan for the 1998 Citywide Urban Revitalization Area. Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Davis moved to approve Resolution 2026-156 approving the First Amendment to the Lease Agreement between the City of Indianola, Iowa and House of Mercy. Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Lane moved to approve Resolution 2026-157 of intent that the City of Indianola and Warren County ("Parties") will collaborate and work in good faith regarding acquisition of real property commonly known as 207 North B Street and related parcels ("Property"). Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

New Business

Council Member Davis moved to approve the first consideration of an ordinance amending Ordinance Nos 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, 1668, 1671, 1717, AND 1761 and providing that general property taxes levied and collected each year on certain property located within the amended Hillcrest/Downtown Unified Urban Renewal Area, in the City of Indianola, County of Warren, State of Iowa, shall no longer be divided under Iowa Code Section 403.19 in connection with certain subareas of the Hillcrest/Downtown Unified Urban Renewal Area (Removing "Hillcrest Amendment No. 3 Subarea" and "Downtown Amendment No. 1 Subarea" from Division of Taxes). Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Davis moved to approve Resolution 2026-158 approving a letter of support for the proposed Habitat for Humanity home at 402 W 19th Place. Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones moved to approve Resolution 2026-159 approving an exception for Indianola Main Street Downtown District Banner Usage. Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Council Member Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Other Business

City Manager Jacob Meshke provided Council with an update on the City Hotel Motel Tax Funding Process. Meshke also thanked staff for their work with the Warren County Fair.

Council Member Davis moved to approve holding a special meeting on August 10, 2026 to approve change orders for the CDBG facade program. Sones seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Adjourn

The meeting was adjourned at 7:45 PM on a motion by Council Member Davis and seconded by Lane. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk