CITY OF INDIANOLA COUNCIL MEETING
October 5, 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 October 5, 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, Steve Armstrong, Tiffany Davis, Bob Lane. Absent: Mellisa Sones.

Public Comment
Bob Fox, 116 W Ashland Ave - The Groggy Dog, requested the tree in front of the establishment be removed.

Consent Agenda
Council Member Dalby moved to approve the Consent Agenda and Rabe seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, 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
- Setting dates for future public hearings
- Resolution 2026-195 setting a public hearing for October 19, 2026 at 6 PM and referring a rezoning application for Summercrest Hills North Plat 1 to the Planning and Zoning Commission.
- Consideration of the approval of a liquor license renewal for Hy-Vee Fast & Fresh.
- Consideration of the issuance of a new liquor license for Gettin' Slushed South of 35 LLC., doing business as Still Waters Boutique.
- Consideration of the issuance of a new liquor license for Sodexo Management Inc.
- Consideration of the issuance of a new device retailer permit for ABC Smoke.
- Third consideration and adoption of an ordinance (No. 1802) amending the Code of Ordinances of the City of Indianola, Iowa by amending Chapter 96, regarding abatement of sewer violations.
- Resolution 2026-196 accepting public improvements and a four-year maintenance bond for Pickard Commerce Park Plat 1 — Street, Sanitary Sewer and Storm Sewer Installation.
- Resolution 2026-197 accepting Assistance to Firefighters Grant and authorizing matching funds.
- Resolution 2026-198 suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on city streets during the Wine, Witches and Brews event as requested by Indianola Main Street.
- Resolution 2026-199 approving a reimbursement agreement.
- Resolution 2026-200 accepting the Center for Public Safety Management (CPSM) Fire and EMS Assessment Report.
- Resolution 2026-201 approving the Memorandum of Understanding for participation in the State Setoff Program.

- Resolution 2026-202 authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against properties.
- Resolution 2026-203 approving salaries.

Mayor's Report
Mayor Richardson gave a community update.

Old Business
Council Member Davis moved to open the public hearing regarding the proposed Amendment No. 1 to the Kentucky Ridge/North 6th Street Urban Renewal Plan. Armstrong seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Community and Economic Development Director Bryce Johnson discussed the amendment. There were no other public comments offered.

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

Council Member Armstrong moved to approve Resolution 2026-204 approving Amendment No. 1 to the Kentucky Ridge/North 6th Street Urban Renewal Plan in the City of Indianola, State of Iowa. Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Rabe moved to approve Resolution 2026-205 approving Change Order Numbers 9 and 10 and Change Order Request Number 16 for the CDBG Facade Program Project. Dalby seconded it. CED Director Johnson explained the change orders. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

At 6:25 PM, Council Member Davis moved to approve Resolution 2026-206 directing the acceptance of a proposal to purchase $3,895,000 General Obligation Capital Loan Notes, Series 2026B; and approving the form and authorizing execution of a note purchase agreement. Dalby seconded it. Finance Director Jackie Raffety and Financial Advisor Michael Maloney, D.A. Davidson, discussed the borrowing. On roll call, the vote was AYES: Rabe, Dalby, Davis, Lane. NAYS: Armstrong. Whereas the Mayor declared the motion passed.

New Business
CED Director Johnson discussed the variance request approved by the BOA at 1003 North C St. Jeff Wren, 406 W Iowa Power of Attorney, and Marilyn Wren, property owner, requested the Council overturn the variance approval. Heather Torrence, 1003 North C St property owner, requested the Council affirm the variance approval.

Council Member Rabe moved to affirm the BOA variance approval at 1003 North C Street. Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

CED Director Johnson discussed the variance request approved by the BOA for Parcel #48870190283. Van Lucas, Peak Homes LLC property owner, discussed the variance request.

Council Member Armstrong moved to affirm the BOA variance approval for Peak Homes, LLC at Parcel #48870190283 (1100 Block North 14th Street). Lane seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Police Chief Rob Hawkins discussed the proposed TNR ordinance. Council Member Lane moved to approve the first consideration of an ordinance amending the Indianola Municipal Code by amending Chapter 55 (Animal Protection and Control) to provide for Trap, Neuter, Release (TNR) Program. Rabe seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Chief Hawkins presented the proposed at-large impoundment ordinance. Council Member Armstrong moved to approve the first consideration of an ordinance amending the Indianola Municipal Code by amending Chapter 55 (Animal Protection and Control), by amending Section 55.15 (At Large Impoundment) to establish holding times. Davis seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, 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 7:27 PM on a motion by Davis and seconded by Dalby. 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