CITY OF INDIANOLA COUNCIL MEETING
October 19, 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 06:00 PM on October 19, 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, Mellisa Sones, Bob Lane (via Teams). Absent: None.

Public Comment
Legal counsel Allison Steuterman announced her resignation. No other public comments were offered.

Consent Agenda
The ordinance amending Chapter 55, At Large Impoundment, the resolution approving the employee handbook, and the resolution approving health insurance premium holidays were pulled from the consent agenda. Council Member Davis 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 2026-207 setting a public hearing for November 2, 2026 at 6 PM regarding an amendment to Chapter 165.02 Procedures, Amendment, and Enforcement regarding rezoning referrals.
- Consideration of the issuance of a liquor license renewal for C & S Food Services LLC., doing business as Pete's Pizza.
- Consideration of the approval of a liquor license renewal for BrightmanBrown Enterprises LLC., doing business as Mojo's.
- Second 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.
- Resolution 2026-208 approving a record of Lot Tie Agreement for Lot 3 and Parcel 26-060 of Indianola Industrial Park Plat 3, an official plat now included in and forming a part of the City of Indianola, Warren County, Iowa.
- Resolution 2026-209 approving a record of Lot Tie Agreement for Lot 4 and Parcel 26-061 in Indianola Industrial Park Plat 3, an official plat now included in and forming a part of the City of Indianola, Warren County, Iowa.
- Resolution 2026-210 authorizing an agreement between Simpson College and the City of Indianola Fire Department.
- Resolution 2026-211 authorizing an agreement between Holiday House and the City of Indianola Fire Department.
- Resolution 2026-212 of support for participation in the Warren County Leadership Institute.

- Resolution 2026-215 approving salaries.

Council Member Davis moved to approve the second 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. Rabe seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Lane. NAYS: Sones. Whereas the Mayor declared the motion passed.

Council Member Davis moved to approve Resolution 2026-213 approving an updated version of the Employee Handbook. Dalby seconded it. Courtney Silliman, HR Director, discussed the proposed changes. Council requested a red-lined copy of the handbook. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Davis, Lane. NAYS: Sones. Whereas the Mayor declared the motion passed.

Council Member Armstrong moved to approve Resolution 2026-214 approving health insurance premium holidays. Sones seconded it. Council Member Sones noted for the record that this is a one-time approval. 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 Rabe reported on the Community and Economic Development Subcommittee meeting.

Council Member Sones reported on the hiring of a landfill assistant.

City Treasurer Doug Shull presented the September 2026 Treasurer's Report. Council Member Davis moved to receive and file the September 2026 Treasurer's Report 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.

Mayor's Report
Mayor Richardson gave a community update.

Old Business
Council Member Rabe moved to open the public hearing regarding an ordinance amending the municipal code of the City of Indianola, Iowa for a change of zoning district boundaries from the PUD Planned Unit Development district to the PUD Planned Unit Development district [PUD Amendment] [Summercrest Hills North Plat 1]. 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.

Senior Planner Bill Mettee discussed the PUD amendment. Fire Chief Aaron Hurt discussed the proposed building materials. There were no other public comments offered.

Council Member Sones moved to close the public hearing 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.

Council Member Davis moved to approve the first consideration of an ordinance amending the municipal code of the City of Indianola, Iowa for a change of zoning district boundaries from the PUD Planned Unit Development district to the PUD Planned Unit Development district [PUD Amendment] [Summercrest Hills North Plat 1]. Armstrong 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 consideration to waive the second and third readings died for a lack of motion.

Council Member Davis moved to approve Resolution 2026-216 appointing paying agent, note registrar, and transfer agent, approving the paying agent and note registrar and transfer agent agreement and authorizing the execution of the agreement. Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Sones, Lane. NAYS: Armstrong. Whereas the Mayor declared the motion passed.

Council Member Davis moved to approve Resolution 2026-217 approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance and amending a levy of taxes to pay the Notes; Approval of the Tax Exemption Certificate and Continuing Disclosure Certificate. Rabe seconded it. On roll call, the vote was AYES: Rabe, Dalby, Davis, Lane. NAYS: Armstrong, Sones. Whereas the Mayor declared the motion passed.

Community and Economic Development Director Bryce Johnson discussed property tax abatements and recommended ending the program. Council Member Armstrong moved to direct staff to end the abatement program for residential, commercial, and industrial properties, effective for building permits issued on or after February 1, 2027 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.

New Business
Council Member Davis moved to approve Resolution 2026-218 authorizing advancement of costs for an urban renewal project and certification of expenses incurred by the City for payment under Iowa Code Section 403.19 (Hillcrest Trail Project). 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.

Fire Chief Hurt discussed the proposed ambulance purchase. Council Member Dalby moved to approve Resolution 2026-219 authorizing purchase of an ambulance. Rabe 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 Council discussed hotel/motel tax funding. Council Member Davis stated she will abstain from a vote on Warren Co Agricultural Association due to a conflict of interest. Council Member Sones moved to fund the Indianola Concert Association $321, the National Balloon Classic $15,619, Warren Co Economic Development Corporation $14,268, Des Moines Metro Opera $7,250, Warren County Fair Association $2,417, and the Indianola Chamber of Commerce $16,226. 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.

Council Member Sones moved to fund the Warren County Agricultural Association $7,113. Dalby seconded it. On roll call, the vote was AYES: Rabe, Dalby, Armstrong, Sones, Lane. NAYS: None. ABSTAIN: Davis, due to a conflict of interest. Whereas the Mayor declared the motion passed.

Other Business
City Manager Meshke provided a City update.

Council Member Sones requested the compensation and benefits study be brought forward for discussion. City Manager Meshke noted staff plans to bring it forward in April. There was no motion to bring it forward sooner.

Adjourn
The meeting was adjourned at 7:41 PM on a motion by Davis and seconded by Sones. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

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Steve Ricahrdson, Mayor

ATTEST:

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Jackie Raffety, City Clerk