MINUTES OF THE REGULAR COUNCIL MEETING
February 2, 2026

CALL TO ORDER & ROLL CALL: Mayor Cavanaugh called the meeting to order at 6:00p.m. in the Clarion Room of the Security Bank Building, 1102 Willis Avenue, Perry, Iowa. This meeting was also held electronically via a Zoom virtual meeting, meeting ID 813 6452 4071. This meeting was recorded and public access to the virtual meeting was obtainable and published with the agenda and summary. Mayor provided a reminder of City of Perry Staff Core Values: Strong Work Ethic, Problem Solving, Community-Oriented, Shows Professionalism and Integrity, Team Player, Accountable, Good Steward.

Council members present were: Mahler, Wolling, Klein, Andorf
Absent: Shelly
A quorum was present to conduct business.

Staff members present:
City Clerk, Elizabeth Hix
Finance Officer, Susie Moorhead
City Administrator, Sven Peterson
City Attorney DuWayne Dalen and Alternate Nick Spellman
Public Works Director, Josh Wuebker
Marketing and Engagement Coordinator, Chris Cohea
Housing and Development Manager, Molly Milosevich via Zoom
Bolton & Aviation Project Engineer, Garrett Jacobs via Zoom
Bolton & Menk Engineers, Jacob Ahrens via Zoom
Region XII COG, Housing Programs Coordinator, Karla Jenning via Zoom

Motion Andorf Second Klein to approve the meeting agenda. MCU

CONSENT AGENDA: All items under the consent agenda are considered to be routine by the City Council and were enacted by one motion with no separate discussion of these items.

Motion Wolling Second Mahler to approve the following:

Minutes of the January 19, 2026, Regular City Council Meeting

Payments for Contract Services:

Bolton & Menk	Soumas Ave Extension	$39,355.00
Bolton & Menk	Downtown Improvements Phase I	$19,952.50
Bolton & Menk	Perry SE Planning Work	$6,360.00
Bolton & Menk	General Engineering	$16,406.00
Eocene Environmental	EPA Brownfield Assessment Grant	$4,314.15
	Total Contract Services Payments	$86,387.65

Claims Register & Financials: $673,802.57

Vendor Name/Invoice Count	*Vendor Description*	*Vendor Total*
ACCURATE L & DC, LLC / 1	LAUNDRY PARTS	$ 412.00
ACME TOOLS / 3	EQUIPMENT/TOOLS	$ 2,575.83
AGSOURCE COOPERATIVE SERVICES / 2	TESTING SERVICES	$ 674.45
ALLIANT ENERGY - IP&L / 2	UTILITIES	$ 3,082.02
AMAZON BUSINESS / 5	SUPPLIES/EQUIPMENT/TOOLS	$ 2,338.86
AMERICAN RED CROSS / 1	LIFE GUARDING TRAINING	$ 94.00
AUTO PARTS OF PERRY / 5	SERVICE ITEMS/SUPPLIES	$ 948.17
BOLTON & MENK INC / 4	ENGINEERING	$ 82,073.50
BOMGAARS / 1	TOOLS	$ 234.00
CARLOS MARTINEZ / 1	CONTRACT EMPLOYEE	$ 180.00
CENTRAL IA DISTRIBUTING / 2	SUPPLIES	$ 1,257.00
CENTRAL STATES ROOFING CO / 1	ROOFING REPAIR	$ 450.19
CHERIE HELLMAN / 1	CONTRACT EMPLOYEE	$ 120.00
CITY OF PERRY / 2	W/H ADMIN Pay Period: 01/06/2026 01/20/2026	$ 8.00
COLIN'S PEST CONTROL / 2	PEST CONTROL	$ 405.00
COLLECTION SERVICES CENTE / 1	CHILD SUPPORT Pay Period: 01/20/2026	$ 378.45
COLONIAL LIFE / 2	COLONIAL Pay Period: 01/06/2026 01/20/2026	$ 580.32
Combined Systems, Inc. / 1	TRAINING	$ 320.00
CPI TELECOM / 1	ANNUAL MAINTENANCE PLAN 2026	$ 1,442.00
CURT'S ELECTRIC INC / 1	2ND STREET LIGHT REPAIRS	$ 6,064.07
CUSTOM STEEL BUILDERS / 1	SNOW BLADES-PARKS	$ 1,035.00
D.I.A.L / ELEVATORY SAFTEY / 2	HP ELEVATOR INSPECTION/PERMITS	$ 350.00
DALLAS COUNTY SHERIFF'S OFFICE / 1	GARNISHMENT Pay Period: 01/20/2026	$ 473.77
EMPLOYEE BENEFIT SYSTEM / 2	HEALTH INSURANCE	$ 88,463.34
EOCENE ENVIRONMENTAL GROUP IN / 1	DEC 2025 BF ASSESSMENT GRANT ENGINEERING	$ 4,314.15
FELD EQUIPEMENT / 1	EQUIPMENT	$ 523.25
FINNESETH DALEN AND POWELL / 2	LEGAL FEES DEC 2025	$ 3,600.00
GANNETT IOWA LOCALiQ / 1	LEGALS DEC 2026	$ 476.35
GLOBE LIFE / 2	Globe Pay Period: 01/06/2026 01/20/2026	$ 2,110.68
GREG GILL / 1	CONTRACT EMPLOYEE	$ 560.00
GUSTAVO DRAHOS / 1	CONTRACT EMPLOYEE	$ 170.00
HARLAND HARDWARE / 26	SERVICE ITEMS/SUPPLIES	$ 1,551.70
HAYDEN SPLENDORE / 1	CONTRACT EMPLOYEE	$ 80.00
HILLYARD INC / 1	CLEANING SUPPLIES	$ 3,183.70
HULGAN PLUMBING & HEATING / 2	PLUMBING REPAIRS/SUPPLIES	$ 1,210.00
I.P.E.R.S. / 2	IPERS Pay Period: 01/06/2026 01/20/2026	$ 48,636.72
IAN FISHER / 1	CONTRACT EMPLOYEE	$ 40.00
IMEG CONSULTANTS CORP / 1	JBS/ADR PLAN REVIEWS	$ 9,647.00
IOWA DEPT OF REVENUE / 1	DECEMBER 2025 SALES TAX	$ 2,806.33
Jeffrey Rose / 1	CONTRACT EMPLOYEE	$ 245.00

Jesse Flores / 1	CONTRACT EMPLOYEE	$	175.00
JOSEPH TOWERS / 1	CONTRACT EMPLOYEE	$	455.00
K & M TIRES / 1	TIRE REPAIRS	$	125.00
KAYDEN WEBB / 1	CONTRACT EMPLOYEE	$	90.00
KRISTA FISHER / 1	CONTRACT EMPLOYEE	$	315.00
LINDA BEELER / 2	CONTRACT EMPLOYEE	$	240.00
LOGAN CONTRACTORS SUPPLY / 1	CONCRETE SUPPLY	$	270.33
MEDIACOM / 2	PHONE/INTERNET/TV SERVICES	$	960.65
MENARDS / 5	SUPPLIES/EQUIPMENT/TOOLS	$	2,698.23
MICHAEL SCIURBA / 1	CONTRACT EMPLOYEE	$	315.00
MIDWEST ALARM SERVICES / 1	FIRE ALARM MAINTENANCE AND REPLACEMENT	$	779.18
MIDWEST VAC PROFESSIONAL, LLC / 1	CLEAN/TV SERVICES	$	11,578.86
MINBURN COMMUNICATIONS / 11	INTERNET SERVICES	$	2,218.36
MOMAR / 1	MOMAR	$	394.82
MOTOR PARTS / 13	SERVICE ITEMS/SUPPLIES	$	1,045.54
MUNICIPAL PIPE TOOL COMPA / 1	CIPP LINING PROJECT PREP WORK	$	15,929.11
NATE LUTTERMAN / 1	CONTRACT EMPLOYEE	$	80.00
ODP BUSINESS SOLUTIONS, LLC / 1	OFFICE SUPPLIES	$	50.24
PEPSICO BEVERAGE SALES LLC / 1	VENDING SUPPLIES	$	1,130.98
PERRY CHAMBER OF COMMERCE / 1	DECEMBER 2025 HOTEL MOTEL TAX	$	4,323.27
PETERS SERVICE CENTER / 1	TRUCK REPAIR	$	135.00
PRINCIPAL LIFE INSURANCE / 4	ZAGAR PREM CORRECTION FOR 01/07 PAY	$	5,500.64
PRINCIPAL MUTUAL LIFE / 1	POLICE TRUST Pay Period: 01/20/2026	$	5,335.98
REPP CONSTRUCTION / 1	DEBRIS SITE MANAGEMENT - HAUL	$	2,535.00
RICHARD GOEBEL / 1	CONTRACT EMPLOYEE	$	280.00
RICHARD HUDNUT / 1	CONTRACT EMPLOYEE	$	350.00
ROLLING BOAT, INC. / 1	2 PEDESTRIAL BRIDGES - PATTEE PARK	$	83,644.00
SHERWIN WILLIAMS / 1	PAINT SUPPLIES	$	140.10
STAPLES BUSINESS CREDIT / 5	OFFICE SUPPLIES	$	575.10
STOKELY LUMBER / 15	BUILDING MATERIAL/SUPPLIES	$	5,213.62
TASC - CLIENT INVOICES / 2	ADMIN/CARD FEE MARCH 2026 / FLEX W/H 01/20/2026	$	2,710.37
The Art and Soul Studios LLC / 1	CIVL VOLLEYBALL LEAGUE TEAM SHIRTS	$	258.56
TK CONCRETE INC. / 1	PAY REQUEST 3 - DOWNTOWN IMPROVEMENTS	$	205,659.78
TREASURER STATE OF IOWA / 1	STATE WITHHOLDING TAX Pay Period: 01/06/2026	$	6,959.41
TREVIPAY / 1	SUPPLIES/EQUIPMENT	$	460.93
ULINE / 1	PALLET RACKING	$	5,907.31
VAN-WALL EQUIPMENT / 1	VEHICLE REPAIR	$	20.04
VERIZON WIRELESS / 2	DATA/PHONE PLANS	$	945.36
VESTIS / 2	MAT/SHOP TOWEL SERVICES 01/22	$	183.56
WELLS FARGO BANK/ T-TAX / 1	EFTPS Pay Period: 01/20/2026	$	29,544.14
WESTON LUCHT / 1	PAWS COACH 11/1-1/14	$	1,154.25
	Total Claims	***$***	***673,802.57***

Licenses and Permits:

The following applied for a Renewal of Retail Alcohol License:

Fareway Stores, INC
Fareway Store #470
1315 Willis Ave
Perry, IA 50220
Class E Retail Alcohol License

Caseys Marketing Company
Caseys #2698
1308 1st Ave
Perry, IA 50220
Class E Retail Alcohol License

NAYYAR LLC
Perry Venue
2810 Willis Ave
Perry, IA 50220
Class C Retail Alcohol License

SRMR
Crooked Rail
1010 2nd Street
Perry, IA 50220
Class C Retail Alcohol License

DOLGENCORP LLC
Dollar General
705 1st Ave
Perry, IA 50220
Class B Retail Alcohol License

Fire and Police inspections were completed and on file at City Hall.

MCU

CITY ADMINISTRATOR'S REPORT: City Administrator, Sven Peterson, spoke about the easement work that was taking place for the Soumas Avenue project, adding that they were still looking at a March timeframe to set plans, and for construction to take place this summer into fall. Sven provided details of a meeting that he and several other staff members attended for the Dallas County Hospital's strategic planning session. The POWER Hour event was also discussed with Sven detailing his presentation on property taxes and how it all works from the assessment, to taxable value, all the way down to exemptions and levy rates, and how that all computes out. Sven stated that he used the same presentation at Rotary Club the following day, noting that property tax was a very complex system. It was also stated that property taxes are a large discussion at the State Capital again and that he was happy to share the presentation with those that wished to see it. It was also noted that the POWER Hour was posted to our YouTube channel as well.

MAYOR/COUNCIL COMMENTS: Mayor Cavanaugh thanked Chamber of Commerce Executive Director, Lynsi Pasutti, for facilitating the recent POWER Hour, recommending those that haven't attended yet to

do so, as it's a quick way over the lunch hour to learn a lot about what is going on within the City, School, and around town. Councilmember Wolling reminded everyone that BRR was coming up on Saturday, adding that it looked like there was to be decent weather for the annual event.

OPEN FORUM: No one presented at this time.

PUBLIC HEARINGS:

Public Hearing on Proposal to Enter Into an Essential Purpose Loan Agreement: The City Council of the City of Perry held a Public Hearing for the purpose of instituting proceedings and taking action on a proposal to enter into a Loan Agreement and to borrow money thereunder in a principal amount not to exceed $6,775,000 for the purpose of paying the costs, to that extent, of (a) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (b) acquiring and installing street lighting, signage and signalization improvements; and (c) undertaking runway improvements at the municipal airport. Such proposed Loan Agreement will be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa. Mayor Cavanaugh opened the public hearing at 6:07pm. City Administrator, Sven Peterson, spoke on the projects included and stated that most of the payments for such bond would come from TIF, with some also coming from Local Option Sales Tax. No written objections had been placed on file, nor were there any written or oral objections. With no further comments on the public hearing Mayor Cavanaugh closed the hearing at 6:09pm.

Public Hearing on Proposal to Enter Into a General Purpose Loan Agreement: The City Council of the City of Perry held a Public Hearing for the purpose of instituting proceedings on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder, in a principal amount not to exceed $405,000, for the purpose of paying the costs, to that extent, of constructing and equipping a public works/snow removal equipment facility. Such proposed Loan Agreement will be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa. Mayor Cavanaugh opened the public hearing at 6:09pm. City Administrator, Sven Peterson, spoke on the project included, stating it was for the Airport Snow Removal Building to house snow removal equipment. No written petition had been filed asking that the question of entering into the loan agreement be submitted to the registered voters of the City, nor where there any written or oral objections. With no further comments on the public hearing Mayor Cavanaugh closed the hearing at 6:10pm.

Public Hearing on the Proposed Amendment to the City of Perry Zoning Ordinances: The purpose of this hearing was to inform the public of the proposed amendment request by the owner of real estate generally described as Dallas County, Iowa Parcel 0214227001, legally described in the Ordinance, requesting a zoning amendment from Agricultural District (AG) to Light Industrial District (LI). The Council received public comments on the matter during this time. Mayor Cavanaugh opened the public hearing at 6:11pm. City Administrator, Sven Peterson again stated that this was to clean up lines after the recent annexation, with Housing and Development Manager, Molly Milosevich explaining that the property was already zoned Light Industrial but that the small portion of the parcel that was annexed in came in under Agricultural. This would uniform the parcel in full to Light Industrial. With no further comments on the public hearing Mayor Cavanaugh closed the hearing at 6:13pm.

Public Hearing on the Proposed Amendment to the City of Perry Zoning Ordinances: The purpose of this hearing was to inform the public of the proposed amendment request by the owner of real estate generally described as Dallas County, Iowa Parcel 0214126004, legally described in the

Ordinance, requesting a zoning amendment from Agricultural District (AG) to Residential Multi-Family (RM). The Council received public comments on the matter during this time. Mayor Cavanaugh opened the public hearing at 6:14pm. Housing and Development Manager, Molly Milosevich, provided a presentation detailing the proposed rezone, property details, and proposed development, along with future steps. The Applicant, Woda Cooper Companies, Inc. was invited to share additional details with one of the Vice Presidents of Development, Barry Accountius, speaking. Barry additionally detailed the company and the specific project and fielded questions from Councilmember Mahler and Wolling on topics around possible market value projects if the proposed project was not awarded by the State for a Low Incoming Housing Tax Credit Housing Project and the range of unit rates and those that would be under the 60% area median income. Additional questions around how renters would rate them and other Iowa properties they held were discussed, with Barry providing details for all questions asked. With no further comments on the public hearing Mayor Cavanaugh closed the hearing at 6:27pm.

Public Hearing on the Proposed Amendment to the City of Perry Zoning Ordinances: The purpose of this hearing was to inform the public of the proposed amendment request by the owner of real estate generally described as Dallas County, Iowa Parcel 0216227001, legally described in the Ordinance, requesting a zoning amendment from Light Industrial District (LI) to Residential Multi-Family (RM). The Council received public comments on the matter during this time. Mayor Cavanaugh opened the public hearing at 6:27pm. Housing and Development Manager, Molly Milosevich, provided a presentation detailing the proposed rezone, property details, and proposed development, along with future steps. The Applicant Meridian Development LLC was invited to share additional details with Developer, Randy Shima, and Ryan Germain with Elite Construction, speaking. Randy additionally detailed the company, partnerships and the specific project with similar questions from the prior Public Hearing being asked by Councilmember Mahler and answered by Randy. Discussion around Low Incoming Housing Tax Credit Housing Projects and the requirements and scoring, along with market studies, were discussed as well. Much discussion was held between the Council, members of the audience, and the Applicant representatives. Conversation and questions occurred liberally during this time with the following directly addressing Council;

Brett Wuebker, 17 Orchard Lane, Dallas Center, Iowa, adjacent property owner to rezone: concerns on compatibility with existing and intended land use, along with the concerns for possible issues on noise, traffic, safety, environmental and health issues that can arise from having residential development next to industrial zoning. Also voiced concerns for decreased property value and community balance and sustainability.

Eddie Diaz, 12606 K Drive, Perry, Iowa: asked about safeguards that had been put into place and building safely. Discussed the importance of quality materials and how an award of Low Incoming Housing Tax Credit Housing Projects worked through the State. Also asked about housing assessment needs and studies for market rate.

JC Barck, 16398 J Ave, Perry, Iowa: inquired on Perry's needs for low-income housing, and the long-term impact and integrity of the placement of the projects, stating the high-profile placements of the two proposed and adding no detail had been shared on the third project. Also stated developers needed to be equally vested and committed to the community, not just their bottom line.

Jason Mckee 11311 NW 115th Ave, Granger, Iowa, adjacent property owner to rezone: asked about the zoning process and regulations if the property ended up not being sold, as well as questions on

the conceptional plans. Also brought up spot zoning and it being an odd area to drop in residential, as well as building codes and sewer easements.

With no further comments on the public hearing Mayor Cavanaugh closed the hearing at 7:19pm.

OLD BUSINESS:

Approval of Revised GAX #16 for CDBG Contract Number 23-HSGU-004: Motion Wolling Second Mahler approving revised GAX #16. GAX #16 was originally approved by the Council during their December 15, 2025, regular city council meeting in the amount of $14,112.00, but due to new regulations from the Iowa Economic Development Authority (IEDA) it has extended the time period in which signed GAX's are approved. GAX #16 had not been authorized yet by IEDA due to GAX #15 not having been finalized, therefore a revision was needed on GAX #16 to increase the draw to include an additional invoice. Revised GAX #16 in the amount of $34,732.00 is a drawdown on the CDBG Upper Story Housing Conversion Grant Contract Number 23-HSGU-004. The City of Perry accepted the CDBG Upper Story Housing Conversion Grant per Resolution 041723B for a conversion taking place at the property located at 1306 2nd Street, owned by the Nudgers Kerns Managers, LLC. MCU

Resolution Approving Amendment Number One to the CDBG Upper Story Housing Conversion Grant Contract 23-HSGU-004: Motion Mahler Second Klein approving Amendment Number One to the CDBG Upper Story Housing Conversion Grant Contract 23-HSGU-004. The City of Perry was awarded a Community Development Block Grant (CDBG) for an Upper Story Housing Conversion Grant by the Iowa Economic Development Authority (IEDA) on February 15, 2023, and per Resolution 041723B accepted such grant. Since accepting the Grant, it has been determined that an amendment was needed to extend the Period of Performance (PoP) end date on the Agreement from February 28, 2026, to May 31, 2026. This resolution approves the supplied Amendment Number One document for Contract 23-HSGU-004 dated January 26, 2026, along with the accompanied letter from the Mayor detailing the request dated January 22, 2026. MCU

Resolution Taking Additional Action on General Obligation Loan Agreements, Combining Loan Agreements, Setting the Date for Sale of General Obligation Corporate Purpose Bonds, Series 2026, and Authorizing the use of a Preliminary Official Statement in Connection Therewith: Motion Klein Second Mahler to take additional action on the General Obligation Loan Agreements, Combine Loaning Agreements, set a date for sale of General Obligation Corporate Purpose Bonds, Series 2026 and authorize the use of the Preliminary Official Statement. Pursuant to the provisions of Section 384.24A of the Code of Iowa, the City of Perry proposed to enter into an Essential Purpose Loan Agreement in an amount to not exceed $6,775,000 for the purpose of paying the costs, to that extent, of (a) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (b) acquiring and installing street lighting, signage and signalization improvements; and (c) undertaking runway improvements at the municipal airport and a General Obligation Corporate Purpose Loan Agreement in an amount to not exceed $405,000 for the purpose of paying the costs, to that extent, of constructing and equipping a public works/snow removal equipment facility, and pursuant to law and duly published notice of the proposed action has held a hearing thereon on February 2, 2026. A Preliminary Official Statement (P.O.S.) was prepared to facilitate the sale of the Bonds, to be issued in evidence of the obligation of the City under the Loan Agreement, and where it was necessary to make provision for the approval of the P.O.S. and to authorize its use by PFM Financial Advisors LLC, as municipal advisor to the City. This Resolution combines the Loan Agreements, authorizes the P.O.S as prepared by PFM Financial Advisors, LLC, and sets the date of sale for the bonds. MCU

Approval of a Proposal with DGR Engineering for Professional Services: Motion Andorf Second Wolling approving Professional Services for an Independent Fee Estimate with DGR Engineering. In order to receive Federal Funding through the FAA they require that an Independent Fee Estimate (IFE) be performed in accordance with the FAA Advisory Circular 150/5100-14 Architectural, Engineering, and Planning Consultant Services. These Professional Services are for an Independent Fee Estimate (IFE) to be performed for the 1,500' Parallel Taxiway Extension - Design and Construction Engineering fees for the project by DGR Engineering in accordance with the FAA for a lump sum amount of $4,600, reimbursable under the grant with the FAA as project expense. MCU

Approval of a Proposed Amendment #1 to the Services Agreement with IMEG: Motion Mahler Second Wolling approving Amendment #1 to the Services Agreement with IMEG to include the Perry Elementary School project. Per Resolution 100625F the City entered into a Services Agreement with IMEG to provide plan review services for the new JBS and A.D.R Axles project. Since entering into such Agreement, it was determined that IMEG services are also needed for the Perry Elementary School project for review services of the electrical and fire protection portion of the plan review. This Amendment adds the Perry Elementary School project to the Services Agreement at a cost not to exceed $6,700. Staff are also working with IMEG on reviewing a possible Master Services Agreement in order to engage their plan review services on an on-call basis for possible future review by Council. MCU

NEW BUSINESS:

Approval of Services Agreement with Safe Building LLC.: Motion Wolling Second Klein approving the Services Agreement with Safe Building LLC. The City has historically entered into Services Agreements with Safe Building LLC to assist with inspections when staff are unavailable or not certified to complete specific items. The last Services Agreement was signed in September of 2021, and Safe Building LLC requested an update Agreement, that included a new pricing structure, be entered into. This action approved the supplied Services Agreement dated February 3, 2026. MCU

ORDINANCES

First Reading for an Ordinance Amending the Code of Ordinances Chapter 165: Zoning Regulations: Motion Wolling Second Mahler approving the first reading. The owner of real estate generally described as Dallas County, Iowa Parcel 0214227001, legally described in the Ordinance, requested a change of zoning from Agricultural District (AG) to Light Industrial District (LI). This amendment would change the zoning district of said property from Agricultural District (AG) to Light Industrial District (LI). The Planning Commission held a public hearing and recommended approval with a three to zero vote per their January 13, 2026, meeting. City Council also held a public hearing on the matter during the February 2, 2026, regular council meeting. The first reading was held on February 2, 2026, and was carried unanimously by the Council.

First Reading for an Ordinance Amending the Code of Ordinances Chapter 165: Zoning Regulations: Motion Wolling Second Andorf approving the first reading. The owner of real estate generally described as Dallas County, Iowa Parcel 0214126004, legally described in the Ordinance, requested a change of zoning from Agricultural District (AG) to Residential Multi-Family (RM)**.** This amendment would change the zoning district of said property from Agricultural District (AG) to Residential Multi-Family (RM). The Planning Commission held a public hearing and recommended approval with a three to zero vote per their January 13, 2026, meeting. City Council also held a public hearing on the matter during the February 2, 2026, regular council meeting. The first reading was held on February 2, 2026 and was carried unanimously by the Council.

First Reading for an Ordinance Amending the Code of Ordinances Chapter 165: Zoning Regulations: Motion Andorf Second Wolling approving the first reading. The owner of real estate generally described as Dallas County, Iowa Parcel 0216227001, legally described in the Ordinance, requested a change of zoning from Light Industrial District (LI) to Residential Multi-Family (RM)**.** This amendment would change the zoning district of said property from Light Industrial District (LI) to Residential Multi-Family (RM). The Planning Commission held a public hearing and recommended approval with a two to one vote per their January 13, 2026, meeting. City Council also held a public hearing on the matter during the February 2, 2026, regular council meeting. The first reading was held on February 2, 2026, and was carried unanimously by the Council.

ADJOURNMENT: With no further business to conduct Mayor Cavanaugh adjourned the meeting at 7:38 p.m.

_____
Dirk Cavanaugh, Mayor

Attest:

_____
Elizabeth Hix, City Clerk

Clerk's Certification

Date Published: February 12, 2026

Certified By: _____
Elizabeth Hix, City Clerk