MINUTES OF THE REGULAR COUNCIL MEETING
February 17, 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 860 5297 8467. 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: Shelly, Mahler, Wolling, Klein, Andorf
Absent:
A quorum was present to conduct business.

Staff members present:
Finance Officer, Susie Moorhead
City Administrator, Sven Peterson
City Attorney Nick Spellman
Library Director, Misty Von Behren
Police Chief, Jim Archer
Public Works Director, Josh Wuebker
Marketing and Engagement Coordinator, Chris Cohea
Housing and Development Manager, Molly Milosevich
Bolton & Menk Engineer, Jacob Ahrens

Motion Shelly, Second Mahler 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 Andorf to approve the following:

Minutes of the February 02, 2026, Regular City Council Meeting

Payments for Contract Services:

Bolton & Menk	Parallel Taxiway – Construction	$5,775.50
Bolton & Menk	General Airport Engineering	$480.00
Eocene Environmental	EPA Brownfield Assessment Grant	$1,815.50
	Total Contract Services Payments	**$8,071.00**

Claims Register & Financials: $227,120.54

Vendor Name/Invoice Count	***Vendor Description***	***Vendor Total***
ACCESS SYSTEMS / 2	PRINTER/SCANNER/COPIER AGREEMENT	$ 1,247.02
ACCO UNLIMITED / 3	REPLACEMENT PARTS/CHEMICALS	$ 2,715.77
ACCURATE L & DC, LLC / 1	WASHING MACHINE REPAIRS	$ 345.00

ACME TOOLS / 4	TOOLS	$	1,226.38
AGSOURCE COOPERATIVE SERVICES / 2	TESTING SERVICES/CHEMICALS	$	866.10
AIR FILTER SALES & SERVICE / 1	AIR FILTERS CITY BLDG	$	830.12
ALLIANT ENERGY - IP&L / 26	UTILITY	$	23,145.73
AMAZON BUSINESS / 7	SUPPLIES/TOOLS	$	588.59
AMAZON CAPITAL SERVICES / 1	WEIGHT STACK PIN	$	29.15
ARCHANGEL DEVICE LLC / 1	GUARDIAN ANGEL-PW	$	734.93
ATLANTIC BOTTLING / 1	VENDIGN SUPPLIES	$	227.70
AUTO PARTS OF PERRY / 7	SERVICE ITEMS/SUPPLIES	$	262.20
BLUE TO GOLD, LLC / 1	TRAINING	$	425.00
BOLTON & MENK INC / 2	AIRPORT ENGINEERING	$	6,255.50
BTWI / 1	INTERNET SERVICES	$	245.00
CENGAGE LEARNING/GALE / 2	MATERIALS_PHYSICAL PRINT - LARGE PRINT	$	285.26
CENTRAL IA DISTRIBUTING / 1	SUPPLIES	$	153.00
CENTRAL STATES ROOFING CO / 1	HP ROOF REPAIRS	$	699.58
CENTURY LINK / 1	INTERNET/PHONE SERVICES	$	162.58
CHUY'S AUTO SERVICE / 1	TIRES	$	4,622.00
CMT, INC. / 1	DOWNTOWN PHASE 1 IMP TESTING	$	1,910.50
COLIN'S PEST CONTROL / 1	PEST CONTROL AIRPORT	$	325.00
COLLECTION SERVICES CENTE / 1	CHILD SUPPORT W/H Pay Period: 02/03/2026	$	378.45
Command Presence, LLC / 1	TRAINING	$	995.00
CORE & MAIN / 1	METAL LOCATOR	$	1,275.06
CORPORATE TRANSLATION SERVICE / 1	LANGUAGE LINK	$	68.00
DALLAS COUNTY AUDITOR / 1	NOV 2025 CITY ELECTION COSTS	$	2,445.88
DALLAS COUNTY EMS / 1	AHA HEARTSAVER CPR CARDS	$	305.50
DALLAS COUNTY HOSPITAL / 1	RANDOM DRUG SCREENING	$	95.00
DALLAS COUNTY SHERIFF'S OFFICE / 1	GARNISHMENT W/H Pay Period: 02/03/2026	$	470.94
DALLAS COUNTY TREASURER / 1	PARKING TICKET COLLECTION FEE	$	25.00
DANA STEIN / 1	CONTRACT EMPLOYEE	$	1,147.50
DAN'S OVERHEAD DOORS 4 / 1	HANGAR DOOR CABLE REPLACEMENT	$	2,090.90
DEBORAH K. MILLER / 1	CONTRACT EMPLOYEE	$	240.00
DES MOINES STEEL COMPANY / 1	MAINTENANCE	$	788.80
DJB SERVICES LLC / 7	SEWER SERVICES	$	3,097.24
DREES HEATING AND PLUMBIN / 3	HVAC SERVICES	$	1,990.00
ENVIRONMENTAL SYSTEMS RESEARC / 1	ESRI ANNUAL SUBSCRIPTION RENEW	$	2,800.00
ENVISION WARE, INC / 1	ANNUAL MAINT/SUBSCRIPTION	$	1,046.44
EOCENE ENVIRONMENTAL GROUP IN / 1	FEB 2026 BROWNFIELD ASSESSMENT ENGINEERING	$	1,815.50
FAST LANE MOTOR PARTS / 1	AUTO SUPPLIES	$	178.28
FELD EQUIPEMENT / 2	VALVES/SUPPLIES	$	141.03
GALLS LLC / 1	CLOTHING ALLOWANCE	$	356.00
GRAINGER / 2	SUPPLIES	$	206.00
GUTHRIE COUNTY RURAL ELEC / 3	UTILITY	$	199.21
HARLAND HARDWARE / 26	SUPPLIES	$	1,586.95

HUGHES EXCAVATING / 1	SEWER SERVICES	$	2,565.00
HULGAN PLUMBING & HEATING / 1	TOILET REPAIR	$	115.00
INGRAM LIBRARY SERVICES / 2	BOOKS	$	616.83
IOWA ONE CALL / 1	EMAILS - DEC	$	28.80
IOWA WORKFORCE DEVELOPMENT / 1	UNEMPLOYMENT	$	7,691.40
JAMES LEBER / 1	REIMBURSEMENT	$	14.32
JetSurge an Affordable Drain Company / 1	HIGH PRESSURE JETTING	$	2,955.00
JOSE PEREZ / 2	REIMBURSEMENT	$	44.82
JOSH WUEBKER / 1	REIMBURSEMENT	$	139.10
KIMREY ELECTRIC / 1	TAXIWAY REPLACEMENT LIGHTS	$	1,600.00
Kirk Jamison / 1	ELECTRICITY USAGE FOR HEAT BLANKET ON CIPP PROJECT	$	100.00
LIFE FITNESS / 1	HACK SQUAT	$	5,984.38
MARK ELLSBURY / 1	REIMBURSEMENT	$	208.65
MCGEE MANAGEMENT SERVICES, LLC / 1	ADS	$	638.60
MEDIACOM / 1	INTERNET/PHONE SERVICES CEMETERY	$	146.30
MELLEN & ASSOCIATES INC. / 1	PLUG VALVES	$	6,188.10
MENARDS / 3	SUPPLIES	$	1,071.38
METRO WASTE AUTHORITY / 1	ACT#1525 - JAN LANDFILL FEES	$	14,122.31
MIDAMERICAN ENERGY / 15	UTILITY	$	8,854.06
MIDWEST ALARM SERVICES / 1	CH-FIRE SYSTEM WORK	$	261.40
MIDWEST OFFICE TECHNOLOGY / 1	PRINTER/AGREEMENT/SCANNER AGREEMENT	$	178.81
MIDWEST TAPE / 1	BOOKS	$	2,609.62
MINBURN COMMUNICATIONS / 13	TEL/INT SERVICES / 2026 SALLYPORT LOAN PMT	$	32,213.82
MOMAR / 1	HP - SUPPLIES	$	369.34
MOTOR PARTS / 7	SERVICE ITEMS/SUPPLIES	$	379.98
MPH INDUSTRIES, INC. / 1	MOVING RADAR GTSB 26	$	2,480.18
MUNICIPAL SUPPLY / 1	MANHOLE RINGS	$	1,544.00
NCL OF WISCONSIN INC. / 1	LAB SUPPLIES	$	39.69
NORTH RISK PARTNERS / 1	FEBRUARY 2026 ADMIN FEES	$	1,158.51
O REILLY AUTOMOTIVE INC / 1	SERVICE ITEMS/SUPPLIES	$	36.08
OVERDRIVE / 2	DIGITAL ITEMS	$	5.98
PEGASUS INC. / 1	4TH QTR 2025 FRANCHISE FEES	$	3,039.40
PERRY CHAMBER OF COMMERCE / 1	JAN 2026 HOTEL/MOTEL TAX	$	2,326.05
PERRY WATER DEPARTMENT / 2	FEB BILLING / JANUARY LIENS	$	2,883.33
PITNEY WORKS / 1	POSTAGE	$	603.75
PRINCIPAL MUTUAL LIFE / 1	POLICE TRUST Pay Period: 02/03/2026	$	4,977.14
PROVANTAGE, LLC / 1	TECHNOLOGY HARDWARE	$	3,135.00
R AND R AUTO SERVICE / 3	VEHICLE REPAIRS	$	202.18
RED LION RENEWABLES, LLC / 1	SOLAR UTILITY PMT	$	7,401.42
REGION XII COUNCIL OF GOV / 1	DOWNTOWN CDBG BILLILNG #4	$	2,777.00
RICOH USA, INC / 1	JANUARY PRINTING	$	136.21
SAM'S CLUB DIRECT / 1	VENDING	$	1,443.94
SHERWIN WILLIAMS / 1	PAINT SUPPLIES	$	145.87

STATE HYGENIC LABORATORY / 1	POOL/SPA TESTING	$	48.50
STATE INDUSTRIAL PRODUCTS / 1	DRAIN CLEANER	$	270.00
TASC - CLIENT INVOICES / 1	TASC W/H Pay Period: 02/03/2026	$	2,434.87
UNITYPOINT CLINIC / 1	RANDOM DRUG SCREENING	$	42.00
VESTIS / 2	MAT/SHOP TOWEL SERVICES 02/05	$	183.56
WELLS FARGO BANK/ T-TAX / 1	EFTPS Pay Period: 02/03/2026	$	29,325.57
XENIA RURAL WATER DISTRICT / 2	AIRPORT WATER	$	338.50
	Total Claims	***$***	***227,120.54***

Licenses and Permits:

The following applied for a Renewal of Retail Alcohol License:

JMC Supermarket
A A & M INC
605 1St Ave
Perry, IA 50220
Class E Retail Alcohol License

Fire and Police inspection was complete and on file at City Hall.

The following applied for a Renewal of a Device Retail License:

JMC Supermarket
A A & M INC
605 1St Ave
Perry, IA 50220

The following applied for a Renewal of a Retail Tobacco Permit:

Smoke Time
Shop N Go LLC
2810 Willis Ave, Suite B
Perry, IA 50220

Bluejay Market
Shop n Go LLC
2810 Willis Ave, Suite A
Perry, IA 50220

MCU

CITY ADMINISTRATOR'S REPORT: City Administrator, Sven Peterson, reported that activity is beginning again on projects, which is exciting. Sven also asked the Council if February 23rd, 24th or 25th would work better for a budget work session on FY 2027 Capital Requests. Council decided that Wednesday, February 25, 2026 at 3 p.m. would be a good time to meet.

MAYOR/COUNCIL COMMENTS: Mayor Cavanaugh said this year's BRR was a great time. Councilmember Shelly thanked all who reached out to him with concerns about garbage, zoning or anything. Councilmember Wolling stated that the annual Chocolate Walk was well attended. Councilmember Andorf reminded residents to watch for walkers and bikers since the weather is getting warmer.

Councilmember Mahler stated that BRR's 50th anniversary will be in February 2027. He also said that he was happy to see a dozen or so kids at the mini-pitch when he drove past.

Rotary Club Civil Servant of the Year Presentation: Mayor Cavanaugh stated that civil servants were nominated, then the Rotary Club chose the Civil Servant of the Year and asked them to attend this presentation. Don Ruggle gave a bio on Perry Schools Superintendent Clark Wicks, who was present to accept the award. Eddie Diaz wrote his nomination stating that Clark provided steady guidance and as Clark retires, his calm and positive approach will be missed. The Rotary Club motto is "Service Above Self".

OPEN FORUM: Speakers were asked to step up to the microphone and state their name and address for the record. Individuals speaking were given three (3) minutes to address the Council.

Jim Caufield, 2124 Estella Street. Perry, Iowa. Dr. Caufield stated that on Saturday, March 7th, 2026, International Women's Day will be celebrated in Perry. He asked Council to strike a pose to "Give to Gain".

Jason McKee, 11311 NW 115th Avenue, Granger, Iowa. Mr. McKee said at the last meeting when talking about rezoning, spot zoning was brought up. He was told that it wasn't spot zoning because it was in the Perry Comprehensive Plan. Mr. McKee said Comprehensive Plan is 13 years old and the economy has changed. He said the City was cherry picking what parts of the plan to use. He also stated that the 2022 Housing Needs Assessment stated that there were "abundant" rentals and Perry needed quality housing for middle-income professionals. He stated that the City could use the lot by the park for an indoor sports complex or for more room for Public Works. He said that the City needs to bring in more people to the community and that the Housing Needs Assessment stated that the City needs residents with the means to spend at businesses in our community.

OLD BUSINESS:

Resolution authorizing and approving a certain Loan Agreement, providing for the sale and issuance of General Obligation Corporate Purpose Bonds, Series 2026, and providing for the levy of taxes to pay the same: Motion Mahler, Second Wolling authorizing and approving a Loan Agreement, providing for the sale and issuance of the General Obligation Corporate Purpose Bonds, Series 2026, and providing for the levy of taxes to pay. This resolution allows the City to award the sale and authorize the issuance of the General Obligation Corporate Purpose Bonds, series 2026 to BOK Financial Securities, Inc, from Dallas, Texas. Five bids were received and Public Financial Management (PFM) tabulated all bids on the morning of Tuesday, February 17, 2026. BOK Financial Securities, Inc with a bid of $7,401,748.20 held the lowest TIC at 3.2126%. The bids ranged from 3.2126% to 3.4933%. Susanne Gerlach, Managing Director, PFM, said that this bond was priced half of a percent less than the City's last bond sale. She said it was a very successful sale. This resolution also authorizes the Mayor and City Clerk to sign the Loan Agreement and items pertaining to the issuance of the General Obligation Corporate Purpose Bonds, Series 2026 on behalf of the City. MCU

Approval of Pay Application #43 for the Wastewater Treatment Facility Improvements: Motion Andorf, Second Klein approving Pay Application #43 in the amount of $10,587.00 to Woodruff Construction. Pay Application #43 is for $8,737.00 of new work completed and $1,850.00 of retainage release for the Wastewater Treatment Facility Improvements. To date, total payments requested by the contractor are 99.7% of the total amount of work to be completed under the contract, with $78,681.25 or 0.3% remaining in retainage. All documents were reviewed and signed by the engineer and are recommended for approval. MCU

NEW BUSINESS:

Resolution Awarding a Quote for the 2026 Crack Sealing Project: Motion Klein, Second Mahler awarding the Quote for the 2026 Crack Sealing Project. On February 11, 2026, at 2:00 P.M. quotes were received for the 2026 Crack Sealing Project. Two quotes were received, all quoters were responsive and quotes for the total price are summarized as follows:

Quoter	City	Amount
Parking Lot Specialties, LLC	Carlisle, Iowa	$32,430.00
Fahrner Asphalt Sealers, LLC	Plover, WI	$135,250.00

The engineer's estimate for the base quote of the 2026 Crack Sealing Project was $38,370.00. Parking Lot Specialties, LLC was 15.5% below the engineer's estimate for the project and determined to be the lowest responsive, responsible bidder. Bolton and Menk, Inc. reviewed the quote documents submitted and was satisfied with responses given. Bolton and Menk recommended award of the 2026 Crack Sealing Project to Parking Lot Specialties, LLC for a quote amount of $32,430.00. Councilmember Shelly asked about the disparity between the bids. Jacob Ahrens, Engineer, Bolton and Menk, said that if the bid from Fahrner Asphalt Sealers, LLC would have been the only bid received, he would have recommended not accepting the bid. Parking Lot Specialties has worked with the City on the last three cycles of crack sealing with great results. MCU

Resolution Approving the Print Fleet Management Contract for the City Departments: Motion Wolling, Second Klein approving the Print Fleet Management Contract with Access Systems. The Administrative Office held a Print Fleet Management Contract that was set to expire in the near future with Access Systems and after careful review has determined that the Contract with Access Systems has been an efficient and effective program. Access Systems reviewed the current Print Fleet Management Plan and provided recommendation on the plan, which included adding additional departments. It is recommended that equipment be replaced and to continue the bundled Plan that includes equipment, onsite services, supplies, training, printing monitoring and flexible equipment upgrades at a monthly cost of $1,255.70 for the Administrative Office, Library, Rec Center, and Police Department. This will hold a cost savings of approximately $2,264.04 per year from the current usage charges for all listed. This resolution also authorizes the City Clerk or Finance Officer to sign the new Print Fleet Management Plan Agreement. MCU

ORDINANCES

Second/Possible Third Reading for an Ordinance Amending the Code of Ordinances Chapter 165: Zoning Regulations: Motion Wolling, Second Mahler approving the second 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. The second reading was held on February 17, 2026 and was carried unanimously by the Council.

Councilmember Wolling moved to suspend the rules and hold the third and final reading, second by Mahler, and carried unanimously by the Council.

Councilmember Wolling moved to approve the third and final reading, second by Andorf. The third and final reading was held on February 17, 2026 and carried unanimously by the Council.

Additional Ordinances Amending the Code of Ordinances Chapter 165: Zoning Regulations: Motion Shelly, Second Mahler to discuss these agenda items. MCU.

Council began discussing agenda items 8-B and 8-C since many of their questions regarded the LIHTC Program in general and crossed over from project to project.

Councilmember Shelly stated that he believes the council needs to table these agenda items to discuss the need and location of the proposed apartments. Councilmember Mahler stated that he would also like more information and asked if housing needs were discussed in the Perry Next plan. City Administrator Sven Peterson said he will look into that. Mahler said that he would like a list from contractors of their other properties and so he can speak with other cities. Councilmember Klein said that the Council didn't have enough time to discuss the rezoning request. Klein said that the multi-family housing in the 18th & Iowa Street area now are a mess, with trash in the ditch and regular Police visits. Klein also stated that it seems like the City picks and chooses where to put things. Nicholas Pack, with Woda-Cooper Companies, Columbus Ohio, said that he met with Molly and Sven regarding this project, but they could have went to other communities. Pack said that they believe in what they build; they have to care because this is their livelihood. Pack also said they have developed 365 properties housing over 35K residents. They get one shot to apply for the Low Income Housing Tax Credit Program and if they miss timeline, the Perry project won't score. Time is of the essence due to the LIHTC deadline.

Housing and Development Manager Molly Milosevich said that if this item was tabled tonight, Council would need to approve the 2nd and 3rd readings at the March 2, 2026 meeting to meet the timeline. Milosevich said the State of Iowa provides a list of communities that score higher than others and developers use the Comp Plan to make list of properties, then determine if the owners are willing to sell. She described the scoring rubric, for instance how close to school, grocery store, etc.

Councilmember Shelly asked why the developer chose this location? Woda-Cooper liked the proposed Iowa Street property because of other multi-family residential units close by and the proximity to the wetland recreational area and also Highway 141. They looked at other locations, but some sellers wouldn't talk to them.

Vice President of Development Barry Accountus, Woda-Cooper Companies, via zoom, stated that he believes there is a need in Perry with new incoming industry and the proximity to Des Moines. Two projects can be funded in Perry and the City Council holds their fate in their hands. Accountus said he is willing to meet one on one with Council Members and respects their questions and concerns.

Councilmember Mahler asked Pack to tell him why Woda-Cooper Companies thinks Perry is a successful property without mentioning the packing plant. Pack said he was impressed with City staff. Accountus said Perry was 35 minutes from Des Moines with a rural feel and a nice vibe. He knows that Perry is a great place and believes they would be successful here. If Council calls other cities, there would be good reviews on their properties. Mahler asked if Accountus would give the Council a full list of properties. Accountus replied that he was willing to give tours.

Jerry Floyd, Front Porch Development, who is a realtor that specializes in affordable housing development, told council that receiving tax credit is extremely difficult. He said that Perry scored very well this year and believes that Perry has the pull of being an excellent community because of

its amenities and culture. He said that both developers are proposing excellent projects. Renters are drowning in what they pay for rent. New multi-family developments would help with that. Floyd said that the projects are valued at $13 million and $18.75 million. Perry's opportunity for LIHTC Program developments disappear next year when Iowa Finance Authority moves on to other cities.

Councilmember Mahler asked Floyd about his background. Floyd said he was with Iowa Finance Authority, then started a non-profit and is a realtor. His affiliation is with both developers, providing some expertise. He also has his own projects.

Councilmember Shelly asked if investors are interested in building single family homes? Floyd said the cost of development for a single family home is over $400,000 per unit. The Low-Income Housing Program tax credits are sold to investors. Both developers have a lot of money and time invested in these projects already.

Ryan Germaine, Elite Construction, Boone, Iowa is a co-developer of the proposed West 3rd Street project. Germaine said they are also interested in in-fill lots. His company has built 10 houses in Boone as well as developments in other areas. Germaine stated that developers need to go over market studies and then build to suit the area. The cost to build a 1,200 to 1,500 square foot home on an in-fill lot is $225K to $325K.

Councilmember Wolling asked how the site near Pattee Park (Parcel 0216227001) was selected. Germaine said they scouted sites and contacted Housing and Development Manager Molly Milosevich. The biggest draws to this site were what services are available in proximity to it. Willis Avenue Apartments selected their site for same reason.

Councilmember Mahler said he was not comfortable with moving forward without more information. Milosevich reminded Council that in order for these projects to proceed, the second and 3rd readings of the Ordinances need to occur on March 2, 2026. Germaine said the land must be under contract in order to apply for the tax credits.

Councilmember Mahler said he wants a list of other properties and the contact information for the cities the properties are located in. He then asked how older properties are holding up. Mahler said he feels like the Council was painted into a corner and wants people who are opposed to the project to speak at Council Meetings.

Councilmember Shelly asked Milosevich if it is "all or nothing"? Milosevich replied that the State decides which projects score the best. It is unlikely that all will be awarded. The third developer's property does not need to be rezoned, so that development is not in front of Council. She stated that Council may choose to rezone one project, two projects or none of the projects.

Councilmember Shelly asked if spot zoning on the Iowa Street project was necessary. City Administrator Peterson replied that the north side of Iowa Street was already zoned as multi-family residential.

Mayor Cavanaugh wanted to clarify that if Perry scores high this year, we might not again next year. Peterson said that Perry hasn't been awarded a project in 10 years. Iowa Finance Authority tries to spread the available funds throughout the State. Both Willis Ave Apartments and Hamlin Bell received tax credits. One as a family development and one as a senior development. Peterson said that there are 10 to 12 awards each year. He would be surprised if IFA would approve 2 projects in Perry at the same time.

Germaine said that their project was competing against the entire State. Developers wouldn't develop here if it wasn't recommended that Perry needed this.

Per City Attorney Nick Spellman, with no motion or second, the requests to rezone Parcel 0214126004 and Parcel 0216227001 will be placed back on agenda on March 2, 2026.

Second/Possible Third Reading for an Ordinance Amending the Code of Ordinances Chapter 165: Zoning Regulations: 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. **No motion was made. Item will be placed on March 2, 2026 agenda.**

Second/Possible Third Reading for an Ordinance Amending the Code of Ordinances Chapter 165: Zoning Regulations: 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. **No motion was made. Item will be placed on March 2, 2026 agenda.**

ADJOURNMENT: With no further business to conduct Mayor Cavanaugh adjourned the meeting at 7:29 p.m.

_____
Dirk Cavanaugh, Mayor

Attest:

_____
Susie Moorhead, Finance Officer

Clerk's Certification

Date Published: February 26, 2026

Certified By: _____
Elizabeth Hix, City Clerk