MINUTES OF THE REGULAR COUNCIL MEETING
March 02, 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 870 8784 3961. 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:
City Clerk, Elizabeth Hix
Finance Officer, Susie Moorhead
City Administrator, Sven Peterson
City Attorney DuWayne Dalen and Alternate Nick Spellman
Library Director, Misty Von Behren
Police Chief, Jim Archer
Public Works Director, Josh Wuebker
Parks and Recreation Director, John Anderson
Marketing and Engagement Coordinator, Chris Cohea
Housing and Development Manager, Molly Milosevich
Bolton & Aviation Project Engineer, Garrett Jacobs

Motion Shelly 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 Andorf Second Mahler to approve the following:

Minutes of the February 17, 2026, Regular City Council Meeting and February 25, 2026, Budget Work Session

Payments for Contract Services:

Bolton & Menk	WWTF Facility Engineering	$5,274.97
Bolton & Menk	Downtown Improvements Phase I	$8,592.50
Bolton & Menk	Soumas Ave Extension Design	$42,690.00
Bolton & Menk	Wastewater Plant Videos/Boards	$3,294.50
	Total Contract Services Payments	**$59,851.97**

Claims Register & Financials: $362,418.48

Vendor Name/Invoice Count	*Vendor Description*	*Vendor Total*
ACME TOOLS / 1	TOOLS	$ 120.52
ADVANCED MICRO COMPUTER SPEC / 1	ENDPOINT SECURITY ENT LICENSE	$ 324.00
AGSOURCE COOPERATIVE SERVICES / 2	TESTING SERVICES	$ 741.30
ALLIANT ENERGY - IP&L / 12	UTILITIES	$ 6,451.09
AMAZON BUSINESS / 17	TOOLS/SUPPLIES/SERVICE ITEMS	$ 3,923.22
AMERICAN RED CROSS / 1	LIFEGUARDING TRAINING	$ 47.00
AURIGO SOFTWARE TECHNOLOGIES, INC. / 1	6 MONTH SUBSCRIPTION - CIP SOFTWARE	$ 1,000.00
AUTO PARTS OF PERRY / 2	SERVICE ITEMS	$ 72.96
BASEPOINT BUILDING AUTOMATION / 1	HAVAC CONTROLS WORK	$ 291.82
BOBBY DOUGLAS HARLAN / 1	REIMBURSEMENT	$ 30.61
BOLTON & MENK INC / 4	ENGINEERING FEES	$ 59,851.97
BOMGAARS / 1	TOOLS	$ 231.97
BOOK SYSTEMS, INC. / 1	ILS ANNUAL FEE	$ 3,364.00
C AND K INC. / 1	FURNACE REPAIR	$ 590.00
CENGAGE LEARNING/GALE / 2	BOOKS	$ 219.68
CITY OF PERRY / 2	W/H ADMIN Pay Period: 02/03 02/17	$ 8.00
COLIN'S PEST CONTROL / 2	PEST CONTROL	$ 135.00
COLLECTION SERVICES CENTE / 1	CHILD SUPPORT W/H Pay Period: 02/17/2026	$ 378.45
COLONIAL LIFE / 2	COLONIAL W/H Pay Period: 02/03/2026	$ 580.32
DALLAS COUNTY SHERIFF'S OFFICE / 1	GARNISHMENT Pay Period: 02/17/2026	$ 473.77
DGR ENGINEERING / 1	IFE 1,500' TAXIWAY EXTENSION	$ 4,600.00
DJB SERVICES LLC / 3	SEWER SERVICES	$ 1,951.78
DREES HEATING AND PLUMBIN / 3	HVAC/PLUMBING SERVICES	$ 1,767.30
EMPLOYEE BENEFIT SYSTEM / 2	HEALTH INSURANCE Pay Period: 02/03 02/17	$ 88,463.34
FASTENAL / 1	FASTENERS	$ 129.26
FELD EQUIPEMENT / 1	QRT ALARM MONITORING	$ 144.00
FINNESETH DALEN AND POWELL / 1	LEGAL FEES JANUARY 2026	$ 2,140.00
FREEDOM FIRST AID AND SAF / 1	SAFETY SUPPLIES	$ 140.59
GLOBE LIFE / 2	GLOBE PRE TAX W/H Pay Period: 02/03 02/17	$ 2,110.68
GRAINGER / 2	SUPPLIES	$ 304.75
HARLAND HARDWARE / 18	SUPPLIES/SERVICE ITEMS	$ 643.78
HILLYARD INC / 1	CLEANING SUPPLIES	$ 67.24
HI-TOW, INC / 2	TOWING SERVICES	$ 350.00
HOTSY CLEANING SYSTEMS / 1	CAPITAL PARKS	$ 450.59
I.P.E.R.S. / 2	IPERS Pay Period: 02/03 02/17	$ 49,365.80
IMEG CONSULTANTS CORP / 1	JBS/ADR PLAN REVIEWS	$ 6,009.00
JAMES LEBER / 1	REIMBURSEMENT	$ 21.48
JAY R RICE / 1	REIMBURSEMENT	$ 156.56
JOHNSTONE SUPPLY / 1	SERVICE ITEMS	$ 80.32
K & M TIRES / 1	TIRES FOR 211	$ 479.56
LANDON GUHSE / 1	REIMBURSEMENT	$ 33.22

LYNN PEAVEY COMPANY / 3	SUPPLIES	$	331.86
MAREN MEUSBURGER / 1	REIMBURSEMENT	$	60.90
MCGEE MANAGEMENT SERVICES, LLC / 2	ADS	$	1,491.55
MEDIACOM / 1	PHONE/INTERNET/TV SERVICES	$	814.35
MENARDS / 5	SUPPLIES/SERVICE ITEMS	$	959.56
MENARDS - ANKENY / 1	REPLACEMENT EQUIPMENT FOR 718-R	$	276.39
MIDWEST ALARM SERVICES / 1	HP FIRE SYSTEMS REPAIRS	$	514.58
Modlite Systems / 1	CLOTHING ALLOWANCE	$	290.35
MOTOROLA SOLUTIONS, INC / 1	ANNUAL RENEWAL - VIDEO	$	16,031.75
MUNICIPAL SUPPLY / 2	SEWER REPAIR/REPLACEMENT PARTS	$	2,429.25
NORTH RISK PARTNERS / 1	JANUARY 2026 CONSULTING FEE	$	1,158.51
O REILLY AUTOMOTIVE INC / 1	BATTERY	$	12.99
ODP BUSINESS SOLUTIONS, LLC / 1	OFFICE SUPPLIES	$	100.66
OTIS ELEVATOR COMPANY / 1	ELEVATOR SERVICE CONTRACT	$	3,864.72
PETERS SERVICE CENTER / 1	TRUCK REPAIR	$	2,195.05
PRINCIPAL LIFE INSURANCE / 1	Vision Dental Pay Period: 02/03/2026	$	5,500.64
PRINCIPAL MUTUAL LIFE / 1	POLICE TRUST Pay Period: 02/17/2026	$	5,765.32
SHERWIN WILLIAMS / 1	PAINT	$	213.76
STAPLES BUSINESS CREDIT / 1	PAPER	$	52.29
STOKELY LUMBER / 5	SUPPLIES	$	228.10
SYMMETRY ENERGY SOLUTIONS / 1	GAS UTILITY	$	15,458.63
TASC - CLIENT INVOICES / 1	TASC Flex W/H Pay Period: 02/17/2026	$	2,434.87
TE Forensics, Inc. / 1	UPDATED REPORT FOR 1300 2ND STREET	$	2,200.00
THE HARTFORD / 1	LIFE INS	$	1,229.80
TREASURER STATE OF IOWA / 1	STATE WITHHOLDING Pay Period: 02/03/2026	$	6,879.31
TRUENORTH COMPANIES, LC / 1	SAFETY COORDINATOR FEB 2026	$	800.00
ULINE / 2	LOCKERS	$	1,160.72
VAN-WALL EQUIPMENT / 4	EQUIPMENT REPAIRS/SERVICE ITEMS	$	300.95
VERIZON WIRELESS / 2	DATA/PHONE PLANS	$	945.36
VESTIS / 2	MAT/SHOP TOWEL SERVICES 02/19	$	183.56
WELLS FARGO BANK/ T-TAX / 1	EFTPS Pay Period: 02/17/2026	$	30,232.87
WELLS FARGO BUSINESS CARD / 28	CREDIT CARD CHARGES	$	9,467.90
WOODRUFF CONSTRUCTION, LLC / 1	PAY REQUEST #43-WWTP IMPROVEMENT	$	10,587.00
	Total Checks	**$**	**362,418.48**

Licenses and Permits:

The following have applied for a Renewal of Retail Alcohol License:

Shop n Go LLC
Bluejay Market
2801 Willis Ave, Suite A
Perry, IA 50220
Class E Retail Alcohol License

Fire and Police inspections are complete and on file at City Hall

Perry Project LLC
Common Wealth/The Proletariat
1213/1215 2nd Street
Perry, IA 50220
Class C Retail Alcohol License
Pending Fire and Police Inspections

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

Hy-Vee Food Store
1215 141st Street
Perry, IA 50220

MCU

CITY ADMINISTRATOR'S REPORT: City Administrator, Sven Peterson, stated that he would be attending the Annual Builder and Developer Luncheon by Peoples Company and Diligent Development on Friday, adding that it should be a great networking and learning opportunity. Sven also reminded everyone of the upcoming Work Session on Tuesday, March 10th at 1:00pm with the Iowa DOT to discuss the intersection of Highway 141 and Willis/Soumas Ave.

MAYOR/COUNCIL COMMENTS: Mayor Cavanaugh extended a thank you to all those that attended the work sessions last Wednesday. The Mayor also congratulated Lou & Lois Hoger on their retirement as Site Managers of the Perry Emergency Food Pantry and thanked them for all their volunteer work in the community. Other Council Members also extended thanks to the Hogers.

OPEN FORUM:

John Wuebker, 1312 9th Street, Perry, Iowa: Mr. Wuebker, who is also a member of the Water Board of Trustees, spoke to the Council about the recent growth with new companies coming to town and fiscal losses that Water Department saw when Tyson closed. Added that they would really like to see more growth, as it was good for everyone and that with more jobs and people comes the need for more housing, including affordable housing. Spoke on hourly wages and the proposed areas for the possible affordable housing, providing his takeaway of the housing being overall good or Perry after reviewing the proposed areas. Also spoke on the need to be prepared for future growth with infrastructure needing to be in place and ready.

Jim Archer, 2287 Deri Place, Perry, Iowa: Addressed Council as a citizen describing the situation of one of his children who had graduated from Iowa State University and who was now working for the University for $42,000 a year. Described struggles to find affordable housing with that income, and how this was the same case for other graduates such as teachers with a 4-year degree making around $40,000 a year in their first years. Added that this type of housing could help these professionals. Jim also spoke as Police Chief on the stock of apartment buildings and how, in his opinion, the last two projects under a similar program were a success and didn't receive any more calls for service than anywhere else in town. Jim continued his review of the apartment stock stating that the main item was for good management of the properties. Also mentioned, as a Department Head, that any new tax revenue coming in was helpful.

Josh Wuebker, 19045 150th Street, Perry, Iowa: Addressed Council as a citizen and in support for all housing, adding that he didn't view these projects as low-incoming housing but rather

middle-class. Josh stated the need for single family homes in the ranges of $350,000-$500,000 and that we had to have a place for people to come. Josh also spoke as the Public Works Director, on budgets and funding and recent cuts to services such as mosquito spraying. He stated that these projects would use services such as garbage and sewer, adding revenues, as well as increasing Local Option Sales Tax on purchases, and increasing dollars received for Road Use Tax, as it's based off population.

It was during this time that the published Zoom link was hacked and had to be ended abruptly. A new meeting was started under meeting ID 899 7922 2462.

Misty Von Behren, 2409 Iowa Street, Perry, Iowa: Addressed Council as a resident and as an individual who lives in the area of proposed projects. Misty stated that she talked to one of the developers on the proposed project in her area and thought it was a beautiful plan and would love to have it. Misty referred to a previous statement made about current stock and stated that she thinks when you see things being developed and new things happening others will do their part to make things better. Misty provided details to recent improvements being made in her area alone, including renovations to a four-plex on 16th Street, and the painting of the Southlawn/Perry Park Apartments, adding that this is an area she has struggled with in the past but that they were coming around, working on improvements, and taking care of it now. Misty again stated that as a resident, she was all for whatever could be done to bring people to our community as we offer a lot and are fortunate for the people serving and working/running the City.

OLD BUSINESS:

Resolution Approving Amendment #2 to the Local Planning and Administrative Assistance Contract Number BG2223 with Region XII: Motion Wolling Second Andorf approving Amendment #2 to the Local Planning and Administrative Assistance Contract Number BG2223. Per Resolution 050123A the City contracted the administration of the awarded IEDA Community Development Block Grant (CDBG) Upper Story Housing Conversion Grant 23-HSGU-004 for a conversion taking place at the property located at 1306 2nd Street, a property owned by Nudgers Kerns Managers, LLC with Region XII. Region XII has requested an amendment to Article 5.0 for such contract to update language to reflect a change in the Time Performance to May 31, 2026. This Resolution would approve such amendment, Amendment Number 2, to contract number BG2223. MCU

Resolution Terminating Development Agreement with KM Baxter Investments, LLC: Motion Klein Second Shelly approving to terminate a Development Agreement with KM Baxter Investments, LLC. A letter dated January 22, 2026, was delivered to KM Baxter Investments, LLC providing details of the Development Agreement that they entered into with the City of Perry dated May 18, 2022, and the required actions that were to take place under the terms of such Agreement. The letter requested that the Company provide evidence to the City by February 23, 2026, demonstrating the Company's intent and ability to cure the breach in contract, to which the Company provided no evidence to the City demonstrating that the Company intended to cure the breach of contract. Therefore, the City determined that the Development Agreement should be terminated, and it was necessary for the City Council to take formal action to terminate the Development Agreement. This resolution approves the termination of the Development Agreement with KM Baxter Investments, LLC. MCU

Resolution Approving Task Order #14, Scope of Work for the 1,500' Parallel Taxiway Extension: Motion Wolling Second Andorf approving Task Order #14, Scope of Work for the 1,500' Parallel

Taxiway Extension. The FAA notified the Perry Municipal Airport on February 24, 2026, of they concurrence to the proposed Task Order #14 for the Scope of Work for the 1,500' Parallel Taxiway Extension project at the Perry Municipal Airport for the Design and Construction Engineering Services. This Resolution approves Task Order #14 in the amount of $366,800, which will be funded with 95% FAA funding under an Airport Improvement Plan (AIP) grant, with 5% local funding, totaling $18,340.00. MCU

NEW BUSINESS:

Resolution Setting a Public Hearing Date on FY2027 Proposed Property Tax Levy Rate: Motion Mahler Second Klein setting the Public Hearing date on the FY2027 Proposed Property Tax Levy Rate. Beginning with the FY2025 Budget, cities were required to hold a Public Hearing on the proposed property tax levy within its own meeting. This resolution sets a public hearing on the Proposed Property Tax Levy rate for fiscal year ending June 30, 2027, at 5:30 pm on April 6, 2026, in the Clarion Room of the Security Bank Building, located at 1102 Willis Avenue Perry, Iowa. MCU

Resolution Setting a Schedule for the 2026 Yard Waste Disposal Dates and Procedures: Motion Wolling Second Shelly setting the schedule for the 2026 Yard Waste Disposal dates and procedures. This resolution sets the 2026 schedule for all non-burning disposal of yard waste to be collected on Wednesdays only beginning April 1, 2026, and ending December 9, 2026. It will also set the procedures in which yard waste disposal will have to follow to be collected. MCU

ORDINANCES

Second/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 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. Action on the item was not taken during the February 17, 2026, Regular City Council Meeting and requested to be brought back to the Council during the Regular City Council Meeting on March 2nd. The second reading was held on March 2, 2026, and was carried unanimously by the Council. Councilmember Wolling moved to suspend the rules and hold the third and final reading, second by Andorf and carried unanimously by the Council. Councilmember Wolling moved to approve the third and final reading, second by Mahler. The third and final reading was held on March 2, 2026, and carried unanimously by the Council.

Second/Third Reading for an Ordinance Amending the Code of Ordinances Chapter 165: Zoning Regulations: Motion Wolling Second Andorf approving the second 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. Action on the item was not

taken during the February 17, 2026, Regular City Council Meeting and requested to be brought back to the Council during the Regular City Council Meeting on March 2nd. The second reading was held on March 2, 2026, with the following roll call: Ayes: Wolling, Andorf, Mahler, Klein Nays: Shelly Councilmember Wolling moved to suspend the rules and hold the third and final reading, second by Andorf, with the following roll call: Ayes: Wolling, Andorf, Mahler, Klein Nays: Shelly. Councilmember Andorf moved to approve the third and final reading, second by Wolling. The third and final reading was held on March 2, 2026, with the following roll call: Ayes: Wolling, Andorf, Mahler, Klein Nays: Shelly

ADJOURNMENT: With no further business to conduct Mayor Cavanaugh adjourned the meeting at 6:41 p.m.

_____
Dirk Cavanaugh, Mayor

Attest:

_____
Elizabeth Hix, City Clerk

Clerk's Certification

Date Published: March 12, 2026

Certified By: _____
Elizabeth Hix, City Clerk