MINUTES OF THE REGULAR COUNCIL MEETING
March 16, 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 884 9101 7962. This meeting was recorded and public access to the virtual meeting was obtainable, through request to City Hall. 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: None
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
Bolton & Menk Engineers, Jacob Ahrens
Region XII COG, Housing Programs Coordinator. Karla Janning

Motion Wolling 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 Klein Second Andorf to approve the following:

Minutes of the March 02, 2026, Regular City Council Meeting, and the February 25, 2026, Low Incoming Housing Tax Credit Housing Development Work Session.
Payments for Contract Services:

Bolton & Menk	General Municipal Engineering	$21,525.00
Bolton & Menk	Wastewater Treatment Facility	$3,990.00
Bolton & Menk	Parallel Taxiway Improvements	$2,840.00
Bolton & Menk	1500 ft Parallel Taxiway Extension	$34,914.00
Eocene Environmental	EPA Brownfield Assessment Grant	$1,702.50
	Total Contract Services Payments	$64,971.50

Claims Register & Financials: $232,934.07

Vendor Name/Invoice Count	***Vendor Description***	***Vendor Total***
ACCESS SYSTEMS / 1	PRINTER/SCANNER/COPIER AGREEMENT	$ 706.13
ACME TOOLS / 2	EQUIPMENT/TOOLS LESS CREDIT	$ 591.39

AGSOURCE COOPERATIVE SERVICES / 2	TESTING SERVICES	$	514.95
ALEX LOTT / 1	REIMBURSEMENT	$	53.20
ALLIANT ENERGY - IP&L / 21	UTILITIES	$	19,282.98
AMAZON BUSINESS / 16	SUPPLIES/TOOLS/EQUIPMENT	$	4,763.78
ATLANTIC BOTTLING / 1	VENDING SUPPLIES	$	187.94
ATLAS COPCO NORTH AMERICA INC. / 1	BLOWER SERVICE-OIL LEAK	$	1,327.50
AUTO PARTS OF PERRY / 2	VEHICLE REPAIR PARTS	$	123.33
BAKER ELECTRIC INC / 1	TRAFFIC LIGHT REPAIR	$	1,087.30
BOLTON & MENK INC / 4	ENGINEERING FEES	$	63,269.00
BTWI / 1	MCB INTERNET SERVICES	$	245.00
CENGAGE LEARNING/GALE / 1	PRINT ITEMS	$	56.23
CENTURY LINK / 1	INTERNET/PHONE SERVICES	$	162.58
CHERIE HELLMAN / 1	CONTRACT EMPLOYEE	$	105.00
CHUY'S AUTO SERVICE / 1	SKIDLOADER TIRES	$	1,764.00
COLIN'S PEST CONTROL / 6	PEST CONTROL	$	695.00
COLLECTION SERVICES CENTE / 1	Child Support W/H Pay Period: 03/03/2026	$	378.45
CORPORATE TRANSLATION SERVICE / 1	FEBRUARY FEES	$	90.16
CULLIGAN WATER / 1	FILTER & DI REGENERATION	$	298.48
DALLAS COUNTY SHERIFF'S OFFICE / 1	GARNISHMENT W/H Pay Period: 03/03/2026	$	473.77
DEBORAH K. MILLER / 1	CONTRACT EMPLOYEE	$	200.00
DEMCO INC / 1	SUPPLIES	$	442.73
DREES HEATING AND PLUMBIN / 3	HVAC SERVICES/REPLACEMENTS	$	4,615.92
EOCENE ENVIRONMENTAL GROUP IN / 1	FEB 2026 BROWNFIELD ASSESSMENT GRANT	$	1,702.50
FAREWAY / 1	SUPPLIES	$	7.98
FBI-LEEDA INC / 1	TRAINING FEES	$	795.00
FELD EQUIPEMENT / 1	REPLACEMENT PARTS	$	1,510.00
GALLS LLC / 3	ALLOWANCES	$	440.14
GANNETT IOWA LOCALiQ / 1	LEGALS FEB 2026	$	1,143.68
GPM Environmental Solutions LLC / 1	SAMPLER PARTS	$	2,160.00
GRAINGER / 2	REPLACEMENT PARTS	$	647.24
GUTHRIE COUNTY RURAL ELEC / 3	UTILITIES	$	184.80
HARLAND HARDWARE / 24	SUPPLIES	$	796.02
HILLYARD INC / 4	CLEANING SUPPLIES	$	2,581.07
HOTSY CLEANING SYSTEMS / 1	HOTSY	$	178.41
IMFOA / 2	MEMBERSHIPS	$	70.00
INGRAM LIBRARY SERVICES / 1	BOOKS	$	601.09
INTERSTATE ALL BATTERY CENTER / 1	BATTERIES	$	117.00
IOWA ASSOC MUNICIPAL UTILITIE / 1	2026-2027 AFFILIATE MEMBER DUES	$	530.00
IOWA ONE CALL / 1	LOCATES JANUARY	$	28.80
IOWA WEST SWIM CONFERENCE / 1	DUES	$	550.00
LYNN PEAVEY COMPANY / 1	SUPPLIES	$	163.50
MACQUEEN EQUIPMENT / 1	SWEEPER PARTS	$	546.22
MEDIACOM / 1	INTERNET/PHONE SERVICES CEMETERY	$	146.30

MENARDS / 2	SUPPLIES/TOOLS/EQUIPMENT	$	1,988.75
METRO WASTE AUTHORITY / 1	FEB LANDFILL FEES	$	12,905.53
MIDAMERICAN ENERGY / 15	UTILITIES	$	6,480.15
MIDWEST TAPE / 1	BOOKS	$	2,465.98
MIDWEST VAC PROFESSIONAL, LLC / 1	SEWER JETTING	$	7,143.58
MINBURN COMMUNICATIONS / 11	TELEPHONE/INTERNET	$	2,218.04
MOTOR PARTS / 17	SERVICE ITEMS/SUPPLIES	$	1,191.41
MUNICIPAL SUPPLY / 1	MANHOLE RINGS	$	1,158.00
NCL OF WISCONSIN INC. / 1	LAB SUPPLIES	$	513.26
PEPSICO BEVERAGE SALES LLC / 1	VENDING SUPPLIES	$	714.02
PERRY CHAMBER OF COMMERCE / 1	FEBRUARY 2026 HOTEL MOTEL TAX	$	1,744.98
PERRY HOSPITALITY, INC. / 1	REIMB-STANDARD TEXTILE-PILLOWS/CASES/BLANKETS	$	6,395.12
PERRY WATER DEPARTMENT / 2	BILLINGS FOR FEBRUARY/FEB LIENS	$	2,680.87
PETERS SERVICE CENTER / 1	TRUCK REPAIR	$	91.54
PFM FINANCIAL ADVISORS / 1	FY 2025 CONTINUING DISCLOSURE SERVICES	$	2,000.00
PITNEY BOWES / 1	LEASE INVOICE	$	364.08
PRINCIPAL MUTUAL LIFE / 1	POLICE TRUST Pay Period: 03/03/2026	$	5,082.78
R AND R AUTO SERVICE / 6	VEHICLE REPAIRS	$	457.64
RED LION RENEWABLES, LLC / 1	SOLAR UTILITY PMT	$	9,587.46
REPP CONSTRUCTION / 1	SNOW HAULING	$	2,902.50
RICOH USA, INC / 1	PRINTER/COPIER/SCANNER	$	75.65
SAM'S CLUB DIRECT / 1	SAM'S CLUB MEMBERSHIP	$	50.00
SCHEELS / 1	CLOTHING ALLOWANCE	$	179.99
SHERWIN WILLIAMS / 1	EQUIPMENT	$	1,249.00
STAPLES BUSINESS CREDIT / 3	OFFICE SUPPLIES	$	173.04
STATE HYGENIC LABORATORY / 1	POOL/SPA TESTING	$	48.50
STIVERS FORD / 2	VEHICLE REPAIRS	$	4,937.12
SYMMETRY ENERGY SOLUTIONS / 1	CITY HALL GAS UTILITY	$	8,720.51
THE HARTFORD / 1	LIFE INSURANCE	$	1,229.80
UMB BANK, N.A. / 1	2025 GO BOND ACCEPTANCE FEE	$	300.00
UNPLUGGED WIRELESS, LLC / 1	REPLACEMENT BATTERIES	$	494.20
VAN-WALL EQUIPMENT / 3	CENTER LINK	$	741.74
VESTIS / 2	MAT/SHOP TOWEL SERVICES 03/05	$	183.56
WELLS FARGO BANK/ T-TAX / 1	EFTPS Pay Period: 03/03/2026	$	29,595.78
XENIA RURAL WATER DISTRICT / 2	AIRPORT WATER	$	331.55
ZIEGLER / 1	SERVICE ITEMS	$	203.37
	Total Checks	**$**	**232,934.07**

Licenses and Permits: None

MCU

CITY ADMINISTRATOR'S REPORT: City Administrator, Sven Peterson, stated that Iowa Representative Carter Nordman and Senator Jesse Green would be holding a forum at Dallas County Hospital in their meeting room at 1:00pm, this Saturday, March 21st and invited all to attend.

MAYOR/COUNCIL COMMENTS: Mayor Cavanaugh thanked staff for their hard work on the budget stating that the pennies were tight and that he appreciated all they do. The Mayor also mentioned the Audit Report and again thanked staff for their good work on keeping it in good stead. Councilmember Andorf thanked staff for their clearing efforts with the last storm and Councilmember Mahler asked to revisit the property on the north/west side of time that crosses between City Limits and County, where guns are frequently fired.

OPEN FORUM: No one presented at this time.

SPECIAL PRESENTATIONS:

Raccoon River Valley Trail Association (RRVTA): Raccoon River Valley Trail Association's outgoing Chair Pat Steel and incoming Chair Doug Pfeiffer provided the Council with an update from the Association that included details of trail usage and economic impact the trail brings. Historical construction and on-going maintenance needs were also discussed along with local items such as signage and lodging needed along the trail. The presenters all provided a viewing of a marketing video that the Association had created to help market the trail.

Police Chief Jim Archer: Police Chief Archer reviewed his supplied Annual Report for 2025 detailing certain portions of such report and providing for a general update from his Department.

OLD BUSINESS:

Resolution Approving a Temporary Construction Easement: Motion Mahler Second Klein approving a Temporary Construction Easement for the Downtown Improvements Project Phase 1. Staff deemed it necessary to have a temporary construction easement for the Downtown Improvements Project Phase 1 on property owned by Sheffer Enterprises LLC. Such temporary construction easement will grant access to this area during construction and was agreed to and signed by Sheffer Enterprises LLC. This area is legally described in the agreement and resolution. MCU

NEW BUSINESS:

Approval of Appointments to various Boards/Commissions: Motion Shelly Second Wolling making various appointments to Boards/Commissions. Mr. Joseph Tuhn submitted a request to be appointed to the Airport Commission for a four-year term which will end on 03/17/2030, and Mrs. Hannah Pierce submitted a request to be appointed to the Park and Recreation Advisory Board for a three-year term which will end on 03/17/2029. Both individuals showed interested in continuing to support their community by volunteering for the respected boards. MCU

Resolution Approving the Fiscal Year 2025 Annual Audit Report: Motion Andorf Second Wolling approving the Fiscal Year 2025 Annual Audit Report. Iowa State Law requires that cities do an annual audit to comply with A-133 audit requirements and due to the funding received from State or Federally funded projects. This resolution approves the FY2025 Annual Audit Report for the City of Perry as reported by the Auditor's Office of the State of Iowa and directs City staff to submit the report as required. MCU

Resolution Approving a Technical Services Agreement with Region XII with Contingencies: Motion Wolling Second Mahler approving a Technical Services Agreement for a Community Development Block Grant, Roof Repair Program, contingent upon opening of such Program. Staff and Region XII representatives identified a need to assist low to moderate income (LMI) homeowners to improve the outside envelope of their home by providing funds to replace roof,

fascia, soffit and gutter systems within the City, and found that this type of program could be possible through the Iowa Economic Development Authority (IEDA), Community Development Block Grant, Roof Repair Program. IEDA had yet to open such Program, but had released a tentative release date of March 18, 2026, through May 22, 2026, as the application period, with award announcements expected in the Fall of 2026. This resolution approves a Technical Services Agreement with Region XII, contingent upon IEDA opening applications, at a cost of $1,000, which includes preparation of the Environmental Review, Affirmative Fair Housing marketing, and income verifications, as required to submit an application, and the submission of an application to IEDA for the Community Development Block Grant, Roof Repair Program. MCU

Resolution Approving a Professional Services Agreement for Sanitary Flow Monitoring: Motion Wolling Second Mahler approving a Professional Servies Agreement for the Sanitary Flow Monitoring. Bolton & Menk submitted a Professional Services Agreement to provide professional services to capture the hydraulic flow and to identify areas of high Infiltration and Inflow (I&I) of the existing sanitary pipe network, focusing on the East Trunk leading to and within Zone 4 of the City's sanitary sewer network. By monitoring the sanitary sewer system's flow, staff can then investigate the I&I areas that cause the system to surcharge and potentially back up into residential homes. This resolution approves the Professional Services Agreement in the amount not to exceed $45,000 without prior approval as per the 2026 Bolton & Menk rate schedule. MCU

ADJOURNMENT: With no further business to conduct Mayor Cavanaugh adjourned the meeting at 7:16 p.m.

_____
Dirk Cavanaugh, Mayor

Attest:

_____
Elizabeth Hix, City Clerk

Clerk's Certification

Date Published: March 26, 2026

Certified By: _____
Elizabeth Hix, City Clerk