MINUTES OF THE REGULAR COUNCIL MEETING
May 18, 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 822 7428 6607. 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.

Mayor Cavanaugh and the Council all recognized the passing of Mrs. Jean Dowd, and spoke of her contributions to the Rec Center and community over her 29 years of service.

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
City Administrator, Sven Peterson
City Attorney, DuWayne Dalen
Library Director, Misty Von Behren
Police Sergeant, Alex Lott
Public Works Director, Josh Wuebker
Parks and Recreation Director, John Anderson
Marketing and Engagement Coordinator, Chris Cohea
Bolton & Menk Aviation Project Engineer, Garrett Jacobs
Bolton & Menk Community Planning Planner II, Trey Rouse
Bolton & Menk Engineers, Jacob Ahrens

Motion Andorf Second Wolling 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 Shelly to approve the following:

Minutes of the May 04, 2026, Regular City Council Meeting.

Payments for Contract Services:

Bolton & Menk	General Airport Engineering	$160.00
Bolton & Menk	1,500 ft Parallel Taxiway Extension	$36,432.00
Bolton & Menk	Parallel Taxiway Improvements	$22,902.50
Bolton & Menk	Wastewater Treatment Facility	$4,202.21
DCLHTF	Dallas County Local Housing Trust Fund	$7,836.00
Eocene Environmental Group Inc.	EPA Brownfield Assessment Grant	$19,855.83

Total Contract Services Payments **$91,388.54**

Claims Register & Financials: $669,092.09

Vendor Name/Invoice Count	*Description*	*Vendor Total*
ACCO UNLIMITED / 1	EQUIPMENT	$ 1,154.98
AGSOURCE COOPERATIVE SERVICES / 1	TESTING SERVICES	$ 756.55
ALLIANT ENERGY - IP&L / 19	UTILITIES	$ 17,115.07
AMAZON BUSINESS / 5	SUPPLIES/EQUIPMENT/TOOOLS	$ 356.85
ANA JIMENEZ / 1	REISSUE UNCASHED EBS	$ 4.52
ATLANTIC BOTTLING / 1	VENDING SUPPLIES	$ 277.23
AUTO PARTS OF PERRY / 3	SERVICE ITEMS/REPAIRS	$ 129.33
BASEPOINT BUILDING AUTOMATION / 2	HP - AUTOMATION SYSTEM ISSUES	$ 812.00
BEST PORTABLE TOILETS / 1	PERKINS PARK RENTALS	$ 133.00
BOLTON & MENK INC / 4	ENGINEERING	$ 63,696.71
BTWI / 1	INTERNET SERVICES	$ 245.00
CENTRAL IA DISTRIBUTING / 1	SUPPLIES	$ 144.00
CENTRAL IOWA READY MIX / 1	SUPPLIES	$ 2,080.00
CHRISTOPHER COHEA / 1	REISSUE UNCASHED EBS	$ 7.63
CHUY'S AUTO SERVICE / 3	TIRE REPAIRS/SERVICES	$ 1,220.00
COLLECTION SERVICES CENTE / 1	CHILD SUPPORT W/H Pay Period: 05/12/2026	$ 378.45
CONCRETE TECHNOLOGIES / 1	PAY APP 1 - PARALLEL TAXIWAY RECONSTRUCTION	$ 215,842.36
CORPORATE TRANSLATION SERVICE / 1	APRIL FEES	$ 295.12
DAKOTA HINES / 1	CONTRACT EMPLOYEE	$ 75.00
DALLAS CO LOCAL HOUSING TRUST / 1	FY2026-2027 PERRY CONTRIBUTION	$ 7,836.00
DALLAS COUNTY HOSPITAL / 1	RANDOM DRUG TESTING COLLECTION	$ 150.00
DALLAS COUNTY TREASURER / 1	RELEASE LIEN FEE	$ 5.00
DREES HEATING AND PLUMBIN / 3	HVAC SERVICES AGREEMENTS/REPAIRS	$ 4,910.00
ELECTRICAL ENGINEERING / 1	PD GENERATOR ANNUAL SERVICE	$ 538.00
EMILY ONNEN / 1	REIMBURSEMENT	$ 73.83
EOCENE ENVIRONMENTAL GROUP IN / 1	APRIL 2026 BROWNFIELD ASSESSMENT	$ 19,855.83
GANNETT IOWA LOCALiQ / 1	LEGALS APRIL 2026	$ 1,726.72
GRAINGER / 1	SUPPLIES	$ 626.24
GRIMES ASPHALT & PAVING / 4	SUPPLIES	$ 1,004.25
GUTHRIE COUNTY RURAL ELEC / 3	UTILITIES	$ 175.67
HARLAND HARDWARE / 25	SUPPLIES	$ 1,240.35
JAMES LEBER / 1	REIMBURSEMENT	$ 119.63
JetSurge an Affordable Drain Company / 1	SEWER/ROOT CLEANING	$ 2,049.00
JOHNSTONE SUPPLY / 1	MOTOR	$ 1,895.40
JOSE ARCEO / 2	REISSUE UNCASHED EBS CHECK	$ 9.01
K & M TIRES / 1	TIRE	$ 165.40

KARL EMERGENCY VEHICLES / 1	REPAIR	$	334.07
LANDUS COOPERATIVE / 1	CHEMICALS	$	103.68
LOGAN CONTRACTORS SUPPLY / 1	EQUIPMENT	$	457.93
MCGEE MANAGEMENT SERVICES, LLC / 4	MARKETING SERVICES	$	619.40
MEDIACOM / 1	INTERNET/PHONE SERVICES	$	146.98
MENARDS / 2	SUPPLIES	$	470.31
METRO WASTE AUTHORITY / 1	APRIL LANDFILL FEES	$	15,949.89
MICAELA ZAGAR / 1	REISSUE UNCASHED EBS CHECK	$	5.21
MIDAMERICAN ENERGY / 14	UTILITIES	$	1,391.17
MOTOR PARTS / 8	SERVICE ITEMS/REPAIRS	$	143.97
NCL OF WISCONSIN INC. / 1	LAB SUPPLIES	$	39.69
OFFICE OF AUDITOR OF STAT / 1	FY 2025 AUDIT SERVICES	$	39,906.86
OTIS ELEVATOR COMPANY / 2	FUEL IMPACT FEE 2026	$	875.00
PARKING LOT SPECIALTIES LLC / 1	PAY APP #1 2026 PCC CRACK SEAL	$	46,577.07
PEGASUS INC. / 1	1ST QTR 2026 FRANCHISE FEE	$	3,243.53
PITNEY WORKS / 1	POSTAGE	$	603.75
PRINCIPAL MUTUAL LIFE / 1	POLICE TRUST Pay Period: 05/12/2026	$	4,930.72
QT POD / 1	FUEL PUMP MAIN BOARD REPLACEMENT	$	804.31
R AND R AUTO SERVICE / 3	VEHICLE SERVICES	$	117.22
RACCOON RIVER PET RESCUE / 1	FY 2026 CITY SUPPORT FOR SPAY/NEUTER SERVICES	$	5,000.00
RED LION RENEWABLES, LLC / 1	SOLAR UTILITY PMT	$	12,671.07
RUETER'S RED POWER / 1	REPAIRS	$	1,419.56
SHAUN SCHULTE / 1	REISSUE UNCASHED EBS CHECK	$	34.62
SPRAYER SPECIALTIES INC / 2	REPAIRS/SERVICE ITEMS	$	899.01
STAPLES BUSINESS CREDIT / 1	OFFICE SUPPLIES	$	219.99
STATE HYGENIC LABORATORY / 1	EFFLUENT TOXICITY TEST	$	593.50
STEPP MANUFACTURING CO., INC / 1	REPAIRS	$	1,405.35
SYMMETRY ENERGY SOLUTIONS / 1	UTILITIES	$	2,911.90
TASC - CLIENT INVOICES / 1	TASC W/H Pay Period: 05/12/2026	$	2,329.11
TK CONCRETE INC. / 1	PAY REQUEST 5 - DOWNTOWN IMPROVEMENTS	$	135,644.52
TRI-COUNTY AG / 1	CHEMICALS	$	193.96
TYSON DAHLBERG / 1	REIMBURSEMENT	$	77.75
VAN-WALL EQUIPMENT / 2	SERVICE ITEMS/REPAIRS	$	220.08
VESTIS / 2	MAT/TOWEL SERVICES 04/30	$	203.54
WALTON TREE SERVICE LLC / 1	TREE REMOVAL	$	8,560.00
WELLS FARGO BANK/ T-TAX / 1	EFTPS Pay Period: 05/12/2026	$	29,202.46
WELLS FARGO BUSINESS CARD / 16	CITY CREDIT CARD CHARGES	$	3,067.60
WILCOX PRINTING AND PUBLI / 1	ENVELOPES	$	269.33
XENIA RURAL WATER DISTRICT / 2	AIRPORT WATER	$	343.85
	CHECK TOTAL	***$***	***669,092.09***

Licenses and Permits:

The following applied for a renewal of a Retail Alcohol License:

Kwik Star #1180
511 1st Ave

Perry, IA 50220

The Police Inspection has been completed and is on file at City Hall. The license will need to be approved pending the Fire Inspection.

MCU

CITY ADMINISTRATOR'S REPORT: City Administrator, Sven Peterson, spoke on the process of the Downtown Improvements Phase I project, and where the timeline was currently at. Sven also provided an update on the Soumas Avenue project and RISE grant application and mentioned the progress taking place at the Airport for the taxiway reconstruction project.

MAYOR/COUNCIL COMMENTS: Mayor Cavanaugh spoke on the upcoming POWER Hour at the Hotel Pattee and reminded all of the Ragbrai meeting taking place and that volunteers were needed.

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.

Caleb Winey, 802 15th Street, Perry: Supplied two letters to be read during open forum regarding his properties both inside and outside of city limits concerning the discharging of firearms.

David Crooks, 804 Park Street, Perry: Thanked everyone for their efforts to try and restore peace in their neighborhood due to the discharging of firearms.

Wade Munsterman, 806 Park Street, Perry: Inquired on the bridge that was a safety issue which it was stated had been mitigated and thanked everyone for the help.

PUBLIC HEARING:

Public Hearing on Proposed Contract Documents and Estimated Costs for Repair or Improvement – 1,500 Foot Parallel Taxiway Extension: The Perry City Council held a Public Hearing to consider the plans, specifications, proposed form of contract, and estimated total cost for the 1,500 Foot Parallel Taxiway Extension Project. The Council received and considered any objections to said plans, specifications, estimate of cost, and form of contract made by any interested party during this time. Mayor Cavanaugh opened the public hearing at 6:14p.m. Bolton & Menk Aviation Project Engineer, Garrett Jacobs, spoke on the bid results for the project and project details. Discussions on the grant application and width of the taxiway were also held. With no further comments on the public hearing Mayor Cavanaugh closed the hearing at 6:18 p.m.

OLD BUSINESS:

Resolution Approving the Award for the 1,500 Foot Parallel Taxiway Extension: Motion Wolling Second Mahler approving the award for the bid, upon FAA concurrence and available funding for the 1,500 Foot Parallel Taxiway Extension project to Peterson Contractors, Inc. for a total amount of $1,209,990.75. Bids were received for the 1,500 Foot Parallel Taxiway Extension project at 2:00 p.m. on May 14th. Five bids were received, and all bidders were responsive. The Engineer's Estimate for the base bid of the project was $1,600,000. Bids are summarized below:

Bidder	City	Base Bid	Total
Peterson Contractors, Inc.	Reinbeck, IA	$1,209,990.75	$1,209,990.75
Concrete Technologies, Inc.	Grimes, IA	$1,237,469.70	$1,237,469.70
Absolute Group	Granger, IA	$1,239,367.00	$1,239,367.00
Boomerang Corp.	Anamosa, IA	$1,427,652.00	$1,427,652.00
Reilly Construction, Co.	Ossian, IA	$1,453,305.00	$1,453,305.00

The bid received from Peterson Contractors, Inc. of Reinbeck for the base bid was 24% below the engineer's estimate for the project, and was determined to be the lowest responsive, responsible bidder. Bolton & Menk, Inc. reviewed the bid documents submitted and checked references on this bidder and was satisfied with the responses given. Bolton & Menk recommended the award of the 1,500 Foot Parallel Taxiway Extension Project to Peterson Contractors, Inc. for a total amount of $1,209,990.75. This resolution awards the bid, upon FAA concurrence and available funding. MCU

Resolution Approving the Formal Submission of an Application to the FAA for Eligible Funds from the Airport Improvement Program (AIP): Motion Andorf Second Shelly approving the submission of an application to the FAA for eligible funds from the Airport Improvement Program for the 1,500 Foot Parallel Taxiway Extension project . This resolution authorizes the submission of a grant application to the FAA under the Airport Improvements Program for the 1,500 Foot Parallel Taxiway Extension project. The grant application is for a total of $1,590,000 with a local share of $79,500, 5% of project cost. This resolution also authorizes the Mayor and/or City Administrator to sign and submit the needed documents. MCU

Resolution Approving a Temporary Construction Easement and Permanent Drainage Easement: Motion Shelly Second Klein approving the Temporary Construction Easement and Permanent Drainage Easement with Marco Properties, LLC. Staff deemed it necessary to have a temporary construction easement for the Soumas Avenue project on property owned by Marco Properties, LLC. Such temporary construction easement will grant access to this area during construction. It was also deemed necessary to have a permanent drainage easement for drainage infrastructure being installed with the Soumas Avenue project on property owned by Marco Properties, LLC. Marco Properties, LLC. agreed to and signed the easement documents. The easement areas are legally described in the agreement and resolution. MCU

Resolution Approving a Permanent Public Utility Easement: Motion Wolling Second Mahler approving a Permanent Public Utility Easement with Marco Properties, LLC. It was deemed necessary to have a permanent public utility easement on property owned by Marco Properties, LLC for utility infrastructure being installed for development. Marco Properties, LLC agreed to and signed the easement document. The easement area is legally described in the agreement and resolution. This resolution approves such permanent easement and authorizes the fully executed agreement to be sent to the County Recorder for filling. MCU

Resolution Approving a Professional Services Agreement with Bolton & Menk for the Willis Avenue and Highway 141 Intersection Improvements: Motion Mahler Second Klein approving a Professional Services Agreement with Bolton & Menk for the Willis Avenue and Highway 141 Intersection Improvements. Bolton & Menk submitted a Professional Services Agreement to provide design services of the Willis Avenue and Highway 141 Intersection Improvements with a scope of work to include project initiation and management, data collection, design, and bid letting. This

resolution approves the Professional Services Agreement in the amount not to exceed $420,000 without prior approval as per the 2026 Bolton & Menk rate schedule. MCU

NEW BUSINESS:

Resolution Setting a Public Hearing for FY2026 Budget Amendment: Motion Wolling Second Mahler setting a public hearing for the FY2026 Budget Amendment. The City may amend the previous certified budget by completing a budget amendment form, adopted by the City Council after holding a public hearing and submitting the amendment to the State. This resolution sets the Public Hearing for the FY2026 Budget Amendment on June 01, 2026, beginning at 6:00 p.m. in the Clarion Room of the Security Bank Building located at 1102 Willis Avenue, Perry, Iowa for Council to receive and hear oral or written comments. MCU

Resolution Approving a Professional Services Agreement with Bolton & Menk for Planning and Zoning Services: Motion Andorf Second Wolling approving a Professional Services Agreement with Bolton & Menk for Planning and Zoning Services. Bolton & Menk submitted a Professional Services Agreement to provide consultant services in regard to planning and zoning. Such Agreement's scope of work includes General Planning Services, Development Reviews and Special Projects. This resolution approves the Professional Services Agreement for professional services for planning and zoning at an initial discounted rate of $110 per hour for the first 20 hours of general planning services and GIS zoning map services performed each month, with development reviews and special projects being billed as a special task at their standard rates. Costs associated with this agreement will come from funds previously budgeted for the Housing and Development Manager position as well as from billed plan review fees. MCU

Resolution Setting a Public Hearing on Franchise Agreement with Guthrie County Rural Electric Cooperative Association: Motion Mahler Second Klein setting a public hearing on a franchise agreement with Guthrie County Rural Electric Cooperative Association. This resolution sets a public hearing for June 01, 2026, at 6:00 p.m. in the Clarion Room of the Security Bank Building located at 1102 Willis Ave, to inform and receive public comment on a proposed 25-year Electric System Franchise Agreement with Guthrie County Rural Electric Cooperative Association, which would include a franchise fee of 4%. This resolution also authorizes the publication of such public hearing notice as required. MCU

Resolution Approving and Adopting a Revenue Purpose Statement for Expenditure of Fee Revenues from an Electric System Franchise Fee: Motion Wolling Second Klein approving and adopting a Revenue Purpose Statement for Expenditure of Fee Revenues from an Electric System Franchise Fee. This resolution approves the revenue purpose statement pursuance to the provisions of Section 364.2 subsection (4)(f) of the Code of Iowa. The Revenue Statement needed to be approved to outline the purposes for which the City shall use the electric system franchise fee revenues that will be received if the proposed ordinance is adopted. This proposed ordinance adopts a new chapter to include Guthrie County Rural Electric Cooperative Association with a franchise agreement for 25 years and set the franchise fee charge on the gross receipts of the sale of electricity to customers within the city limits of Perry, to a total of 4%. This resolution also authorizes the publication of such Statement as required. MCU

Approval of Appointment the Park and Recreation Advisory Board: Motion Andorf Second Klein approving Mr. T.J. Maylum to the Park and Recreation Advisory Board. Mr. Maylum submitted a request to be appointed to the Park and Recreation Advisory Board for a three-year term which will

end on 05/19/2029. Mr. Maylum showed interest in supporting the community through volunteering. MCU

Resolution Approving Addition to the Fire Department Roster: Motion Wolling Second Mahler approving Mr. Timothy (T.J) Maylum's application to the Volunteer Fire Department. Fire Chief, Grason Hill, recommended the approval of Mr. Maylum's application to the Volunteer Fire Department, stating that Mr. Maylum was interviewed by the Officers of the Department, and it is believed he would make a great addition. It was also stated that the Department roster is currently at 24 therefore allowing for the addition of new personnel. MCU

ORDINANCES

First Reading for an Ordinance Amending the Code of Ordinances Chapter 136.20 Sidewalk Regulations – Water Spouts: Motion Wolling Second Mahler approving the first reading. This Ordinance would amend Chapter 136.20 Sidewalk Regulations – Water Spouts by amending the name from Water Spouts to Water Over the Sidewalks. This also includes amending the language within the subsection. The first reading was held on May 18, 2026, and was carried unanimously by the Council.

First Reading for an Ordinance Amending the Code of Ordinances Chapter 135 Street Use and Maintenance: Motion Mahler Second Wolling approving the first reading. This Ordinance would add a section to Chapter 135 Street Use and Maintenance, 135.16 Discharge of Water onto Streets. This section would cover the discharge of water from sump pumps or similar devices and provides for regulation of when or how it can occur. The first reading was held on May 18, 2026, and was carried unanimously by the Council.

First/Possible Final Reading for an Ordinance Amending the Code of Ordinances Chapter 41.08 Public Health and Safety – Discharging Weapons: Motion Wolling Second Mahler approving the first reading. This Ordinance would amend Chapter 41.08 Public Health and Safety – Discharging Weapons by amending the language within the subsection to add that it is unlawful for weapons to be discharged into city limits. This was listed as a first/possible final reading as it was indicated in prior Regular City Council Meetings that the Council may consider suspending the rules to move from the first reading straight to the final reading. The first reading was held on May 18, 2026, and was carried unanimously by the Council. Councilmember Wolling moved to suspend the rules and hold the final reading, second by Mahler and carried unanimously by the Council. Councilmember Mahler moved to approve the final reading, second by Wolling. The final reading was held on May 18, 2026, and carried unanimously by the Council.

ADJOURNMENT: With no further business to conduct Mayor Cavanaugh adjourned the meeting at 6:48 p.m.

_____

Dirk Cavanaugh, Mayor

Attest:

_____
Elizabeth Hix, City Clerk

Clerk's Certification

Date Published: May 28, 2026

Certified By: _____
Elizabeth Hix, City Clerk