MINUTES OF THE REGULAR COUNCIL MEETING
June 01, 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 823 3670 3447. 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
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
Marketing and Engagement Coordinator, Chris Cohea
Bolton & Menk Engineer, Jacob Ahrens

Motion Klein Second Shelly 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 May 18, 2026, Regular City Council Meeting.
Payments for Contract Services:

Bolton & Menk	Downtown Improvements Phase I	$15,981.00
Bolton & Menk	Soumas Ave Extension Design	$26,886.00
	Total Contract Services Payments	$42,867.00

Claims Register & Financials: $2,382,831.79

Vendor Name/Invoice Count	***Description***	***Vendor Total***
ACCO UNLIMITED / 2	CHEMICALS/SUPPLIES	$ 1,296.91
AGSOURCE COOPERATIVE SERVICES / 1	TESTING SERVICES	$ 290.35
ALLIANT ENERGY - IP&L / 8	UTILITIES	$ 2,959.75
AMAZON BUSINESS / 10	SUPPLIES/TOOLS/SERVICE ITEMS	$ 1,235.74
AMERICAN RED CROSS / 1	LIFEGUARDINGTRAINING	$ 48.00

ANGUS ANVIL / 1	MOWER DECK REPAIR	$	80.00
AUTO PARTS OF PERRY / 4	EQUIPMENT/SERVICES ITEMS/SUPPLIES	$	2,465.77
AVFUEL CORPORATION / 2	AVFUEL PURCHASE	$	83,454.49
BEST PORTABLE TOILETS / 1	PATTEE PARK/SOCCER FIELD RENTALS	$	133.00
BOILER & PRESSURE VESSEL INSP / 1	BOILER CERT LIBRARY	$	80.00
BOLTON & MENK INC / 2	ENGINEERING FEES	$	42,867.00
BSN SPORTS / 1	EQUIPMENT	$	708.72
CAPITAL CITY EQUIPMENT CO / 1	SNOW ITEMS	$	1,063.22
CENTRAL IOWA READY MIX / 6	SUPPLIES	$	9,348.00
CITY OF PERRY / 2	EQUIPMENT W/H ADMIN 05/12/2026 05/26/2026	$	8.00
COLIN'S PEST CONTROL / 2	PEST CONTROL	$	405.00
COLLECTION SERVICES CENTE / 1	Child Support W/H 05/26/2026	$	378.45
COLONIAL LIFE / 2	COLONIAL W/H 05/12/2026 05/26/2026	$	476.84
DALLAS COUNTY TREASURER / 1	RELEASE LIEN FEE	$	5.00
DeMaranville Installations, Inc. / 1	5 YEAR FIRE INSPECTION	$	900.00
DREES HEATING AND PLUMBIN / 1	HVAC SERVICES AGREEMENT LIBRARY	$	1,200.00
ECO COUNTER / 1	BIKE TRAIL COUNTERS	$	1,710.00
ELLIOTT EQUIPMENT COMPANY / 1	4 YARD DUMPSTER WITH LIDS	$	1,900.00
EMPLOYEE BENEFIT SYSTEM / 3	Wellmark HEALTH INSURANCE	$	90,804.44
GLOBE LIFE / 2	Globe W/H 05/12/2026 05/26/2026	$	2,742.40
GRAINGER / 2	HP MOTOR	$	2,900.48
HARLAND HARDWARE / 21	SUPPLIES/SERVICE ITEMS	$	899.80
HOMETOWN HERITAGE / 1	DONATION PASS THROUGH	$	10,000.00
HOTSY CLEANING SYSTEMS / 1	EQUIPMENT REPAIRS	$	310.00
I & S GROUP, INC. / 1	POOL FACILITY ASSESSMENT	$	4,606.00
I.P.E.R.S. / 2	IPERS 05/12/2026 05/26/2026	$	47,097.53
IOWA ECONOMIC DEVELOPMENT AUT / 1	FINAL PAYMENT IOWA ENERGY BANK LOAN	$	23,201.18
IOWA FINANCE AUTHORITY / 1	2021 SEWER REVENUE BOND/WWTP	$	1,003,763.78
IOWA FINANCE AUTHORITY / 1	SRF SPONSORED PROJECT LOAN PAYMENT	$	57,678.57
IOWA LAW ENFORCEMENT ACAD / 1	FIREARMS LOW LIGHT TRAINING	$	425.00
IOWA LEAGUE OF CITIES / 1	GRANT FINDER SUBSCRIPTION FY2027	$	100.00
IOWA ONE CALL / 1	LOCATES	$	103.50
LANDON GUHSE / 1	REIMBURSEMENT	$	32.74
LAW ENFORCEMENT TARGETS I / 1	ACTION TARGETS	$	(570.07)
LOGAN CONTRACTORS SUPPLY / 1	CONCRETE SUPPLIES	$	420.37
MIDWEST VAC PROFESSIONAL, LLC / 1	ZONES 3 AND 7 CLEAN/TELEVISE	$	40,706.13
MOTOR PARTS / 3	SERVICE ITEMS/SUPPLIES	$	106.40
PEPSICO BEVERAGE SALES LLC / 1	VENDING SUPPLIES	$	702.74
PERCIVAL SCIENTIFIC / 1	TIF PAYMENT FY 2026	$	20,000.00
PERRY WATER DEPARTMENT / 2	BILLINGS FOR APRIL/MAY	$	4,933.94
PRINCIPAL LIFE INSURANCE / 3	Vision/Dental Insurance 05/12/2026 05/26/2026	$	5,505.37
PRINCIPAL MUTUAL LIFE / 1	POLICE TRUST 05/26/2026	$	5,278.46
SPRAYER SPECIALTIES INC / 1	SPRAYER	$	1,906.23

STAPLES BUSINESS CREDIT / 5	OFFICE SUPPLIES	$	305.35
TASC - CLIENT INVOICES / 2	TASC ADMIN/CARD FEES JULY 2026/TASC W/H	$	2,917.34
TOYNE'S SERVICE / 1	722 REPAIRS	$	1,252.30
TREASURER STATE OF IOWA / 2	STATE WITHHOLDING TAX 5/12/2026 05/26/2026	$	7,193.02
UMB BANK, N.A. / 4	BOND PAYMENTS	$	860,778.13
VAN-WALL EQUIPMENT / 1	VEHICLE REPAIR	$	47.89
VERIZON WIRELESS / 2	DATA/PHONE PLANS	$	945.26
VESTIS / 2	MAT/RUG SERVICES 05/14	$	203.54
WELLS FARGO BANK/ T-TAX / 2	EFTPS 05/26/2026 / PENALTY	$	32,519.73
	CHECK TOTAL	***$***	***2,382,831.79***

Licenses and Permits:

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

BP
1219 1st Ave
Perry, IA 50220

The Police and Fire Inspections are pending.

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

Caseys General Store #2698
1301 1st Ave
Perry, IA 50220

Caseys General Store #4319
601 Soumas Ave
Perry, IA 50220

BP
1219 1st Ave
Perry, IA 50220

MCU

CITY ADMINISTRATOR'S REPORT: City Administrator, Sven Peterson, spoke on the recent HIRTA announcement to reduce services to the community again and provided Council with details of reductions and community funding by the 7 counties under the original 28E Agreement. It was stated that HIRTA was requesting $2 per capita, which would be just under $16,000 for Perry, with details of only 9 of the 87 cities in the service territory providing funding being discussed. Additional discussion was held on how three of the communities, Perry included, have been bearing the brunt of the reductions over the last several years, with Perry being the only community in Dallas County receiving reductions. Sven communicated that he was gathering information and questions to take back to HIRTA to try and help understand their decision-making process and the data behind it. He asked Council to share any questions with him that they might want asked as well. Councilmember Shelly inquired on usage within the community, and past, present and future days of services were also discussed. Both HIRTA's funding and the City's budget were also briefly discussed. Sven also provided an update on the schedule for the Downtown Phase I project stating the next closure had been updated to Wednesday.

Councilmember Wolling inquired on an email received regarding a fence line concern from a citizen and Sven stated he too had received the email and would be looking into it.

MAYOR/COUNCIL COMMENTS: Mayor Cavanaugh, thanked the local VFW for their Memorial Day Service that they had hosted and Councilmember Andorf remarked on a recent visit to the library, stating that he was impressed with the number of children there and how nice it was to see.

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.

Chamber of Commerce, Executive Director, Lynsi Pasutti: Lynsi spoke on the upcoming busy summer schedule detailing the Ragbrai pre-ride route inspection that would be taking place along this week along with the start of the Farmers' Market, Friday Fest and 4th of July activities.

Library Director, Misty Von Behren: Misty spoke on the library's summer programs that were taking place along with Family Fest event happening on Saturday, June 6th from 10:30a.m. to 1:30p.m. Misty spoke on the Living History Experience that would also be taking place for the adults on the same day from 6:00p.m. to 7:00p.m. Misty reminded all that with the Farmers' Market's relocation that Railroad Street would need to be exited through the library's south parking lot onto 1st Avenue, noting that Thursday evenings will be very busy with all the activities.

SPECIAL PRESENTATION:

Greater Des Moines Partnership's Senior Vice President of Economic Development, Stacie LoVan, and Director of Regional Community Integration, Alex Lynch provided a detailed presentation on the organization, their model, strategies and momentum with both economic development and talent development.

PUBLIC HEARING:

Public Hearing on the Amendment to the Current Budget FY2026: The Perry City Council held a Public Hearing for the purpose of amending the current 2026 fiscal year budget. Residents and taxpayers of the City of Perry interested in the FY2026 Budget Amendment were given the opportunity to present to Council objections or in favor to any part of the proposed amended budget. Mayor Cavanaugh opened the public hearing at 6:34p.m. City Clerk, Elizabeth Hix, reviewed the supplied memo provided by Finance Officer, Susie Moorhead, highlighting items and stating that the amendment would not affect the tax levy rate. With no further comments on the public hearing Mayor Cavanaugh closed the hearing at 6:36p.m.

Public Hearing on Proposed 25-Year Franchise Agreement and Establishment of a 4% Franchise Fee: The purpose of this hearing was to inform the public and to receive comments on the proposed adoption of Chapter 116 of the Code of Ordinances by approving a twenty-five (25) year non-exclusive electric supply, operation and maintenance franchise with Guthrie County Rural Electric Cooperative Association, along with establishing a franchise fee of four percent (4%). Mayor Cavanaugh opened the public hearing at 6:37p.m. Sven Peterson and Elizabeth Hix both spoke on the process and the need to adopt a new chapter for Guthrie County Rural Electric Cooperative Association with their service territory being within city limits. With no further comments on the public hearing Mayor Cavanaugh closed the hearing at 6:38p.m.

OLD BUSINESS:

Resolution Approving the FY2026 Budget Amendment: Motion Wolling Second Mahler approving the FY2026 Budget Amendment. This resolution will amend the FY2026 City Budget and directs the Finance Officer and/or City Clerk to submit said amendment as required by law to the Iowa Department of Management. The notice of the public hearing was published in the Perry Chief on May 21, 2026, and held June 01, 2026. The budget amendment will not alter the tax levy rate. MCU

Resolution Authorizing the Signing and Acceptance of the Revitalize Iowa's Sound Economy (RISE) Program Funding: Motion Andorf Second Wolling authorizing the signing and acceptance of the Revitalize Iowa's Sound Economy (RISE) Program Funding for the Soumas Avenue project and the Willis Avenue/Highway 141 Roundabout. The City submitted an application to the Iowa Department of Transportation for funding through the Revitalize Iowa's Sound Economy (RISE) program for the Soumas Avenue project and the Willis Avenue/Highway 141 Roundabout project per Resolutions 081825B, 090225E and 040626B, and on May 22, 2025, the City of Perry was notified by the DOT per the Transportation Commission Order No TD-2026-87 on May 12, 2026, that the City of Perry was approved for funding through the RISE program. Such RISE funding is for $2,894,620 of Immediate Opportunity RISE funds for the Soumas Avenue project and $2,626,162 of Local Development RISE funds for the Willis Avenue/Highway 141 Roundabout project, with a local contribution of $2,474,431 setting the project totals at $7,995,213, plus all engineering costs. This resolution accepts the Iowa DOT Agreement for RISE funding 2026-R-001 for Project No. RM-5970(620)- -9D-25 from the Iowa Department of Transportation (DOT) for the Revitalize Iowa's Sound Economy (RISE) program, authorizes the local contribution, along with the Mayor's signature on all forms necessary to execute such agreement. MCU

Resolution Ordering Bids, Approving Plans, Specifications and Form of Contract and Notice to Bidder, Fixing Amount of Bidder's Check and Ordering and Publishing Notice for a Public Hearing on the Plans, Specifications, Form of Contract and Estimate of Costs for the Soumas Avenue Project: Motion Mahler Second Shelly ordering bids, approving plans, specifications and form of contract and notice to bidder, fixing amount of bidder's check and ordering and publishing notice for a public hearing on the plans, specifications, form of contract and estimate of costs for the Soumas Avenue Project. Bolton & Menk, Inc. of Ames, Iowa completed the Soumas Avenue project Manual for the City of Perry to begin the public bidding process, upon concurrency from the Iowa Department of Transportation, which was received on June 1, 2026. Bolton & Menk anticipates the work on the project to commence upon approval of the contract by the City Council and upon written notice to proceed with all work under the contract being completed on or before September 15, 2027. A public hearing will be set for 9:00a.m. on June 30, 2026, in the Clarion Room of the Security Bank Building located at 1102 Willis Avenue, Perry, Iowa. Both the public hearing notice and advertisement for bids will be published in accordance with law and upon concurrency from the Iowa Department of Transportation. MCU

Approval of Pay Application #06 for the Downtown Improvements Phase I Project: Motion Wolling Second Klein approving Pay Application #06 in the amount of $262,610.08 to TK Concrete, Inc. Pay Application #06 was for work preparing the alley for paving and continued work with utilities along Warford Street. All documents were reviewed and signed by the engineer and were recommended for approval. MCU

Resolution Approving the Amended Development Agreement with JC & JC Homes, LLC: Motion Shelly Second Klein approving an Amended Development Agreement with JC & JC Homes, LLC. The City Council approved a Development Agreement with JC & JC Homes, LLC on April 22, 2025, per resolution 042125B, to undertake and complete whatever necessary physical improvements to

maintain the property located at 1918 W 4th Street, as set forth in its RFP proposal documents. JC & JC Homes, LLC requested an amendment take place to extend the timing requirements within the Agreement to December 31, 2026, due to unforeseen delays, however completion is anticipated to occur prior per the construction timeline provided within the extension request letter. This resolution approves the Amended Development Agreement including the extension request for project completion from August 1, 2026, to December 31, 2026. MCU

Resolution Approving a Permanent Public Utility Easement and Ingress/Egress Easement: Motion Klein Second Mahler approving a Permanent Public Utility Easement and Ingress/Egress Easement with Wells Fargo Bank. It was been deemed necessary to have a permanent public utility easement along with an ingress/egress easement on property owned by Wells Fargo Bank for utility infrastructure being installed for the Downtown Improvements Phase I Project. Wells Fargo Bank agreed to and signed the easement document. The easement areas were legally described in the agreement and resolution. This resolution approves such a permanent easement and ingress/egress easement and authorizes the fully executed agreement to be sent to the County Recorder for filing. MCU

NEW BUSINESS:

Resolution Approving an Encroachment Agreement: Motion Andorf Second Mahler approving an Encroachment Agreement. The owner's of 1509 18th Street, after determining there was a public utility easement on their recently purchased property, requested that they be granted permission to construct a new residential structure within a portion of the existing public utility easement. After staff review and consideration of the utility it was determined that an encroachment agreement could allow for their request. This resolution approves the encroachment agreement as signed by property owner's Matt and Shawna Weida, allowing for an encroachment of up to 15 feet within the described permanent easement. MCU

ORDINANCES:

Second/Possible Third Reading for an Ordinance Amending the Code of Ordinances Chapter 136.20 Sidewalk Regulations – Water Spouts: Motion Mahler Second Wolling approving the second 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. The second reading was held on June 01, 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 reading, second by Klein. The third and final reading was held on June 01, 2026, and carried unanimously by the Council.

Second/Possible Third Reading for an Ordinance Amending the Code of Ordinances Chapter 135 Street Use and Maintenance: Motion Shelly Second Klein approving the second 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 proves 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. The second reading was held on June 01, 2026, and was carried unanimously by the Council. Councilmember Mahler moved to suspend the rules and hold the third and final reading, second by Wolling and carried unanimously by the Council.

Councilmember Andorf moved to approve the third reading, second by Wolling. The third and final reading was held on June 01, 2026, and carried unanimously by the Council.

First Reading for an Ordinance to adopt and Create Chapter 116: Electric Franchise to Code of Ordinance: Motion Wolling Second Mahler approving the first reading. It has been determined that a Franchise Agreement needs to be entered into with Guthrie County Rural Electric Cooperative Association, an Iowa cooperative association, as they provide electrical services within the city limits. This Ordinance would create Chapter 116, Electric Franchise, to accept the Franchise Agreement with Guthrie County Rural Electric Cooperative Association, for 25 years and set the franchise fee charge on the gross receipts of the sale of electricity to their customers within the city limits of Perry, to a total of 4%. A public hearing was held on this matter to receive public comment on June 01, 2026, along with the publication of the Revenue Purpose Statement for Expenditure of Fee Revenues having published in the Perry Chief May 21, 2026 edition. The first reading was held on June 01, 2026, and was carried unanimously by the Council.

ADJOURNMENT: With no further business to conduct Mayor Cavanaugh adjourned the meeting at 6:55 p.m.

_____
Dirk Cavanaugh, Mayor

Attest:

_____
Elizabeth Hix, City Clerk

Clerk's Certification

Date Published: June 11, 2026

Certified By: _____
Elizabeth Hix, City Clerk