MINUTES OF THE REGULAR COUNCIL MEETING
June 30, 2026

CALL TO ORDER & ROLL CALL: Mayor Cavanaugh called the meeting to order at 9:01a.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 819 2801 8003. 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
Assistant Recreation Director, Becky Halling
Aquatics Coordinator, Ben Fleming
Recreation Coordinator, Marco Perla
Marketing and Engagement Coordinator, Chris Cohea
Bolton & Menk Engineers, Jacob Ahrens and Matt Ferrier

Motion Wolling 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 Klein Second Andorf to approve the following:

Minutes of the June 15, 2026, Regular City Council Meeting.

Payments for Contract Services:

Bolton & Menk	Parallel Taxiway Improvements	$27,917.00
Bolton & Menk	1500 ft Parallel Taxiway Extension	$22,770.00
Bolton & Menk	General Municipal Engineering	$6,902.50
Bolton & Menk	Downtown Improvements Phase I	$25,378.00
Bolton & Menk	Sanitary Flow Monitoring	$6,453.00
Bolton & Menk	Soumas Avenue Extension Design	$33,511.00

Bolton & Menk	Wastewater Treatment Facility	$210.00
Bolton & Menk	Wastewater Treatment Facility	$4,260.00
Bolton & Menk	General Municipal Engineering	$9,518.50
Eocene	EPA Brownfield Grant Assessment	$27,447.24
	Total Contract Services Payments	$164,367.24

Claims Register & Financials: $1,178,643.09

Vendor Name/Invoice Count	***Description***	***Vendor Total***
ACCESS SYSTEMS / 1	PRINTER/SCANNER/COPIER AGREEMENT	$ 1,345.70
ACCO UNLIMITED / 1	CHEMICALS	$ 740.20
ACME TOOLS / 3	TOOLS/EQUIPMENT	$ 865.32
AGSOURCE COOPERATIVE SERVICES / 1	TESTING SERVICES	$ 247.10
ALEX LOTT / 1	REIMBURSEMENT	$ 60.50
ALLIANT ENERGY - IP&L / 5	UTILITIES	$ 11,277.59
AMAZON BUSINESS / 3	SUPPLIES/EQUIPMENT	$ 423.21
ANA JIMENEZ / 1	REIMBURSEMENT	$ 191.98
AUTO PARTS OF PERRY / 4	SERVICE ITEMS/EQUIPMENT REPAIRS	$ 154.15
BASEPOINT BUILDING AUTOMATION / 3	HP -HVAC SYSTEM	$ 3,394.76
BEST PORTABLE TOILETS / 1	PATTEE PARK/SOCCER FIELD RENTALS	$ 133.00
BOLTON & MENK INC / 9	ENGINEERING FEES	$ 136,920.00
BOMGAARS / 1	SUPPLIES	$ 177.98
BORDER STATES INDUSTRIES INC / 1	STREET LIGHT REPLACEMENT	$ 496.88
CENTRAL IOWA READY MIX / 3	SUPPLIES	$ 6,207.00
CITY OF PERRY / 2	EQUIPMENT W/H ADMIN Pay: 06/09 06/23	$ 8.00
CMT, INC. / 1	DOWNTOWN PHASE 1 IMP TESTING	$ 548.00
COLIN'S PEST CONTROL / 6	PEST CONTROL	$ 865.00
COLLECTION SERVICES CENTE / 1	CHILD SUPPORT W/H Pay: 06/23	$ 378.45
COLONIAL LIFE / 2	COLONIAL W/H Pay Period: 06/09 06/23	$ 476.84
CONCRETE TECHNOLOGIES / 1	PAY APPLICATION 2 - PARALLEL TAXIWAY RECONSTRUCTION	$ 231,084.18
CURT'S ELECTRIC INC / 1	PRESSURE SWITCH INSTALL	$ 215.46
DALLAS COUNTY TREASURER / 2	PARKING TICKET COLLECTION/LIEN FEE	$ 100.00
DELL BUSINESS CREDIT / 1	SERVER REPLACEMENT	$ 5,856.14
DREES HEATING AND PLUMBIN / 3	HVAC SERVICES	$ 4,613.79
ELIZABETH HIX / 1	REIMBURSEMENT	$ 165.30
EOCENE ENVIRONMENTAL GROUP IN / 1	MAY 2026 BROWNFIELD ASSESSMENT GRANT	$ 27,447.24
FAREWAY / 1	SUPPLIES	$ 231.00
FELD EQUIPEMENT / 1	4 SETS BUNKER GEAR	$ 17,032.50
FINNESETH DALEN AND POWELL / 1	MARCH/APRIL 2026 LEGAL FEES	$ 7,649.20

FIRE CATT LLC / 1	HOSE TESTING ON ALL FIRE TRUCKS	$	2,453.00
FREEDOM FIRST AID AND SAF / 2	SAFETY SUPPLIES	$	605.80
GLOBE LIFE / 2	Globe W/H Pay Period: 06/09 06/23	$	2,742.40
GRAINGER / 2	REPAIR ITEMS/EQUIPMENT	$	1,020.63
HARLAND HARDWARE / 7	SUPPLIES	$	165.67
HERITAGE PETROLEUM LLC / 1	CEMETERY FUEL	$	1,947.06
HILLYARD INC / 4	SUPPLIES	$	546.26
HOTSY CLEANING SYSTEMS / 1	MINOR EQUIPMENT	$	310.52
I.P.E.R.S. / 2	IPERS Pay: 06/09 06/23	$	47,000.34
IA LAW ENFORCEMENT ACADEM / 1	TRAINING	$	525.00
IOWA D.O.T. / 1	GLOVES	$	254.79
IOWA DEPT OF AGRICULTURE / 1	ANIMAL WELFARE LIC RENEWAL	$	75.00
Jennifer Staack / 1	REFUND	$	25.00
KIEFER AQUATICS / 1	EQUPMENT	$	66.00
Kirina Amaya / 1	SHELTER REFUND	$	50.00
LABCONCO CORP / 1	REPAIR ITEMS	$	70.81
LINOH20, LLC / 1	CALIBRATION LAB EQUIPMENT	$	1,524.00
LYNCH DALLAS P.C. / 1	NUISANCE LEGAL SERVICES	$	152.50
MANATTS, INC / 2	PAY REQ #24 AND #21 - RUNWAY	$	541,269.46
MEDIACOM / 2	PHONE/INTERNET/TV SERVICES	$	921.64
MENARDS - ANKENY / 1	MATERIALS	$	37.95
MIDWEST BREATHING AIR SYS / 2	SERVICE BAUER COMPRESSOR	$	1,457.38
MIDWEST PUMP WORKS, LLC. / 1	SERVICE CALL-PUMP REPAIR	$	578.55
MIDWEST VAC PROFESSIONAL, LLC / 1	SEWER SERVICES	$	27,613.94
MIRACLE RECREATION / 1	REPAIRS	$	478.90
NCL OF WISCONSIN INC. / 1	LAB SUPPLIES	$	1,068.89
PERRY FIRE ASSOCIATION / 1	FIRE ASSOCIATION W/H Pay Period: 06/23	$	420.00
PRIMARY ARMS, LLC / 1	CLOTHING ALLOWANCE	$	231.86
PRINCIPAL LIFE INSURANCE / 2	Vision Dental Pay: 06/09 06/23	$	5,469.66
PRINCIPAL MUTUAL LIFE / 1	POLICE TRUST Pay: 06/23/2026	$	4,956.62
SAM'S CLUB DIRECT / 1	FUN FEST SUPPLIES-MAY	$	457.31
SSI SPECIALTIES, INC. / 1	WORK HATS	$	398.06
SYD CRNKOVICH / 1	REIMBURSEMENT	$	69.60
TASC - CLIENT INVOICES / 2	TASC CARD/ADMIN FEES AUGUST 2026 / W/H PAY 06/23	$	2,493.77
TREASURER STATE OF IOWA / 2	STATE WITHHOLDING TAX Pay: 06/09 06/23	$	6,920.97
UNPLUGGED WIRELESS, LLC / 1	REPAIRS	$	398.00
UTILITY EQUIPMENT COMPANY / 2	MANHOLE ADJUSTMENT RINGS	$	6,295.56
VAN-WALL EQUIPMENT / 1	SERVICE ITEMS	$	70.00
VERIZON WIRELESS / 2	DATA/PHONE PLANS	$	945.26
VESTIS / 1	MAT SERVICES 06/11	$	131.86
WALSH DOOR & HARDWARE CO. / 1	DOOR ACCESS CONTROLS/CITY HALL	$	9,024.00
WELLS FARGO BANK/ T-TAX / 1	EFTPS Pay: 06/23	$	30,346.47
WELLS FARGO BUSINESS CARD / 38	CREDIT CARD CHARGES	$	4,687.15

Wex Bank / 1	FUEL	$	12,832.93
WILCOX PRINTING AND PUBLI / 1	ANIMAL RETURN/TRANSFER FORMS	$	176.05
Yamilet Ortega-Diaz / 1	REFUND	$	50.00
	CHECK TOTAL	***$***	***1,178,643.09***
TK CONCRETE INC. / 1	PAY REQUEST 7 - DOWNTOWN IMPROVEMENTS		423,583.50
	TOTAL PAY APPS	***$***	***423,583.50***

Licenses and Permits:

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

R Smoke Plus
528 1st Ave
Perry, IA 50220

MCU

CITY ADMINISTRATOR'S REPORT: City Administrator, Sven Peterson, spoke on the project progress being made on the Downtown Improvements and the steps being taken to ensure the intersection would be open for the RAGBRAI event, rather it be completed or reopened with temporary surface. Discussion was held on if it had to be reopened temporarily, what type of surface would be used, and how the additional costs would be handled. It was stated that the surface would be either concrete or asphalt and that the costs associated with having to do a temporary opening were still being discussed. Sven also spoke on the Airport parallel taxiway project and progress that had taken place there.

MAYOR/COUNCIL COMMENTS: Mayor Cavanaugh spoke on attending the 140th birthday celebration for Percival Scientific, stating it was a very nice event. Councilmember Wolling reminded all that the July 4th parade lineup was going to take place at the High School this year and Councilmember Shelly spoke on the town clock being restored and reinstalled at the corner of 2nd Street and Willis.

OPEN FORUM: No one presented at this time.

SPECIAL PRESENTATION: ISG, Project Manager, Zach Thompson, and JEO, Aquatics Senior Project Manager, Andrew Pennekamp, provided a presentation on the pool renovation and the proposed additions to the original scope of work for the ceiling and filtration system. Parks and Recreation Director, John Anderson, also spoke during this time and discussion on a timeline and funding options were held.

PUBLIC HEARING

Public Hearing on Proposed Contract Documents and Estimated Costs for the Soumas Avenue Improvements Project: The Perry City Council held a Public Hearing to consider the plans, specifications, proposed form of contract, and estimated total cost for the Soumas Avenue Improvements project. Council received and considered any objections to said plans, specifications, estimate of cost, and form of contract made by any interested party. Mayor Cavanaugh opened the public hearing at 9:24a.m. with Bolton & Menk Engineer, Jacob Ahrens, reviewing the bid responses and Engineer's Estimate on the project. It was stated that eight bids were received with one being non-responsive. The bid received from McAninch was under the Engineer's Estimate and determined to be the lowest bidder. Discussion was held on the project staging/timeline along with JBS's anticipated operational dates. Detour routes and accessibility for other businesses during the

upcoming construction was also discussed. With no further comments on the public hearing Mayor Cavanaugh closed the hearing at 9:30a.m.

OLD BUSINESS:

Resolution Approving the Award for the Soumas Avenue Improvements Project: Motion Andorf Second Wolling approving the award of the Soumas Avenue Improvements Project to McAninch Corporation. Bids were received for the Soumas Avenue Improvements project at 2:00p.m. on June 23rd. Eight bids were received, and seven of the bidders were responsive. The Engineer's Estimate for the base bid of the project was $3,709,836.00. Bids are summarized below:

Bidder	Total Base Bid
McAninch Corporation	$3,558,210.11
Concrete Technologies Inc.	$3,742,952.00
Absolute Group	$3,885,622.95
Alliance Paving LLC	$3,890,987.00
TK Concrete Inc.	$3,862,590.00
Reilly Construction Co. Inc.	$4,129,684.00
All Star Concrete LLC	$4,268,633.65
Vanderpool Construction	Non-Responsive

The bid received from McAninch Corporation of Des Moines for the base bid was 4.1% 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 Soumas Avenue Improvements project to McAninch Corporation of Des Moines for a total amount of $3,558,210.11. This resolution awards the bid, which received Iowa DOT concurrence on June 26, 2026. MCU

Resolution Approving a Professional Services Agreement Amendment for the Pool Filter Replacement: Motion Wolling Second Mahler approving the Professional Services Agreement Amendment with JEO Consulting Group, Inc. for the Pool Filter Replacement. After additional conversation and planning with staff and representees with JEO Consulting Group, Inc. it was requested that the agreement be amended to include a scope of work that included design and construction services of the proposed new spa, including structural and mechanical design services for the spa area. This was an additional cost of $0 to the agreement, with an amendment to the lump sum cost not to exceed $105,000 with additional estimated hourly fees not to exceed $30,000, all without prior approval, leaving the agreement at a total cost of $135,000. MCU

Resolution Approving a Professional Services Agreement Amendment for the Pool Ceiling Renovation: Motion Mahler Second Klein approving the Professional Services Agreement Amendment with I & S Group, Inc. for the Pool Ceiling Renovation. After additional conversation and planning with staff and representees with I & S Group, Inc. it was requested that the agreement be

amended to include a scope of work that included design and post-design services for the pool deck, pool deck drains, and the addition of the spa area to the renovations. This was an additional cost of $30,400 to the Agreement, with an amendment cost not exceed $177,400 without prior approval. MCU

Approval of Pay Application #07 for the Downtown Improvements Phase I Project: Motion Wolling Second Shelly approving Pay Application #07 in the amount of $423,583.50 to TK Concrete, Inc. Pay Application #07 was for continued work with the storm sewer on Warford through 2nd Street, along with water and sanitary through 2nd Street towards 3rd Street on Warford and paving from 1st Avenue to the alleyway on Warford Street. All documents were reviewed and signed by the engineer and who recommended them for approval. MCU

NEW BUSINESS:

Approval of a Reappointment to the Library Board of Trustees: Motion Shelly Second Wolling reappointing Mrs. Maggie Ruggle to the Library Board of Trustees. Mrs. Ruggle submitted a request to be reappointed to the Library Board of Trustees for a four-year term which will end on 06/30/2030. Mrs. Ruggle has been a highly engaged, responsive and thoughtful member during her terms, and wished to continue serving. MCU

Resolution Approving a 28E Agreement with Dallas County Sheriff's Office: Motion Mahler Second Wolling approving a 28E Agreement with the Dallas County Sheriff's Office for them to place License Plate Reader (LPR) cameras within city limits. LPR cameras assist in identifying stolen vehicles, locating wanted persons, supporting criminal investigations, and enhancing public safety through timely access to vehicle information, and with the Dallas County Sheriff's Office having the resources and capability to install and maintain such camera systems for law enforcement purposes. This resolution approves the 28E Agreement with the Dallas County Sheriff's Office for the installation and use of License Plate Reader (LPR) Cameras. Ayes: Wolling, Andorf, Mahler, Klein Nays: Shelly

Resolution Approving a Job Description and Wage for a Recreation Services Coordinator Position in the City of Perry, Iowa: Motion Wolling Second Andorf approving the job description and wage for a Recreation Services Coordinator. Due to restructuring of the McCreary Center it was necessary to update and create a job description and wage for the position of Recreation Services Coordinator to better fit the current structure at the Rec Center. This position will fill the former position listed as Office Associate, which was held by the late Jean Dowd. The job description was attached and is part of this resolution along with the wage for FY2027 being a range of $24.08 to $28.90 per hour. MCU

Resolution Authorizing FY2026 Operational Transfers of Funds: Motion Andorf Second Wolling authorizing the FY2026 Operational transfers of funds. Per Legislation passed in 2019, a resolution must be completed for all transfers between funds and must include a clear statement of reason or purpose for the transfer, the name of the fund from which the transfer is originating, the name of the fund into which the transfer is to be received, and the amount to be transferred. This resolution approves the FY2026 fund transfers for operational purposes for the City of Perry. MCU

Resolution Authorizing FY2026 Transfers of Funds for Debt Payments: Motion Shelly Second Klein authorizing the FY2026 transfers of funds for debt payments. The City of Perry has numerous outstanding general obligation debt notes with principal and interest due in FY2026. This resolution approves the transfers of funds from the TIF Fund, Local Option Sales Tax Fund, and HMA Project Fund all to Debt Services, and the Sewer Operations Fund to the Sewer Sinking Fund for payments. MCU

ORDINANCES:

Second/Possible Third Reading for an Ordinance Amending Chapter 106: Collection of Solid Waste: Motion Shelly Second Klein approving the second reading. As was discussed during recent budget planning and due to the increase in landfill fees taking effect in July 2026, the collection fee for both residential and commercial garbage needed to be increased. This Ordinance amends subsection 106.07, adopting new language to include the new fee structure, as discussed. The first reading was held on June 15, 2026, and was carried unanimously by the Council. The second reading was held on June 30, 2026, and was carried unanimously by the Council. Councilmember Wolling moved to suspend the rules and hold the third and final reading, second by Klein 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 30, 2026, and carried unanimously by the Council.

First Reading for an Ordinance Amending Chapter 99: Sewer Service Charges: Motion Shelly Second Mahler approving the first reading. The Council traditionally sets sewer rates for users on a multi-year basis. Such rates are due to be set for FY2027 through FY2030. This Ordinance would amend subsection 99.04 Actual User Rate Structure, setting the next 4-year period at a 4% increase each year. The rate increase takes into consideration not only operational items but also projected capital projects including those of the sewer collection system as well. The first reading was held on June 30, 2026, and was carried unanimously by the Council.

ADJOURNMENT: With no further business to conduct Mayor Cavanaugh adjourned the meeting at 10:08a.m.

_____
Dirk Cavanaugh, Mayor

Attest:

_____
Elizabeth Hix, City Clerk

Clerk's Certification

Date Published: July 9, 2026

Certified By: _____
Elizabeth Hix, City Clerk