MINUTES OF THE REGULAR COUNCIL MEETING
August 17, 2026

CALL TO ORDER & ROLL CALL: Mayor Cavanaugh called the meeting to order at 6:00 p.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 814 1502 3230. This meeting was recorded, and public access to the virtual meeting was obtainable through a request to City Hall. The Mayor provided a reminder of the City of Perry Staff Core Values: Strong Work Ethic, Problem Solving, Community-Oriented, Shows Professionalism and Integrity, Team Player, Accountable, and Good Steward.

Council members present were Shelly, Mahler, Wolling, and 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 & Recreation Director, John Anderson
Region XII Council of Governments, Housing Programs Coordinator, Karla Jenning
Bolton & Menk Engineers, Jacob Ahrens

Motion Wolling Second Andorf to approve the meeting agenda. MCU

CONSENT AGENDA: All items under the consent agenda are considered to be routine by the City Council and will be enacted by one motion with no separate discussion of these items.

Motion Shelly Second Wolling to approve the following:

Minutes of the August 03, 2026, Regular City Council Meeting.
Payments for Contract Services:

Bolton & Menk	Wastewater Treatment Facility	$1,696.00
Bolton & Menk	Highway 141 / Willis Avenue Roundabout Data	$67,703.00
Bolton & Menk	1,500FT Parallel Taxiway Extension	$7,590.00
Bolton & Menk	Airport General Engineering	$160.00
Bolton & Menk	Parallel Taxiway Improvements	$73,462.30
Bolton & Menk	General Municipal Engineering	$4,751.00
Eocene Environmental	EPA Brownfield Assessment Grant	$590.00
	Total Contract Services Payments	$155,952.30

Claims Register & Financials: $873,815.24

Vendor Name/Invoice Count	*Description*	*Vendor Total*
ACCESS SYSTEMS / 1	PRINTER/SCANNER/COPIER AGREEMENT	$ 1,345.70
ACCO UNLIMITED / 1	INJECTION VALVE	$ 244.04
ACME TOOLS / 1	TOOLS	$ 2,335.41
AGSOURCE COOPERATIVE SERVICES / 3	TESTING SERVICES	$ 1,114.85
ALLIANT ENERGY - IP&L / 16	UTILITIES	$ 19,745.18
AMAZON BUSINESS / 5	SUPPLIES	$ 214.53
AMERICAN RED CROSS / 1	LIFEGUARD TRAINING & CPR	$ 138.00
ARCHANGEL DEVICE LLC / 1	GUARDIAN ANGEL-ELITE LENS REFLECTOR	$ 49.98
AUTO PARTS OF PERRY / 2	SERVICE ITMES	$ 284.20
BENNETT BACKHOE AND REPAI / 1	TILE REPAIR	$ 2,500.00
BOLTON & MENK INC / 6	ENGINEERING	$ 155,362.30
CAPITAL CITY EQUIPMENT CO / 3	SERVICE ITMES/REPAIRS	$ 1,350.83
CENGAGE LEARNING/GALE / 2	MATERIALS	$ 185.80
CENTRAL IOWA READY MIX / 2	SUPPLIES	$ 3,466.00
CHUY'S AUTO SERVICE / 5	TIRES GARBAGE TRUCK/REPAIRS	$ 2,255.00
CMT, INC. / 2	TESTING SERVICES	$ 7,848.00
COLLECTION SERVICES CENTE / 1	CHILD SUPPORT Pay Period: 08/04/2026	$ 378.45
CORPORATE TRANSLATION SERVICE / 1	JULY FEES	$ 198.80
DALLAS COUNTY HOSPITAL / 3	TESTING COLLECTION/2026 Q2 FRANCHISE FEES	$ 1,789.85
DANIELS FILTER SERVICE IN / 2	FILTERS	$ 459.31
DAN'S OVERHEAD DOORS 4 / 1	DOOR REPAIRS - AIRPORT	$ 1,223.24
DEBORAH K. MILLER / 1	CONTRACT EMPLOYEE	$ 260.00
DJB SERVICES LLC / 1	SEWER SERVICES	$ 310.00
ELLIOTT EQUIPMENT COMPANY / 1	8 YARD DUMPSTER REPAIRS	$ 1,736.43
EOCENE ENVIRONMENTAL GROUP IN / 1	JULY 2026 EPA BROWNFIELD ASSESSMENT GRANT	$ 590.00
FAREWAY / 1	SUPPLIES	$ 38.14
FAST LANE MOTOR PARTS / 1	SUPPLIES	$ 155.80
Fronte Line Therapy, LLC / 1	ANNUAL WELLNESS CHECKS	$ 1,485.00
GANNETT IOWA LOCALiQ / 1	LEGALS JULY 2026	$ 747.04
GRAINGER / 1	SUPPLIES	$ 74.52
GRIMES ASPHALT & PAVING / 1	HOT MIX CORNWALL STREET	$ 757.50
GUTHRIE COUNTY RURAL ELEC / 3	UTILITIES	$ 162.02
HARLAND HARDWARE / 15	SUPPLIES/SERVICE ITEMS	$ 638.71
HEARTLAND COOP / 1	CHEMICALS	$ 130.00
HERITAGE PETROLEUM LLC / 2	DIESEL FUEL/DEF	$ 2,436.18
HILLYARD INC / 1	CLEANING SUPPLIES	$ 426.52
HOTSY CLEANING SYSTEMS / 1	HOTSY REPAIR	$ 379.04
HY VEE ACCOUNTS RECEIVABL / 3	SUPPLIES	$ 148.34
I.P.E.R.S. / 2	IPERS JULY	$ 51,714.32
IMEG CONSULTANTS CORP / 1	JBS/ADR PLAN REVIEWS	$ 249.50
IOWA DEPT INSPECTION & AP / 1	FUEL TANK LIC RENEWAL	$ 40.00

IOWA DEPT OF NATURAL RESOURCE / 1	RENEWAL PERMIT 2561001 NPDES	$	1,276.50
IOWA PARK AND RECREATION / 1	IAPRA MEMBERSHIP	$	360.00
JEO CONSULTING GROUP / 1	POOL DESIGN	$	6,550.00
JOSE PEREZ / 1	REIMBURSEMENT	$	99.38
KADETH INC / 1	IT SERVICES DEC	$	509.16
KETELSEN'S COLLISION CENTER / 1	TAIL LIGHT REPLACEMENT	$	648.55
KIEFER AQUATICS / 1	SUPPLIES	$	59.50
LYNCH DALLAS P.C. / 1	LEGAL FEES JULY 2026	$	232.50
MARCO PERLA / 1	REIMBURSEMENT	$	50.81
MCANINCH CORPORATION / 1	SOUMAS AVE IMPROVEMENTS PAY APP #1	$	209,897.06
MENARDS / 2	SUPPLIES/MATERIALS	$	226.55
METRO WASTE AUTHORITY / 1	JULY LANDFILL FEES	$	26,410.92
MIDAMERICAN ENERGY / 12	UTILITIES	$	225.74
MIDWEST TAPE / 1	DIGITAL MATERIALS	$	2,776.49
MIDWEST VAC PROFESSIONAL, LLC / 1	CLEAN/TV SERVICES	$	5,142.50
MINBURN COMMUNICATIONS / 11	TELEPHONE/INTERNET SERVICES	$	2,209.72
MOTOR PARTS / 9	SERVICE ITEMS/SUPPLIES	$	952.92
MOTOROLA SOLUTIONS, INC / 3	ANNUAL RENEWAL - VIDEO	$	1,762.71
MUNICIPAL SUPPLY / 1	MANHOLE TAPE	$	30.00
NCL OF WISCONSIN INC. / 1	LAB SUPPLIES	$	39.69
PEPSICO BEVERAGE SALES LLC / 1	VENDING SUPPLIES	$	482.27
PERRY CHAMBER OF COMMERCE / 1	JULY 2026 HOTEL MOTEL TAX	$	4,928.86
PERRY WATER DEPARTMENT / 1	JUNE 2026 COLLECTED UTILITY LIENS	$	1,325.34
PETERS SERVICE CENTER / 1	GARBAGE TRUCK REPAIR	$	5,904.54
PILOT ROCK / 1	PARK TRASH CAN/LIDS	$	831.00
PIONEER MANUFACTURING CO / 1	PAINT	$	714.30
PRINCIPAL MUTUAL LIFE / 1	POLICE TRUST Pay Period: 08/04/2026	$	5,698.63
R AND R AUTO SERVICE / 7	VEHICLE REPAIRS	$	883.16
RADAR ROAD TEC / 1	8 RADAR CERT	$	360.00
RED LION RENEWABLES, LLC / 1	SOLAR UTILITY PMT	$	17,377.82
REGION XII COUNCIL OF GOV / 1	DOWNTOWN CDBG BILLILNG #6	$	2,231.00
REPP CONSTRUCTION / 1	DEBRIS MANAGEMENT SITE HAULING	$	7,222.50
SAFE BUILDING LLC / 1	CITY CODE INSPECTION	$	155.00
SAM'S CLUB DIRECT / 1	SUPPLIES	$	308.51
STATE HYGENIC LABORATORY / 1	SPA/POOL TESTING	$	51.50
STOKELY LUMBER / 1	SUPPLIES	$	67.89
SYMMETRY ENERGY SOLUTIONS / 1	UTILITIES	$	1,326.80
TASC - CLIENT INVOICES / 1	TASC W/H pay Period: 08/04/2026	$	1,889.87
THE GLASS GARDEN / 1	JULY WATERING	$	1,800.00
TK CONCRETE INC. / 1	PAY REQUEST 8 - DOWNTOWN IMPROVEMENTS	$	241,225.52
TREASURER STATE OF IOWA / 2	STATE WITHHOLDING TAX JULY	$	8,109.67
TRI-COUNTY AG / 1	CHEMICALS	$	63.70
UMB BANK, N.A. / 1	2020 GO CORP PURPOSE BOND ADMIN FEES	$	600.00
UNITYPOINT CLINIC / 1	RANDOM DRUG TESTING SERVICES	$	65.00
UNPLUGGED WIRELESS, LLC / 1	REPAIRS	$	550.00

VAN-WALL EQUIPMENT / 7	SERVICE ITEMS/REPAIRS	$	4,493.09
VESTIS / 2	MAT/SHOP TOWEL SERVICES 08/06	$	212.94
WAHLTEK PAYMENT PROCESSING / 1	IRECORD CONTRACT 10/15/2026 - 10/14/2027	$	3,154.97
WALTON TREE SERVICE LLC / 2	TREE/STUMP REMOVALS	$	4,444.50
WELLS FARGO BANK/ T-TAX / 1	EFTPS Pay Period: 08/04/2026	$	32,604.01
XENIA RURAL WATER DISTRICT / 2	WATER - AIRPORT	$	303.62
	TOTAL CHECKS	***$***	***873,815.24***

Licenses and Permits:

The following applied for a Retail Alcohol License:

TPT Enterprises LLC
DBA Tin Pig Tavern
1201 2nd Street and 1203 2nd Street (Front)
Renewal of a Class C Retail Alcohol License
The Police and Fire inspections are complete and are on file at City Hall.

The following applied for an Ownership Amendment:

Casey's Marketing Company
1 SE Convenience Blvd
Ankeny, IA 50021-4529
Add Parker Kober as Officer.
This impacts the following licenses:
Retail Alcohol License LE0004197, 601 Soumas Avenue, Perry, IA 50220
Retail Alcohol License LE0002850, 1308 1 st Street, Perry, IA 50220
Retail Tobacco Permit 871092011, 601 Soumas Avenue, Perry, IA 50220
Retail Tobacco Permit 871068027, 1308 1 st Street, Perry, IA 50220

MCU

CITY ADMINISTRATOR'S REPORT: City Administrator, Sven Peterson, reviewed open projects, providing details and updates along with stating that an email had been sent to HIRTA requesting an update to the questions that had been sent to them. Sven stated that he planned to attend their meeting the following week if a response hadn't been received beforehand.

MAYOR/COUNCIL COMMENTS: Mayor Cavanaugh thanked former Councilmember Klein for her years of service and dedication to the Perry area.

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.

Robert Greenway, 211 NW Hayes Street, Greenfield: Spoke on the City's past support for Local Option Sales Tax and how the tax functioned. Provided information shared with other government bodies and stated that he would appreciate hearing any comments the Council may have on the topic.

OLD BUSINESS:

Approval of Pay Application #04 for Parallel Taxiway Reconstruction: Motion Wolling Second Mahler to approve Pay Application #04 in the amount of $526,575.42 to Concrete Technologies, Inc. Pay Application #04 covered partial lump sum items, minor base course installation, concrete

pavement, and partial topsoil respread. All documents were reviewed, signed by the engineer and recommended for approval. MCU

Resolution Setting a Public Hearing on the Status of Funded Activities for CDBG Contract Number 23-WS-17: Motion Mahler Second Andorf to set a public hearing for the Status of Funded Activities for CDBG Contract Number 23-WS-17. This resolution sets a public hearing for September 8, 2026 in the Clarion Room of the Security Bank Building, located at 1102 Willis Avenue Perry, Iowa at 6:00 p.m. to discuss the Status of Funded Activities for the CDBG Water/Sewer grant, per Contract 23-WS-017. The Downtown Improvements Phase I project is partially funded in part through a Community Development Block Grant (CDBG) provided by the Iowa Economic Development Authority and such hearing is a requirement. MCU

Resolution Approving Amendment Number 2 to the CDBG Water/Sewer Grant Contract 23-WS-017: Motion Wolling Second Mahler approving Amendment Number 2 for the CDBG Water/Sewer grant. The City of Perry was awarded a Community Development Block Grant (CDBG) for water/sewer by the Iowa Economic Development Authority (IEDA) on October 05, 2023, and per Resolution 121823B accepted such grant. Since accepting the grant, it has been determined that an amendment is needed to extend the end date of the Agreement for the project by 12 months, moving the end date from September 25, 2026 to September 24, 2027. This resolution approves the supplied Amendment Number 2 document for Contract 23-WS-017 dated August 17, 2026, along with the accompanying letter from the Mayor detailing the request dated August 17, 2026. MCU

Resolution Approving a Request to IEDA for the Subordination of Documents tied to the CDBG Upper Story Housing Conversion Grant Contract 23-HSGU-004: Motion Shelly Second Mahler approving a request for the subordination of contract 23-HSGU-004. The City of Perry was awarded a Community Development Block Grant (CDBG) for an Upper Story Housing Conversion Grant by the Iowa Economic Development Authority (IEDA) on February 15, 2023, and per Resolution 041723B accepted such grant. It has been indicated that the property owned by Nudgers Kerns Managers, LLC and Jason C. and Shelly K. Barck, Inc. DBA Rainbow International of Des Moines will be purchased and owned fully by Jason C. and Shelly K. Barck, Inc. DBA Rainbow International of Des Moines; therefore, a request to the IEDA by the City on behalf of the CBDG Upper Story Housing Conversion Grant, needed to be made requesting the subordination. This resolution approves such request being made to IEDA in order to receive guidelines and proper steps from them to complete the task as requested. MCU

NEW BUSINESS:

Resolution Approving a Professional Services Agreement with Bolton & Menk for the Iowa Street and 18th Street Trail Project Design: Motion Andorf Second Shelly approving a Professional Services Agreement with Bolton & Menk for the Iowa Street and 18th Street Trail Project Design. Bolton & Menk submitted a Professional Services Agreement to provide design services for the Iowa Street and 18th Street Trail project with the scope of work to include project initiation and management, data collection, design, environmental and archeological services, and bid letting. This resolution approves the Professional Services Agreement in an amount not to exceed $75,000 without prior approval as per the 2026 Bolton & Menk rate schedule. MCU

Resolution Approving a Professional Services Agreement with Bolton & Menk for the Willis Avenue Trail Project Design: Motion Wolling Second Mahler approving a Professional Services Agreement with Bolton & Menk for the Willis Avenue Trail Project Design. Bolton & Menk submitted a Professional Services Agreement to provide design services for the Willis Avenue Trail project with

the scope of work to include project initiation and management, data collection, design, and bid letting. This resolution approves the Professional Services Agreement in an amount not to exceed $57,000 without prior approval as per the 2026 Bolton & Menk rate schedule. MCU

Resolution Approving the Site Plan for the Jaybird Substation by Guthrie County REC Within the City of Perry: Motion Mahler Second Andorf approving the site plan for the Jaybird Substation by Guthrie County REC. This resolution approves the Site Plan submitted by Guthrie County REC for the proposed electrical substation located on Parcel 26-68 legally described in the resolution. The Planning and Zoning Commission met on August 11, 2026, and after review recommended approval of the plan. This resolution approves the Site Plan for the electrical substation, Jaybird Substation, and states that all applicable and required regulations of the City of Perry be complied with. Furthermore, the resolution provides written consent to allow for the use of barbed wire fencing to enclose the facility. MCU

Resolution Authorizing the Publication of Public Notice for the Council's Intention to Fill a Vacancy by Appointment: Motion Wolling Second Andorf to authorize the publication of a public notice with the Council's intent to fill a vacancy by appointment. This resolution authorizes the publication required by the Code of Iowa stating the resignation of Councilmember Klein and the Council's intention to fill the vacancy for a Councilmember At-Large by appointment. It provides instructions for those wishing to be considered for the appointment and notifies the public that the Council intends to make such appointment at its regular meeting at 6:00 p.m. on Monday, September 21, 2026, in the Clarion Room of the Security Bank Building located at 1102 Willis Avenue, Perry, Iowa. By Code, it also notifies residents of their right to request a special election by filing a petition. MCU

Resolution Supporting a Rural Innovation Grant Application Submitted by Perry Economic Development: Motion Shelly Second Mahler to provide support for the submission of a Rural Innovation Grant Application by Perry Economic Development. Perry Economic Development has explored a housing development project to increase the availability of new housing in Perry, and encourage private investment, while supporting local builders and contractors. They wished to apply to the Center for Rural Revitalization, a division of the Iowa Economic Development Authority (IEDA), for the Rural Revitalization's Rural Innovation Grant Program for a housing project concept in a grant amount of $50,000. This resolution provides such support which was a requirement of the grant application process. It does not formalize any commitments for funding and/or land but simply states support for the Perry Economic Development housing project concept. MCU

Resolution Approving a Local Match and Application submission for a REAP Grant: Motion Mahler Second Wolling to formally approve the local match and application submission for a REAP Grant. The Iowa Department of Natural Resources was accepting grant applications through the Resource Enhancement and Protection (REAP) grant program, and staff had identified property within the Frog Creek corridor that if purchased would secure existing and future trail development areas. This project is a critical component of the broader Frog Creek Restoration Project, which aims to enhance ecological health, improve water quality, and increase recreational opportunities within the park. This project would enhance the park's infrastructure, support local biodiversity, and improve the quality of life for Perry residents and visitors by providing safe, accessible, and environmentally friendly access to Frog Creek. This application submission was for a $100,000 REAP Grant with a local match in an amount not to exceed $10,000. Council participated in a phone poll on August 13, 2026 to approve the application for the REAP Grant, which was carried by a 4-0 vote, approving the submission of the grant application prior to the deadline. This resolution formally approves the submission and authorizes the local match within it. MCU

ORDINANCES:

First Reading for an Ordinance Amending Chapter 56, Urban Chickens: Motion Wolling Second Andorf to approve the first reading. This ordinance would amend Chapter 56, Urban Chickens, by removing the licensing and application process for urban chickens. Updates to language for enforcement were added to ensure the rules and regulations could be enforced since licensing was removed. The first reading was held on August 17, 2026, and was carried unanimously by the Council.

ADJOURNMENT: With no further business to conduct, Mayor Cavanaugh adjourned the meeting at 6:36 p.m.

_____
Dirk Cavanaugh, Mayor

Attest:

_____
Elizabeth Hix, City Clerk

Clerk's Certification

Date Published: August 27, 2026

Certified By: _____
Elizabeth Hix, City Clerk