**MINUTES OF THE REGULAR COUNCIL MEETING**
**September 8, 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. The meeting was also accessible electronically via a Zoom virtual meeting, meeting ID 872 2104 4562. The meeting was recorded, and public access to the virtual meeting was obtainable through a request to City Hall. The 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, and Good Steward.

Councilmembers present were: Shelly, Mahler, Wolling, Andorf
Absent: None
A quorum was present to conduct business.

Staff members present:
City Clerk, Elizabeth Hix (via Zoom)
Finance Officer, Susie Moorhead (via Zoom)
City Administrator, Sven Peterson
Alternate City Attorney, Nick Spellman
Library Director, Misty Von Behren
Police Chief, Jim Archer
Parks & Recreation Director, John Anderson
Marketing & Engagement Coordinator, Chris Cohea
Region XII Council of Governments, Economic Development Planner, Lauren Mortensen
Bolton & Menk Engineers, Jacob Ahrens

Motion Shelly 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 will be enacted by one motion with no separate discussion of these items.

Motion Wolling Second Mahler to approve the following:

Minutes of the August 17, 2026, Regular City Council Meeting.

Payments for Contract Services:

| | | |
|---|---|---|
| Bolton & Menk | Sanitary Flow Monitoring | $2,154.00 |
| Bolton & Menk | Downtown Improvements | $50,577.00 |
| Bolton & Menk | Rise/Soumas Ave Extension | $30,720.00 |
| Bolton & Menk | Planning & Engagement Services | $8,753.50 |
| | **Total Contract Services Payments** | **$92,204.50** |

Claims Register & Financials: $1,233,351.72

| *Vendor Name/Invoice Count* | *Description* | *Vendor Total* |
|---|---|---|
| ACCESS SYSTEMS / 1 | PRINTER/SCANNER/COPIER AGREEMENTS | $ 1,345.70 |
| AGSOURCE COOPERATIVE SERVICES / 1 | TESTING SERVICES | $ 247.10 |
| ALLIANT ENERGY - IP&L / 17 | UTILITIES | $ 21,525.10 |
| AMAZON BUSINESS / 22 | TOOLS/SUPPLIES/EQUIPMENT | $ 3,313.95 |
| AMERICAN RED CROSS / 2 | LIFEGUARD TRAINING | $ 336.00 |
| AMERICAN TEST CENTER / 1 | BUCKET TRUCK INSPECTION/TEST | $ 480.00 |
| AUTO PARTS OF PERRY / 5 | SERVICE ITEMS/SUPPLIES | $ 1,253.37 |
| BEST PORTABLE TOILETS / 1 | PATTEE PARK/SOCCER FIELD RENTALS | $ 133.00 |
| BOLTON & MENK INC / 4 | ENGINEERING | $ 92,204.50 |
| BOMGAARS / 1 | TOOLS | $ 402.93 |
| BRISSA SANDOVAL / 1 | CONTRACT EMPLOYEE | $ 999.00 |
| BSN SPORTS / 2 | SUPLIES | $ 1,254.95 |
| BTWI / 1 | MCB INTERNET SERVICES | $ 245.00 |
| CAPITAL CITY EQUIPMENT CO / 1 | BROOM | $ 8,500.00 |
| CENGAGE LEARNING/GALE / 4 | BOOKS | $ 278.50 |
| CENTRAL IA DISTRIBUTING / 1 | SUPPLIES | $ 645.00 |
| CENTRAL IOWA READY MIX / 1 | SUPPLIES | $ 2,184.00 |
| CITY OF PERRY / 2 | EQUIPMENT W/H ADMIN Pay Period: 08/04 08/18 | $ 8.00 |
| COLIN'S PEST CONTROL / 4 | PEST CONTROL | $ 635.00 |
| COLLECTION SERVICES CENTE / 2 | Child Support W/H Pay Period: 08/18 09/01 | $ 756.90 |
| COLONIAL LIFE / 3 | COLONIAL W/H Pay Period: 08/04 08/18 | $ 595.42 |
| CONCRETE TECHNOLOGIES / 1 | PAY APPLICATION 4 - PARALLEL TAXIWAY RECONSTRUCTION | $ 526,575.42 |
| CURT'S ELECTRIC INC / 4 | ELECTRICAL WORK | $ 1,489.32 |
| DALLAS COUNTY ENGINEER / 1 | DUST CONTROL - SOUMAS AVE DETOUR | $ 18,777.50 |
| DALLAS COUNTY TREASURER / 10 | PROPERTY TAX | $ 60,486.00 |
| DEMCO INC / 1 | SUPPLIES | $ 142.00 |
| DREES HEATING AND PLUMBIN / 1 | HVAC SERVICES | $ 680.00 |
| DYLAN LERCH / 1 | REIMBURSEMENT | $ 109.44 |
| E-COLLAR TECHNOLOGIES, INC. / 1 | K9 SUPPLIES | $ 324.19 |
| EMERGENCY APPARATUS MAINT / 7 | EQUIPMENT INSPECTIONS/REPAIRS | $ 6,583.12 |
| FAREWAY / 1 | POUND SUPPLIES | $ 45.20 |
| FASTENAL / 1 | CEMETERY SIGNS | $ 15.90 |
| FELD EQUIPEMENT / 3 | EXTINGUISHER INSPECTION/REPLACEMENT | $ 412.00 |
| FIRST RESPONDER SUPPLY, LLC / 1 | PD CAPITAL EQUIPMENT | $ 7,222.50 |
| Fronte Line Therapy, LLC / 2 | ANNUAL WELLNESS CHECK FOR OFFICERS | $ 825.00 |
| GALLS LLC / 8 | CLOTHING ALLOWANCE/NEW HIRE EQUIPMENT | $ 787.80 |
| GANNETT IOWA LOCALiQ / 1 | LEGALS JULY 2026 | $ 1,416.32 |
| GLOBE LIFE / 2 | Globe Life W/H Pay Period: 08/04 08/18 | $ 2,742.40 |
| GRAINGER / 6 | SERVICE ITEMS/SUPPLIES | $ 3,533.96 |
| GREY HOUSE PUBLISHING / 1 | BOOKS | $ 148.50 |
| HARLAND CONCRETE AND CONS / 1 | CONCRETE AIRPORT CAPITAL | $ 27,500.00 |
| HARLAND HARDWARE / 31 | SERVICE ITEMS/SUPPLIES | $ 1,968.57 |
| HEALTH PARTNERS / 3 | HEALTH INSURANCE PREM | $ 78,643.64 |

| | | | |
|---|---|---|---|
| HEARTLAND COOP / 1 | OIL | $ | 2,146.93 |
| HERITAGE PETROLEUM LLC / 1 | FUEL | $ | 1,913.04 |
| HOTSY CLEANING SYSTEMS / 1 | SUPPLY | $ | 749.95 |
| HY VEE ACCOUNTS RECEIVABL / 1 | SUPPLIES | $ | 18.24 |
| I & S GROUP, INC. / 1 | POOL PROJECT | $ | 18,370.00 |
| I.P.E.R.S. / 2 | IPERS Pay Period: 08/04 08/18 | $ | 50,481.59 |
| IMWCA / 1 | WORK COMP PREMIUM | $ | 5,086.00 |
| INGRAM LIBRARY SERVICES / 1 | BOOKS | $ | 239.06 |
| INTERSTATE POWER SYSTEMS / 1 | TRANSMISSION | $ | 12,921.33 |
| IOWA DEPT OF REVENUE / 1 | JULY 2026 SALES TAX | $ | 2,917.10 |
| IOWA ONE CALL / 1 | EMAILS JULY | $ | 100.80 |
| IOWA PRISON INDUSTRIES / 1 | SIGNS | $ | 673.64 |
| JAYDEN DAY / 1 | REIMBURSEMENT | $ | 70.00 |
| JEO CONSULTING GROUP / 1 | MCCREARY POOL FILTER REPLACEMENT DESIGN | $ | 8,950.00 |
| JetSurge an Affordable Drain Company / 1 | HYDRO JETTING | $ | 4,675.00 |
| JOSE PEREZ / 3 | REIMBURSEMENT | $ | 210.37 |
| JOSH WUEBKER / 1 | REIMBURSEMENT | $ | 215.28 |
| KADETH INC / 2 | IT SERVICES | $ | 897.94 |
| KAYLA ROTHMEYER / 1 | REIMBURSEMENT | $ | 17.18 |
| KEVIN BURKETT / 1 | WALL REPAIR | $ | 450.00 |
| LINDA BEELER / 1 | CONTRACT EMPLOYEE | $ | 180.00 |
| LYNN PEAVEY COMPANY / 1 | SUPPLIES | $ | 89.84 |
| MC CREARY COMMUNITY CENTE / 2 | Rec Dues W/H Pay Period: 08/04 08/18 | $ | 6.46 |
| MEDIACOM / 2 | PHONE/INTERNET/TV SERVICES | $ | 852.71 |
| MENARDS / 3 | SUPPLIES | $ | 787.63 |
| MIDAMERICAN ENERGY / 14 | UTILITIES | $ | 390.96 |
| MID-IOWA PLANNING ALLIANCE / 1 | FY2027 MEMBERSHIP DUES | $ | 1,176.00 |
| MIDWEST GYM TECH / 2 | FITNESS EQUIPMENT MAINT | $ | 1,904.27 |
| MIDWEST TAPE / 1 | DIGITAL ITEMS | $ | 2,859.62 |
| MIDWEST VAC PROFESSIONAL, LLC / 1 | SEWER JETTING | $ | 5,732.45 |
| MINBURN COMMUNICATIONS / 11 | TELEPHONE/INTERNET | $ | 2,199.38 |
| MOMAR / 1 | SUPPLIES - HP | $ | 1,073.78 |
| MOTOR PARTS / 2 | SERVICE ITEMS/SUPPLIES | $ | 38.18 |
| Natalie Castillo / 1 | CONTRACT EMPLOYEE | $ | 594.00 |
| O REILLY AUTOMOTIVE INC / 1 | SERVICE ITEMS/SUPPLIES | $ | 43.16 |
| PAINT PUMP PROS LLC / 1 | PAINTER REPAIR | $ | 218.50 |
| PEPSICO BEVERAGE SALES LLC / 1 | VENDING SUPPLIES | $ | 1,504.60 |
| PERRY CHAMBER OF COMMERCE / 1 | AUGUST 2026 HOTEL/MOTEL TAX | $ | 4,106.65 |
| PERRY WATER DEPARTMENT / 1 | WATER LIEN | $ | 433.12 |
| PITNEY BOWES / 1 | LEASE INVOICE | $ | 364.08 |
| PITNEY WORKS / 1 | POSTAGE | $ | 603.75 |
| POSITIVE CONCEPTS / ATPI / 1 | SUPPLIES | $ | 136.08 |
| Power Lift Acquisition Inc / 1 | EQUIPMENT | $ | 3,752.20 |
| PRINCIPAL LIFE INSURANCE / 4 | VISION AND DENTAL INSURANCE | $ | 5,786.33 |
| PRINCIPAL MUTUAL LIFE / 3 | POLICE TRUST /457B Pay Period: 08/18 08/20 09/01 | $ | 12,131.24 |

| | | | |
|---|---|---|---|
| QUALITY SERVICES CORPORATE / 1 | VEHICLE REPAIRS/SERVICE | $ | 3,038.28 |
| R AND R AUTO SERVICE / 1 | VEHICLE REPAIRS/SERVICE | $ | 100.49 |
| R&C DUST CONTROL / 1 | DUST CONTROL | $ | 1,360.00 |
| RAY ALLEN MANUFACTURING C / 2 | K-9 SUPPLIES | $ | 835.00 |
| RAYNER & RINN-SCOTT, INC / 1 | HOTEL DOOR SUPLIES | $ | 1,146.06 |
| REGION XII COUNCIL OF GOV / 1 | DOWNTOWN CDBG BILLILNG #7 | $ | 1,576.00 |
| SAFE BUILDING LLC / 1 | CITY CODE ELECTRICAL INSPECT | $ | 155.00 |
| SAM'S CLUB DIRECT / 1 | SUPPLIES | $ | 156.46 |
| SEAL ANALYTICAL, INC / 1 | LAB EQUIPMENT | $ | 54,811.00 |
| SHERWIN WILLIAMS / 1 | PAINT AND SUPPLIES | $ | 291.25 |
| STATE HYGENIC LABORATORY / 1 | POOL/SPA TESTING AUGUST | $ | 51.50 |
| STOKELY LUMBER / 5 | SUPPLIES | $ | 971.65 |
| TASC - CLIENT INVOICES / 4 | TASC ADMIN/CARD FEES OCTOBER 2026 / TASC FLEX 08/18 09/01 | $ | 4,075.88 |
| THE HARTFORD / 2 | LIFE INS | $ | 3,832.89 |
| TINYMOBILEROBOTS US LLC / 1 | ANNUAL LICENSE | $ | 1,990.00 |
| TREASURER STATE OF IOWA / 3 | STATE WITHHOLDING TAX Pay Period: 08/04 08/18 08/20 | $ | 7,631.33 |
| TRUENORTH COMPANIES, LC / 1 | 2026/2027 GENERAL LIABILITY AIRPORT OPERATIONS | $ | 4,349.00 |
| ULINE / 1 | SHOP RACKING | $ | 397.03 |
| UNPLUGGED WIRELESS, LLC / 1 | RADIO REPAIR | $ | 180.00 |
| USA BLUE BOOK / 3 | TESTING SUPPLIES | $ | 542.88 |
| VANESSA SALGADO / 1 | CONTRACT EMPLOYEE | $ | 350.00 |
| VAN-WALL EQUIPMENT / 4 | EQUIPMENT/REPAIRS/SERVICE ITEMS | $ | 25,657.41 |
| VERIZON WIRELESS / 2 | DATA/PHONE PLANS | $ | 946.46 |
| VESTIS / 2 | MAT/SHOP TOWEL SERVICES 08/20 | $ | 212.94 |
| VHF SALES, INC / 1 | FCU MOTOR | $ | 763.12 |
| WALTON TREE SERVICE LLC / 2 | TREE REMOVAL | $ | 17,974.25 |
| WELLS FARGO BANK/ T-TAX / 4 | EFTPS WITHHOLDING TAX Pay Period: 08/18 08/20 09/01 | $ | 63,256.13 |
| WELLS FARGO BUSINESS CARD / 1 | BOOKS | $ | 859.07 |
| | **Total Checks** | **$** | **1,233,351.72** |

Licenses and Permits:

The following applied for a Retail Alcohol License:

Naaz Group LLC
DBA Perry Mart
1115 141st Street
Renewal of a Class “E” Retail Alcohol License
The Police and Fire inspections are complete and on file at City Hall.

Century Farm Co. LLC
DBA Century Farm Books & Brews
1018 2nd Street
Renewal of a Class “C” Retail Alcohol License
Fire inspection is complete and on file at City Hall, pending Police Inspection.

MCU

**CITY ADMINISTRATOR'S REPORT:** City Administrator, Sven Peterson, reviewed the Airport project and the progress being made. Councilmember Wolling inquired about shutdowns, and it was stated that there may be short-term shutdowns as crews complete tie-ins around the grass runway.

**MAYOR/COUNCIL COMMENTS:** Mayor Cavanaugh, thanked Hispanics United for Perry (HUP) and their planning committee for another successful Latino Festival and Councilmember Andorf reminded all motorists that school was back in session and to watch for children on the move.

**OPEN FORUM:** No one spoke at this time.

**PUBLIC HEARINGS:**

**Public Hearing on Status of Funded Activities for CDBG Contract Number 23-WS-017:** The purpose of this hearing was to provide the Status of Funding Activities (SOFA) for the City of Perry's Water Main Replacement and Sanitary Sewer Improvement Project, Contract 23-WS-017, and to receive public comment on such activities. The Downtown Improvements Project Phase I is being funded in part through a Community Development Block Grant (CDBG) provided by the Iowa Economic Development Authority, and such hearing is required.

Mayor Cavanaugh opened the public hearing at 6:08 p.m. on Tuesday, September 8, 2026 at Clarion Room of the Security Bank Building, located at 1102 Willis Avenue Perry, Iowa. Region XII Council of Governments, Economic Development Planner, Lauren Mortensen presented the SOFA report to the Council with the following.

Pursuant to the citizen participation requirements of Section 508 of the Housing Act of 1987, as amended, Perry, IA as a recipient of CDBG funds, must hold a public hearing on the status of its funded activity. During the course of the public hearing, a review of the following was presented:

Water/Sewer Improvements: This project will correct downtown water and sewer infrastructure to the appropriate size.

To date, $1,243,685.94 has been expended, of which $160,156.00 has been requested from CDBG.

The project is approximately 30% complete.

The CDBG budget, scope of work, and timeline changed since application submittal.

The original application project budget included $600,000 in CDBG funds with $440,493.33 in local match for a total project budget of $1,040,493.33.

The current project budget includes $500,000 in CDBG funds with $3,785,822 in local match for a total project budget of $4,285,822.

The CDBG project scope has changed and no longer includes Activity 67- Storm Sewer Installation and Activity 75- Clearance and Demolition. The project still includes Activities 41 & 55, Water Main Replacement and Sanitary Sewer Improvements, respectively.

The project end date has been requested to be extended to move to September 2027 from September 2026.

The location has not changed since the project application was submitted.

The City is eligible for CDBG funds as at least 51% of beneficiaries are low and moderate income according to the American Community Survey.

Documents are available from the City of Perry.

It was stated that no comments had been received to for the public hearing.

With no further comments on the public hearing Mayor Cavanaugh closed the hearing at 6:10 p.m.

**OLD BUSINESS:**

**Approval of Pay Application #02 for Soumas Avenue Improvements:** Motion Andorf Second Wolling approving Pay Application #02 in the amount of $566,092.87 to McAninch Corporation. Pay Application #02 covered work completed on the south half of the sanitary and storm sewer portions. The primary focus will be the water main and sanitary prior to October 1st. All documents were reviewed and signed by the project manager, who recommended for approval. MCU

**Approval of Pay Application #09 for the Downtown Improvements Phase I Project:** Motion Wolling Second Shelly approving Pay Application #09 in the amount of $233,825.57 to TK Concrete, Inc. Pay Application #09 is for completed paving along Warford Street between 1st Street and the intersection of 2nd Street. All documents were reviewed and signed by the engineer, who recommended for approval. MCU

**Approval to include Sundays as a Working Day for the Downtown Improvements Phase I Project:** Motion Shelly Second Mahler approving the inclusion of Sundays as a working day for the Downtown Improvements Phase I project. Per the contract approved for the Downtown Improvements Phase I Project, Council may provide authorization to include Sundays as a working day for the project. City staff and engineers have coordinated with TK Concrete, Inc., who requested this permission to primarily coordinate sidewalk removal and replacement in front of businesses to minimize closures and disruptions. This action grants the approval to include Sundays as a working day for the Downtown Improvements Phase I project. MCU

**Resolution Authorizing the Signing and Acceptance of a Safe Streets and Roads For All (SS4A) Grant:** Motion Mahler Second Wolling authorizing and accepting the Safe Streets and Roads For All (SS4A) Grant. The City submitted an application to the U.S. Department of Transportation Federal Highway Administration for funding through a SS4A Grant for community-wide planning for a comprehensive safety action plan per resolution 063023M. Starting in March of 2024, the City worked with the Federal Highway Administration to create a grant agreement template for funding, which received approval of funding not to exceed $572,520 for the action plan, with a local match of $143,130, which will be included in the FY2028 budget through Local Option Sales Tax funding, for a total eligible project cost of $715,650. This resolution accepts the Federal Award Number 693JJ32640703 from the U.S. Department of Transportation Federal Highway Administration for community-wide planning of a comprehensive safety action plan and authorizes the City Administrator to sign all forms necessary to execute such funding. MCU

**NEW BUSINESS:**

**Resolution Approving an Urban Renewal Loan Application**: Motion Andorf Second Wolling approving an Urban Renewal Loan to Mandarin Café owner Sun Wong, as the owner of the building located at 1117 2nd Street. This resolution provides for a $12,000 loan to be made from the City's Urban Renewal Revolving Fund to Mandarin Café owner Sun Wong, as the owner of the building located at 1117 2nd Street, for the purpose of HVAC improvements, including the installation of a new Lennox furnace, indoor coil and Lennox air conditioner. This resolution also authorizes the development of a loan agreement and security instruments necessary to carry out the terms of the

loan as well as directs staff to execute the necessary documents and make payments for eligible costs. The $12,000 loan amount will carry a 3% interest rate, amortized over 5 years with 60 monthly payments. MCU

**Resolution Setting a Date and Time for a Safety/Employee Appreciation Day:** Motion Andorf Second Mahler setting the date and time for the annual Safety/Employee Appreciation Day. The City historically holds a Safety and Employee Appreciation Day once a year. During this event, employees learn and are updated on important safety programs, policies, and tutorials to maintain a safe workplace. This resolution approves setting the Safety/Employee Appreciation Day for Wednesday, October 28, 2026, from 10:30 a.m. to 1:30 p.m. at the American Legion Hall, located at 1324 1st Street. MCU

**ORDINANCES:**

**Second/Possible Third Reading for an Ordinance Amending Chapter 56, Urban Chickens:** Motion Wolling Second Mahler approving the second reading. This ordinance amends 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. The second reading was held on September 8, 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 Andorf. The third and final reading was held on September 8, 2026, and carried unanimously by the Council.

**ADJOURNMENT:** With no further business to conduct Mayor Cavanaugh adjourned the meeting at 6:27 p.m.

_____
Dirk Cavanaugh, Mayor

Attest:

_____
Elizabeth Hix, City Clerk

Clerk's Certification

Date Published: September 17, 2026

Certified By: _____
Elizabeth Hix, City Clerk