MINUTES OF THE REGULAR COUNCIL MEETING
September 21, 2026

CALL TO ORDER & ROLL CALL: Mayor Pro Tem Wolling 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 879 2227 2409. 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 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, Andorf
Absent: None
A quorum was present to conduct business.

Staff members present:
Finance Officer, Susie Moorhead
City Administrator, Sven Peterson
City Attorney, DuWayne Dalen and Alternate, Nick Spellman
Library Director, Misty Von Behren
Parks & Recreation Director, John Anderson
Marketing & Engagement Coordinator, Chris Cohea
Bolton & Menk Engineers, Jacob Ahrens and Garrett Jacobs

Motion Mahler, Second Shelly to approve the meeting agenda. MCU

Perry At-Large Appointment Letters of Interest Review and Appointment: A Notice of Vacancy in the office of Perry At-Large was published per Resolution 081726G and pursuant to Section 372.13(2) of the State of Iowa and those wishing to be considered for appointment were asked to provide a letter of interest no later than 12 o'clock noon on Thursday September 17, 2026. Motion Mahler, Second Andorf to open discussion on the review and appointment of the At-Large vacancy. During this time the Council reviewed the two letters of interest received by Mr. Anthony Sheffield and Mr. Jason Olejniczak. Each individual was invited to step forward and provide a brief introduction. Council members asked questions regarding volunteerism, community service and future plans. After discussion was concluded, Councilmember Andorf motioned to appoint Mr. Jason Olejniczak to fill the vacancy for the Perry At-Large, seconded by Shelly and passed by a four-to-zero vote of the Council. The Oath of Office was taken, allowing for the newly appointed Councilmember Olejniczak to participate in the remainder of the meeting. Councilmember Olejniczak shall serve the Perry At-Large Office until the next municipal election on November 2, 2027, unless within fourteen (14) days after this appointment is made, there is filed with the City Clerk a petition which requests a special election to fill the vacancy or there is an intervening special election for the City, in which event the election for the office shall be placed on the ballot at such special election.

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 Andorf to approve the following:

Minutes of the September 8, 2026, Regular City Council Meeting.
Payments for Contract Services:

Bolton & Menk	Sanitary Flow Monitoring	$8,213.00

Bolton & Menk	Downtown Improvements Phase I	$61,695.50
Bolton & Menk	Rise/Soumas Ave Extension Design	$33,885.50
Bolton & Menk	General Engineering	$5,169.00
Bolton & Menk	Highway 141 and Willis Ave (Rise)	$69,275.50
Bolton & Menk	Airport General Engineering	$280.00
Bolton & Menk	Parallel Taxiway Improvement	$53,353.50
Bolton & Menk	1,500 FT Parallel Taxiway Extension	$6,831.00
Bolton & Menk	General Engineering	$2,040.00
Bolton & Menk	Iowa Street/18th Street Trail Engineering	$5,627.00
Bolton & Menk	Willis Ave Trail Engineering	$6,552.00
	Total Contract Services Payments	**$252,922.00**

Claims Register & Financials: $1,276,789.72

Vendor Name/Invoice Count	***Description***	***Vendor Total***
ACCO UNLIMITED / 1	CHEMICALS	$ 1,487.77
AGSOURCE COOPERATIVE SERVICES / 4	TESTING SERVICES	$ 1,039.65
AHLERS AND COONEY P C / 1	LEGAL FEES JULY/AUGUST 2026	$ 1,032.50
ALLIANT ENERGY - IP&L / 16	UTILITIES	$ 17,232.05
AMAZON BUSINESS / 15	SUPPLIES/TOOLS/REPLACEMENT PARTS	$ 4,154.59
ARCHANGEL DEVICE LLC / 1	GUARDIAN ANGEL - FIRE DEPT - ICAP	$ 999.90
BEST PORTABLE TOILETS / 1	PATTEE PARK/SOCCER FIELD RENTALS	$ 133.00
BOLTON & MENK INC / 11	ENGINEERING	$ 252,922.00
BTWI / 1	MCB INTERNET SERVICES	$ 245.00
CAPITAL CITY EQUIPMENT CO / 1	EQUIPMENT REPAIRS	$ 1,163.45
CENTRAL IOWA READY MIX / 4	SUPPLIES	$ 6,696.00
CENTRAL STATES ROOFING CO / 1	REC ROOF	$ 273.18
CHUY'S AUTO SERVICE / 4	REPAIRS/TIRE REPLACEMENT	$ 3,280.00
CIRTPA / 1	FY2027 CIRTPA DUES	$ 1,332.00
CMT, INC. / 1	DOWNTOWN PHASE 1 IMP TESTING	$ 8,504.00
COLIN'S PEST CONTROL / 5	PEST CONTROL	$ 395.00
COLLECTION SERVICES CENTE / 1	CHILD SUPPORT W/H Pay Period: 09/15/2026	$ 378.45
CORE & MAIN / 2	SUPPLIES	$ 1,241.20
CORPORATE TRANSLATION SERVICE / 1	AUGUST FEES	$ 85.68
DAN'S OVERHEAD DOORS 4 / 1	DOOR REPAIRS STREETS	$ 2,050.00
DEBORAH K. MILLER / 1	CONTRACT EMPLOYEE	$ 240.00
DREES HEATING AND PLUMBIN / 1	HP SERVICE	$ 572.00
ELITE TRUCK BOXES, LLC / 1	LADDER RACK	$ 3,196.85
ELLIOTT EQUIPMENT COMPANY / 1	BROKEN CART TIPPER	$ 4,138.10
FELD EQUIPEMENT / 13	REPLACEMENT PARTS/EXTINGUISHER INSPECTION/REPLACEMENT	$ 8,623.30
GEMPLER'S INC / 1	CUSTOM MARKING FLAG, 4'X5	$ 218.61
GRAINGER / 2	PIPE INSULATION	$ 92.04
GRAPHICS2U / 1	SUPPLIES	$ 874.55

GREY HOUSE PUBLISHING / 1	BOOKS	$	148.50
GUTHRIE COUNTY RURAL ELEC / 3	UTILITES	$	165.67
HARLAND HARDWARE / 25	SUPPLIES/TOOLS/REPLACEMENT PARTS	$	1,225.50
HILLYARD INC / 1	CLEANING SUPPLIES	$	8.07
HQI HYDRAULICS / 1	CYLINDER REPAIR DUMP TRUCK	$	4,782.48
I & S GROUP, INC. / 1	POOL PROJECT	$	20,200.00
JAMES LEBER / 1	REIMBURSEMENT	$	123.01
JEO CONSULTING GROUP / 1	MCCREARY POOL FILTER REPLACEMENT DESIGN	$	4,400.00
KEYSTONE RIDGE DESIGNS IN / 1	DOWNTOWN PHASE 1 IMPROVEMENT BENCH/TRASH CANS ECT	$	13,121.50
LANDUS COOPERATIVE / 1	CHEMICALS	$	104.45
LOGAN CONTRACTORS SUPPLY / 5	SUPPLIES/TOOLS/REPLACEMENT PARTS	$	2,105.73
LYNCH DALLAS P.C. / 1	LEGAL FEES AUGUST 2026	$	557.50
MCANINCH CORPORATION / 1	SOUMAS AVE IMPROVEMENTS PAY APP #2	$	566,092.87
MCGEE MANAGEMENT SERVICES, LLC / 1	ADS	$	75.00
MEDIACOM / 1	INTERNET/PHONE SERVICES CEMETERY	$	156.81
MENARDS / 3	SUPPLIES/TOOLS/REPLACEMENT PARTS	$	721.34
METRO WASTE AUTHORITY / 1	AUG LANDFILL FEES	$	26,087.21
MOTOR PARTS / 8	SUPPLIES/TOOLS/REPLACEMENT PARTS	$	2,369.98
NEXTERA ENERGY SERVICES GAS, LLC / 1	GAS UTILITY	$	1,930.68
PERRY ANIMAL CLINIC / 1	10 DAY RABIES OBSERVATION	$	515.60
PRINCIPAL MUTUAL LIFE / 1	POLICE TRUST/457 BPay Period: 09/15/2026	$	6,633.39
RANGE SYSTEMS, INC / 1	RANGE EQUIPMENT	$	1,035.00
RED LION RENEWABLES, LLC / 1	SOLAR UTILITY PMT	$	14,299.64
SAM'S CLUB DIRECT / 1	SUPPLIES	$	401.00
SCOTT KOPECKY / 1	REIMBURSEMENT	$	101.50
SHERWIN WILLIAMS / 1	SUPPLIES	$	153.88
SPRAYER SPECIALTIES INC / 1	SPRAYER PARTS	$	51.48
STATE INDUSTRIAL PRODUCTS / 1	CHEMICALS	$	291.26
TASC - CLIENT INVOICES / 2	TASC ADMIN/CARD FEES NOVEMBER 2026 - W/H PAY 09/15/2026	$	2,193.30
THE GLASS GARDEN / 1	AUGUST WATERING	$	1,800.00
TK CONCRETE INC. / 1	PAY REQUEST 9 - DOWNTOWN IMPROVEMENTS	$	233,825.57
TRI-COUNTY AG / 1	CHEMICALS	$	1,350.00
UNITYPOINT HEALTH / 1	DOT LAB FORMS	$	168.00
USPCA / 1	MEMBERSHIP	$	50.00
VAN-WALL EQUIPMENT / 4	SUPPLIES/TOOLS/REPLACEMENT PARTS	$	324.91
VESTIS / 3	MAT/SHOP TOWEL SERVICES 09/03 09/17	$	292.01
WALTON TREE SERVICE LLC / 1	TREE REMOVAL	$	6,993.00
WELLS FARGO BANK/ T-TAX / 1	EFTPS Pay Period: 09/15/2026	$	31,966.17
XENIA RURAL WATER DISTRICT / 1	AIRPORT WATER	$	282.80
ZIEGLER / 1	EQUIPMENT REPAIRS	$	7,084.04
	Total Checks	***$***	***1,276,789.72***

Licenses and Permits: None

Ayes: Shelly, Andorf, Mahler, Wolling

CITY ADMINISTRATOR'S REPORT: City Administrator, Sven Peterson, mentioned that the Perry Grand Theater was applying for an Emergency Catalyst Grant from the Iowa Economic Development Authority and provided an update on HIRTA. Sven asked Bolton & Menk Engineer, Jacob Ahrens, to provide an update on the Downtown Improvement Project. Jacob informed Council of weather delays and the request to the contractor to come up with a contingency plan. Council asked Jacob questions regarding streetlights on 2nd Street, electrical service redundancies, the completion date in the contract, the shutdown date for the season, and the opening of intersections, with additional discussion on concerns for downtown businesses and liquidated damages. Sven spoke regarding an email that Council received highlighting an increase in the tipping fees at Metro Park West Landfill (MPWL) and the leachate treatment agreement with Metro Waste Authority. Sven asked Metro Waste Authority (MWA) CEO, Mike McCoy, to speak regarding the email they had sent. Mr. McCoy provided the cost of transporting the MPWL leachate to the Des Moines Metropolitan Wastewater Reclamation Authority (WRA), which was $170,000 per year and stated MPWL had been transporting their leachate for two years to WRA. Mr. McCoy provided MWA's timeline of discussions with the City and their plans to manage the leachate. MWA sent letters to all waste haulers stating the MPWL tipping fee would increase on October 1, 2026, to account for the disposal costs of the leachate. After much discussion, it was determined that the City and MWA will review the current agreement, put together a new agreement and discuss the approval from Iowa DNR. Sven concluded his report by informing Council of Habitat for Humanities' Rock the Block and the need for volunteers. Sven also thanked outgoing Executive Director of the Perry Chamber of Commerce, Lynsi Pasutti.

MAYOR/COUNCIL COMMENTS: Councilmember Shelly congratulated the Perry High School football team on their win last Friday with Councilmember Andorf stating that it was a great game with good teamwork.

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.

Lynsi Pasutti, Executive Director, Perry Chamber of Commerce: Lynsi thanked Council and City staff for their service and support of the Chamber activities, stating she was wrapping things up prior to her departure.

Sergeant Alex Lott, Perry Police Department: Sergeant Lott provided an update on the training with Officer Perez and K9 Groot stating there were five weeks of training left, and Officer Perez and K9 Groot would be graduating from training on October 27, 2026 in Rushford, Minnesota. Sergeant Lott said that fundraising efforts continue and there would be a "Welcome Home" event at the Perry Hy-Vee store in November.

OLD BUSINESS:

Approval of Pay Application #05 for Parallel Taxiway Reconstruction: Motion Andorf, Second Mahler approving Pay Application #05 in the amount of $153,078.30 to Concrete Technologies, Inc. Pay Application #05 covers pavement removal, excavation, borrow material base course installation, pavement markings, subdrain pipe and cleanouts, electrical installation and removals. All documents were reviewed and signed by the engineer which was recommended for approval. MCU

Approval of Change Order #01 for Soumas Avenue Improvements: Motion Mahler, Second Wolling approving Change Order #01 in the amount of $11,895.50 for the Soumas Avenue Improvements Project. Change Order #01 was for removal and disposal of unknown, buried debris and boulders discovered during grading activities, along with construction of the temporary access to ADR Axle's

site from Research Drive which improved project safety by keeping non-project related traffic from the area. Engineer Jacob Ahrens informed Council that the debris included barbed wire, fence posts, junk and boulders. MCU

N**EW BUSINESS:**

Resolution Approving the Site Plan for the expansion of self-storage facilities by Heenan Storage LLC Within the City of Perry: Motion Andorf, Second Shelly approving the Site Plan for the expansion of self-storage facilities by Heenan Storage LLC located at 1018 Evelyn Street. The Planning and Zoning Commission met on September 9, 2026, and after reviewing recommended approval of such a plan. This resolution approves the Site Plan for the expansion of the self-storage facilities and states that all applicable and required regulations of the City of Perry be complied with. Furthermore, it states that parcels would either need to be combined into one or have a lot tie agreement completed and recorded prior to construction taking place. MCU

Resolution Appointing Liaison and Administrative Authority for the Dallas County Outdoor Warning Siren Replacement Program: Motion Shelly, Second Mahler appointing Police Chief Jim Archer as the Liaison and Administrative Authority for the Dallas County Outdoor Warning Siren Replacement Program. This resolution appoints Police Chief Jim Archer, as the liaison with authority to coordinate and complete administrative actions as necessary for the Dallas County Outdoor Warning Siren Replacement Program, as administered by the Dallas County Emergency Management Commission through a Federal Emergency Management Agency Hazard Mitigation Grant Program. MCU

Resolution Approving an MOU with Dallas County Emergency Management Commission for the participation in the Outdoor Warning Siren Replacement Program: Motion Mahler, Second Andorf approving the MOU with Dallas County Emergency Management Commission for the participation in the Outdoor Warning Siren Replacement Program. Dallas County Emergency Management Commission through the Federal Emergency Management Agency Hazard Mitigation Grant Program secured funding for replacement of fifteen existing outdoor warning sirens with thirteen new sirens which is intended to replace obsolete and unreliable equipment, improve warning coverage and reliability, reduce activation delays, and provide two-way communications and remote operational-status capabilities throughout Dallas County. Through such program the City of Perry was eligible for three replacement sirens. In order to be part of the program the City needed to enter into a Memorandum of Understanding Agreement with Dallas County Emergency Management Commission which acknowledged the financial commitments, coordination requirements, ownership provisions and long-term obligations related to the replacement of outdoor warning sirens through the Dallas County Outdoor Warning Siren Replacement Program. The estimated cost share for the replacement of three sirens was $25,779.00, which would come from the Local Option Sales Tax Fund balance. The City may also request that the replacement equipment be connected to existing utility infrastructure, at the City's expense. This resolution approves such an MOU with Dallas County Emergency Management Commission for the Dallas County Outdoor Warning Siren Replacement Program and authorizes the cost share, along with the option to possibly connect the new equipment to existing utility infrastructure, if so desired. Sven showed Council the coverage area and informed the public that there will no longer be a siren test at noon on Saturdays. Testing will now take place on Tuesdays and there will be no siren blast during the testing. MCU

ADJOURNMENT: With no further business to conduct, Mayor Pro Tem Wolling adjourned the meeting at 7:21 p.m.

_____
Barb Wolling, Mayor Pro Tem

Attest:

_____
Susie Moorhead, Finance Officer

Clerk's Certification

Date Published: October 02, 2026

Certified By: _____
Elizabeth Hix, City Clerk