MINUTES OF THE REGULAR COUNCIL MEETING
October 5, 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 0613 6479. 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: Shelly, Wolling, Andorf, Olejniczak
Absent: Mahler
A quorum was present to conduct business.

Staff members present:
Finance Officer, Susie Moorhead
City Clerk, Elizabeth Hix
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
Marketing & Engagement Coordinator, Chris Cohea
Bolton & Menk Aviation Project Engineer, Garrett Jacobs
Bolton & Menk Engineers, Jacob Ahrens

Motion Andorf Second Wolling 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 Shelly to approve the following:

Minutes of the September 21, 2026, Regular City Council Meeting.
Payments for Contract Services: Bolton & Menk – Planning and Engagement Services: $12,962.00
Claims Register & Financials: $476,255.50

Vendor Name/Invoice Count	***Description***	***Vendor Total***
ACCESS SYSTEMS / 1	PRINTER/SCANNER/COPIER AGREEMENT	$ 1,612.95
ACCESS SYSTEMS OF DES MOINES / 3	FAX OVERAGE	$ 62.90
ACCO UNLIMITED / 3	SUPPLIES/EQUIPMENT	$ 4,378.97
AGSOURCE COOPERATIVE SERVICES / 2	TESTING SERVICES	$ 262.35
AHLERS AND COONEY P C / 1	EMPLOYMENT ATTORNEY FEES	$ 75.00
ALLIANT ENERGY - IP&L / 9	UTILITY	$ 1,521.89
AMAZON BUSINESS / 20	SUPPLIES/EQUIPMENT/SERVICE ITEMS	$ 1,846.07
AMAZON CAPITAL SERVICES / 3	SUPPLIES/EQUIPMENT/SERVICE ITEMS	$ 404.79
AUTO PARTS OF PERRY / 11	SERVICES ITEMS/SUPPLIES	$ 3,172.76
BOLTON & MENK INC / 1	PLANNING AND ENGAGEMENT SERVICES	$ 12,962.00
CENGAGE LEARNING/GALE / 1	MATERIALS_PHYSICAL PRINT - LARGE PRINT	$ 257.60

CENTRAL IOWA READY MIX / 2	SUPPLIES	$	2,648.00
CENTRAL STATES ROOFING CO / 2	ROOF REPAIRS	$	815.24
CITY OF PERRY / 3	W/H ADMIN/EQUIPMENT Pay Period: 09/01 09/15 09/29	$	112.00
COLIN'S PEST CONTROL / 3	PEST CONTROL	$	555.00
COLLECTION SERVICES CENTE / 1	CHILD SUPPORT W/H Pay Period: 09/29	$	378.45
COLONIAL LIFE / 3	COLONIAL W/H Pay Period: 09/01 09/15 09/29	$	893.13
CONCRETE TECHNOLOGIES / 1	PAY APPLICATION 5 - PARALLEL TAXIWAY RECONSTRUCTION	$	153,078.30
DEBORAH K. MILLER / 1	CONTRACT EMPLOYEE	$	200.00
DJB SERVICES LLC / 1	JETTING SERVICES	$	360.00
DREES HEATING AND PLUMBIN / 7	HVAC SERVICE AGREEMENTS/REPAIRS	$	14,203.89
ELECTRICAL ENGINEERING / 1	DOWNTOWN LIGHT	$	1,303.00
ELLIOTT EQUIPMENT COMPANY / 1	ARM MAINTENANCE	$	5,604.19
FELD EQUIPEMENT / 1	EXTINGUISHER INSPECTION/REPLACEMENTS-FIRE	$	141.00
FRANK DUNN COMPANY / 1	COLD PATCH	$	1,019.00
GEMPLER'S INC / 1	LOCATE FLAGS FOR ELECTRIC	$	243.94
GLOBE LIFE / 3	Globe W/H Pay Period: 09/01 09/15 09/29	$	4,113.60
GRAINGER / 1	KICK PLATE	$	279.08
HARLAND HARDWARE / 12	EQUIPMENT/SUPPLIES/SERVICE ITEMS	$	564.69
HEALTH PARTNERS / 4	INSURANCE Pay Period: 09/01 09/15	$	80,231.74
HILLYARD INC / 2	CLEANING SUPPLIES	$	2,322.80
HULGAN PLUMBING & HEATING / 2	PLUMBING REPAIRS	$	1,020.00
HUTCHINSON SALT COMPANY I / 1	SALT	$	18,714.61
IMWCA / 1	WORK COMP PREMIUM	$	5,086.00
IOWA DEPT OF REVENUE / 1	AUGUST 2026 SALES TAX	$	3,169.66
IOWA SOCCER ASSOCIATION / 1	SOCCER REGISTRATION	$	1,728.00
J P COOKE CO / 1	PET TAGS	$	276.05
JAYDEN DAY / 2	REIMBURSEMENT	$	141.42
JIMMY KEZAR / 1	REIMBURSEMENT	$	444.59
Joey Maylum / 1	CONTRACT EMPLOYEE	$	510.00
JOSE PEREZ / 1	REIMBURSEMENT	$	66.41
KARL CHEVROLET / 1	2026 TRAVERSE	$	52,000.00
LOGAN CONTRACTORS SUPPLY / 1	SEALER FOR DOWNTOWN BRICK	$	905.24
MC CREARY COMMUNITY CENTE / 3	Rec Dues W/H Pay Period: 09/01 09/15 09/29	$	9.69
MCGEE MANG SERVICES, LLC / 1	MARKETING	$	300.00
MEDIACOM / 1	PHONE/INTERNET/TV SERVICES	$	774.23
MENARDS / 2	SUPPLIES/SERVICE ITEMS	$	474.76
MIDAMERICAN ENERGY / 12	UTILITIES	$	382.60
MIDWEST VAC PROFESSIONAL, LLC / 1	CUTTING OF TAPS FROM LINING CIPP ISSUES	$	7,213.90
MOMAR / 1	HP CHEMICALS	$	1,136.22
MOTOR PARTS / 4	SERVICES ITEMS/SUPPLIES	$	319.89
O REILLY AUTOMOTIVE INC / 3	WIPER BLADES	$	73.16
Paula O'Hare / 1	REFUND	$	200.00
PERRY FIRE ASSOCIATION / 2	FIRE ASSOCIATION W/H Pay Period: 09/15 09/29	$	460.00

PERRY PAINT AND DESIGN / 1	SUPPLIES	$	302.56
PERRY ROTARY CLUB / 1	ROTARY DUES	$	360.00
PERRY WATER DEPARTMENT / 1	AUGUST 2026 BILLING	$	2,470.66
PRINCIPAL MUTUAL LIFE / 1	POLICE TRUST/457B W/H Pay Period: 09/29/2026	$	6,644.61
RAYNER & RINN-SCOTT, INC / 1	SUPPLIES	$	257.07
SAM'S CLUB DIRECT / 1	VENDING	$	1,128.80
SCOTT KOPECKY / 1	REIMBURSEMENT	$	86.64
SHERWIN WILLIAMS / 4	SUPPLIES	$	484.02
STATE HYGENIC LABORATORY / 1	POOL/SPA TESTING SEPT	$	51.50
SWANK MOTION PICTURES INC / 1	HOCUS SHOW DATES: 10/23/26 TO 10/23/26	$	325.00
TASC - CLIENT INVOICES / 1	TASC W/H Pay Period: 09/29	$	1,894.41
TREASURER STATE OF IOWA / 3	STATE WITHHOLDING TAX Pay Period: 09/01 09/15 09/29	$	11,468.18
TRI-COUNTY AG / 2	CHEMICALS	$	5,138.90
TRUENORTH COMPANIES, LC / 1	SAFETY COORDINATOR OCTOBER 2026	$	800.00
VAN-WALL EQUIPMENT / 1	MOWER REPAIR	$	35.40
VERIZON WIRELESS / 2	DATA/PHONE PLANS	$	945.36
VESTIS / 1	MAT SERVICES 09/17	$	133.87
WALTON TREE SERVICE LLC / 1	TREE AND ALLEY TRIMMING	$	12,430.25
WELLS FARGO BANK/ T-TAX / 1	EFTPS Pay Period: 09/29	$	32,680.00
WELLS FARGO BUSINESS CARD / 34	CITY CREDIT CARD CHARGES	$	7,587.51
	Total Checks	***$***	***476,255.50***

Licenses and Permits: None

MCU

CITY ADMINISTRATOR'S REPORT: City Administrator, Sven Peterson, was not in attendance. No report was provided during this time.

CITY ENGINEER'S REPORT: Bolton & Menk, City Engineer, Jacob Ahrens provided a brief update on ongoing projects detailing weather delays and upcoming timelines. Councilmember Wolling requested an estimated time for when the 2nd Street intersection would be open, and it was stated that it would possibly open on Sunday with work pushing to the east. Councilmember Olejniczak inquired about remaining items for the downtown project with Jacob providing the current refined plan for the project. Councilmember Andorf asked about any remaining open tasks going into winter, which Jacob stated would be completed in the spring.

MAYOR/COUNCIL COMMENTS: Mayor Cavanaugh thanked Mayor Pro-Tem Wolling for filling in at the last meeting and formally welcomed Councilmember Olejniczak to the Council. Councilmembers spoke on the recent car show, stating the event was well attended and raised funds for the Raccoon River Pet Rescue. Councilmember Shelly extended thanks to city staff for their help with the event.

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.

Josh Wuebker, Public Works Director: Spoke on the upcoming Employee Safety Day and provided Council with an agenda for the event, detailing the plans.

Misty VonBehren, Library Director: Reminded everyone of the upcoming annual fall shred event taking place on Saturday at the library's south parking area.

OLD BUSINESS:

Approval of Pay Application #03 for Soumas Avenue Improvements: Motion Wolling, Second Andorf approving Pay Application #03 in the amount of $169,578.71 to McAninch Corporation. Pay Application #03 covered completed additional utilities on the north half of the roadway, that were completed as weather allowed. Work is behind schedule relative to the original completion provision of October 1, 2026. Discussions continue to take place with JBS & ADR to verify progress of their improvements relative to the need for water and sanitary utilities. Weather has been a major factor and McAninch has continued to utilize every day available to show good faith efforts to stay on schedule. All documents were reviewed and signed by the project manager, who recommended them for approval. MCU

Approval of Change Order #02 for the Downtown Improvements Phase I Project: Motion Olejniczak, Second Shelly approving Change Order #02 in the amount of $33,282.13 for the Downtown Improvements Phase I Project. Change Order #02 was for items related to the substitution of trap rock (decorative landscaping rock) in lieu of mulch as originally provided for in the contract, additional storm sewer in anticipation of future projects to improve drainage between the current bakery and retail store on Warford, and the extension and connection of electrical circuitry for street lighting found in the field at 2nd Street and Warford. MCU

Approval of Pay Application #10 for the Downtown Improvements Phase I Project: Motion Andorf, Second Wolling approving Pay Application #10 in the amount of $103,799.43 to TK Concrete, Inc. Pay Application #10 was for completed paving, landscaping and electrical work along Warford Street between 1st Street and the intersection of 2nd Street. All documents were reviewed and signed by the engineer and were recommended for approval. MCU

Resolution Authorizing the Transfer of Funds from ARPA Local Recovery Fund to the Downtown Improvements Fund: Motion Wolling, Second Olejniczak authorizing the transfer of funds from the ARPA Local Recovery Fund to the Downtown Improvements Fund. Per Iowa Administrative Code Rule 545-2.4, all transfers of moneys between funds must be approved by a transfer resolution. This resolution authorizes and directs the Finance Officer to transfer $1,147,738.00 from the ARPA Local Recovery Fund (192) to the Downtown Improvement Project Fund (314) to cover eligible project expenses for the Downtown Improvements Phase I project. MCU

Resolution Approving a Professional Services Agreement with Bolton & Menk for Airport Consulting and Lease Negotiation Services: Motion Shelly, Second Andorf approving the Professional Services Agreement for Airport Consulting and Lease Negotiation Services. Bolton & Menk submitted a Professional Services Agreement to provide consulting and lease negotiation services for the Perry Municipal Airport in support of the High-Flying Hangar Development with the scope of work including developer and hangar facility outreach and negotiations, lease review and coordination, and funding approach and FAA approval coordination. This resolution approves the Professional Services Agreement for a lump sum cost of $19,780.00. MCU

NEW BUSINESS:

Resolution Approving the Submission and Support of an Emergency Community Catalyst Building Remediation Grant Application to IEDA on Behalf of The Perry Grand Theater LLC: Motion Shelly, Second Wolling approving and supporting an Emergency Community Catalyst Building Remediation

Grant application to the Iowa Economic Development Authority (IEDA). Through the Emergency Community Catalyst Building Remediation Program, the IEDA will provide grants to communities for the redevelopment, rehabilitation or deconstruction of buildings to stimulate economic growth or reinvestment in a community. Strong applications will show the potential for catalytic economic growth in the community; improve appearance and safety; make use of underutilized property; exhibit appropriate design standards; and be well-funded. The Perry Grand Theater LLC and the City of Perry have been in communication with IEDA and were encouraged to apply for funding assistance through the Emergency Catalyst Grant program for the property located at 1312 2nd Street. The amount of the request from Catalyst is $100,000.00, with the City providing financial or in-kind services as a match of $20,000.00 and would include private investment by the property owners of $130,214.00. The intent would be to enter into a Development Agreement if awarded to specify the local match requirements. This resolution approves the submission of such application and supports the local funding, through the form of a Development Agreement, upon a grant award. MCU

ADJOURNMENT: With no further business to conduct, Mayor Cavanaugh adjourned the meeting at 6:37 p.m.

_____
Dirk Cavanaugh, Mayor

Attest:

_____
Elizabeth Hix, City Clerk

Clerk's Certification

Date Published: October 15, 2026

Certified By: _____
Elizabeth Hix, City Clerk