MINUTES OF THE REGULAR COUNCIL MEETING
October 19, 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 867 2561 5788. 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: Shelly, Mahler, Wolling via Zoom, Andorf, Olejniczak
Absent: None
A quorum was present to conduct business.

Staff members present:
City Clerk, Elizabeth Hix
City Administrator, Sven Peterson
City Attorney, DuWayne Dalen
Library Director, Misty Von Behren
Police Sergeant, Alex Lott
Public Works Director, Josh Wuebker
Parks & Recreation Director, John Anderson
Bolton & Menk Engineer, Jacob Ahrens

Motion Andorf 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 were enacted by one motion with no separate discussion of these items.

Motion Mahler Second Olejniczak to approve the following:

Minutes of the October 5, 2026, Regular City Council Meeting.
Payments for Contract Services: None
Claims Register & Financials: $577,868.94

Vendor Name/Invoice Count	*Description*	*Vendor Total*
ACCESS SYSTEMS OF DES MOINES / 4	FAX OVERAGE	$ 251.20
ACCO UNLIMITED / 2	CHEMICALS	$ 804.55
AGSOURCE COOPERATIVE SERVICES / 4	TESTING SERVICES	$ 771.80
ALLIANT ENERGY - IP&L / 20	UTILITIES	$ 25,524.95
AMAZON BUSINESS / 16	SUPPLIES/EQUIPMENT/TOOLS	$ 1,098.62
American H20 LLC / 1	QTR SERVICES WATER TREATMENT	$ 390.56
AUTO PARTS OF PERRY / 1	EQUIPMENT REPAIRS	$ 36.72
BAKER ELECTRIC INC / 2	LOCATE/REPAIRS HWY141 LIGHT REPAIR	$ 12,382.17
BEST PORTABLE TOILETS / 1	PATTEE PARK/SOCCER FIELD RENTALS	$ 133.00
BTWI / 1	MCB INTERNET SERVICES	$ 245.00
CAPITAL CITY EQUIPMENT CO / 2	SKID REPAIRS/SERVICE/HYD FLUID	$ 707.18
CENGAGE LEARNING/GALE / 1	MATERIALS_PHYSICAL PRINT - LARGE PRINT	$ 59.25
CENTRAL IOWA READY MIX / 6	SUPPLIES	$ 7,977.30

CHERIE HELLMAN / 1	CONTRACT EMPLOYEE	$	135.00
COLLECTION SERVICES CENTE / 1	CHILD SUPPORT W/H Pay Period: 10/13/2026	$	378.45
CORPORATE TRANSLATION SERVICE / 1	SEPTEMBER DUES	$	148.22
DALLAS COUNTY HOSPITAL / 1	EMPLOYMENT PHYSICAL	$	55.00
DALLAS COUNTY SHERIFF'S OFFICE / 1	GARNISHMENT W/H Pay Period: 10/13/2026	$	495.71
DES MOINES STEEL COMPANY / 1	REAP GRANT - PATTEE BRIDGE SUPPLIES	$	77.44
DREES HEATING AND PLUMBIN / 1	HVAC SERVICES AGREEMENT - CARNEGIE	$	515.00
ELIZABETH HIX / 1	REIMBURSEMENT	$	59.71
FAST LANE MOTOR PARTS / 1	SUPPLIES	$	148.72
FELD EQUIPEMENT / 2	QTR ALARM MONITORING/REPLACEMENT VALVE	$	217.83
GALE/CENGAGE LEARNING / 1	SUPPLIES	$	32.80
GANNETT IOWA LOCALiQ / 1	LEGALS SEPT 2026	$	617.28
GRAINGER / 3	REPLACEMENT PARTS	$	276.37
GREEN TERRACE SERVICES, LLC / 5	HOTEL PEREZ K9 TRAINING	$	2,387.72
GUTHRIE COUNTY RURAL ELEC / 3	UTILITIES	$	175.10
HARLAND HARDWARE / 31	SUPPLIES	$	1,555.30
HILLYARD INC / 1	CLEANING SUPPLIES	$	256.95
I.P.E.R.S. / 3	IPERS SEPTEMBER	$	76,322.81
IMWCA / 1	WORK COMP PREMIUM	$	2,359.00
IOWA DEPT OF REVENUE / 1	SEPTEMBER 2026 SALES TAX	$	3,158.35
IOWA DIV OF IAI / 2	TRAINING IAI EDUCATIONAL CONFERENCE	$	155.00
IOWA ONE CALL / 1	EMAILS - AUGUST	$	159.30
JOSE PEREZ / 1	REIMBURSEMENT- MEALS	$	55.27
KADETH INC / 4	IT SERVICES	$	2,873.75
LANDUS COOPERATIVE / 1	CHEMICALS	$	77.76
LOGAN CONTRACTORS SUPPLY / 1	SUPPLIES	$	72.60
MANDARIN CAFE / 1	URL LOAN DISBURSEMENT	$	12,000.00
MCANINCH CORPORATION / 1	SOUMAS AVE IMPROVEMENTS PAY APP #3	$	169,578.71
MCGEE MANAGEMENT SERVICES, LLC / 1	ADVERTISING	$	556.40
MEDIACOM / 1	INTERNET/PHONE SERVICES CEMETERY	$	161.94
MENARDS / 2	SUPPLIES/EQUIPMENT/TOOLS	$	294.90
METRO WASTE AUTHORITY / 1	SEPT LANDFILL FEES	$	26,546.08
MIDAMERICAN ENERGY / 1	UTILITIES	$	16.49
MIDWEST BREATHING AIR SYS / 1	SERVICE ITEMS	$	15.32
MIDWEST PUMP WORKS, LLC. / 1	SERVIE	$	743.84
MIDWEST TAPE / 1	SUPPLIES	$	2,535.93
MINBURN COMMUNICATIONS / 11	TELEPHONE/INTERNET SERVICES	$	2,192.16
MOTOR PARTS / 10	SERVICE ITEMS/SUPPLIES	$	616.24
NCL OF WISCONSIN INC. / 1	LAB SUPPLIES	$	1,365.56
NEXTERA ENERGY SERVICES GAS, LLC / 1	UTILITIES	$	1,812.17
NUDGERS INC / 1	FINAL PMT FOR CITY UPPER STORY GRANT	$	10,000.00
OVERDRIVE / 1	SUPPLIES	$	2.99
PERRY WATER DEPARTMENT / 2	FY2026 WORK COMP AUDIT/LIEN	$	2,614.16
PREMIER / 1	PEST CONTROL MARKETPLACE	$	1,733.40
PRINCIPAL MUTUAL LIFE / 1	POLICE TRUST Pay Period: 10/13/2026	$	6,863.79

PROGRESSIVE FOUNDRY / 1	3RD QTR FRANCHISE FEES - JULY	$	24,757.68
PROQUEST LLC / 1	SUPPLIES	$	1,813.81
QT POD / 1	FY2027 NETWORK/SUPPORT AGREEMENT	$	1,195.00
QUALITY SERVICES CORPORATE / 15	EQUIPMENT REPAIRS/INSPECTIONS	$	15,116.05
R AND R AUTO SERVICE / 1	VEHICLE REPAIRS	$	26.75
RED LION RENEWABLES, LLC / 1	SOLAR UTILITY PMT	$	8,753.91
SCOTT KOPECKY / 1	REIMBURSEMENT	$	65.25
SHERWIN WILLIAMS / 2	SUPPLIES	$	331.57
Sigma-Aldrich Corporation / 2	CHEMICALS	$	2,245.24
STAPLES BUSINESS CREDIT / 3	OFFICE SUPPLIES	$	300.64
STOREY KENWORTHY/MATT PARROTT / 1	VENDOR CHECKS	$	879.01
TASC - CLIENT INVOICES / 1	TASC W/H Pay Period: 10/13/2026	$	1,894.41
TK CONCRETE INC. / 1	PAY REQUEST 10 - DOWNTOWN IMPR	$	103,799.43
TRUENORTH COMPANIES, LC / 1	SAFETY COORDINATOR SEPT 2026	$	800.00
UNITYPOINT HEALTH / 1	ANNUAL CONSORTIUM FEE - DOT	$	247.00
VAN-WALL EQUIPMENT / 3	SERVICES ITEMS	$	282.33
VESTIS / 2	MAT/SHOP TOWEL SERVICES 10/01	$	214.74
WELLS FARGO BANK/ T-TAX / 1	EFTPS Pay Period: 10/13/2026	$	32,347.30
	Total Checks	***$***	***577,868.94***

Licenses and Permits:

The following applied for a Retail Alcohol License:

HY-VEE INC
DBA HY-VEE FOOD & DRUGSTORE
1215 141st Street
Renewal of a Class “E” Retail Alcohol License

The Police and Fire inspections are complete and on file at City Hall.

MCU

CITY ADMINISTRATOR’S REPORT: City Administrator, Sven Peterson, provided the Council with a brief update on projects and tasks being worked on. Councilmember Andorf inquired about an update regarding HIRTA. Sven stated that he had not received a response yet from the DOT, but that it was on the list to reach back out.

CITY ENGINEER’S REPORT: Bolton & Menk Engineer, Jacob Ahrens provided an update on the Downtown project, including the sanitary work that is to be completed soon, followed by the water main and then the storm sewer work on the east side, all of which need to be completed in order to finish the north-south crosswalk. Jacob also spoke on the temporary south approach that would be installed to open the area for upcoming events, such as Spooktacular. Jacob also provided an update for the Soumas project, stating that the contractor wanted to start paving as soon as possible. Councilmember Andorf asked if the project was behind, and Jacob stated it was and that they had requested an extension from the DOT due to the weather, to which the DOT responded with a memo of understanding. Jacob provided additional tentative dates for the project, stating the contractor was trying to get back on track after the weather delays. Councilmember Mahler inquired about flooding at the Tin Pig, and Jacob stated that they had spoken with Jennifer Welch, and mentioned both a previous

attempt and a failed attempt at testing. Jacob stated that they are navigating the situation and looking into a sealed system through that bio cell with a potential direct intake, noting that everyone was frustrated. While looking into what is causing the infiltration, it was stated that the soil is very sandy, which Jennifer believes may be pushing past the drainage and going deeper, causing the wet basements. Councilmember Shelly inquired about amount of water getting into the basements, and it was stated that it is residual water across the floor heading to the floor drain. Additional discussion was held on the Airport project, with several Councilmembers stating that they appreciated this new segment on the agenda and asking to keep it moving forward.

MAYOR/COUNCIL COMMENTS: Mayor Cavanaugh reminded everyone to vote daily for the T-Mobile Friday Night 5G Lights through the 25th and thanked those who had supported the voting drive. Councilmember Shelly spoke on concerns regarding HIRTA and suggested inviting the organization to an upcoming meeting to discuss future and returning services. Councilmember Shelly also inquired about additional information regarding Metro Waste Authority along with detailed information he had received from taking a recent tour of the Wastewater Treatment Plant. Additionally, discussion was held on the plan for when JBS went online. Councilmember Mahler asked where things stood with Metro Waste Authority, and Sven stated that a draft agreement had been emailed to them following the September meeting they attended, with no response received yet. Councilmember Andorf thanked the Bock Family Foundation for their recent fall grant awards totaling at $121,000 to 31 grant recipients stating how fortunate the community was to have them.

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.

Misty VonBehren, Library Director and resident 2409 Iowa Street: Spoke on the agenda item for purchasing equipment and asked Council to consider services being provided alongside cuts and lack of funding for programs, such as HIRTA, when deciding on the action. She stated her love for the Hotel and asked the Council to be very diligent and to think wisely about taxpayer dollars.

Dina Kahrimanovic: Introduced herself to the Council and spoke of her father's business and downtown building, providing some details on possible future business ventures for her brother and herself, along with the relocation of Quality Marble, her father's business, to the building from their current location in Grimes.

John Anderson, Park and Recreation Director: Informed Council of upcoming events, including Friday night's movie in the park along with a haunted walk through the pool area.

SPECIAL PRESENTATION: Eric Cowles, At-Large Director of the APWA Iowa Chapter presented Council with the Iowa Chapter American Public Works Association, Project of the Year Award – Environment $1 million to $2.5 million for the Iowa Street Stormwater Wetland project. Eric reviewed details and read a statement that had been shared during the awards banquet at the Fall Conference.

OLD BUSINESS:

Resolution Approving Development Agreement Amendment 1 for CDBG Upper Story Housing Conversion Grant: Motion Mahler Second Shelly approving Development Agreement Amendment 1 for the CDBG Upper Story Housing Conversion Grant Contract 23-HSGU-004. Per Resolution 081726C a request was made to the Iowa Economic Development Authority (IEDA) for the subordination of the Community Development Block Grant (CDBG) Upper Story Housing Conversion Grant Contract 23-HSGU-004 to reflect an ownership change from Nudgers Kerns Managers, LLC and Jason C. and Shelly K. Barck, Inc. DBA Rainbow International of Des Moines to Jason C. and Shelly K.

Barck, Inc. DBA Rainbow International of Des Moines. IEDA responded and provided Development Agreement Amendment 1 reflecting the updated buyer/owner entity, JKT Investments, LLC supplementing the Development Agreement dated August 6, 2024. This resolution approves the Development Agreement Amendment 1 and authorizes the Mayor to sign on behalf of the City, along with other necessary forms to complete the subordination of Contract 23-HSGU-004 to JKT Investments, LLC. MCU

Resolution Adopting a Project Management Plan for the CDBG Housing Rehabilitation Roofing Program: Motion Andorf, Second Olejniczak adopting a Project Management Plan for the CDBG Housing Rehabilitation Roofing Program. Following the award and acceptance of Community Development Block Grant (CDBG) funds from the Iowa Economic Development Authority (IEDA) for the Housing Rehabilitation Roofing program, and per grant regulations and guidelines, the City had to establish and formally adopt a localized Project Management Plan to govern the grant under Contract Number 26-HSGR-014. This resolution adopts the Project Management Plan and authorizes/directs its implementation. MCU

NEW BUSINESS:

Resolution Supporting the Home Base Iowa Initiative: Motion Shelly, Second Mahler supporting the Home Base Iowa Initiative. Home Base Iowa (HBI) is a statewide program designed to connect military veterans and transitioning service members with career opportunities in Iowa with the State of Iowa encouraging counties, cities and towns to become designated HBI Communities to demonstrate their commitment to welcoming veterans and their families. Through discussions among local veteran organizations, city staff, and the Mayor, it was determined to be in the best interest of the City to support the HBI initiative and encourage local participation. Mayor Cavanaugh invited Mr. William Halling and Mr. Don Richardson to address and brief the Council on the initiative. This resolution declares the Council's support for the HBI initiative and commitment to becoming a designated HBI Community, encourages local businesses, organizations, and residents to participate in HBI efforts, including offering incentives and employment opportunities for veterans and authorizes staff to work with Iowa Workforce Development and HBI to complete the designation process and promote veteran-friendly initiatives. MCU

Resolution Making Appointments for the Perry City Council Standing Committees: Motion Andorf, Second Olejniczak approving the appointments for the Perry City Council Standing Committees. Resolution 061702E dated June 17, 2002 established City Council Standing Committees in the areas of Public Safety, Public Facilities, Public Works, Administration and Finance. Membership of the Standing Committees changes at the discretion of the Mayor and upon the addition of new Council members. The Standing Committee appointments are as follows:

Public Works & Zoning: Mahler and Andorf
Public Facilities & Parks: Shelly and Olejniczak
Public Safety: Shelly and Olejniczak
Budget & Finances: Andorf and Wolling
Administration & Personnel: Wolling and Mahler

This resolution approves these appointments to the standing committees as listed. MCU

Resolution Approving an MOU with EmberGrove Hospitality: Motion Olejniczak, Second Shelly approving an MOU with EmberGrove Hospitality. The City of Perry and EmberGrove Hospitality have been in discussions regarding a potential lease for the operation, maintenance, and hospitality management of the Hotel Pattee and La Poste properties. A Memorandum of Understanding (MOU)

was prepared outlining proposed principal terms, brand protection, and transition, and included conditions to a final lease, all being non-binding expressions of present intent. Proposed financial terms included an initial monthly base rent of $1,500 paid monthly, with annual variable rent structured at 10% for Net Income from Operations between $0 and $75,000 and 15% for income exceeding $75,000. The precise calculation, allowable expenses, later-year base rent, and any FF&E fee or replacement reserve remained subject to further discussion and agreement. This resolution authorizes the Mayor to sign the MOU between the City of Perry and EmberGrove Hospitality, acknowledging the preliminary proposed terms, while confirming that execution of the MOU does not constitute approval or execution of a final lease, nor does it bind the City to enter into a final agreement without subsequent formal Council action and approval. MCU

Resolution Authorizing the Purchase of Equipment from PHI: Motion Shelly, Second Olejniczak authorizing the purchase of equipment from Perry Hospitality, Inc. (PHI). PHI requested that the City, as owner of the Hotel Pattee and La Poste properties, purchase certain furniture, fixtures, and operational equipment situated within and utilized for ongoing operations at the conclusion of their lease terms. The City's legal counsel met with representatives of PHI to discuss terms for the purchase of said equipment, resulting in a proposed purchase price of $90,000, payable in two installments. This resolution authorizes the purchase of equipment as listed and included with the resolution, with $40,000 due upon expiration of the current lease on November 30, 2026, funded from the Local Option Sales Tax Fund balance, and the remaining $50,000 due July 15, 2027, which is to be allocated and determined during the FY2028 budgeting process. Ayes: Shelly, Olejniczak, Wolling, Andorf Nays: Mahler

ADJOURNMENT: With no further business to conduct, Mayor Cavanaugh adjourned the meeting at 6:54 p.m.

_____
Dirk Cavanaugh, Mayor

Attest:

_____
Elizabeth Hix, City Clerk

Clerk's Certification

Date Published: October 29, 2026

Certified By: _____
Elizabeth Hix, City Clerk