Governmental Body: Winterset City Council

Date of Meeting: May 18, 2026

Time of Meeting: 7:00 PM

Place of Meeting: City Hall - 124 W Court Ave

The public is welcome and encouraged to attend this meeting.

PUBLIC NOTICE IS HEREBY GIVEN that the above-mentioned governmental body will meet at the date, time and manner set out. The tentative agenda for said meeting is as follows:

1) **Call to Order**
2) **Pledge of Allegiance**
3) **Roll Call**
4) **Adopt Agenda**
5) **Public Comment**
   a) Citizen Request to be heard, 720 N 3rd St
6) **Consent Agenda**
   a) City Council Meeting minutes from May 4, 2026
   b) Utility Board Meeting minutes from April 20, 2026
   c) Winterset Municipal Utilities Activity Report
   d) Special Class C Retail Alcohol License Renewal – Comes Investments Inc
   e) Special Class B Native Retail Wine License Ownership Amendment – Madison County Chamber of Commerce
   f) Retail Tobacco License Renewal – Git-N-Go Convenience Stores Inc
   g) Special Class C Retail Alcohol License Renewal – Winterset Iowa Theater
   h) Class E Retail Alcohol License Renewal – Fareway Stores, Inc. #683
   i) Premises Transfer – The Honey Lounge
   j) Utility Bill Adjustment – 216 S 4th St
7) **Claims**
   a) Claims in the amount of $159,152.97
8) **Reports from City Boards and Departments**
   a) Madison County Development Group Executive Director Ryan Marquardt
   b) Winterset Airport Board Chairperson Dave LaGrange
   c) Winterset/USW Wastewater Superintendent Nic Smith
   d) STRAND- Taylor Hopper, WWTF Update
   e) City Administrators Report
9) **Presentations**
   a) Street Project 2026 plans and specs/ Street Project 2025 update and pending completion- V&K Engineering
10) **Public Hearing**
   a) Public Hearing on the proposed plans, specifications, form of contract and estimate of cost for the 2026 Street Project and also as the time and place of considering bids received by the City Clerk in connection therewith
11) **Resolutions and Actions**
   a) Res No. 2026-25 Resolution approving change order for Street Project 2025
   b) Pay app #4 for Street project 2025
   c) Change order #5 for WWTF
   d) Pay App #10 for WWTF
   e) Res No. 2026-26 to award Street Project 2026 project
   f) Res No. 2026-27 Resolution calling an election on proposal to enter into a General Obligation Loan Agreement and to borrow money thereunder in a principal amount not to exceed $16,000,000
12) **Council Considerations, Discussions, and Work Session**
13) **Adjournment**

DATE POSTED: May 15, 2026

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Andrew Barden, City Administrator/City Clerk

The City Council of the City of Winterset, Iowa met on May 18, 2026 in accordance with the above Notice and Call of Public meeting. The meeting was called to order at 7 P.M. by Mayor Leners and recited the pledge of allegiance.

PRESENT: Michael Cook, Christopher Fairholm, Michael Eller Mike Fletcher, Mary Ann Orr

ABSENT: none

The Mayor asked for a motion to adopt the presented agenda. There being no further additions or deletions to the agenda and no further discussion, Council Member Fairholm made a motion, seconded by Council Member Cook. On roll call vote, all Council Members present voted Aye.

Whereupon the Mayor declared that the motion carried.

Public Comment - Individuals wishing to speak shall sign up prior to the meeting. When called upon please stand and give your address for the record. Each person may speak for up to three minutes. Please professionally and tactfully express your specific concerns and not disrespect individuals.

Citizen Request to be heard, 720 N 3rd St; provided historical background of settling in Winterset and advocated for responsible, regulated, backyard, chicken flocks with simple registration and obligation to attend and Iowa State University extension education course at their cost. Perceived participation would not exceed 5% of the City population, due consideration for avian bird flu, noise, smell, nuisance and registration obligations were discussed.

A business owner provided strong support for the pending resolution for the Winterset Fieldhouse and Police Station sharing personal stories since 2004, encouraging citizens for active connected and engage lifestyles and a large gathering place has been a reoccurring them and heard for years. Recommending support of the council to consider.

The Madison County Health CEO, representing the Board of Trustees pledged support and reference collaboration and participation in previous surveys and community forums. Further discussion of professional recruitment commonly inquired by potential physicians included recreational amenities. Furthering believes the Fieldhouse and Police Station would improve the health wellness and mental health of our population.

Winterset Community School District Superintendent read the letter of support initially shared from the Winterset Community School District School Board and provided personal notes of like-size communities realizing a Fieldhouse due to hard work and dedication creating a community enhancement.

The Winterset Parks and Recreation Board President remarked of the positive progress and projects that the Winterset Parks and Rec department has completed during her tenure and how the Winterset Fieldhouse and Police Station seamlessly aligned with the Parks and Recreation department mission, believing it will add to quality of life year-round, amenity accessible to all ages and community use for events and reducing burden on school facilities.

A resident at 613 W. Mills shared her personal story of returning to Winterset to raise her children and having participated in the conceptual city hosted round table and reflecting on her childhood; attending a YMCA with not only athletic children, but those of all abilities, creating a social network. Further discussion included the ability to utilize the space for coaching her growing children.

Consent Agenda

City Council Meeting minutes from May 4, 2026
Utility Board Meeting minutes from April 20, 2026
Winterset Municipal Utilities Activity Report
Special Class C Retail Alcohol License Renewal - Comes Investments Inc
Special Class B Native Retail Wine License Ownership Amendment - Madison County Chamber of Commerce
Retail Tobacco License Renewal - Git-N-Go Convenience Stores Inc
Special Class C Retail Alcohol License Renewal - Winterset Iowa Theater
Class E Retail Alcohol License Renewal - Fareway Stores, Inc. #683
Premises Transfer - The Honey Lounge
Utility Bill Adjustment - 216 S 4th St

The Mayor stated that the minutes of the May 4, 2026 City Council meeting were previously distributed to the Council Members for their review. There being no further discussion; a motion was made to approve the Consent Agenda by Council Member Fairholm and seconded by Council Member Orr to approve the minutes as submitted. On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

Claims

The claims submitted are in the amount of $159,152.97

The Mayor called for a report on the claims. Council Member Fletcher stated that he reviewed the claims and moved to approve the following list of claims. Council Member Cook seconded the motion. On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

GENERAL

POLICE:	
Ben Garrison, meal reimbursement	24.04
Card Services, puppies behind bars/dog bed/unlock kit/ear piece/ID card/radio batteries trash bags/light mounts/lifevac kit	908.14
CenturyLink, phone service	616.24
Galls LLC, pants/shirts/belt/tie clip	473.55
Madison Co Treasurer, gasoline	1,502.58
Payroll Account, salaries	27,024.03
Quality Car Care, reservoir tank/labor	303.65
T-Mobile, phone service	10.00
FIRE:	
MidAmerican Energy Company, gas service	26.14
Waste Management of Iowa, garbage service	28.77
ADMINISTRATION:	
Card Services, code officer safety training	319.93
Payroll Account, salaries	7,825.61
Winterset Madisonian, publications	172.92
ANIMAL CONTROL:	
Winterset Veterinary Center, impound fees	69.30
BUILDING INSPECTOR:	
Payroll Account, salaries	3,343.27

GARBAGE FUND

SOLID WASTE/GARBAGE:	
Payroll Account, benefits	172.79
Payroll Account, salaries	1,038.37
Waste Management of Iowa, garbage service	37,855.68

INTERNAL SERVICE FUND

ADMINISTRATION:	
MMIT Business Solutions Group, monthly contract	1,337.44
Quill Corporation, phone shoulder rest/pens/ink cartridge/envelopes/file folders	220.84
Secretary of State, notary renewal	30.00
Waste Management of Iowa, garbage service	29.88
Xplor Pay, fees	1,355.47

ROAD USE TAX

ROADWAY MAINTENANCE:	
Agriland FS Inc, gasoline	2,427.24
Carquest of Winterset, lube	14.30
Cintas Corporation, first aid supplies	24.84
Farmers Electric Coop Inc, utilities	212.57
MidAmerican Energy Company, gas service	66.73
Payroll Account, salaries	7,549.23
Veenstra & Kimm Inc, street improvements	12,840.00
Waste Management of Iowa, garbage service	116.92
STREET CLEAN:	
Payroll Account, salaries	1,915.52

SEWER UTILITY FUND

SANITARY SEWER:	
Agriland FS Inc, gasoline	189.45

All American Turf Beauty, backflow inspection	231.60
Allender Butzke Engineers Inc, WWTF Improvements	712.04
Brothers Ace4 LLC, weed control/nozzle/extension wand/valve	215.17
Card Services, supplies	23.97
Carquest of Winterset, gear oil	26.43
CenturyLink, phone service	513.85
Cintas Corporation, first aid supplies	10.52
Farmers Electric Coop Inc, utilities	212.56
Grainger, refrigerated ww sampler/respirators/shin guard/paint rollers/roller covers scrapers/blades/spray nozzle/safety glasses/sandbag/flood barriers ball plug/pin punch/shaft collar/mounting bracket	5,830.93
Hotsy Cleaning Systems Inc, filter/oil pump	297.15
Microbac Laboratories Inc, lab testing	795.70
Midwest Pump Works, replacement drive motor	902.82
Payroll Account, benefits	360.17
Payroll Account, salaries	2,153.82
US Water Services Corp, contract labor	28,204.32
Utility Equipment Co, supplies	210.57
Waste Management of Iowa, garbage service	473.59

TRUST & AGENCY

POLICE:	
Payroll Account, benefits	4,471.82
ADMINISTRATION:	
Payroll Account, benefits	1,863.27
ROADWAY MAINTENANCE:	
Payroll Account, benefits	1,597.23

Receipts from previous month:

General Fund:	$77,921.76
Special Revenue Fund:	$1,202.00
TIF Special Revenues Funds:	$70,580.18
Debt Service Funds:	$23,267.96
Capital Project Funds:	$0.00
Enterprises Funds:	$0.00

Reports from City Boards and Departments

Madison County Development Group Executive Director Ryan Marquardt provided a report highlighting the strategic plan with the University of Northern Iowa second session occurring this week. A wetland delineation for the Madison County Development Group land was received additional surveying needs to be completed with the Army Corps of Engineers. Participation in the Thriving Iowa designation. Finally, shared a message from the Chamber of Commerce Executive Director that a downtown forum is being held on August 11 at Bricker-Price Block building in Earlham.

Winterset Airport Board Chairperson Dave LaGrange provided a flyer and highlighted a PT 19 aircraft trainer will be providing flights for approximately 20 minutes on the May 23 fly in breakfast from 8 to 11 AM at a cost of $295 per flight. The Fly Iowa event continues in its planning phases. A five-year obligatory evaluation of consulting engineers is underway. Olsson and associates are the current engineers for the airport.

Winterset/USW Wastewater Superintendent Nic Smith provided update on the current street repair on Second Street. Last month flows exceeded 55,000,000 gallons significant investigation into I&I and a direct tie to sump pump to our sewer system continues to be a problem. The average daily flows are 300,000 to 400,000 gallons a day. CIT will be on site to repair manholes in four locations. Solicitation for beds on a sewer main extension. Appreciated council member Eller's social media post relative to the wastewater treatment facilities ongoing construction.

STRAND- Taylor Hopper, WWTF Update Report provided by Mayor Leners and Administrator Barden; Updates at the wastewater treatment facility include concrete forms and wall pores, material testing ongoing and ordering materials with longer lead times.

City Administrators Report was included in packet highlighting the progress of city staff and projects. Updates included a large-scale fiber infrastructure permit. Pending Landfill operations coordination. Future tax increment financing disbursements. Winterset employee open enrollment period, with a minor 1.8% cost increase, due to the participation in a larger compact of other municipal employees. Megan Rhoads, Deputy City Clerk completed her first year with a superior evaluation and pay advancement. Lastly, describing the implications of Senate file 2472, which includes a 2% cap on general fund revenues from year to year plus any new construction assessed value that was not previously tax abated or in a tax increment finance district.

Presentations

Street Project 2026 plans and specs/ Street Project 2025 update and pending completion- V&K Engineering

Ben with V&K Building Engineering including the locations of improvement on John Wayne Dr. and 8th Avenue. The bid opening was conducted and favorable and recommend approval to Grimes asphalt. An update on the 2025 project included sidewalks, backfilling and minor restoration and a change order that was submitted to council for intake improvements and lastly, pay application 4 recommending approval.

Public Hearing

Public Hearing on Public Hearing on the proposed plans, specifications, form of contract and estimate of cost for the 2026 Street Project and also as the time and place of considering bids received by the City Clerk in connection therewith.

A motion was made by Council Member Cook to enter into public hearing; the motion was seconded by Council Member Orr. There being no further discussion; on roll call vote, all Council Members present voted Aye.

Whereupon the Mayor declared that the motion carried.

Public Hearing was entered at 7:54 p.m.
Notice of Publication was on file; no written protests were received.
No Public was present to speak on the matter.

A motion was made by Council Member Fairholm to exit public hearing; the motion was seconded by Council Member Eller. There being no further discussion; on roll call vote, all Council Members present voted aye.

Whereupon the Mayor declared that the motion carried.

Public Hearing was exited at 7:55 p.m.

Resolutions and Actions

A motion was made by Council Member Fletcher to approve Resolution No. 2026-25 a Resolution approving change order to Street Project 2025 seconded by Council Member Cook. There being no further discussion; On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

RESOLUTION 2026-25

RESOLUTION APPROVING CHANGE ORDER TO STREET PROJECT 2025

WHEREAS, the city bonded for street improvements in early 2025, and;

WHEREAS, the engineering and project scope was awarded to V&K Engineering, and;

WHEREAS, the engineering experienced delays based upon manpower, deviating scope & priorities, and obligated bid timelines, and;

WHEREAS, the contract was awarded to TK concrete with an alternative bid inclusive of flat concrete work for ADA sidewalk corners, and;

WHEREAS, the project included:

- Summit St. from John Wayne Dr to 8th Ave
- 4th Ave from Husky to Summit St.

- 8th Ave from Husky to Jefferson, and;

WHEREAS, the delayed project award resulted in extensive cost savings from engineering estimated cost, and;

WHEREAS, the project was also delayed by 9 calendar days to accommodate community events and homecoming, and;

WHEREAS, the ambient temperatures are slowly cooling in normal seasonal weather patterns, and;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Winterset, Iowa as follows:

The City of Winterset agrees to a change order of the following:

- The rebuild of a total of 6 intake structures with a unit price of $4,000 each.
- The replacement of a total of 2 castings for said intake rebuilds where the existing casting is unable to be reused with a unit price of $1,250 each.
- Said rebuild of 6 intake structures will reduce an equal number of "Intake Adjustment, Minor" line items with a unit price of $1,250.
- This change order will have $26,500 of increased costs and $7,500 of decreased costs for a net increase of the contract of $19,000.

Passed and approved this 18th day of May 2026.

Thomas J. Leners, Mayor

ATTEST:

Andrew J. Barden, City Administrator/City Clerk

A motion was made by Council Member Eller to approve Pay App #4 for Street Project 2025 seconded by Council Member Fairholm. There being no further discussion; On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

A motion was made by Council Member Fletcher to approve Change Order #5 for WWTF seconded by Council Member Orr. There being no further discussion; On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

A motion was made by Council Member Eller to approve Pay App #10 for WWTF seconded by Council Member Cook. There being no further discussion; On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

The Mayor announced that bids for the construction of the 2026 Street Improvements project had been received, opened and read by Jordan Kappos at 2 o'clock p.m., at City Hall, on April 29, 2026, and that this was the time and place set for the consideration of such bids.

Thereupon, the City Clerk reported the results of the bidding. The bids received for the construction of the 2026 Street Improvements project are as follows:

Name and Address of Bidder	Amount of Bid
Grimes Asphalt and Paving Corp 5550 NE 22nd Street Des Moines, IA 50313	$751,536.00
TK Concrete, Inc 1608 Fifield Road Pella, IA 50219	$778,168.00
OMG MW dba DM Asphalt & Paving 9119 Northpark Drive Johnston, IA 50131	$843,748.65
InRoads, LLC 4761 NE 20th Lane	$933,933.00

Des Moines, IA 50313

A motion was made by Council Member Orr to approve Resolution No. 2026-26 a Resolution Awarding Contract for the 2026 Street Improvements Project seconded by Council Member Eller. There being no further discussion; On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

RESOLUTION NO. 2026-26

AWARDING CONTRACT FOR THE 2026 STREET IMPROVEMENTS PROJECT

WHEREAS, pursuant to notice duly published in the manner and form prescribed by resolution of the City Council of the City of Winterset, Iowa, and as required by law, bids and proposals were received by the Engineer and reported to this Council for the 2026 Street Improvements project (the "Project"); and

WHEREAS, all of the said bids and proposals have been carefully considered, and it is necessary and advisable that provision be made for the award of the contract for the Project;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Winterset, Iowa, as follows:

Section 1. The bid for the Project submitted by the following contractor is fully responsive to the plans and specifications for the Project, heretofore approved by the City Council, and is the lowest responsible bid received, such bid being as follows:

Name and Address of Contractor	Amount of Bid
Grimes Asphalt and Paving Corp 5550 NE 22nd Street Des Moines, IA 50313	$751,536.00

Section 2. The contract for the Project is hereby awarded to such contractor at the total estimated cost set out above, the final settlement to be made on the basis of the unit prices therein set out and the actual final quantities of each class of materials furnished, the said contract to be subject to the terms of the aforementioned resolution, the notice of hearing and letting, the plans and specifications and the terms of the bidder's written proposal.

Section 3. The Mayor and City Clerk are hereby authorized and ordered to enter into a written contract with said contractor for the Project, said contract not to be binding until approved by resolution of this City Council.

Section 4. The amount of the contractor's performance and/or payment bonds is hereby fixed and determined to be 100% of the amount of the contract.

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved

_____
Thomas J. Leners, Mayor

Attest:

_____
Andrew Barden, City Administrator/City Clerk

A motion was made by Council Member Cook to approve Resolution No. 2026-27 a Resolution calling an election on proposal to enter into a General Obligation Loan Agreement and to borrow money thereunder in a principal amount not to exceed $16,000,000 seconded by Council Member Fletcher. There being no further discussion; On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

RESOLUTION NO. 2026-27

Resolution calling an election on proposal to enter into a General Obligation Loan Agreement and to borrow money thereunder in a principal amount not to exceed $16,000,000

WHEREAS, the City of Winterset (the "City"), in Madison County, State of Iowa has heretofore proposed to enter into a General Obligation Loan Agreement (the "Loan Agreement"), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed $20,000,000 for the purpose of paying the costs, to that extent, of undertaking the Municipal Fieldhouse and Police Department Building Project, an urban renewal project in the Winterset Urban Renewal Area which was authorized by action of the City Council on March 2, 2026 (the "Project"), which project includes constructing, furnishing and equipping a municipal fieldhouse and police department building; and

WHEREAS, in lieu of initially calling an election upon such proposal, the City published notice of the proposed action, including notice of the right to petition for an election, and met on April 6, 2026, to take additional action on the proposal, at which time it was announced that a petition had been filed with and accepted by the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City and action was adjourned on the proposal to call such election; and

WHEREAS, upon further consideration, it is deemed necessary and advisable that the City call an election upon the proposal to enter into the Loan Agreement and to issue its bonds and borrow money thereunder in a principal amount not exceeding $16,000,000 for the purpose referred to in the preamble hereof; and

WHEREAS, pursuant to Chapter 384 of the Code of Iowa, before the City may enter into the Loan Agreement and issue its general obligation bonds for such purpose, the City must hold an election upon such proposition and receive a favorable vote from at least 60% of the total votes cast at such election;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winterset, Iowa, as follows:

Section 1. An election is hereby called and ordered to be held in and for the City in conjunction with the general election on November 3, 2026, at which there will be submitted to the voters of the City the following proposition:

> "*Shall the City of Winterset, in Madison County, State of Iowa, enter into a loan agreement and issue general obligation bonds in an amount not exceeding $16,000,000 for the purpose of paying the cost, to that extent, of undertaking the Municipal Fieldhouse and Police Department Building Project, an urban renewal project of the City consisting of constructing, furnishing and equipping a municipal fieldhouse and police department building and grounds?*"

Section 2. The Madison County Commissioner of Elections is hereby authorized and requested to issue a proclamation and notice of the election on the aforementioned proposition and of the time and place thereof and to take all other actions necessary pursuant to state law to conduct the election, including the mailed notice of election to each registered voter as required by Section 39.5 of the Code of Iowa.

Section 3. All of the foregoing matters are adopted and resolved by this City Council, and the City Clerk is hereby directed to give written notice thereof by submitting a copy of this resolution by no later than August 19, 2026 to the Madison County Commissioner of Elections (or such earlier date as may be specified/required by that office), who has the duty to conduct this election, for approval, ratification and confirmation to the extent required by Iowa law, and such County Commissioner of Elections shall signify such approval, ratification and confirmation and shall order the election to be conducted in the manner set forth herein by each signing the order attached to this resolution.

Section 4. The City Clerk is hereby directed to cause publication of the Notice of the Proposal to Enter into Loan Agreement and Issue Bonds (the "City Notice"), such publication to be at least once, not less than four (4) and not more than twenty (20) days before the date of the election set forth above, in a legal newspaper which has a general circulation in the City. The City Notice shall be in substantially the form attached hereto as Exhibit A and shall be published with the minutes of this meeting at which the City Council has adopted this resolution. Pursuant to the requirements of Section 384.26 of the Code of Iowa: (a) The cost of the Project is hereby estimated to be $16,390,000, and this estimate shall be included in the City Notice; and (b) The following statement shall also be included in the City Notice:

"*It is estimated the annual increase in property taxes on a residential property with an actual valuation of one hundred thousand dollars resulting from entering into the proposed loan agreement and issuing the bonds will be* $200.46. However, *the City Council may determine for any fiscal year while the Loan Agreement is outstanding to budget other available revenues to the payment of some or all of the debt service coming due thereunder.*"

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved May 18, 2026.

Thomas J. Leners, Mayor

ATTEST:

Andrew J. Barden, City Administrator/City Clerk

Council Considerations, Discussions, and Work Session

Council Member Fairholm inquired to rental inspection program and future solicitation for key areas and locations to be re-engaged of the obligation. A report by Code Enforcement will be presented at the next meeting.

Council Member Eller appreciated the tour of the Wastewater Facility and the hard work of those employees managing the aging and decrepit plant, further expressed pride in rectifying years of deferred maintenance and obligations.

Mayor Leners mentioned and solicited Administrator Barden to elaborate on a pending work session for SF 2472 to understand implications and effects. Much like past legislative bills impacting property taxes. Further remarks about two stream recycling and dispelling rumors of poor waste management.

The Adjournment

There being no further business, Council Member Cook then made a motion to adjourn the meeting. The motion to adjourn was seconded by Council Member Fairholm. All Council Members voted Aye.

Whereupon the Mayor declared that the motion carried, and the meeting was adjourned at 8:10 p.m.

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Thomas J. Leners, Mayor

ATTEST:

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Andrew Barden, City Administrator/City Clerk