Governmental Body: Winterset City Council

Date of Meeting: July 20, 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**
6) **Consent Agenda**
   a) City Council Meeting minutes from July 6, 2026
   b) Utility Board Meeting minutes from June 15, 2026
   c) Winterset Municipal Utilities Activity Report
   d) Special Class C Retail Alcohol License Application - The Tangerine Food Company
   e) Appointing Cynthia Olson to Board of Adjustment
7) **Claims**
   a) Claims in the amount of $276,079.18
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) Taylor Hopper- STRAND
9) **Public Hearing**
   a) Public Hearing on Ord No. #674 per Res. No 2026-32 for the purpose of Amendment to the Winterset Municipal Code Sections 4.12003.
10) **Resolutions and Actions**
   a) Res no 2026-34 Resolution To Increase Garbage Rates For Residential Customers of Waste Management (WM)
   b) Pay App #12 for WWTF
11) **Ordinance Reading and Consideration**
   a) Ordinance No #674 first reading and consideration
      i) Option to waive 2nd and 3rd reading
      ii) Option to adopt and approve Ordinance #674
12) **Council Considerations , Discussions, and Work Session**
13) **Adjournment**

DATE POSTED: July 17, 2026

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Megan Rhoads, Deputy City Clerk

The City Council of the City of Winterset, Iowa met on July 20, 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, Mike Fletcher, Mary Ann Orr

ABSENT: Michael Eller

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 Fletcher 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.

A citizen from 1524 W Jefferson St spoke regarding the public hearing, noting it was not a low impact business.

A citizen from 316 W Jefferson St spoke regarding the public hearing, stating they were working on parking issues.

**Consent Agenda**

City Council Meeting minutes from July 6, 2026
Utility Board Meeting minutes from June 15, 2026
Winterset Municipal Utilities Activity Report
Special Class C Retail Alcohol License Application - The Tangerine Food Company
Appointing Cynthia Olson to Board of Adjustment

The Mayor stated that the minutes of the July 6, 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 Orr and seconded by Council Member Fairholm 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 $276,079.18

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

Whereupon the Mayor declared that the motion carried.

GENERAL

| | |
|---|---|
| POLICE: | |
| Ben Garrison, NASRO conference | 234.67 |
| Brothers Ace4, LLC, supplies | 59.98 |
| Card Services, baggage fees, NASRO conference | 86.82 |
| CenturyLink, phone service | 617.81 |
| Iowa Law Enforcement Academy, MMPIT evaluation | 300.00 |
| Madison Co Treasurer, gasoline | 1,757.66 |
| Payroll Account, salaries | 29,511.03 |
| Payroll Account, salaries | 35,378.65 |
| Quality Car Care, repair tires | 62.50 |
| The Iowa Clinic, pre-employment screening | 193.00 |
| UnityPoint Clinic, pre-employment screening | 42.00 |
| FIRE: | |
| Agriland FS Inc, gasoline | 540.09 |
| CenturyLink, phone service | 154.24 |
| Fareway Stores Inc, supplies | 200.91 |
| Mediacom, phone/internet service | 270.34 |
| MidAmerican Energy Company, gas service | 19.68 |
| MMIT Business Solutions Group, monthly contract | 40.00 |
| Verizon Wireless, cellular service | 226.89 |
| Waste Management of Iowa, garbage service | 28.77 |
| ADMINISTRATION: | |
| Card Services, work session, league of cities registration | 578.64 |
| Clifton Larson Allen LLP, accounting services | 1,057.94 |
| Denman CPA LLP, audit fees | 10,000.00 |
| Payroll Account, salaries | 7,543.15 |
| Payroll Account, salaries | 7,962.06 |
| Winterset Madisonian, publications | 229.56 |
| ANIMAL CONTROL: | |
| Winterset Veterinary Center, impound fees | 87.03 |
| BUILDING INSPECTOR: | |
| Payroll Account, salaries | 3,760.82 |
| Payroll Account, salaries | 3,343.27 |

GARBAGE FUND

SOLID WASTE/GARBAGE:

| | |
|---|---|
| Payroll Account, benefits | 175.06 |
| Payroll Account, benefits | 188.87 |
| Payroll Account, salaries | 1,052.81 |
| Payroll Account, salaries | 1,132.26 |
| Waste Management of Iowa, garbage service | 40,515.24 |

INTERNAL SERVICE FUND

ADMINISTRATION:

| | |
|---|---|
| Card Services, notary supplies | 31.30 |
| Civicplus, annual contract | 6,423.66 |
| Granite Telecommunications, phone service | 397.02 |
| MMIT Business Solutions Group, monthly contract | 1,282.10 |
| Waste Management of Iowa, garbage service | 29.88 |

ROAD USE TAX

ROADWAY MAINTENANCE:

| | |
|---|---|
| ACME Tools of Des Moines, attachment extension | 79.00 |
| Agriland FS Inc, gasoline | 859.28 |
| Bargen Inc, mastic gap repairs | 26,328.40 |
| CenturyLink, phone service | 229.53 |
| Extreme Tree Inc, tree trimming | 1,523.84 |
| Farmers Electric Coop Inc, utilities | 206.08 |
| Grimes Asphalt and Paving Corp, cold mix | 1,205.90 |
| IA Assoc of Municipal Utilities, safety training | 873.38 |
| MidAmerican Energy Company, gas service | 35.06 |
| Payroll Account, salaries | 9,144.25 |
| Payroll Account, salaries | 9,403.63 |
| UnityPoint Clinic, CDL testing | 42.00 |
| Waste Management of Iowa, garbage service | 116.92 |

STREET CLEAN:

| | |
|---|---|
| Payroll Account, salaries | 485.10 |
| Payroll Account, salaries | 104.96 |

SNOW REMOVAL:

| | |
|---|---|
| Independent Salt, salt | 9,767.81 |

SEWER UTILITY FUND

SANITARY SEWER:

| | |
|---|---|
| Agriland FS Inc, gasoline | 186.68 |
| Allender Butzke Engineer Inc, WWTF improvements | 3,734.16 |
| Brittains Standard Parts, grease | 5.51 |
| CenturyLink, phone service | 510.39 |
| Farmers Electric Coop Inc, utilities | 206.07 |
| Iowa Assoc of Municipal Utilities, safety training | 873.38 |
| Michael’s Computer Repair, HP desktop | 385.00 |
| Microbac Laboratories Inc, lab testing | 349.10 |
| Midwest Pump Works, repairs | 902.82 |
| Oreilly Automotive Inc, oil, filter | 78.48 |
| Payroll Account, benefits | 365.41 |
| Payroll Account, benefits | 379.19 |
| Payroll Account, salaries | 2,185.08 |
| Payroll Account, salaries | 2,264.52 |
| R & B Tire and Auto, repairs | 35.00 |
| Team Lab, supplies | 1,250.00 |
| U.S. Water Services Corp, contract labor | 28,204.32 |
| Waste Management of Iowa, garbage service | 473.59 |

TRUST & AGENCY

POLICE:

| | |
|---|---|
| Payroll Account, benefits | 4,891.88 |
| Payroll Account, benefits | 5,874.56 |

ADMINISTRATION:

| | |
|---|---|
| Payroll Account, benefits | 1,957.61 |
| Payroll Account, benefits | 1,815.49 |

ROADWAY MAINTENANCE:

| | |
|---|---|
| Payroll Account, benefits | 1,625.36 |
| Payroll Account, benefits | 1,604.73 |

**Reports from City Boards and Departments**

Madison County Development Group Executive Director Ryan Marquardt provided a report highlighting the ongoing work on the rebuilding and overhauling of their website, and that the 2026/2027 budget was completed. Work is in the early phases with the Chamber of Commerce to get AARP designation. They are continuing to monitor a possible Winterset LMI project.

Winterset Airport Board Chairperson Dave LaGrange was absent from the meeting.

Winterset/USW Wastewater Superintendent Nic Smith provided an update on the ongoing cleaning of sewer mains, and the great success they were having with patching them where needed. Confined space training provided by IAMU will take place in conjunction with the Parks & Recreation Department and the Street Department.

Taylor Hopper- STRAND was absent from the meeting.

**Public Hearing**

Public Hearing on Ordinance No. #674 per Resolution No. 202-32 for the Purpose of Amendment to the Winterset Municipal Code Sections 4.12003.

A motion was made by Council Member Orr to enter into public hearing; the motion was seconded by Council Member Cook. 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 7:18 p.m.

Notice of Publication was on file; no written protests were received.

A citizen at 1524 W Jefferson St spoke stating their concern that surrounding residents had not been properly notified of the potential changes to the ordinance and how it would impact their properties.

A citizen at 316 W Jefferson St spoke reinforcing their efforts to work on the parking issues.

A motion was made by Council Member Fairholm to exit public hearing; the motion was seconded by Council Member Cook. 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 7:25 p.m.

**Resolutions and Actions**

A motion was made by Council Member Fletcher to approve Resolution No. 2026-34 a Resolution to Increase Garbage Rates for Residential Customers of Waste Management (WM) 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.

**RESOLUTION 2026-34**

RESOLUTION TO INCREASE GARBAGE RATES FOR RESIDENTIAL CUSTOMERS OF WASTE MANAGEMENT (WM)

**WHEREAS**, The City of Winterset has a binding contractual agreement with Waste Management (WM) through September 30th, 2029 (Res No. 2024-35); and,

**WHEREAS,** Waste Management notified the City of Winterset on June 25th, 2026 via email that a “temporary Fuel Surcharge, applied as a separate item rather than a permanent change to the base rate to recover extraordinary fuel-related costs; and,

**WHEREAS,** the City Council was informed of the increase on July 6th, 2026; and,

**WHEREAS,** the last garbage rate increase was in May of 2022; and,

**WHEREAS**, the informed increase will include a 10% increase on all billed customers; and,

**WHEREAS,** additional increases are proposed for future contractual obligations and maintenance of a health enterprise fund and to satisfy the increased fuel surcharge; and,

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

Will adjust the reoccurring monthly bill for each home to include the 10% increase in August of 2026.

Passed and approved this 20th day of July 2026.

Thomas J. Leners, Mayor

ATTEST:

Megan Rhoads, Deputy City Clerk

A motion was made by Council Member Cook to approve Pay App #12 for WWTF 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.

**Ordinance Reading and Consideration**

Ordinance No. #674 an Ordinance Amending Section 4.12003 of the Winterset Municipal Code to Amend the Definition of the “In Home Day Care Provider”

A motion was made by Council Member Orr to approve the first reading of Ordinance No #674 an Ordinance Amending Section 4.12003 of the Winterset Municipal Code to Amend the Definition of the “In Home Day Care Provider”. The motion failed for lack of a second.

Whereupon the Mayor declared that the motion failed.

A motion was made by Council Member Orr to table the matter regarding Ordinance No #674 an Ordinance Amending Section 4.12003 of the Winterset Municipal Code to Amend the Definition of the “In Home Day Care Provider” for a later date, which has not been set at this time. The motion was seconded by Council Member Fairholm. There being no further discussion; on roll call vote, all Council Members present voted Aye.

Whereupon the Mayor declared that the motion carried.

**Council Considerations, Discussions, and Work Session**

Mayor Leners spoke about the 8th Avenue construction and the good progress that was being made.

Council Member Fairholm discussed the potential of sidewalk repair, installation, and replacement project, asking that a plan be made to show how it would begin, process of getting bids, and the timeline for completion.

**The Adjournment**

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

Whereupon the Mayor declared that the motion carried, and the meeting was adjourned at 7:39 p.m.

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Thomas J. Leners, Mayor

ATTEST:

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Megan Rhoads, Deputy City Clerk