Governmental Body: Winterset City Council

Date of Meeting: August 17, 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 August 3, 2026
   b) Utility Board Meeting minutes from July 20, 2026
   c) Ownership update amendments - Caseys Marketing Company
   d) Special Class C Retail Native Wine License Application – Covered Bridges Wintery LLC
7) **Claims**
   a) Claims in the amount of $401,630.29
8) **Vicious Dog Determination Appeal**
9) **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
   e) City Administrators Report
10) **Presentations**
   a) Holliwell Development
11) **Resolutions and Actions**
   a) Final Pay App for 2025 Street Improvement Project
   b) Pay App #1 for 2026 Street Improvement Project
   c) Pay App #13 for WWTF
   d) Halloween Trick or Treat
   e) Moving the first meeting in September to Tuesday, September 8th, 2026 for Labor Day Observation
   f) Res No. 2026-36 Community Event- Fly Iowa
   g) Res No. 2026-37 Community Event- Duke It Out
   h) Res No. 2026-38 a Resolution to Set a Date of Public Hearing – Stop Sign Ord #676
   i) Res No. 2026-39 a Resolution Establishing A Housing Steering Committee To Support The Rural Housing Readiness Assessment Initiative
   j) Res No. 2026-40 Resolution Committing Local Matching Funds In Support Of The City Of Winterset's Application For The Empower Rural Iowa Rural Housing Readiness Assessment (RHRA) Grant
   k) Resolution No. 2026-41 A Resolution Modifying Timeline For Financing And Construction Of Winterset Fieldhouse And Police Station
12) **Public Hearing**
   a) In accordance to Res No. 2026-35 Rezoning a property from Commercial to Industrial Zoning
13) **Ordinance Readings**
   a) Ordinance No #674 second reading and consideration
      i) Option to waive 3rd reading
      ii) Option to adopt and approve Ordinance #674
   b) Ordinance No #675 second reading and consideration
      i) Option to waive the 2nd and 3rd reading
      ii) Option to adopt and approve Ordinance #675
14) **Council Considerations, Discussions, and Work Session**
   a) Sidewalk data review and discussion
15) **Closed Session**

a) In accordance with Iowa Code §21.5(i); To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session

16) Adjournment

DATE POSTED: August 14, 2026

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Andrew Barden, City Administrator/City Clerk

The City Council of the City of Winterset, Iowa met on August 17, 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. Amending Section 13.b to be the first reading of Ord 675 in accordance with Res. No 2026-35. There being no further additions or deletions to the agenda and no further discussion, Council Member Orr made a motion, seconded by Council Member Fletcher. On roll call vote, all Council Members present voted Aye.

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.

Daniel Doyle spoke about the proposal at 411 East Lane citing; demographics significant accomplishments of other like size developments, and a financial ask of $300,000 in partnership from the City. Additionally, included a consideration for a road connecting Mills to Lane Street at an additional cost the Mayor requested continued discussion with administration.

Consent Agenda

City Council Meeting minutes from August 3, 2026
Utility Board Meeting minutes from July 20, 2026
Ownership update amendments - Caseys Marketing Company
Special Class C Retail Native Wine License Application – Covered Bridges Wintery LLC

The Mayor stated that the minutes of the August 3, 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 Cook 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 $401,630.29

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

Whereupon the Mayor declared that the motion carried.

GENERAL

POLICE:	
Ben Garrison, dog food	104.99
Brothers Ace4 LLC, keys	83.86
Card Services, NASRO Conference/flashlights/boots/retirement supplies/subscription	2,115.92
CenturyLink, phone service	608.35
Galls LLC, emblems	313.34
Iowa Prison Industries, business cards	72.00

Madison Co Health System, pre-employment screening	106.40
Madison Co Treasurer, gasoline	2,007.61
Murguia Online Investigations, online course	350.00
Payroll Account, salaries	29,066.80
Payroll Account, salaries	44,335.03
T-Mobile, phone service	652.80

FIRE:

Agriland FS Inc, gasoline service	485.12
Card Services, adapters/air compressor/equipment labels/couplers	2,884.43
CenturyLink, phone service	55.56
Fareway Stores Inc, supplies	192.64
Feld Fire, function flow test	1,451.00
Mediacom, phone/internet service	293.31
MidAmerican Energy, gas service	18.85
R&B Tire and Auto, repairs	4,854.00
Unplugged Wireless LLC, fire radios	769.22
Verizon Wireless, cellular service	226.89
Waste Management of Iowa, garbage service	28.77

ADMINISTRATION:

Agriland FS Inc, gasoline	39.13
Card Services, hotel/conference	708.40
Payroll Account, salaries	1,300.00
Payroll Account, salaries	7,974.86
Payroll Account, salaries	8,720.37
Winterset Madisonian, publications	246.97

ANIMAL CONTROL:

Winterset Veterinary Center, impound fees	127.49

BUILDING INSPECTOR:

Payroll Account, salaries	3,492.48
Payroll Account, salaries	3,492.49
Veenstra & Kimm Inc, building permit fees	4,362.67

GARBAGE FUND

SOLID WASTE/GARBAGE:

Payroll Account, benefits	145.36
Payroll Account, benefits	521.79
Payroll Account, salaries	1,005.78
Payroll Account, salaries	1,191.48
Waste Management of Iowa, garbage service	44,468.45

INTERNAL SERVICE FUND

ADMINISTRATION:

Access Systems Leasing, service contract	171.43
Granite Telecommunications, phone service	132.34
MMIT Business Solutions Groups, monthly contracts	1,390.57
Quill Corporation, pens/copy paper	93.57
Waste Management of Iowa, garbage service	34.63

ROAD USE TAX

ROADWAY MAINTENANCE:

Agriland FS Inc, gasoline	2,653.17
Agrivision Group LLC, switch pliers	30.50
Brothers Ace4 LLc, fasteners	5.78
CenturyLink, phone service	230.76
Farmers Electric Coop Inc, utilities	212.02
Grimes Asphalt and Paving Corp, cold mix	1,297.35
Iowa Dept of Transportation, sign tubing anchor/gloves	1,038.52
Iowa Prison Industries, regulatory signs	576.29
John Deere Financial, parts	394.16
MidAmerican Energy, gas service	36.21
Payroll Account, salaries	10,006.02
Payroll Account, salaries	9,389.00
R&B Tire and Auto, repairs	100.00

Spectrum Pain, supplies	3,272.06
TK Concrete Inc, pay app 5	119,147.94
Waste Management of Iowa, garbage service	135.52
Wiegert Heavy Equipment Repair, AC repairs	1,125.00
STREET CLEAN:	
Payroll Account, salaries	556.60

SEWER UTILITY FUND

SANITARY SEWER:	
Allender Butzke Engineers Inc, WWTF Improvements	751.04
Brittains Standard Parts, air filter/air brake hose	94.99
Brothers Ace4 LLC, supplies	70.56
Card Services, supplies	260.25
CenturyLink, phone service	510.66
Farmers Electric Coop Inc, utilities	212.02
Iowa Dept of Natural Resources, permit fee	1,275.00
Mircrobac Laboratoires Inc, lab testing	730.70
Payroll Account, benefits	342.65
Payroll Account, benefits	921.87
Payroll Account, salaries	2,179.26
Payroll Account, salaries	2,364.96
Pit Pros Inc, sludge hauling	14,875.00
U.S. Water Services Corp, contract labor	29,532.74
USA Blue Book, chemicals	113.22
Waste Management of Iowa, garbage service	598.38

TRUST & AGENCY

POLICE:	
Payroll Account, benefits	4,378.94
Payroll Account, benefits	7,114.96
ADMINISTRATION:	
Payroll Account, benefits	1,965.33
Payroll Account, benefits	5,279.04
ROADWAY MAINTENANCE:	
Payroll Account, benefits	1,679.56
Payroll Account, benefits	5,475.11

Vicious Dog Determination Appeal

Mayor Leners introduced prior events and his determination of the dog to be vicious. Mr. Fogg presented items to council. Mayor Leners remarked the dog, appeared to be a pitbull based on photographic evidence.

Mr. Fogg presented a dog license issued by the City of Winterset, a veterinarian temperament attestation, a vaccination report and remarked all breeds were documented to be Rottweiler/Lab mix. Continued discussion relative to the hearing based solely on appearance with the absence of a bite, a victim, objective DNA. Multiple council members verbally stated the dog appeared to look like a “pitbull”. The council agreed that the dog shall be removed within 72 hours of service additional DNA information may be provided to city staff and reconsider it at a later date.

A motion was made by Council Member Eller to uphold the Mayor’s determination 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.

Reports from City Boards and Departments

Winterset Airport Board Chairperson Dave LaGrange abstained from report and would provide along with a resolution later in the meeting.

Winterset/USW Wastewater Superintendent Nic Smith was absent and excused.

Taylor Hopper- STRAND Taylor Hopper noted concrete was most of the work completed in the prior month including cat walks and decks on the SBR, next month will include permanent

equipment installed in SBRs. The blower buildings foundation in masonry is in place, and the floor and roof will be placed in the next month.

City Administrators Report was provided in packet, including activity on street projects, online reporting tools with the State of Iowa and assisting council staff and citizens.

Presentations

Holliwell Development

The development was discussed. The Mayor advised continued talks with Administration.

Resolutions and Actions

A motion was made by Council Member Cook to approve Final Pay App for 2025 Street Improvement Project 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.

A motion was made by Council Member Eller to approve Pay App #1 for 2026 Street Improvement Project 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 Fairholm to approve Pay App #13 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.

Administrator Barden noted coordinated effort from the city, Chamber, and School and the recommended the date of Friday the 30th to be most accommodating.

A motion was made by Council Member Orr to approve Halloween Trick or Treat on Friday, Oct 30th from 5-7pm 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.

A motion was made by Council Member Fletcher to approve moving the first meeting in September to Tuesday, September 8th, 2026 for Labor Day Observation seconded by Council Member Eller. There being no further discussion; On roll call vote; Michael Cook, Michael Eller Mike Fletcher, Mary Ann Orr voted Aye. Christopher Fairholm voted Nay.

Whereupon the Mayor declared that the motion carried.

Dave LaGrange provided council with a fly Iowa festival event grounds map; parking displays, vendors, music stage, and fireworks location were discussed. Laura Luckinbill noted that all unexpected funds would be used for scholarships for students in flight programs. Sarah Overton remarked; currently, 121 active students. Further discussion included Fly Iowa has been voted the best flight school in the Des Moines Area for the third consecutive year and AOPA Midwest regional award recipient. September 19th from 2 to 9 PM visit flyiowa2026.com for more information.

A motion was made by Council Member Fletcher to approve Resolution No. 2026-36 a Resolution to Support a Community Event – Fly Iowa 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 NO. 2026-36

RESOLUTION TO SUPPORT A COMMUNITY EVENT

WHEREAS the Winterset Airport Authority in concert with the Iowa Aviation Promotion's Group desire to host a community event on September 19th, 2026; and,

WHEREAS the Airport Authority has designated a planning committee to oversee the event including entertainment, concessions, transportation, parking, events, and logistics; and,

WHEREAS the organizers desires to host alcohol consumption, food trucks, kids activities/amusement, live band, and a fireworks demonstration; and,

WHEREAS the State of Iowa Alcohol Beverage Division (ABD) will be consulted for sales of alcohol, and customary application filed for Council approval in the future; and,

WHEREAS food truck permits shall be suspended per (Title II, Chapter 1, Section 2.114, Section 2) so long as the special event committee (organizer) "the committee files with the City Administrator a list of peddlers and/or transient merchants and the item or items of goods and/or services being sold by each vendor during the special event" and shall comply with Title II, Chapter 1, Section 2.114; and,

WHEREAS, a portion of the fireworks ordinance shall be suspended on September 19th, 2026, from the hours of 6 p.m. to 11:59 p.m. (Title III, Chapter 14 Sections 3.1403 (E), all other sections are withstanding and in effect as well as a consultation with the Fire Chief, and proof of insurance prior to the event.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Winterset, Iowa that the Community event shall be authorized so long as the specific criteria and requirements are met as documented in this resolution for the above-mentioned date and times.

Passed and approved this 17th day of August, 2026.

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Thomas J Leners, Mayor

ATTEST:

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Andrew Barden, City Administrator/ City Clerk

A motion was made by Council Member Fairholm to approve Resolution No. 2026-37 a Resolution to Support a Community Event - Duke It Out 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 NO. 2026-37

RESOLUTION TO SUPPORT A COMMUNITY EVENT

WHEREAS, Tobi Greene with Remax Realty wishes to support a chili cook off on September 19th, 2026; and

WHEREAS, the organizer desires to host alcohol consumption and requests a temporary street closure; and,

WHEREAS, the consumption of alcohol would be prohibited by Winterset Code, Title III Health, Safety, Welfare, Chapter 3.4, Misdemeanor, Section 3.404 a.; and,

WHEREAS, the State of Iowa Alcohol Beverage Division (ABD) was consulted and confirmed that legal aged consumption was allowed on throughfares when closed and liquor licenses for existing businesses would not need to be amended, and the consumption of alcohol on public spaces is controlled by local ordinance and sale is controlled by ABD licenses approved at the local level; and,

WHEREAS, Title II, Chapter 1, Section 2.101 requires permits for transient merchants and peddlers, however provides exemption according to section, 2.103 "EXEMPTIONS Farmers or gardeners selling their produce, newspaper carriers, students engaged in activities authorized or sponsored by their school, religious, charitable, and nonprofit organizations shall be excluded from the application of this chapter"; and,

WHEREAS, a temporary street closure of E Jefferson St from John Wayne Drive East to 2nd Street; and,

BE IT RESOLVED, by the City Council of the City of Winterset, Iowa that the street shall be temporarily closed and the following ordinances shall be suspended; Ordinance Title III Health, Safety, Welfare, Chapter 3.4, Misdemeanor, Section 3.404 a. and Title II, Chapter 1, Section 2.101 for the period of September 19th, 2026, from the hours of 7:00 am to 5:00 p.m. The limits of this Ordinance suspension only applies to the cordoned area of the city streets marked by barriers, the temporary closure of roads, and for the above mentioned date and times.

Passed and approved this 17th day of August 2026.

Thomas J. Leners, Mayor

ATTEST:

Andrew Barden, City Administrator/City Clerk

A motion was made by Council Member Orr to approve Resolution No. 2026-38 a Resolution Setting a Date of Meeting for Public Hearing on Amendment Special Stop Signs of Chapter 4 of Title VI of the Winterset Municipal Code 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. 2026-38

RESOLUTION SETTING A DATE OF MEETING FOR PUBLIC HEARING ON AMENDMENT SPECIAL STOP SIGNS OF CHAPTER 4 OF TITLE VI OF THE WINTERSET MUNICIPAL CODE

WHEREAS, the City of Winterset has reviewed traffic control measures at the intersection of North 16th Avenue and West Jefferson Street; and,

WHEREAS, West Jefferson Street is designated as a through street pursuant to Title VI, Chapter 4, Section 6.408 of the Winterset Municipal Code; and,

WHEREAS, Section 6.409 of the Winterset Municipal Code provides for the placement and maintenance of stop or yield signs on non-through streets intersecting through streets; and,

WHEREAS, the City Council finds it appropriate and necessary for the regulation and safety of traffic to require northbound and southbound traffic on North 16th Avenue to stop at its intersection with West Jefferson Street;

NOW THEREFORE, be it ordained by the City Council of Winterset, Iowa, as follows:

SECTION 1. ADDITION.
Section 6.411 “Special Stop Signs” of the Winterset Municipal Code be and is hereby amended to add the following new subsections thereto as follows:

(w) North 16th Avenue and West Jefferson Street at the intersection controlling the northbound and southbound traffic on North 16th Avenue.

SECTION 2 ENFORCEMENT. A person who violates this Ordinance shall upon conviction be guilty of a simple misdemeanor punishable as provided by law.

SECTION 3. PENALTY. Any violation of this Ordinance, or any provision thereof, shall be a municipal infraction subject to the provisions of Iowa Code Section 364.22 more specifically, Winterset Municipal Code 6.321.322, as amended.

SECTION 4. SEVERABILITY. If any portion of this Ordinance shall be held unconstitutional or invalid for any reason, this decision shall not affect the remaining portions of this Ordinance not so declared unconstitutional or invalid.

SECTION 5. RECORDING. This Ordinance shall be included with and be part of the Winterset Municipal Code, as now amended.

SECTION 6. EFFECTIVE DATE. This Ordinance # 676 shall be in effect from and after its final passage, approval and publication as provided by law. Thereafter, this Ordinance shall be included with and be part of the Winterset Municipal Code, as now amended.

The City Council of the City of Winterset, Iowa, will meet on September 8, 2026 at the City Hall in the City, at 7 o’clock p.m., for the purpose of instituting proceedings on amendment to Chapter 4 of Title VI of the Winterset Municipal Code

Passed and approved this 17th day of August, 2026.

Thomas Leners, Mayor

ATTEST:

Andrew J. Barden, City Administrator/City Clerk
City of Winterset, Iowa

A motion was made by Council Member Eller to approve Resolution No. 2026-39 a Resolution Establishing a Housing Steering Committee to Support the Rural Housing Readiness Assessment Initiative 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 NO. 2026-39

RESOLUTION ESTABLISHING A HOUSING STEERING COMMITTEE TO SUPPORT THE RURAL HOUSING READINESS ASSESSMENT INITIATIVE

WHEREAS, the City Council of the City of Winterset, Iowa recognizes that the availability of housing is a central community concern and aims to demonstrate municipal support for creating new housing opportunities to address long-term community needs; and

WHEREAS, the City Council desires to apply for the Empower Rural Iowa Rural Housing Readiness Assessment (RHRA) Grant, funded by the Iowa Economic Development Authority (IEDA), which, if awarded, would provide for a contract with Iowa State University Extension and Outreach Community and Economic Development (CED) to conduct the Rural Housing Readiness Assessment; and

WHEREAS, the City Council desires to engage the community and involve a diverse group of community members and formally establish an advisory committee of volunteer community members to assist in assessing community housing needs, developing recommendations, and providing advice to the City Council;

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

1. The City Council hereby establishes a committee, referred to hereinafter as the Housing Steering Committee, to guide the work of the Rural Housing Readiness Assessment (RHRA) program, contingent upon the City's receipt of the Empower Rural Iowa RHRA Grant and the resulting contract with Iowa State University, and to participate in the assessment phase and the development of recommendations to be made to the City Council. The committee shall be voluntary, consist of members of the community who either live or work within the boundary or near the boundary of the City of Winterset, and include City Elected Officials, City Staff, Housing Industry Representatives, Nonprofit Organization Representatives with a housing mission, Major Employer Representatives, and Community Members with an interest in housing.

2. Upon award of the grant and initiation of the contract with Iowa State University, the Housing Steering Committee shall work with Iowa State University Extension and Outreach Community and Economic Development (CED) Specialists over a period of six (6) to nine (9) months, and shall complete its work and report its recommendations to the City Council no later than March 20th, 2028.

3. This resolution is effective immediately upon enactment by the City Council.

Passed and approved this 17th day of August, 2026.

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Thomas J Leners,

Mayor
ATTEST:

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Andrew Barden, City Administrator/ City Clerk

A motion was made by Council Member Eller to approve Resolution No. 2026-40 a Resolution Committing Local Matching Funds in Support of The City of Winterset's Application for the Empower Rural Iowa Rural Housing Readiness Assessment (RHRA) Grant 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 NO. 2026-40

RESOLUTION COMMITTING LOCAL MATCHING FUNDS IN SUPPORT OF THE CITY OF WINTERSET'S APPLICATION FOR THE EMPOWER RURAL IOWA RURAL HOUSING READINESS ASSESSMENT (RHRA) GRANT

WHEREAS, the City Council of the City of Winterset, Iowa recognizes that the availability of housing is a central community concern and aims to demonstrate municipal support for creating new housing opportunities to address long-term community needs; and

WHEREAS, the City Council desires to apply for the Empower Rural Iowa Rural Housing Readiness Assessment (RHRA) Grant, funded by the Iowa Economic Development Authority (IEDA), which, if awarded, would provide for a contract with Iowa State University Extension and Outreach Community and Economic Development (CED) to conduct the Rural Housing Readiness Assessment; and

WHEREAS, the application requirements for the Empower Rural Iowa RHRA Grant include documentation of a committed local funding match to demonstrate the community's investment in the assessment process; and

WHEREAS, the City Council has determined that a commitment of local funds in the amount of $10,000.00 is available and appropriate to serve as the City's local match toward the RHRA Grant application and the resulting contract with Iowa State University; and

WHEREAS, the City Council finds it is in the best interest of the City of Winterset to formally commit these funds to secure and support the assessment process should the grant be awarded;

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

1. The City Council hereby commits local funding in the amount of $10,000.00 to serve as the City's local match in support of the Empower Rural Iowa Rural Housing Readiness Assessment (RHRA) Grant application, said funds to be designated from the City's Economic Development Funds.

2. This commitment of funds is contingent upon the City's receipt of the RHRA Grant award and shall be applied toward the resulting contract with Iowa State University Extension and Outreach Community and Economic Development (CED) for completion of the Rural Housing Readiness Assessment.

3. The Mayor and City Administrator are hereby authorized and directed to sign any forms or documentation required to evidence this funding commitment as part of the City's RHRA Grant application, upon approval of the same by the City Attorney.

4. The City Administrator is directed to transmit a copy of this resolution as part of the City's application materials to the Iowa Economic Development Authority (IEDA) and/or Iowa State University Extension and Outreach, as required.

Passed and approved this 17th day of August, 2026.

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Thomas J Leners,

Mayor
ATTEST:

_____

Andrew Barden, City Administrator/ City Clerk

A motion was made by Council Member Eller to approve Resolution No. 2026-41 a Resolution Modifying Timeline for Financing and Construction of Winterset Fieldhouse and Police Station 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.

RESOLUTION NO. 2026-41

A RESOLUTION MODIFYING TIMELINE FOR FINANCING AND CONSTRUCTION OF WINTERSET FIELDHOUSE AND POLICE STATION

WHEREAS, in 2021 the Winterset Parks and Recreation Board commissioned ETC Institute to complete a Needs Assessment to assist in determining the priorities of the community relative to parks, recreation and trails. Such Needs Assessment produced statistically valid results showing the priorities of Winterset residents to be indoor health and wellness opportunities and community indoor gathering spaces.

WHEREAS, in 2022 the City of Winterset (hereinafter "City") partnered with Confluence to complete a City Comprehensive Plan and a Parks, Recreation and Trails Master Plan. The completion of these Plans included significant public input and engagement, all of which highlighted the overwhelming desire and need to plan and construct an "indoor community center" to include sports courts, space for seniors to exercise and socialize, and space for wellness and fitness programs.

WHEREAS, in 2022 in keeping with the needs and wishes of the residents of Winterset, as demonstrated by the Needs Assessment and the Parks, Recreation and Trails Master Plan, the City sought to create a Business Plan to outline and understand the cost of constructing an indoor recreational facility and achieving the outcomes defined by the community. The Business Plan was presented to the community at two separate public meetings in early 2024.

WHEREAS, during 2024 and 2025 the City embarked upon the design and engineering phase of what would become known as the Winterset Fieldhouse. During this process, it was determined that the City also would benefit from including a new Winterset Police Station as part of the building project.

WHEREAS, the Winterset City Council scheduled a public hearing for April 6, 2026, at 7:00 p.m. on the matter of the proposal to enter into a General Obligation Urban Renewal Loan Agreement (hereinafter "Loan Agreement") pursuant to the provisions of Iowa Code 384.24A to borrow the funding necessary to construct the Winterset Fieldhouse and Police Station;

WHEREAS, prior to the scheduled public hearing the City received a timely submitted petition from eligible electors requesting an election with respect to the Loan Agreement. Upon consideration of such petition the City deemed it advisable to call an election upon the proposal to enter into such Loan Agreement and issue its bonds and borrow money thereunder.

WHEREAS, pursuant to Iowa Code Section 47.6 the City must provide written notice to the Madison County Commissioner of Elections no later than August 19, 2026, that the matter of the Loan Agreement will be placed on the ballot for the November 3, 2026, election

WHEREAS, Iowa Senate File 2472 was passed by the Iowa Legislature during the 2026 legislative session and signed by the Governor on May 18, 2026. Iowa Senate File 2472 affects every major component of the property tax system, including levy limits, homestead relief, assessment classifications, urban renewal, and local government budgeting and finance practices. Accordingly, Senate File 2472 will have a major impact on the City's operating budget starting with fiscal year 2027-2028.

WHEREAS, until the City has had the opportunity to better understand the impact of Senate File 2472 on its overall budget and make appropriate and necessary adjustments required by the new property tax legislation, the City deems it prudent and advisable to delay moving forward with Loan Agreement for the financing of the Winterset Fieldhouse ad Police Station.

WHEREAS, the City postponing action on the Loan Agreement alleviates the necessity of the proposed Loan Agreement for the financing of the Winterset Fieldhouse and Police Station being submitted to the voters on the November 3, 2026, election ballot.

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

Section 1. The City of Winterset shall not move forward with the proposal to enter into a General Obligation Loan Agreement pursuant to Iowa Code Section 384.24A to borrow money for the purpose of construction of the Winterset Fieldhouse and Police Station, as was previously authorized by the Council on March 2, 2026.

Section 2. The Winterset City Clerk need not notify the Madison County Commissioner of Elections to place the matter of the proposed General Obligation Loan Agreement on the ballot for the November 3, 2026, general election as was previously directed by the Council on May 18, 2026.

Section 3. All resolutions of parts of resolutions in conflict herewith are hereby repealed, to the extent of any such conflict.

_____

Thomas J. Leners, Mayor

ATTEST:

Andrew J. Barden
City Administrator/ City Clerk
City of Winterset, Iowa

Public Hearing

Public Hearing on Resolution No. 2026-35 Rezoning a Property from Commercial to Industrial Zoning.

A motion was made by Council Member Cook to enter into public hearing; the motion was seconded by Council Member Fletcher. 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 8:02 p.m.

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

A pending owner was present and inquired about existing building setbacks and changing to an industrial area would increase setbacks per code. Administrator Barden remarked that the property would be considered existing non-conforming and any exterior renovations or expansions would need Board of Adjustment approval.

A motion was made by Council Member Orr 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 8:05 p.m.

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 2nd 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 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.

A motion was made by Council Member Fletcher to waive the 3rd 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 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.

A motion was made by Council Member Fairholm to approve/adopt the final 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 was seconded by Council Member Fletcher. There being no further discussion; on roll call vote, all Council Members present voted Aye.

Whereupon the Mayor declared that the motion carried.

Ordinance No #675 Rezoning a Property from Commercial to Industrial Zoning.

A motion was made by Council Member Orr approve the 1st reading of Ordinance No #675 Rezoning a Property from Commercial to Industrial Zoning, 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.

A motion was made by Council Member Eller to waive the 2nd & 3rd reading of Ordinance No #675 Rezoning a Property from Commercial to Industrial Zoning., 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.

A motion was made by Council Member Cook to approve/adopt the final reading of Ordinance No #675 Rezoning a Property from Commercial to Industrial Zoning. The motion was seconded by Council Member Fletcher. 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

Sidewalk data review and discussion

Sidewalk discussion included a map of 1149 known sidewalk deficiencies from a prior right of way survey. Predominantly identified in the report included West Fillmore, West Jefferson, West Court, West Washington, West Mills and West Green St. with West Fillmore having 92 documented deficiencies. Discussion about the desire to seek engineer recommendation and Winterset code section procedure was held.

Mayor Leners encouraged City Council members to patronize local businesses; Council Member Eller noted his attendance at local businesses and promotion of their products or service services.

The Council took a recess at 8:18 p.m.

Council reconvened at 8:18 p.m.

Closed Session

In accordance with Iowa Code §21.5(i); To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session

A motion was made by Council Member Fairholm to enter closed session 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 and entered closed session at 8:18 p.m.

A motion was made by Council Member Cook to exit the closed session, 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 and exited closed session at 8:42 p.m.

The Adjournment

There being no further business, Council Member Fletcher 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 8:45p.m.

_____
Thomas J. Leners, Mayor

ATTEST:

_____
Andrew Barden, City Administrator/City Clerk