

Minutes

11901415
MINUTES OF THE REGULAR COUNCIL MEETING
December 01, 2025
CALL TO ORDER & ROLL CALL:
Mayor Cavanaugh called the meeting to order at 6:00p.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: 854 6590 4797. This meeting was recorded and public access to the virtual meeting was obtainable and published with the agenda and summary. Mayor provided a reminder of City of Perry Staff Core Values: Strong Work Ethic, Problem Solving, Community-Oriented Shows Professionalism and Integrity, Team Player, Accountable, Good Steward.
Council members present were: Mahler, Wollong, Klein, Andorf
Absent: Shelly
A quorum was present to conduct business.
Staff members present:
City Clerk, Elizabeth Hix
Finance Officer, Susie Moorhead
City Administrator, Sven Peterson
City Attorney, DuWayne Dalen and Alternate Nick Spellman
Library Director, Misty Von Behren via Zoom
Police Chief, Jim Archer
Marketing and Engagement Coordinator, Chris Cohea
Bolton & Menk Engineer, Matt Farrer via Zoom
Motion Andorf Second Klein 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 Wollong Second Mahler to approve the following:
Minutes of the November 17, 2025, Regular City Council Meeting
Payments for Contract Services: Bolton & Menk Downtown Improvements Phase I \$28,288.50
Bolton & Menk Soumas Ave Extension \$33,120.00
Bolton & Menk General Engineering \$18,033.50
Total Contract Services Payments \$79,442.00
Claims Register & Financials: \$585,430.00
Vendor Name/Invoice Count
Vendor Description Vendor Total
A KING'S THRONE LLC / 1 RENTALS \$ 532.00
ACCURATE L & DC, LLC / 1 HP WASHING MACHINE REPAIRS \$ 896.40
AGSOURCE COOPERATIVE SERVICES / 1 TESTING SERVICES \$ 235.30
ALEX LOTT / 1 LOTT TRAINING NOV \$ 52.11
ALLIANT ENERGY - IP&L / 10 UTILITIES \$ 5,002.09
AMAZON BUSINESS / 6 EQUIPMENT/SUPPLIES \$ 1,361.17
ANTHONY SANCHEZ / 1 CONTRACT EMPLOYEE \$ 45.00
ARCHANGEL DEVICE LLC / 1 GUARDIAN ANGEL FIRE HELMET MOUNT \$ 104.97
ATLANTIC BOTTLING / 1 VENDING SUPPLIES \$ 347.47
AUTO PARTS OF PERRY / 2 VEHICLE MAINTENANCE/REPAIRS \$ 777.73
BOILER & PRESSURE VESSEL INSP / 1 BOILER CERT LIBRARY \$ 120.00
BOLTON & MENK INC / 3 ENGINEERING FEES \$ 79,442.00
Bristol Gittins / 1 AR 09/07-11/02 \$ 212.50

Minutes

CARROLL CONSTRUCTION SUPPLY / 2 BUILDING SUPPLIES \$ 1,269.35
CENGAGE LEARNING/GALE / 1 MATERIALS PHYSICAL PRINT - LARGE PRINT \$ 255.12
CENTRAL IOWA READY MIX / 1 CONCRETE FOR ROTARY PLAYGROUND \$ 1,244.50
CITY OF PERRY / 1 W/H ADMIN Pay Period: 11/11/2025 11/25/2025 \$ 8.00
COAIN'S PEST CONTROL / 2 PEST CONTROL REC/PW \$ 230.00
COLLECTION SERVICES CENTE / 1 CHILDSUPPORT W/H Pay Period: 11/25/2025 \$ 378.45
COLONIAL LIFE / 1 COLONIAL W/H Pay Period: 11/11/2025 \$ 580.32
Coverit Drones LLC / 1 COVERT DRONE \$ 10,899.00
DEMCO INC / 1 OFFICE SUPPLY - MATERIALS PROCESSING \$ 200.34
DREES HEATING AND PLUMBING / 1 HVAC SERVICE AGREEMENT - CARNEGIE \$ 515.00
ELLIOTT EQUIPMENT COMPANY / 1 ARM TRUCK REPAIRS - NEW PUMP \$ 255.56
EMPLOYEE BENEFIT SYSTEM / 2 HEALTH INSURANCE COSTS / W/H \$ 83,989.18
F.D. SIGNWORKS LLC / 1 SCBA ACCOUNTABILITY SYSTEM \$ 845.68
FAREWAY / 1 CAT FOOD/LITTER \$ 24.95
GANNETT IOWA LOCALIQ / 1 LEGALS OCT 2025 \$ 175.81
GLOBE LIFE / 1 Globe W/H Pay Period: 11/11/2025 \$ 2,110.68
GREATER IOWA SWIM LEAGUE / 1 GISTL TEAM DUES 25-26 SEASON \$ 60.00
GREY HOUSE PUBLISHING / 1 MATERIALS PHYSICAL PRINT_NONFICTION \$ 190.00
GRIMES ASPHALT & PAVING / 1 ASPHALT PATCH \$ 149.00
HARLAND HARDWARE / 26 SUPPLIES \$ 1,141.79
HEARTLAND COOP / 1 BULK HTB \$ 1,171.16
HERITAGE PETROLEUM LLC / 1 GAS PUMP REPAIR \$ 382.30
HILLYARD INC / 4 SUPPLIES/EQUIPMENT \$ 3,153.86
HUGHES EXCAVATING / 1 EQUIPMENT RENTAL AIR COMPRESSOR \$ 300.00
IMES CONSULTANTS CORP / 1 JBS/ADR PLAN REVIEWS \$ 70.50
IOWA DEPT OF JUSTICE / 1 VOID \$ (111.66)
IOWA ECONOMIC DEVELOPMENT AUT / 1 2013 IOWA ENENERGY BANK LOAN \$ 27,609.19
IOWA FINANCE AUTHORITY / 1 2021 SEWER REVENUE BOND/WWTP \$ 215,546.23
IOWA ONE CALL / 1 EMAILS OCTBER \$ 54.00
IOWA PUMP WORKS INC / 1 SUMP PUMP \$ 1,495.00
IOWA STATE UNIVERSITY / 4 OPEN MEETING TRAINING \$ 200.00
JAMES LEBER / 1 LEBER TRAINING NOV \$ 37.65
JAYDEN DAY / 1 REIMBURSEMENT FOR DAY \$ 74.59
KADETH INC / 3 IT SERVICES JULY REC/CITY HALL \$ 2,771.47
MEDIACOM / 1 PHONE/INTERNET/TV SERVICES \$ 820.78
MENARDS / 5 BULK BUILDING SUPPLIES / SUPPLIES \$ 3,632.95
MIDAMERICAN ENERGY / 2 UTILITY \$ 363.64
MOMAR / 1 HP - SUPPLIES \$ 371.19
MOTOR PARTS / 14 SERVICE ITEMS/SUPPLIES \$ 457.51
ODP BUSINESS SOLUTIONS, LLC / 1 OFFICE SUPPLIES \$ 73.69
PERRY PAINT AND DESIGN / 3 HP GLASS REPAIRS/REPLACEMENT - SIGNS \$ 500.63
PRINCIPAL LIFE INSURANCE / 2

Minutes

DENTAL/VISION INSURANCE \$ 4,297.38
PRINCIPAL MUTUAL LIFE / 1 POLICE TRUST Pay Period: 11/25/2025 \$ 5,424.24
RACCOON RIVER PET RESCUE / 1 Q3-SURRENDERS 07/01-09/30/2025 \$ 600.00
RUSSELL ABSTRACT AND TITL / 1 TITLE SEARCH WWTP LAGOON \$ 300.00
RYLAN MODLIN / 1 CONTRACT EMPLOYEE \$ 187.50
SCHEELS / 1 GOLF SIMULATOR \$ 399.99
STAPLES BUSINESS CREDIT / 3 OFFICE SUPPLIES \$ 210.70
STOKELY LUMBER / 4 SUPPLIES \$ 468.07
SYMMETRY ENERGY SOLUTIONS / 2 CREDIT FOR TAX / GAS UTILITY \$ 1,703.75
TASC / CLIENT INVOICES / 2 ADMIN/CARD FEE NOVEMBER 2025 / W/H \$ 2,707.17
TE Forensics, Inc. / 1 POOL INSPECTION \$ 890.00
TREASURER STATE OF IOWA / 1 STATE WITHHOLDING TAX Pay Period: 11/11/2025 \$ 7,271.56
UMB BANK, N.A. / 4 GO BOND FEES \$ 70,778.13
VAN-WALL EQUIPMENT / 3 SERVICE ITEMS/REPAIRS \$ 220.25
VESTIS / 1 MAT SERVICES - 11/13/2025 \$ 117.42
WELLS FARGO BANK/ T-TAX / 1 EFTPS Pay Period: 11/25/2025 \$ 30,762.38
WELLS FARGO BUSINESS CARD / 11 CITY CREDIT CARD CHARGES \$ 2,359.47
Total Claims \$ 585,430.00
Licenses and Permits: None
MCU
CITY ADMINISTRATOR'S REPORT:
City Administrator, Sven Peterson, spoke on a recent meeting he had with Iowa Representative, Carter Nordman, prior to the session start. He stated they discussed the priorities of the House and that it was a great conversation with good insight. Sven stated that he would be sharing the topics and conversation with Council in case they were to have conversations of their own with other Legislators. Sven also spoke on the upcoming Greater Des Moines Partnership's State Legislative Leadership Breakfast that he would be attending Wednesday morning.
MAYOR/COUNCIL COMMENTS:
The Oath of Office was taken by recently elected officials taking Office January 1st, 2026, as well as to fill a vacancy position that was in effect following the certification of the election. Council provided thanks to staff for keeping the roadways open during the holiday weekend snowfall stating they did a fabulous job. Sven added that if any Councilmembers wanted to take part in a ride along to contact Public Works Director, Josh Wuebker. Mayor Cavanaugh spoke on the recent Lighted Christmas Parade stating that despite the weather, it was a good parade.
OPEN FORUM: Speakers were asked to stand up to the microphone and state their name and address for the record. Individuals speaking were given three (3) minutes to address the Council.
Police Chief Archer addressed the Council on the Department's upcoming Shop with a Cop event taking place Saturday. Chief Archer stated that if any would want to volunteer to help with wrapping gifts to come to the Elementary Gymnasium around 10:00am. Chief

Minutes

Archer also spoke on snow ordinance tickets that were issued during the recent snow, stating that it was around 48. Chief Archer also spoke on the Department handing out 25 complete Thanksgiving holiday meals on Wednesday and thanked Sergeant Lott and other partners for making it a successful project. Mayor Cavanaugh added that Kading Properties also gave out around 150 holiday baskets as well.
OLD BUSINESS:
Approval of GAX #15 for CDBG Contract Number 23-HSGU-004: Motion Mahler Second Wollong approving GAX #15 in the amount of \$22,365.00. GAX #15 is a draw-down on the CDBG Upper Story Housing Conversion Grant Contract Number 23-HSGU-004. The City of Perry accepted the CDBG Upper Story Housing Conversion Grant per Resolution 041723B for a conversion taking place at the property located at 1306 2nd Street, owned by the Nudgers Kerns Managers, LLC. MCU
Resolution Setting the Time and Place of the Regular City Council Meeting that Conflict with the Observance of Holidays for the Year of 2026: Motion Andorf Second Klein setting the time and place of regular City Council meetings in conflict with observed holidays for 2026. Section 17.04 (1) of the City of Perry Code of Ordinances, 2001 stated that the dates and times of Regular City Council Meetings must be set by Resolution. It is prudent to reschedule or omit the meetings that coincide with observed holidays. The following are omitted or rescheduled as follows:
Monday, January 05, 2026 - Omitted
Tuesday, February 17, 2026 (Observance of Presidents' Day) (6:00 p.m.)
Tuesday, June 30, 2026 (Special Fiscal Year End Meeting) (9:00 a.m.)
Monday, July 6, 2026 - Omitted
Tuesday, September 8, 2026 (Observance of Labor Day) (6:00 p.m.)
MCU
Resolution Appointing Newspaper for Official Publications and Notices: Motion Wollong Second Mahler appointing a newspaper for official publications and notices for 2026. In accordance with Iowa Code Chapter 362.3, State Laws and the City of Perry's Code of Ordinances publications must be in a newspaper published at least once weekly and have general circulation in the City. To meet all requirements, it may be impossible to print in only one publication and the City of Perry's Code of Ordinances requires that the required circulation within the City of Perry. Therefore, the following newspapers will be used for official publications effective December 31, 2025: The Perry Chief, the Des Moines Register, and The Des Moines News. The following are also recognized as media outlets for the City of Perry Public Service Announcements (PSA): ThePerryNews.com and Raccoon Valley Radio Network. MCU
Resolution Making Council Appointments for Various Positions and Committees: Motion Andorf Second Wollong making a reappointment for the Perry Day Care Inc. and Dallas County Early

Minutes

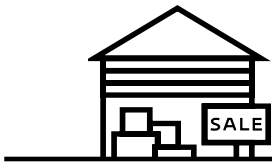
Childhood Education Board for 2026. The Perry City Council makes appointments for various positions and boards to ensure adequate representation of the City. This resolution reappoints Carolyn McNeill to the Perry Day Care Inc. and the Dallas County Early Childhood Education Board for the period of January 01, 2026 to December 31, 2026. MCU
Resolution Relating to Financing of a Project to be Undertaken by the City of Perry, Iowa; Establishing Compliance with Reimbursement Bond Regulations Under the Internal Revenue Code: Motion Mahler Second Wollong authorizing the financing of projects to be undertaken by the City to establish compliance with reimbursement bond regulations under the Internal Revenue Code. This resolution complies with federal regulations to preserve the City's eligibility to be reimbursed from future tax-exempt bond proceeds for pre-closing cash expenditures on projects identified below:
NEW BUSINESS: Improvement Project \$1,530,000
Hwy 141 Int/Soumas Ave Int Project \$3,325,000
Iowa Street Trail \$132,000
Willis Avenue Trail \$600,000
Airport Taxiway \$190,000
Airport Taxiway Extension \$98,000
Snow Removal Equipment Facility \$350,000
Proceedings for the upcoming bond will be forthcoming at future meetings in 2026. MCU
Resolution Accepting an Offer from the Iowa DOT for the Reconstruction of the Warford Street Bridge: Motion Klein Second Wollong accepting an offer and authorizing the FY2027 City Bridge Funding Offer Worksheets for such projects. The City of Perry was notified on November 14, 2025, that two bridges had ranked high enough on the City Bridge Candidate List through the Iowa DOT to receive funding for replacement, however, cities are limited to one bridge per city, per fiscal year. The two bridges that were ranked were the Warford Street bridge over Frog Creek and the Park Road bridge over Frog Creek. Bridges in this program are funded with Federal or State aid funding, determined by the construction estimate. After reviewing the two eligible bridges it was determined to accept Federal funding up to \$1,500,000 to reconstruct the Warford Street bridge and decline the Park Road bridge for the time being. The Park Road bridge will remain on the City Bridge Candidate List and be eligible for funding offers in future years. This resolution accepts the offer from the Iowa DOT for the reconstruction of the Warford Street bridge over Frog Creek for Federal funding up to a maximum \$1,500,000.00 of eligible cost and authorizes the Federal FY2027 City Bridge Funding Offer Worksheets be sent to the Iowa DOT approving the project and declining the Park Road bridge at this time. The Warford Street bridges' current estimated construction cost is \$1,375,000. The City will also be responsible for engineering fees on the project, which are currently estimated at \$195,000. MCU
ADJOURNMENT: With no further business to conduct Mayor Cavanaugh adjourned the meeting at

Minutes

6:26 p.m.
Dirk Cavanaugh, Mayor
Attest:
Elizabeth Hix, City Clerk
Clerk's Certification
Date Published: December 11, 2025
Certified By:
Elizabeth Hix, City Clerk
Published in the Perry Chief on December 11, 2025 (11)
Public Notices

THE IOWA DISTRICT COURT FOR DALLAS COUNTY
IN THE MATTER OF
THE ESTATE OF
KENNETH MICHAEL GUSTIN,
Deceased.
CASE NO. ESPR025860
NOTICE OF APPOINTMENT OF ADMINISTRATOR AND NOTICE TO CREDITORS
To All Persons Interested in the Estate of Kenneth Michael Gustin, Deceased, who died on or about August 19, 2025:
You are hereby notified that on October 14, 2025, the undersigned was appointed administrator of the estate.
Notice is hereby given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above-named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the date of the second publication of this notice or one month from the date of the mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.
Dated on November 24, 2025.
Hollie Gustin, Administrator of the Estate
265 284th
Perry, IA 50220
Taylor Nederhoff, ICIS#: AT0012340
Attorney for the Administrator
Stockdale Law, PLC
412 Washington Avenue
P.O. Box 786
Iowa Falls, IA 50126
Date of second publication:
December 4, 11 2025
LLOW0414247

#11893194
NOTICE OF PUBLIC HEARING
Pursuant to Chapters 21, 26, and 298A Code of Iowa, NOTICE IS HEREBY GIVEN that a public hearing will be held by Perry Community School District, at the Brady Library at Perry High School, 1200 18th St. Perry IA 50220 on Monday, December 15th, 2025 at 6:00 P.M. This hearing is to select a bid for the Perry Elementary School Improvement Project.
All persons interested are invited to attend this hearing and be heard. Written comments may be submitted to Dallan Christensen, Board Secretary, on or before 4:00 PM on Friday, December 12th, 2025.
Published on order of the Perry Community School District Board of Directors.
Published in the Perry Chief on December 11, 2025 (11)



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