

Governmental Body: Winterset City Council

Date of Meeting: January 5, 2026

Time of Meeting: 7:00 PM

Place of Meeting: City Hall - 124 W Court Ave

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, Pledge of Allegiance, roll call, adopt agenda**
- 2) Consent Agenda**
  - a) City Council Meeting Minutes from December 15, 2025
  - b) Parks and Recreation Board minutes from December 10<sup>th</sup>, 2025
  - c) Appointment of Jon Jacobson to Winterset Airport Authority
- 3) Receipts, Filings, and Affidavits**
  - a) Claims in the amount of \$506,907.10
- 4) Reports from City Boards and Departments**
  - a) Street Superintendent Ryan Flaherty
  - b) Library Director Dave Hargrove
  - c) Park & Recreation Director Sky Smothers
  - d) Fire Chief Jayson McDonald
  - e) Police Chief Ryan Pittman
  - f) Code Enforcement Officer Hollie Burgus
  - g) City Administrators Report
- 5) Presentations**
  - a) 2025 Year in Review
- 6) Public Comment**
- 7) Resolutions and Actions**
  - a) Res No 2026-01 John Wayne Birthplace alley paving request
- 8) Council Considerations and Discussions (work session)**
- 9) Mayor and Council Discussion**
- 10) Adjournment**

DATE POSTED: January 2, 2026

---

Andrew Barden, City Administrator/City Clerk

The City Council of the City of Winterset, Iowa met on January 5, 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 (by phone)

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 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.

### **Consent Agenda**

City Council Meeting Minutes from December 15, 2025  
Parks and Recreation Board minutes from December 10<sup>th</sup>, 2025  
Appointment of Jon Jacobson to Winterset Airport Authority

The Mayor stated that the minutes of the December 15, 2025 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 Fletcher to approve the minutes as submitted. On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

#### **Receipts, Filings, and Affidavits**

The claims submitted are in the amount of \$506,907.10

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

Whereupon the Mayor declared that the motion carried.

#### **GENERAL**

##### **POLICE:**

Card Services, supplies/donations	717.17
Chase Decals, truck graphics	1,229.72
Iowa Dept of Public Safety, quarterly fees	300.00
Iowa Prison Industries, supplies	61.90
ISCIA, conference	175.00
Madison County Sheriff, dispatch services	7,500.00
Rousch Collision & Restoration, repairs	786.29

##### **FIRE:**

Fire Services Training Bureau, training	150.00
MMIT Business Solutions, monthly contract	40.00
Verizon Wireless, cellular service	1,848.10
Winterset Municipal Utilities, utilities	191.35

##### **ADMINISTRATION:**

Card Services, membership	170.00
Flander Rosien PC, attorney fees	13,071.00
IA Municipalities Workers Comp, work comp premium	9,693.00
Winterset Madisonian, publications	304.97

##### **BUILDING INSPECTOR:**

Veenstra & Kimm Inc, building permit fees	2,524.30
---	----------

##### **ECON. DEVELOPMENT:**

Madison County Alliance Group, appropriation	4,697.92
--	----------

##### **AIRPORT**

Winterset Airport Authority, appropriation	5,055.83
--	----------

#### **INTERNAL SERVICE FUND**

##### **ADMINISTRATION:**

Ahlers & Cooney PC, professional services	192.50
Clifton Larson Allen LLP, accounting services	2,211.70
D & D Pest Control, pest control	45.00
First Citizens Bank & Trust Co, copier lease	357.00
Great America Financial Svcs, server lease	317.93
Mediacom, phone/internet services	566.43
MMIT Business Solutions Group, monthly contract	184.60
Quill Corporation, office supplies	328.87
Warren Water District, reading fees	25.00
Winterset Municipal Utilities, utilities	1,347.30

#### **ROAD USE TAX**

##### **ROADWAY MAINTENANCE:**

515 Tree Service, equipment rental	1,800.00
Agriland FS Inc, gasoline	469.31
Bomgaars Supply, supplies	483.75
Hawkeye Truck Equipment, repairs	37.46
Lincoln Concrete & Structures, repairs	5,000.00
Simon Welding, repairs	1,861.32
Veenstra & Kimm Inc, street improvements	11,520.00
Winterset Municipal Utilities, utilities	6,251.67
Winterset Oil Co, gasoline	1,294.04
Ziegler, repairs	47.87

##### **SNOW REMOVAL:**

National Sign Company Inc, supplies	316.53
-------------------------------------	--------

## SEWER UTILITY FUND

### SANITARY SEWER:

Accurate Grading LLC, repairs	5,838.38
AgriLand FS Inc, gasoline	105.86
Card Services, supplies	385.05
Electric Pump, repairs	606.75
Simon Welding, repairs	1,511.04
Team Lab, supplies	1,250.00
Winterset Municipal Utilities, utilities	6,628.36

## SEWER IMPROVEMENT PROJECT

### SANITARY SEWER:

Allender Butzke Engineers Inc, WWTF improvements	712.04
Strand Associates Inc, engineer fees	63,025.57

## TIF TAX REBATE PAYMENTS

### TIF TAX REBATE PAYMENTS:

AgriLand FS Inc, TIF Tax Rebate	14,011.25
Agrivision Group Properties LL, TIF Tax Rebate	39,993.50
Casper Family LC, TIF Tax Rebate	16,457.72
Corkrean Development, TIF Tax Rebate	17,385.79
Corkrean Properties LLC, TIF Tax Rebate	17,571.93
Corkrean Watts Development Co, TIF Tax Rebate	28,128.94
Hy-Vee Inc, TIF Tax Rebate	53,730.50
Kading Properties LLC, TIF Tax Rebate	80,403.35
North Stone Apts LLC, TIF Tax Rebate	21,590.89
Ridge Investment Group LLC, TIF Tax Rebate	10,789.50
Scott & Jennifer Stover, TIF Tax Rebate	13,524.35
Winterset Hotel Group LLC, TIF Tax Rebate	30,081.50

## Reports from City Boards and Departments

Street Superintendent Ryan Flaherty provided activity report to council and highlighted the receipt of the new street sweeper. The staff is pending formal training, but it is well received and looking forward to its use. Flaherty also noted clean up around town following snow events including pushing snow piles back and intersection clean up. Flaherty also provided council a 3-year review of snow removal costs. Data was organized into two ways: by snowstorm classification and by event date. Council provided accolades and appreciation for the report and appreciated the effort.

Library Director Dave Hargrove presented updates for the progress on the library programs, design of small meeting space and cost savings of personnel staffing. Noon Years eve was well attended by over 220 patrons this year.

Park & Recreation Director Sky Smothers presented written report for Parks and Recreation. Projects included engineering and bid letting for Giffin Fields. Prioritization of utility improvements for the pending Field House/PD and partnership with utilities increasing the robustness and looping infrastructure to not only better serve citizens services but provide superior and expandable utility connections on the east side of town. Parks department has been assisting with snow removal operations, removal of graffiti at Clark Tower, upgraded scoreboards at Giffin field Internal Park trail going to bidding shortly, and final acceptance of external trail. Recreation programs include open lifeguard/pool staffing positions. Open registrations for Father-Daughter dance and Mother-Son nerf wars. Ongoing programs are youth basketball, and Adult Pickleball. Friends of Parks and Recreation have nearly hit their goal of fundraising for George Washington Carver park and Substantial sums have been donated or pledged for the Fieldhouse/PD as well.

Fire Chief Jayson McDonald provided a report for the month including 8 calls and an annual call volume of 182. Participation in community events and parades/escorts was highlighted for the year as well.

Police Chief Ryan Pittman Provided an annual report to council including staff accomplishments, community engagement, training and expanded programs and resources. Activity report included calls, Shop with a First Responder program, and open officer position.

Code Enforcement Officer Hollie Burgus provided monthly cases. 12 rental inspections have occurred this year. Ms. Burgus presented a newly created interactive platform which will be placed online allowing citizens to "explore" the infographic and review associated code sections and applicable ordinances. Some of the discoverable items included fencing, accessory buildings, tree and sidewalk maintenance, and other common questions citizens have.

City Administrators Report was given by Administrator Barden including end of year FOIA requests, staff potluck, receipt of a \$1,000 grant for street barricades, and the launch of Front Desk online accounts for utilities. Further discussion included the expanded use of Front Desk and desire to encourage citizens to access and engage with city hall 24/7.

## **Presentations**

2025 Year in Review was provided to Mayor and council documenting successes related to action items and policy and directed by the Comprehensive Plan. Accolades and acknowledgement of City Staff effort to provide quality of life, essential service, and accessible engagement with local government was shown. Relentless Forward progress pillars of achieving success were referenced and individual accomplishments listed. Commitment to continue to work toward improving essential services, amenities, and quality of life. Ended with collaboration, realistic expectations, and acknowledged limits of responsibility and commitment to continue forward.

**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.

The Mayor noted that no one had signed up for public comment at this time.

## **Resolutions**

A motion was made by Council Member Eller to approve Resolution No. 2026-01 a Resolution Authorizing the John Wayne Birthplace and Museum to make Permanent Improvements to the City Right of Way Adjoining Two Properties in Perpetuity 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. 2026-01**

#### **RESOLUTION AUTHORIZING THE JOHN WAYNE BIRTHPLACE AND MUSEUM TO MAKE PERMANENT IMPROVEMENTS TO THE CITY RIGHT OF WAY ADJOINING TWO PROPERTIES IN PERPETUITY**

**WHEREAS**, THE John Wayne Birth Place and Museum owns property perpendicular to the city Right of Way (alley) between First Street (John Wayne Drive) and Second Street, and;

**WHEREAS**, the parcels adjoining are 820000130051000 or 205 S John Wayne Dr and 820000130091000 or 216 S 2nd St, and;

**WHEREAS**, the request to improve the alley with 6" Full thickness Portland Concrete for a distance of 130' from the eastern entrance of such alley, and;

**WHEREAS**, the request was heard in work session on December 15, 2025, by the city council and Director Brian Downes was present for discussion or comment, and;

**WHEREAS**, all improvements shall be made to the satisfaction of the City of Winterset Streets Department Superintendent and Building Inspector in accordance with adopted standards and shall not infringe or impose on neighboring properties; and,

**WHEREAS**, the property improved are in a Public Utility Easement (PUE) and Public Right of Way (ROW) and access over, though, and upon shall not be restricted, limited or prevented in any way, and;

**WHEREAS**, the improvements shall be at the sole cost of the requestor and maintained in perpetuity, and;

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Winterset, Iowa allow the improvement as requested for so long as the parameters are met in this resolution and is hereby approved.

Passed and approved this 5<sup>th</sup> day of January 2026.

---

Thomas J. Leners, Mayor

ATTEST:

---

Andrew J Barden,  
City Administrator/ City Clerk

**Council Considerations and Discussions (work session)**

No Discussion was held

**Mayor and Council Discussion**

Mayor Leners remarked of the AARP affordable living accolade for the City of Winterset published in this month's magazine. Noted attendance and completion of MLA part 1, and found the information to be useful and adequate, encouraging others to attend.

**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 7:47p.m.

---

Thomas J. Leners, Mayor

ATTEST:

---

Andrew Barden, City Administrator/City Clerk