

MINUTES
REGULAR MEETING OF THE CITY COUNCIL

The City Council of the City of Manly, Iowa met in regular session in City Hall Council Chambers on Monday, February 2, 2026. The meeting was called to order at 7:00 P.M. by Mayor O'Keefe. Council Members present: Andera, Baird, and Ryan. Absent: Aguilera and Hegel. Motion by Andera to approve the agenda, seconded by Ryan and approved unanimously.

At this time the Public Forum was opened. No one spoke. Public Forum was closed.

Mayor O'Keefe asked for approval of the Consent Agenda: Minutes of the regular meeting held January 19, 2026, claims paid from January 20, 2026 through February 2, 2026, per Resolution 2012-07, claims to be paid from January 20, 2026 through February 2, 2026, Employee Wage Report from 2025 and Casey's General Store Alcohol Ownership Update Amendment. Motion by Baird to approve the Consent Agenda, seconded by Ryan and approved unanimously.

CLAIMS LIST

DELTA DENTAL OF IOWA	\$478.24	DENTAL INSURANCE
DELTA DENTAL OF IOWA	\$41.03	DENTAL INSURANCE
MEGAN LAFLER	\$80.25	TOWING REIMBURSEMENT
WELLMARK	\$9,363.71	EMPLOYEE HEALTH INSURANCE
WELLMARK	\$687.33	EMPLOYEE HEALTH INSURANCE
REINDL REPAIR	\$487.77	POLICE TRUCK MAINTANCE
D&D	\$1,540.00	DECALS ON POLICE TRUCK
CITY OF MANLY HRA	\$1,229.99	INITIAL FUNDING FEE
LANDFILL OF NORTH IOWA	\$1,695.60	ANNUAL MEMBERSHIP DUES
US POST OFFICE	\$312.00	4-ROLLS OF STAMPS
PRINCIPAL LIFE INSURANCE CO	\$81.12	LIFE INSURANCE
WM CORPORATE SERVICES, INC.	\$3,333.24	RECYCLING CHARGES
IMFOA	\$50.00	MEMBER RENEWAL CO DETECTOR/SMOKE ALARM BATTERIES
CONNIE MORETZ	\$60.09	
WAGeworks, INC.	\$19.75	ADMIN FEE
OLSON INSURANCE	\$100.00	BONDS SERETY RENEW POLICY
MARCO	\$170.53	PRINTER AGREEMENT
AFLAC	\$205.30	AFLAC
CITY OF MANLY-HRA	\$107.69	HRA
NORTH CENTRAL INTERNATIONAL	\$114.03	SEAT BELT BUCKLE
MENARDS	\$102.91	BATTERIES/THERMOMETER
MENARDS	\$103.65	SUPPLIES
KRUGER ELECTRIC	\$100.00	REMOVE CHRISTMAS LIGHTS
BROTHERS ACE MASON CITY	\$149.00	RECIPROCATING SAW
OVERHEAD DOOR CO. OF MASON CIT	\$519.20	SHED DOOR REPAIR
PETROBLEND	\$883.70	HYDRO FLUID
JOE'S COLLISION & PERFORMANCE	\$394.20	DODGE FRONT END REPAIR
IPERS	\$2,708.34	IPERS
TREASURER, STATE OF IOWA	\$441.05	
EFTPS	\$3,278.04	
TOTAL	\$28, 837.76	

EXPENDITURES BY FUND

GENERAL	\$ 6,154.55
ROAD USE TAX	\$ 1,997.15
EMPLOYEE BENEFITS	\$ 4,415.52
WATER	\$ 4,016.44
SEWER	\$ 4,016.34
GARBAGE	\$ 6,880.33
EMPLOYEE FLEX/CAFETERIA	\$ 1,357.43

2005 EMPLOYEE WAGE REPORT

LONNIE HILLMAN	\$71,730.06	ADAM MAHLSTEDT	\$1,441.32
AARON J STONE	\$1,172.61	KATELAND DANGER	\$182.28
ALEX G MAIERS	\$355.11	JOSHUA HILL	\$487.83
TODD ULVE	\$66,087.06	JEREMY W SELLS	\$1,122.73
MARK R JOHNSON	\$53,369.58	JOSEPH R JOHNSON	\$1,000.78
HUNTER H HILLMAN	\$60.00	THOMAS A FLO	\$269.03
LANDON I HILLMAN	\$4,005.00	BLAIR BRUNSVOLD	\$608.70
ALAN P MYLI	\$340.00	DAN COE	\$601.53
AARON L PALS	\$110,461.43	DYLAN COYLE	\$580.00
TOMAS R MEYER	\$5,565.04	MARCUS J PAULUS	\$695.22
LUANN M WHITEHURST	\$52,933.80	RACHAEL M PAULUS	\$46.63
JESSICA L BROWN	\$40,227.00	STEPHEN J ROGERS	\$895.66
TIM O'KEEFE	\$5,060.00	NOAH W O'CONNELL	\$4,401.85
PETER W ANDERA	\$1,810.00	EMMA K NACHAZEL	\$2,105.33
TROY TABBERT	\$1,760.00	DOMINICK L KAINZ	\$492.75
RICHARD BAIRD	\$1,760.00	LEAH J O'CONNELL	\$3,743.43
CONNIE S MORETZ	\$25,322.86	MADISON K BEYER	\$2,186.72
SANDRA J AVES	\$2,877.63	DANIEL H SPOONER	\$1,720.60
RACHEL D BALLANCE	\$3,742.75	SCARLETTE D MRAZ	\$2,334.98
HEATHER M WARBURTON	\$1,580.40	CHARLOTTE B CARPENTER	\$1,203.28
ELIZABETH C BOELMAN	\$1,962.55	NEVAEH G ECKMAN	\$1,455.04
HAILEY F SCHAER	\$779.02	TRISTAN D GREY	\$263.75
KATHERINE L YOUNG	\$1,918.45	KADE R TABBERT	\$1,666.61
SCOTT A HEAGEL	\$1,320.00	OLIVIA M KAINZ	\$1,452.60
RICK AGUILERA	\$1,410.00	MONICA K QUIRK	\$949.08
CONNOR M SMITH	\$966.96	XAVIER M CASTINO	\$1,512.33
BOB RUSH	\$1,172.61	DANIEL F KAINZ	\$8,500.00
		TOTAL EMPLOYEE WAGES	\$501,669.98

OLD BUSINESS

- Home Base Iowa Program open house dedication date was discussed again. Motion by Andera to have the open house on February 24, 2026 from 3:00pm – 4:00pm, seconded by Ryan and approved unanimously.
- Homes for Iowa presentation will be held at our March 2, 2026 council meeting.
- Discussed the cleaning up on the north side of the cemetery. Need to check on ownership of the strip of land on the north side of the cemetery property. Also discussed was replacing the pillars and a new sign.

NEW BUSINESS

1. PUBLIC HEARING

At 7:16 P.M. Mayor O'Keefe announced this was the time and place for the Public Hearing on proposed plans, specifications, form of contract and estimate of cost for the Main Street Sidewalk Improvement Project. Motion by Andera to open the public hearing, seconded by Ryan. No comments were made or had been received. Motion by Baird to close the public hearing at 7:17 P.M., seconded by Ryan and approved unanimously.

2. RESOLUTION 2026-12

Resolution 2026-12 adopting plans, specifications, form of contract and estimate of cost for the Main Street Sidewalk Improvement Project. Motion by Baird to approve Resolution 2026-12, seconded by Andera. Roll vote: all aye

3. PAY CERTIFICATE NO. 2 - CONTRACT 2

Application for payment was submitted by Summers Enterprise for the stored lift station materials.

Motion by Andera to approve Pay Certificate No 2 - Contract 2 in the amount of \$43,650.00, seconded by Baird and approved unanimously.

4. PUBLIC WORKS

- Discussed was the door at the city shop. Two bids had been received to replace the door. Motion by Baird to accept the bid from Overhead Door Company of Mason City in the amount of \$10,454.00 with the funds coming from LOST Bldgs/Grnds, seconded by Andera. Ayes: Baird and Andera. Nays: Ryan
- Street sweeper was discussed. Public Works will seek more information for the council.
- Dump truck was discussed. Public Works will seek more information for the council.

5. UPDATES

- Finance committee had a budget meeting on January 22, 2026. Will have a budget meeting with council on March 2, 2026.
- Sidewalk Ordinance was discussed regarding requiring sidewalks to be 5' wide, this will be discussed at a future meeting
- Sidewalk/Trail planning committee met on January 28, 2026. More discussion will be held at a later date.

The meeting was adjourned at 8:16 P.M.

Tim O'Keefe
Mayor

LuAnn Whitehurst
City Clerk

MINUTES
REGULAR MEETING OF THE CITY COUNCIL

The City Council of the City of Manly, Iowa met in regular session in City Hall Council Chambers on Tuesday, February 17, 2026. The meeting was called to order at 7:10 P.M. by Mayor O'Keefe. Council Members present: Andera, Baird and Ryan. Absent: Aguilera and Heagel. Motion by Baird to approve the agenda, seconded by Andera and approved unanimously.

At this time the Public Forum was opened. No one spoke. Public Forum was closed.

Mayor O'Keefe asked for approval of the Consent Agenda: Minutes of the regular meeting held February 2, 2026, claims paid from February 3, 2026 through February 17, 2026, per Resolution 2012-07, claims to be paid from February 3, 2026 through February 17, 2026. Motion by Ryan to approve the Consent Agenda, seconded by Baird and approved unanimously.

CLAIMS LIST

AFLAC	\$205.30	AFLAC
AGSOURCE COOPERATIVE SERVICES, INC	\$99.90	WATER TESTING
ALLIANT ENERGY	\$345.86	GAS/ELECTRIC
ALLIANT ENERGY	\$36.52	GAS/ELECTRIC
ALLIANT ENERGY	\$371.71	UTILITIES
AMAZON CAPITAL SERVICES	\$269.91	BOOKS/CRAFTS/CLEANING
CITY OF MANLY-HRA	\$107.69	HRA
CULLIGAN MASON CITY	\$55.00	WATER TANK
D&L EQUIPMENT	\$241.11	PLOW TRUCK REPAIR
DELTA DENTAL OF IOWA	\$239.12	DENTAL INSURANCE
DEMCO	\$66.52	LABEL PROTECTORS
EFTPS	\$3,471.65	FED / FICA
ERIC FLEMING	\$30.00	WEB/MAINTENANCE FEB.'26
GC DISTRIBUTING	\$3,947.00	GARBAGE BAGS
HEATHER WARBURTON	\$63.75	CITY HALL CLEANING
IA ONE CALL	\$13.50	EMAIL LOCATES
IPERS	\$2,605.37	IPERS
LANDFILL OF NORTH IOWA	\$764.56	TONAGE FOR JAN.'26
LARRY ELWOOD CONSTRUCTION INC.	\$902.15	REPAIR SNOWPLOW
MUNICIPAL PIPE & TOOL CO INC	\$61,803.00	PROJECT2025-18/APP#5
MUNICIPAL SUPPLY INC	\$7,155.00	ANNUAL FEE RNI & ANALYTICS
NEXT GENERATION TECHNOLOGIES	\$388.80	MONTHLY SUPPORT FEB.'26
NORTHWOOD ANCHOR	\$454.10	PUBLICATIONS
SHORT ELLIOTT HENDRICKSON, INC.	\$4,238.07	WW PHASE 1 BIDDING & CA
SUMMERS ENTERPRISE INC.	\$43,650.00	CONTRACT 2/APP NO 2
TREASURER, STATE OF IOWA	\$467.20	TAXES
URSIDAE MECHANICAL	\$95.00	FURNACE TESTING
US CELLULAR	\$73.11	CITY CELL PHONE
US POST OFFICE	\$468.00	6-ROLLS OF STAMPS
VISA	\$639.99	PRINTER
VISA	\$75.74	GO DADDY/OFFICE SUPPLIES

VISA	\$423.19	MISC. SUPPLIES
WCTA	\$82.56	PHONE/INTERNET
WELLMARK	\$4,681.86	HEALTH INSURANCE
WM CORPORATE SERVICES, INC.	\$3,333.24	RECYCLING CHARGES
WORTH COUNTY ENGINEER	\$636.08	FUEL FOR JAN.'26
TOTAL	\$142,501.56	

OLD BUSINESS

- Councilman Baird informed the council on updates at the landfill
- Councilman Baird has ordered 40 new trees to be planted in the spring, posthole digger has not been ordered
- The trees on the north side of the cemetery were discussed
- The Foster Custom Homes, LLC lot was discussed, councilman Andera asked if we have heard back from Attorney Meyer regarding the development agreement
- Councilman Ryan inquired about the sewer line on E. Main St.

NEW BUSINESS

1. SIDEWALK REGULATIONS ORDINANCE

Sidewalk Ordinance Chapter 136 was discussed. The current ordinance requires sidewalks to be at least four feet wide and four inches thick. Ordinance will be updated to require any new sidewalks to be five feet wide.

2. UPDATES

- Officer Pals informed the council that he received a call, the Board of Supervisors is discussing a per capita fee, the current rate is \$38.25 per person in the community. This will be discussed further.
- Officer Pals discussed the hiring of a second police officer.

The meeting was adjourned at 7:45 P.M.

Tim O'Keefe
Mayor

Jessica Brown
Deputy City Clerk

City Hall Council Chambers
Manly, Iowa

February 23, 2026
6:30 P.M.

MINUTES
SPECIAL MEETING OF THE CITY COUNCIL

The City Council of the City of Manly, Iowa met in special session in the City Hall Council Chambers on Monday, February 23, 2026. The special meeting was called to order at 6:30 P.M. by Mayor O'Keefe. Council Members present: Andera, Baird and Ryan, councilman Aguilera was in attendance by phone. Absent: Heagel.

Mayor O'Keefe asked for approval of the agenda. Motion by Baird to approve the agenda, seconded by Ryan and approved unanimously.

NEW BUSINESS

1. EMPLOYEE WAGES

Pay increases for employees were discussed for Fiscal Year 2027. Motion by Ryan to approve a pay increase of 3%, seconded by Andera. Roll vote: Ayes: Ryan, Andera, Aguilera Nays: Baird

2. BUDGET WORKSHOP SESSION

A Budget Workshop Session was held to finalize the budget worksheets for the FY '27 budget.

The meeting was adjourned at 8:12 P.M.

Tim O'Keefe
Mayor

LuAnn Whitehurst
City Clerk