

MAY 13, 2026

REGULAR MEETING OF THE CITY COUNCIL OF BEDFORD, IOWA WAS HELD WEDNESDAY, MAY 13, 2026 AT 5:30 P.M. PRESENT WERE MAYOR HARDEE, COUNCILMEMBERS PETERMAN, BROWN, KEY, AND WYCKOFF, CLERK THOMPSON, DEPUTY CLERK DOUGHERTY, PUBLIC WORKS DIRECTOR WORL, SANDY SCHUBERT, CHAD WILLE, NICKI LOCK, ALAN NICHOLAS, JACY LARSON, ROGER CORDELL, AND ANDREA SCHRODT.

MONTHLY FUND TOTALS
(APRIL)

ACCOUNT TITLE	REVENUES	EXPENSES
001 GENERAL	160,597.68	23,252.70
029 GARBAGE DEPOSIT	.00	45.00
110 ROAD USE TAX	17,338.13	10,894.14
112 EMPLOYEE BENEFITS	6,564.25	.00
113 TAXES FOR FICA/IPERS	6,958.15	.00
119 EMERGENCY FUND	14.87	.00
121 LOCAL OPTION SALES TAX	5,521.12	.00
122 ECONOMIC DEVELOPEMNTN LOST	1,380.28	.00
123 HOTEL/MOTEL TAX	276.70	.00
124 NICHOLSON BEAUTIFICATION	.00	.00
125 TAX INCREMENT FINANCING	.00	154.31
145 TRUST & AGENCY HSG REHAB	.00	136.77
160 ECONOMIC DEVELOPMENT	.00	11,262.97
161 BOND PERFORMANCE	.00	.00
163 BIBBINS PARK RESERVE FUND	.00	.00
167 LIBRARY MEMORIAL	107.48	.00
200 DEBT SERVICE	41,394.41	.00
301 CAPITAL PROJECT FUND	.00	.00
302 POLK STREET PROJECT 2016	.00	.00
303 STATE ST IMPROV PROJECT	.00	.00
304 USDA WT SYSTEM IMPROV PRJ	.00	.00
305 POLK ST PROJ 2023	.00	.00
500 PERPETUAL CARE	.00	.00
600 WATER	49,104.28	33,859.03
601 WATER DEPOSITS	100.00	100.00
602 WATER SINKING	.00	9,617.00
603 WATER RESERVE	.00	.00
604 WATER IMPROVEMENT PR	.00	.00
610 SEWER	31,657.27	25,491.13
611 SEWER DEPOSITS	.00	30.00
612 SEWER SINKING	7,581.11	3.56
640 GAS	84,797.43	52,221.59
641 GAS DEPOSITS	.00	131.00
643 GAS RESERVE	2,725.25	.00
821 FLEXIBLE SPENDING FUND	.00	138.46-
Report Total	416,118.41	167,060.74

LATE CLAIMS FOR APRIL:

MIDAMERICAN ENERGY	STREET LTS	3,469.46	10462	4/13/26
PETTY CASH FUND	POSTAGE	15.21	10464	4/23/26
TAYLOR COUNTY RECORDER	RECORDING FEES	112.00	10465	4/23/26
TREASURER ST OF IA SALES TAX	SALES TAX	1,319.38	14153306	4/10/26

CLAIMS:

ACCO	CHEMICALS	1,649.48	10524	5/13/26
AHLERS & COONEY, P.C.	LEGAL FEES UR AMEND	4,000.00	10525	5/13/26
AVENUE OF FLAGS	FLAGS	275.00	10487	5/08/26
BASE	HRA/CAFETERIA FEES	66.00	10488	5/08/26
BEDFORD BUILDING SUPPLY	KEYS(2)	5.60	10478	5/07/26
BEDFORD BUILDING SUPPLY	PLUMBING PARTS	552.54	10489	5/08/26
THE BEDFORD TIMES PRESS	PUBLISHING	345.69	10526	5/13/26
BOK FINANCIAL, N.A.	ST STREET PMT PRINC	162,635.00	10490	5/08/26
BRIANNA O'HEARN	LEGAL FEES	2,508.36	10491	5/08/26
CARD SERVICES	SHIPPING	1,907.22	10527	5/13/26
CARD SERVICES	TONER SET (BROTHER)	1,266.93	10479	5/07/26
CENTRAL PUMP AND MOTOR LLC	LIFT STATION REPAIRS	4,838.08	10528	5/13/26
CHI OCC MEDICINE CORNING	FIRE DEPT PHYSICALS	160.00	10492	5/08/26
CINTAS CORPORATION	FIRST AID REFILLS	107.88	10493	5/08/26
CITY OF BEDFORD	TRANSFER TO GS RESERVE	1,282.25	10494	5/08/26
CITY OF BEDFORD UTILITIES	UTILITIES	943.90	10495	5/08/26
CITY OF LENOX	PURCHASED GAS	8,940.28	10496	5/08/26
COPY SYSTEMS INC.	COPIES/PRINTS	93.28	10497	5/08/26
CUMMINS SALES AND SERVICE	MAINT/REPAIR @ LIFT STATION	954.95	10498	5/08/26
CUMMINS SALES AND SERVICE	GENERATOR MAINT	904.91	1,859.86	10529
DEMCO	SCTOCH TAPES (12)	107.62	10480	5/07/26
DICKEL DUIT OUTDOOR POWER INC	MOWER BELTS	137.45	10499	5/08/26
DOLLAR GENERAL CORPORATION	CLOROX WIPES	48.70	10481	5/07/26
DOLLAR GENERAL CORPORATION	PAPER TOWELS	10.75	59.45	10500
DOT/PIPELINE & HAZARDOUS SAFET	USER FEE ASSMT	7,046.24	10501	5/08/26
HAWHEE TRUCK REPAIR	MOWER BELT	47.00	10502	5/08/26
HAWN SANITATION	GARBAGE COLLECTION	9,555.12	10503	5/08/26
HAWN SANITATION	TOWN WIDE CLEANUP	7,019.72	16,574.84	10530
HYVEE ACCOUNTS RECEIVABLE	PAPER TOWELS	23.97	10504	5/08/26
IOWA DEPT OF INSPECTIONS,	BOILER INSP	40.00	10505	5/08/26
IOWA ONE CALL	EMAIL NOTICES	19.00	10506	5/08/26
KAYLEE MACKEY	HRA DED REIMB	519.14	10507	5/08/26
KAYLEE MACKEY	HRA DED REIMB	575.76	1,094.90	10531
KELLY TIRE & EXHAUST, INC	TIRES FOR HONEYWAGON	948.30	10508	5/08/26
MICROBAC LABORATORIES INC.	TESTING	759.00	10509	5/08/26
MICROBAC LABORATORIES INC.	TESTING	447.00	1,206.00	10532
MEDIACOM	PHONE	84.91	10482	5/07/26
MICRO MARKETING ATTN: ACCT REC	BOOKS (5)	403.62	10483	5/07/26
MIDAMERICAN ENERGY	ELECTRICITY	131.78	10484	5/07/26
MIDAMERICAN ENERGY	STREET LTS	3,581.21	3,712.99	10510
MIDWEST DATA	IT SERVICES	522.00	10511	5/08/26
MOTOR INN	TIRE REPAIR	25.00	10533	5/13/26
NAPA AUTO PARTS OF BEDFORD	SEAFOAM CLEANER	90.92	10512	5/08/26
PAGE COUNTY LANDFILL ASSN	RECYCLE BINS	235.00	10534	5/13/26
PEOPLE	MAGAZINE	138.24	10485	5/07/26
PETTY CASH FUND	CERT MAIL	38.80	10513	5/08/26
RANDY PETERMAN	MOWING	1,350.00	10514	5/08/26
READER SERVICE	BOOKS (4)	31.76	10486	5/07/26
SIMMERING CORY INC	CDBG UPPER STORY GT ADMIN FEES	8,000.00	10515	5/08/26
SIMMERING CORY INC	CDBG (404 MAIN) GRT ADMIN FEE	1,000.00	9,000.00	10535
SLEEPS TILE YARD	INSERTA TEES	650.84	10536	5/13/26
SUPERIOR BOWEN	SATUROCK	2,391.86	10516	5/08/26
TAYLOR COUNTY ENGINEER	FUEL	844.17	10517	5/08/26

TAYLOR COUNTY SHERIFF	QTRLY LAW ENFORCEMENT FEE	61,413.00	10518	5/08/26
TERRY J MORRIS	REIMB ROOM FOR CLASS	127.68	10519	5/08/26
TORKELSON PROPERTIES LLC	CDBG UPPERSTORY PROJ (404MAIN)	46,844.00	10520	5/08/26
IOWA DEPARTMENT OF REVENUE	SALES TAX	795.86	14153312	5/08/26
UNITED SERVICES INC	PHONE/INTERNET	692.42	10521	5/08/26
UNITY POINT ST LUKES DRUG &	DRUG TESTING	42.00	10522	5/08/26
USDI	RETAINER FEE	225.00	10523	5/08/26
USDI	PUBLIC AWARENESS SPRING MAILIN	784.40	1,009.40	10537 5/13/26

MAYOR HARDEE ASKED FOR ANY ADDITIONS OR DELETIONS TO THE AGENDA. BEING NONE, COUNCILMEMBER WYCKOFF MOVED AND PETERMAN SECONDED APPROVAL OF THE CONSENT AGENDA. 4 AYES. M.C.

MAYOR HARDEE OPENED THE PUBLIC HEARING REGARDING AUTHORIZATION OF A LOAN AGREEMENT AND ISSUANCE OF NOT TO EXCEED \$800,000 GENERAL OBLIGATION CAPITAL LOAN NOTES AND ASKED FOR ANYONE PRESENT WITH COMMENTS OR FOR ANY WRITTEN COMMENTS SUBMITTED. BEING NONE, MAYOR HARDEE DECLARED THE HEARING CLOSED.

RESOLUTION 2026-23 INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR ISSUANCE OF NOT TO EXCEED \$800,000 GENERAL OBLIGATION CAPITAL LOAN NOTES WAS INTRODUCED. COUNCILMEMBER KEY MOVED AND WYCKOFF SECONDED APPROVAL OF RESOLUTION 2026-23. AYES: PETERMAN, BROWN, WYCKOFF, KEY. NAY: NONE. M.C.

MAYOR HARDEE OPENED THE PUBLIC HEARING REGARDING SUBMISSION OF A CDBG APPLICATION FOR STREETSCAPE PROJECT AND READ THE FOLLOWING STATEMENTS ALOUD:

A. Explain how the need for the activities was identified.

- The need for the proposed Bedford Streetscape Improvements Project is due to the need for the City to provide a safe and pedestrian friendly environment within the City's central business district. The existing pedestrian system is unsafe, including extremely high steps from the street, lack of ADA accessibility, and deteriorated sidewalks. In addition, the area has minimal lighting leading to safety concerns tied to the high step up from the street level to the pedestrian level. The City desires to make improvements to enhance safety and to help revitalize the central business district to improve the overall economic development of the community.

B. Explain how the proposed activities will be funded and the sources of funds.

- The project will be funded with a combination of CDBG funds, community donations, and a General Obligation Bond. The City has authorized the issuance of not to exceed \$800,000.00 in General Obligation Bonds to pay for the engineering services and their matching funds on the project.
- The City intends to submit an application to the Iowa Economic Development Authority for a grant in the amount of \$250,000.00 to help cover the construction costs of the project and grant administration services.
- Additionally, as a sign of community support for the project the City has secured \$40,500.00 in donations toward the project which will be used for lighting phase of the project.

C. Announce the date the CDBG application will be submitted to the State.

- The grant application will be submitted to the Iowa Economic Development Authority no later than May 22, 2026, at midnight.

D. Announce the requested amount of federal funds.

- The City is requesting \$250,000.00 in CDBG funds for the proposed project.

E. Announce the estimated portion of funds that will benefit low-and-moderate income persons.

- The project will result in mitigation of blighting factors within the City's central business district area. The City's LMI data, utilizing the 2016-2020 American Community Survey data, as allowed by IEDA and the CDBG Program the City's percentage is 33.0%.

F. Announce where the proposed activities will be conducted.

- The proposed project activities will take place in a two-block area of the central business district. The specific project area begins at, and includes the intersection of Court Avenue and Main Street and goes east to include the intersection of Dodge Street and Main Street.

G. Announce plans to minimize displacement of persons and businesses resulting of funded activities.

- The proposed project will not result in the displacement or relocation of any persons or businesses.

H. Announce plans to assist persons actually displaced.

- No persons will be replaced by the proposed project.

I. Announce the nature of the proposed activities.

- The nature of the proposed project involves the removal of existing concrete sidewalks and curbs, installation of new stepped curbs and sidewalks, conduits for street lighting, street lights, and ADA accessible approaches.

MAYOR HARDEE ASKED FOR ANYONE PRESENT WITH COMMENTS OR FOR ANY WRITTEN COMMENTS SUBMITTED. BEING NONE, MAYOR HARDEE DECLARED THE HEARING CLOSED.

RESOLUTION 2026-24 COMMITTING MATCHING FUNDS FOR THE CDBG STREETScape PROJECT WAS INTRODUCED. COUNCILMEMBER WYCKOFF MOVED AND PETERMAN SECONDED APPROVAL OF RESOLUTION 2026-24. AYES: PETERMAN, BROWN, WYCKOFF, KEY. NAY: NONE. M.C

RESOLUTION 2026-25 ENDORSING AND AUTHORIZING SUBMISSION OF APPLICATION FOR A CDBG APPLICATION FOR THE BEDFORD STREETScape PROJECT WAS INTRODUCED. COUNCILMEMBER WYCKOFF MOVED AND SPENCER SECONDED APPROVAL OF RESOLUTION 2026-25. AYES: PETERMAN, BROWN, WYCKOFF, KEY. NAY: NONE. M.C.

MAYOR HARDEE OPENED THE PUBLIC HEARING REGARDING SUBMISSION OF A CDBG APPLICATION FOR HOUSING REHABILITATION- ROOFING PROJECT AND READ THE FOLLOWING STATEMENTS ALOUD:

A. Explain how the need for the activities was identified.

- The need for the proposed Bedford Housing Rehabilitation – Roofing Project is to assist low-to-moderate income households with repairs and replacement of the roofs on their homes. The program will provide funding for roof repair or replacement for six individuals or families who meet the low-to-moderate income guidelines and requirements who own and live in the home. There is a significant need for housing rehabilitation within the community and roofs are a major cost element that are typically let go because of the significant cost of replacement.

B. Explain how the proposed activities will be funded and the sources of funds.

- The project will be funded with a Community Development Block Grant from the Iowa Economic Development Authority. The CDBG funding will cover the costs of the projects at 100% for the rehabilitation of six homes, including the cost for technical services and grant administration services.

C. Announce the date the CDBG application will be submitted to the State.

- The grant application will be submitted to the Iowa Economic Development Authority no later than May 22, 2026, at midnight.

D. Announce the requested amount of federal funds.

- The City is requesting \$198,000.00 in CDBG funds for the proposed project.

E. Announce the estimated portion of funds that will benefit low-and-moderate income persons.

- The project will result in a City-wide benefit according to the 2016-202 ACS Data 33.0% of the population of Bedford is considered low-to-moderate income. However, the project will only benefit low-and-moderate income individuals and families.

F. Announce where the proposed activities will be conducted.

- The proposed project activities will take place at six individual homes that are owned and occupied by low-to-moderate income families. All the families will be verified to determine eligibility after receiving their applications. All homes will be within the City limits of Bedford.

G. Announce plans to minimize displacement of persons and businesses resulting of funded activities.

- The proposed project will not result in the displacement or relocation of any persons or businesses.

H. Announce plans to assist persons actually displaced.

- No persons will be displaced by the proposed project.

I. Announce the nature of the proposed activities.

- The nature of the proposed project involves the construction of repairs or replacement of roofs on single-family dwellings within the City of Bedford.

RESOLUTION 2026-26 ENDORSING AND AUTHORIZING SUBMISSION OF APPLICATION FOR A CDBG APPLICATION FOR BEDFORD HOUSING REHABILITATION – ROOFING PROJECT WAS INTRODUCED. COUNCILMEMBER WYCKOFF MOVED AND SPENCER SECONDED APPROVAL OF RESOLUTION 2026-25. AYES: PETERMAN, BROWN, WYCKOFF, KEY. NAY: NONE. M.C.

ANDREA SCHRODT UPDATED THE COUNCIL ON THE UPCOMING POOL SEASON AND REVIEWED TRAINING, CONCESSIONS, AND PRICING FOR 2026.

COUNCILMEMBER SPENCER ARRIVED AT 5:57 P.M.

ROGER CORDELL WAS PRESENT TO DISCUSS THE ABATEMENT NOTICES FOR HIS PROPERTIES. NO AGREEMENT WAS REACHED AND THE COUNCIL AGREED TO MOVE THESE MATTERS ON TO THE COURT SYSTEM TO BE RESOLVED.

JACY LARSON PRESENTED AN UPDATE ON BEDC ACTIVITIES.

SANDY SCHUBERT UPDATED THE COUNCIL ON RECENT AND UPCOMING CHAMBER OF COMMERCE ACTIVITIES.

PUBLIC WORKS DIRECTOR WORL PROVIDED THE MAINTENANCE UPDATE. THE COUNCIL REVIEWED THE CITY POLICY ON USE OF CITY VEHICLES AND AGREED TO CLARIFY THIS POLICY FOR APPROVAL AT AN UPCOMING MEETING

COUNCILMEMBER BROWN MOVED AND WYCKOFF SECONDED APPROVAL OF AN ANNUAL RETAIL TOBACCO LICENSE FOR DOGENCORP, LLC. 5 AYES. M.C.

COUNCILMEMBER BROWN MOVED AND WYCKOFF SECONDED APPROVAL OF AN ANNUAL RETAIL TOBACCO LICENSE FOR CASEY'S MARKETING. 5 AYES. M.C.

COUNCILMEMBER BROWN MOVED AND WYCKOFF SECONDED APPROVAL OF A CLASS E RETAIL ALCOHOL LICENSE RENEWAL FOR HY-VEE, INC. 5 AYES. M.C.

COUNCILMEMBER BROWN MOVED AND WYCKOFF SECONDED APPROVAL OF A CLASS C RETAIL ALCOHOL LICENSE RENEWAL FOR THE LOCKER ROOM. 5 AYES. M.C.

COUNCILMEMBER KEY MOVED AND WYCKOFF SECONDED APPROVAL OF IOWA DOT AGREEMENT FOR MAINTENANCE/REPAIR OF PRIMARY ROADS IN MUNICIPALITY. 5 AYES. M.C.

COUNCILMEMBER KEY MOVED AND WYCKOFF SECONDED APPROVAL OF A NEW FARM ANIMAL PERMIT FOR AUTUMN HARRIS (105 ORCHARD). 5 AYES. M.C.

COUNCILMEMBER BROWN MOVED AND PETERMAN SECONDED APPROVAL TO BLOCK MAIN STREET ON JULY 3RD FOR THE LOCKER ROOM STREET DANCE. 5 AYES. M.C.

THE COUNCIL REVIEWED APPLICANTS FOR THE NEWLY FORMED AIRPORT BOARD. COUNCILMEMBER WYCKOFF MOVED AND KEY SECONDED APPOINTMENT AS FOLLOWS: KEVIN SCHUBERT AND TYLER COUCH (TERMS TO EXPIRE JUNE 30, 2028). ALAN NICHOLAS, CHAD WILLE, AND JOEL LAWRENCE (TERMS TO EXPIRE JUNE 30, 2030). 5 AYES. M.C.

RESOLUTION 2026-27 APPROVING PAY APPLICATION #3 ON BEDFORD UPPER STORY CONVERSION PROJECT WAS INTRODUCED. COUNCILMEMBER WYCKOFF MOVED AND PETERMAN SECONDED APPROVAL OF RESOLUTION 2026-22. AYES: SPENCER, PETERMAN, BROWN, WYCKOFF, KEY. NAY: NONE. M.C.

RESOLUTION 2026-28 APPROVING PAY APPLICATION #4 (RETAINAGE) ON BEDFORD UPPER STORY CONVERSION PROJECT WAS INTRODUCED. COUNCILMEMBER PETERMAN MOVED AND WYCKOFF SECONDED APPROVAL OF RESOLUTION 2026-28. AYES: SPENCER, PETERMAN, BROWN, WYCKOFF, KEY. NAY: NONE. M.C.

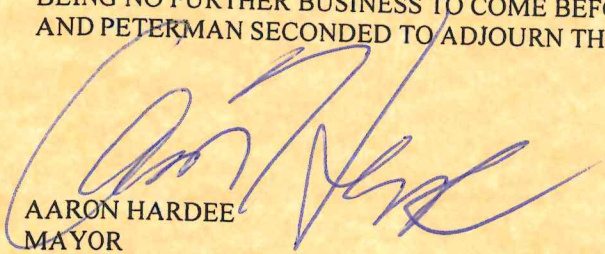
COUNCILMEMBER WYCKOFF MOVED AND KEY SECONDED APPOINTMENT OF KENTON WALSTON TO FILL THE UNEXPIRED TERM (EXP 3/31/27) ON THE WATERWORKS BOARD OF TRUSTEES. 5 AYES. M.C.

THE COUNCIL REVIEWED SOCIAL MEDIA POLICIES FOR THE CITY. COUNCILMEMBER WYCKOFF MOVED AND BROWN SECONDED TO TURN OFF PUBLIC COMMENTS ON CITY POSTS. 5 AYES. M.C.

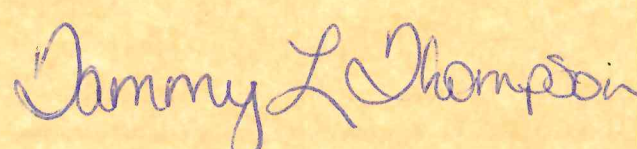
THERE WAS REVIEW OF THE CURRENT CONDITION OF PROPERTIES WHERE NUISANCE AND/OR DILAPIDATED STRUCTURE ABATEMENTS HAD BEEN ISSUED. CLERK THOMPSON WILL CONTACT THE CITY ATTORNEY WITH A LIST OF THOSE PROPERTIES THAT DID NOT COMPLY.

COUNCILMEMBER SPENCER HAS OBTAINED HIS WASTEWATER OPERATOR GRADE II LICENSE REINSTATEMENT AND OFFERED TO PROVIDE THAT SERVICE FOR DNR REQUIREMENTS, WHICH IS CURRENTLY BEING PROVIDED BY THE CITY OF LENOX FOR A FEE OF \$650 PER MONTH. THIS MATTER WAS TABLED.

BEING NO FURTHER BUSINESS TO COME BEFORE THE COUNCIL, COUNCILMEMBER KEY MOVED AND PETERMAN SECONDED TO ADJOURN THE MEETING AT 7:30 P.M. 5 AYES. M.C.



AARON HARDEE
MAYOR



TAMMY L. THOMPSON
CITY CLERK