

Mason City Room, Mason City Public Library  
Mason City, Iowa

April 15, 2025  
7:00 P.M.

**City Council Meeting Comments:** City Council Meeting Comments: To view the Agenda for all meetings, visit [www.masoncity.net](http://www.masoncity.net) and click on the Agenda button. The public is invited to provide input on Council items only prior to the meeting *or at the meeting during the public forum*. Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/85203080201?pwd=qatAdWQABLd9HAEWdpz8Reaal1JZgV.1>; Passcode:276639

Phone one-tap: +13052241968,,85203080201# US; +13092053325,,85203080201# US

Join via audio: +1 305 224 1968 US; +1 309 205 3325 US; +1 312 626 6799 US (Chicago); +1 646 931 3860 US; +1 929 205 6099 US (New York); +1 301 715 8592 US (Washington DC); +1 360 209 5623 US; +1 386 347 5053 US; +1 507 473 4847 US; +1 564 217 2000 US; +1 669 444 9171 US; +1 669 900 6833 US (San Jose); +1 689 278 1000 US; +1 719 359 4580 US; +1 253 205 0468 US; +1 253 215 8782 US (Tacoma); +1 346 248 7799 US (Houston); Webinar ID: 852 0308 0201

International numbers available: <https://us02web.zoom.us/j/85203080201?pwd=qatAdWQABLd9HAEWdpz8Reaal1JZgV.1>

## AGENDA

### REGULAR MEETING OF THE CITY COUNCIL

*Our mission is to provide efficient and effective City services and infrastructure with sound fiscal policies that create an enjoyable quality of life in a safe and viable community*

#### ROLL CALL -

#### ADOPT AGENDA -

#### SPECIAL ITEMS OF BUSINESS –

1. Proclamation, Arbor Day

**NOTICE TO PUBLIC: PUBLIC FORUM:** The Mayor and City Council welcome comments from the public only on agenda items during the public forum. You are asked to give your name, address, and the agenda item number or topic you are referring to on the agenda. Please keep your comments concise and limited to five minutes.

2. CITY ADMINISTRATOR’S MONTHLY REPORT

**CONSENT AGENDA** - All items listed under the Consent Agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time Council votes on the motion.

3. MINUTES - Regular Minutes of April 1, 2025

4. CLAIMS dated April 3 and 10, 2025

5. PERMITS
6. Administrator recommending approval  
Appoint/hire Paul Finley, Spencer Logan, Jordan Manning, Thorson Olinger, and Ellianna Ragsdale as a Firefighter/EMT, at \$26.38/hour
7. Administrator recommending approval  
**Reso.** calling for a public hearing (Environmental Review) to use State Revolving Fund (SRF) for financing of the Water Reclamation Plant Nutrient Reduction Improvements Project
8. Administrator recommending approval  
**Reso.** approving the contract and bond for the construction of “2025 Pavement Marking Program Project No. 25-1003”
9. Administrator recommending approval  
**Reso.** authorizing notice to bidders, fixing amount of bid security, and ordering clerk to publish notice and fixing a date for receiving same, and for a public hearing on plans, specifications, form of contract and estimate of costs for construction of the “2025 Street Rehabilitation Program Project No. 25-1001”
10. Administrator recommending approval  
**Reso.** authorizing notice to bidders, fixing amount of bid security, and ordering clerk to publish notice and fixing a date for receiving same, and for a public hearing on plans, specifications, form of contract and estimate of costs for construction of the “Downtown Pedestrian Ramp Compliance Program Project No. 25-1004”
11. Administrator recommending approval  
**Reso.** award of contract to Rite Way Lawn Service of Nora Springs, IA for “Grass and/or Weed Mowing”, in the City of Mason City, IA
12. Administrator recommending approval  
**Reso.** authorizing approval of a forgivable loan to Tom Abbas for the rehabilitation of Floyd & Leonard located at 510 South Washington Avenue in conjunction with the Downtown Revitalization Loan Program

- 13. Administrator recommending approval  
**Reso.** approving and authorizing execution of a Minimum Assessment Agreement between the City of Mason City, the City Assessor and Tierney Downtown, LLC for property generally located at 221-225 19<sup>th</sup> Street SW
- 14. Administrator recommending approval  
**Reso.** providing for notice of hearing on proposed Amendment to the Revitalization Plan for the Mason City Combined, Amended and Restated Urban Revitalization Area
- 15. Administrator recommending approval  
**Reso.** approving change orders with Henkel Construction Company for construction of the “Willow Creek Riverwalk Project”
- 16. Administrator recommending approval  
**Reso.** approving a change order with Henkel Construction Company for construction of the “Mason City Bike Park Building Package 3”

PUBLIC HEARING -

- 17. Administrator recommending approval  
**Reso.** adopting the annual budget for the fiscal year ending June 30, 2025
- 18. Administrator recommending approval
  - a. **Reso.** approving plans, specifications, form of contract and estimated cost for the “2025 Street Panel and Curb Replacement Program Project No. 25-1002”
  - b. Bid Tabulation
  - c. **Reso.** award of contract to Larry Elwood concrete, Inc. for the “2025 Street Panel and Curb Replacement Program Project No. 25-1002”
- 19. Administrator recommending approval  
**Reso.** approving disposition of city-owned property (527 4<sup>th</sup> Street NE) in the Expanded Forest Park Urban Renewal Area and authorization to execute the real estate purchase agreement with the North Iowa Corridor Housing Development Corporation
- 20. Administrator recommending approval  
**Reso.** approving disposition of city-owned property (430 1<sup>st</sup> Street NE) in the Mason City Unified Urban Renewal Area and the expanded Forest Park Urban Renewal area and authorization to execute the Real Estate Purchase

Agreement with the North Iowa Corridor Housing Development Corporation

21. Administrator recommending approval  
**Reso.** approving disposition of city-owned property (626 North Delaware Avenue) in the Mason City Unified Urban Renewal Area and the Expanded Forest Park Urban Renewal Area and authorization to execute the Real Estate Purchase Agreement with the North Iowa Corridor Housing Development Corporation
  
22. Administrator recommending approval  
**Reso** Resolution Approving Disposition of City-Owned Property in the Mason City Downtown Reinvestment Urban Renewal Area and the Forest Park Economic Development District”

ACTION ITEMS-

23. Administrator recommending approval  
**Ord.** amending the City Code, by repealing Title 1 “Administrative”, Chapter 9 “Municipal Elections”, Section 5 in its entirety and adopting a new Section 5 in lieu there of, pertaining to election wards and precincts (FINAL)

Adjournment

---

*Note:* City Council members and staff will be available for a period of time after adjournment to visit with citizens, answer questions and address concerns. *In accordance with Title II of the American with Disabilities Act as it pertains to access to Public Meetings, the City Clerk’s Office of the City of Mason City, upon 48 hour notice, will make reasonable accommodations for persons with special needs. Please call (641) 424-7102 if you need assistance. Please note flash photography is not allowed during the meeting.*





- Whereas,* In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and
- Whereas,* this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and
- Whereas,* Arbor Day is now observed throughout the nation and the world, and
- Whereas,* trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and
- Whereas,* trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and
- Whereas,* trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and
- Whereas,* trees, wherever they are planted, are a source of joy and spiritual renewal.

Now, Therefore, I, Bill Schickel, Mayor of Mason City do hereby proclaim Friday, April 25, 2025 as

## **Arbor Day**

In the City of Mason City, Iowa, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

- Further,* I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

*Dated this 15<sup>th</sup> day of April, 2025*

\_\_\_\_\_  
Bill Schickel, Mayor



# City Administrator's Monthly Activity Report

---

Aaron Burnett, City Administrator

---

March 2025

*(Issued April 11, 2025)*



Monthly report of the City Departments of the City of Mason City

# Airport

---

Reported by David Sims, Airport Manager

---

Date: March 2025

United Airlines Enplanements/Deplanements	FBO Fuel Flow
From 3/1/2025 – 3/31/2025	
<b>Monthly Enplanements 835 / Deplanements 832 / Total 1667 +82% March 2024, Highest March total since 2012 Highest 1<sup>st</sup> quarter since 2012 (+75% 1<sup>st</sup> quarter 2024) when Delta Airlines ended service</b>	Monthly 26,213 Gallons Sold (+25% March 2024)

## Routine Activities for the month – Administration and Operations:

- Terminal Demolition Project underway and on schedule. Interior demolition is nearly complete. The contractor is expected to complete the project by the end of April.
- Accept Terminal Project as complete and begin grant closeout process.
- Signed Design Task Order for Construct General Aviation Taxilane Project.
- Hold design meetings for Water Service Improvement and Terminal Landscaping Projects.
- Staff handled multiple blizzard events during the month of March.

## Activities planned for next month and other comments:

- Advertise for bids for Terminal Landscaping Project
- Approve Design Task Order for Construct General Aviation Taxilane Project.
- Attend Iowa Public Airport Association Conference in Okoboji April 15th-17<sup>th</sup>.
- Planning for Fly-In Breakfast to be held May 17<sup>th</sup>.

## Development Services Department

---

Reported by Steven Van Steenhuyse, AICP, Development Services Director

---

The City's partnership with the North Iowa Corridor Housing Development Corporation (NICHDC) continues to yield benefits. NICHDC now owns 537 4<sup>th</sup> Street NE, part of the project to remove the dangerous retaining wall on the south side of the 500 block of 4<sup>th</sup> Street NE. The vacant lot to the west of 537 will be sold to the NICHDC in April, which will allow them to move the house now at 549 4<sup>th</sup> Street NE to that lot. This will leave the majority of the property on this block (after the wall is removed and the property is re-graded) for new development. We intend to work with NICHDC to market this property for a quality townhome project.

NICHDC will also be purchasing two existing homes acquired by the City. The houses at 430 1<sup>st</sup> Street NE and 626 North Delaware Avenue are now going through the State-mandated bidding process and are expected to be sold to NICHDC in May. Ms. Oltmans has been proactive in other workforce housing efforts, by making contacts with housing developers and identifying potential development sites. These efforts will help bring quality workforce housing developments to Mason City.

The City is expected to take ownership of Mohawk Square after approval in March by the District Court. The prior owner was not able to stabilize the building and does not have the resources to repair and renovate it. Unfortunately, with the collapsed roof remaining open ever since May 2019, the interior has deteriorated to an unrecoverable state. Now that the Court has ruled in favor of the City, there is a mandated 30-day appeal period during which the owner may appeal the decision. If there is no appeal, or if the appeal is denied, the City will proceed to solicit bids for demolition.

I have been assisting the NIACOG staff to prepare for the first annual North Iowa Housing Conference, to be held at the Music Man Square on April 24. There will be three tracks: for contractors, supportive services programs, and development resources. This event is expected to draw people from all over North Iowa to explore options and programs to expand housing availability and affordability in our region. IEDA/IFA Director Debi Durham will open the conference, and State Chief Economist Robin Anderson will speak on North Iowa's economy and housing outlook. Speakers will include City Grant Coordinator Rachel Van Hauen, and I will be leading a session on how cities in the region can jump-start housing projects. I encourage members of the Council to attend.

Planning and Zoning Division: The Planning and Zoning Commission met in March to consider placement of public art. The People's Choice Award-winning "Sundays with Jessie" was proposed to be moved from its current location on South Delaware Avenue in front of the Brick and Tile Building to near the sidewalk on North Washington Avenue near Birdsall's. The owner of Birdsall's is sponsoring the move. The P&Z unanimously recommended approval of the relocation, which will come before the City Council in April.

The Zoning Board of Adjustment met to consider three requests. The ZBA had a request from the owner of River City Moto at 3 4<sup>th</sup> Street SW to allow a used vehicle sales lot on a property with less than 30,000 square feet. The ZBA tabled this request until the April meeting so that the applicant could provide additional information. The ZBA also reviewed two requests related to the planned Encore Senior Living project on the Northbridge site, across Northbound US 65 from the Fareway Store. The City applied for a variance in anticipation of the project, which is proposed to have 45 units for low-income seniors. The project will include 32 parking spaces in an underground garage and 12 surface parking spaces (44 total). However, the Z4 District requires 1.5 spaces per unit, or 68 spaces required. The ZBA granted this variance. The project also needed a Special Exception to reduce the rear yard setback from the required 25 feet to 10 feet. This request was also approved.

The Historic Preservation Commission met once in February. The Commission determined that a detached garage at 613 4<sup>th</sup> Street NE was not historic, allowing for its demolition. The Commission also discussed some potential plans for the Meredith Willson boyhood home; it was decided that the proprietors of the Home and Music Man Square should meet with the Commission before making any decision affecting the historic character of the buildings or the neighborhood.

The Planning and Zoning Division responded to four zoning enforcement cases and issued 23 zoning permits. There were 37 requests for floodplain permits, and three historical reviews were completed.

Code Enforcement Division: There were 121 snow complaints in March due to snow events in late February and one March snowfall. There were 121 code enforcement case requests opened in February, of which 55 were initiated by staff and 66 initiated via complaint. The cases included 49 requests for code enforcement information, 28 for junk, rubbish and refuse complaints, and 19 for uncollected garbage.

Building Inspections Division: Fifteen major building permits and 13 minor building permits were issued in March. Total construction valuation of all permits was \$1,695,182.45, leading to \$15,275.43 in permit fees.

Rental Inspections Program: The Housing Inspector inspected 92 units. A total of 102 Rental Dwelling Certificates were issued. The program collected \$2,845.00 in Rental Dwelling Certificate fees and fines.

Transit & Safety Division: There were 11,868 rides on the fixed route system, down slightly from 12,051 in March 2024. One new employee received in-board training, and 113 training sessions were conducted.

Corridor Revitalization Loan (CoRL), Downtown Revitalization Loan (DoRL), and Building Renovation/Life Safety (BuRLS) Programs: The Grant and Forgivable Loan Review Committee met on March 27 to consider a Downtown Revitalization Loan to the owners of Floyd & Leonard Auto Electric, Inc.. They wish to add a 44' x 100' addition to the rear of the store, which sells lawn mowers, snow blowers, and similar outdoor equipment. The Committee recommended approval of a \$30,000 forgivable loan to leverage the \$469,000 project.

Developments: The Development Review Committee met three times in January. Residential, commercial, and industrial projects that have recently begun or are underway include:

- City projects: Mason City Police Department Upgrades (nearly complete), Mason City Fire Station Addition; Prairie Rock Trail Bike Park, including the shelter building.
- Good Shepherd, Inc, renovation of the former nursing home at 222 South Pierce Avenue to an assisted living facility.
- Habitat for Humanity has started building six new homes on 26<sup>th</sup> Street SW, on the old Madison School site. They intend to construct 13 homes in this area over the next few years.
- There were no permits issued for rooftop solar arrays in January.
- Construction of the Willow Creek Riverwalk is expected to be completed in the spring.
- The concrete portions of The Delaware Apartments, including the first-floor parking garage, were completed and the upper story walls are being built. This project includes covered parking under the building, as well as parking spaces outside the building. The parking will be leased to the City, who will then provide parking spaces to the public.
- Briarstone West Offices, a 3-unit office/commercial building at 2615 Skyview Lane, is under construction. A total of four office/commercial buildings are anticipated at this site.
- Tractor Supply, 4985 4<sup>th</sup> Street SW, is expected to open in late April.
- Restaurant Projects: the Development Review Committee has approved plans to open new restaurants at the following locations: 2960 4<sup>th</sup> Street SW (former Papa's – Ippin Sushi and Ramen), and 3229 4<sup>th</sup> Street SW and (former Red Lobster/Las Palmas – proposed Japanese hibachi). The Ippin restaurant opened in late March; the hibachi restaurant is still under construction.
- Former YesWay stores: the owner of three of the former YesWay stores has opened one (the Spot, 1301 4<sup>th</sup> Street SW) and has permits to complete renovations of the other two (418 South Federal, 1465 4<sup>th</sup> Street SW). The City has had issues with this owner; signs have been erected without permits, building work has been done before permits are issued, and at the open store, the Police Department has found them selling illegal hemp or THC compounds and selling glass or metal smoking devices without required State licenses. Staff will ensure that before the other stores can open, all City requirements are met.

# Elmwood-St. Joseph Cemetery

---

Reported by Tyler Anderson, Cemetery Manager

---

## **Tyler**

- Steady working with families and individuals on burial and pre-need situations
- Memorial bronze plaques installed on Reflections Sculpture and Veteran Sculpture
- Assisting with CIP and Budget projections
- Working with Recreation Department with Mason City Arena events this upcoming Summer
- Foundation research – limestone or concrete base for headstones
- Hiring seasonal grounds staff

## **Paula**

- Continuing to add information to CIMS, including older obituaries and new additions to the grounds
- Answering several questions about plots, upcoming inurnment burials, and decoration guidelines
- Creating a master list of unused plots over 75 years old, that qualify for the cemetery to reclaim

## **Grounds:**

- Winter projects, including oil changes, air filter replacements, and deep cleaning facilities and equipment
- Installing headstones on warmer days
- Tree limb clean-up of dying trees from wind and weather
- Great work helping with various citizen requests as needed
- Kent and Tyler assisting City with transforming city land from flood buyouts into pollinator gardens, with Kent planning to spend time off-site helping to spray ground and plant seed
- Planning ahead for Summer projects, including tree removal and replacement, continued beautification of cemetery sections

# Engineering Department

---

Reported by Mark A. Rahm, P.E., City Engineer

---

The following is an update on some of the most notable Mason City projects at this given time. They include the IA 122 Mercy Corridor, Pierce Avenue Bridge Railing Replacement Project, Home Grant Downtown West Revitalization Program, 12th Street NE Bridge over Ideal Creek, East Park Redevelopment, Mason City Water Works Plant Upgrades, Taft Avenue Water Main Loop, 43rd Street Lift Station and Force Main Project, and the U.S. 65/South Federal Avenue Reconstruction Project.

## **IA 122 Mercy Corridor – Iowa DOT**

The Iowa DOT (IDOT) let the project on February 18, 2025. A preconstruction meeting was held on March 24<sup>th</sup> followed with a plan to begin the reconstruction project on April 14<sup>th</sup>. In preparation for the lane closures and detour traffic, the contractor will begin by extending the left turn lane for eastbound to Winnebago Way movements. The eastbound lanes will then be reconfigured to allow head to head traffic while the north lanes (westbound) are reconstructed. The staging of intersection closures will fluctuate throughout the construction season. The project will span two construction seasons, 2025-26.

## **Pierce Avenue Bridge Railing Replacement Project – Consultant: WHKS**

A preconstruction meeting for the bridge rail replacement project was held on March 5th with the contractor, Boulder Contracting, WHKS and the City. Due to a March snowstorm, the railing delivery was delayed by a week. The railing was delivered on Monday, March 24th and Boulder Contracting began installing it immediately. The railing replacement project was completed on April 1st.

## **Home Grant Downtown West Revitalization Program – City Engineering**

The project is under contract with Heartland Asphalt, Inc., of Mason City. The contractor began saw-cutting pavement in preparation of removal and replacement. A preconstruction meeting was later held on March 25th. The contractor then continued preparation work for the replacement and construction of pedestrian ramps and other pavement related repairs.

The scope of work includes new construction of, or the replacement of pedestrian ramps meeting ADA compliance, the removal and reconstruction of alley approaches, removal and reconstruction of curb and gutter, full depth pavement patching, pavement scarification and Hot Mix Asphalt resurfacing, adjustment of manhole castings, adjustment of water valves road boxes and all other incidentals to complete the work as shown in the plans.

## **12th Street NE Bridge over Ideal Creek – Consultant WHKS**

The Iowa DOT (IDOT) completed their audit of the project and the final reimbursement of Federal Funds in the amount of \$44,000.00 was received. The project is now closed.

## **East Park Redevelopment – City Engineering**

A preconstruction meeting with the contractor, Bob McKiness Excavating & Grading, Inc., was held on March 28th. Work began the week of March 31st with clearing, grubbing and tree removals. The



trees on the lot of 529 4th Street NE and to the west were removed first in order to clear the way for the basement and foundation contractor to begin their work in preparation for the upcoming structure move. The concrete flatwork, block pavers, retaining wall and basketball hoop on the empty lot west of 537 4th Street NE were removed. Notice was filed with the IDNR for the demolition of 613 4th Street NE, the demolition is planned for the week of April 7th.

**Mason City Water Works Plant Upgrades – Consultant: SEH**

SEH and city staff continued working with Veolia on a final draft of contract. Veolia is the vendor supplying the major EDR components of the water treatment up-grade equipment. A reworked and revised engineer's opinion of cost was provided to the city based on updated information from the vendor.

**Taft Avenue Water Main Loop – Consultant: SEH**

SEH continued working with the contractor, Summers' Enterprises, Inc., on coordination of shop drawings, Buy America Build America (BABA) certificates. A preconstruction meeting is scheduled for April 14th. The project remains on schedule for an April start date.

**43rd Street Lift Station and Force Main – Consultant: SEH**

The IDNR historical and environmental investigation was completed and the City continued working with the owner of Newman Farm, LLC on property acquisition.

**U.S. 65/South Federal Avenue Reconstruction – Iowa DOT**

Engineering Staff began attending weekly progress meetings with the Iowa Department of Transportation, Wicks Construction and their subcontractors. The South Federal Avenue pavement was removed from the north project limits to just north of the 10th Street intersection. The street lighting within the same area as well as the traffic signals at the 8th Street intersection were also removed. McKiness Excavating (McKiness) is currently working on water and sanitary sewer main improvements north of the CPKC underpass. Four sanitary sewer manholes were replaced and new water and sanitary sewer services installed north of 8th Street. Beginning in April, McKiness will begin installing new storm sewer pipe and intakes. Storm sewer work will begin at the north project limits and progress south. KW Electric is currently installing new concrete street light bases between 18th Street South to the north project limits. The City's Engineering and Water Supply Staff continue to be a constant assistant for locating utilities and providing records as the work zones shift throughout the project area.

# Finance Department

---

Reported by Brent Hinson, Finance Director

---

## Utility Billing

- Working toward accepting credit cards in person at the Utility Counter in the next month
- Mailed 8,150 utility bills and disconnection notices, completed 353 utility service orders

## Finance

- Attended Iowa Municipal Management Institute conference in Iowa City.
- Hosted North Iowa city managers in Mason City.
- Attended Assessor's conference board budget hearing.
- Bidding of CD Investments- 3 CDs were bid and awarded, all to First Citizens: 1) \$5M for 91 days at 4.38%; 2) \$2M for 182 days at 4.40%; and 3) \$2M for 364 days at 4.35%.
- Coordination with Southbridge Mall operations
- Printed 690 payroll checks/stubs, 510 payable checks
- Reconcile credit card bank deposits for Aquatic Center, Golf Course, Campground, Arena, Police Department, Cemetery, & Inspections
- Scanned 942 invoices for payment processing
- Finalized - Justice and Mental Health Collaboration Partnership
- Cerro Gordo County Community Foundation Grant Applications
- Draw 2 and 3 - Destination Iowa
- Cerro Gordo County Community Foundation Grant Applications
- Cerro Gordo Community Foundation Grant Writing Training
- Biweekly meetings: Byrne Justice Assistance Grant (JAG); Brownfields;
- New timekeeping system meetings and testing

## GIS

- Pollinator habitat in flood buyout areas meeting.
- Extend 3 hydrant flushing route boundaries.
- Traffic Sign Inventory:

## IT

- Download and program council meeting to government channel.
- Troubleshoot radios for PD and South Federal Tower.
- Start working on Guest WiFi Network and security for wireless ring

# **Fire Department**

---

Reported by Erik Bullinger, Fire Chief

---

## **EMS OPERATIONS**

- Newly formed collaboration with Mercy and county health has shown improvement in repeat responses to patients needing care beyond the scope of EMS.

## **FIRE OPERATIONS**

- Battalions performed Pre-Incident Planning at NIACC dorms and Helena Agri-Enterprises.

## **FIRE PREVENTION BUREAU**

- Staff are preparing to relocate from temporary locations at City Hall back to the fire station. The move is expected to be completed by April 11th.
- Follow up on several open building permits that final inspections were not called for.
- Collaborated with three organizations to expand daycare and increase child capacity per state licensing, aiding in closing the Little Angels facility.

## **HAZMAT**

- Hazmat Team member attended training with Department of Energy's Radiological Security Awareness and Response Exercise at Penn State University.
- Hazmat Operations training for First Responders in the 10-county hazmat region completed. A total of 16 Hazmat classes were delivered with over 350 responders trained.
- Hazmat team provided supplies to City Shop for hydraulic fluid leak clean up.

## **TRAINING**

### **Firefighting**

- Ice rescue training was performed on some warm sunny days and enjoyed by all.
- Traffic incident management training for all personnel.

### **EMS**

- A representative from Zoll did a comprehensive user review of our cardiac monitors for all staff.
- Training on I-Gel minimally invasive airway equipment was conducted. The training was led by a company representative and MCFD staff. This device offers an alternative method for managing a patient's airway, replacing the King airway.

## **COMMUNITY INVOLVEMENT**

- The MCFD hosted a Fire Service Instructor I class, attended by 3 local staff members and 21 firefighters from 18 different departments across Iowa. The program began and concluded with in-person sessions, while the remaining classes were conducted online.
- A total of 72 people attended the Traffic Incident Management class hosted by MCFD. The 13 guest agencies represented were Mason City Street/Operations, Cerro Gordo EMA, Worth County EMA, Floyd County EMA, Cerro Gordo County Dispatch and Sheriff, Clear Lake Dispatch and Police, Worth County Secondary Roads, CERT, Chatfield Brothers Towing, Charles City Fire Department, and Swaledale Fire Department.
- Iowa Fire Service Training Bureau certification testing hosted by MCFD with 22 participants from 14 different departments represented.

## **RENOVATIONS UPDATE**

- Siding is complete. All windows and exterior doors are installed.
- The estimated move-in date for the dorms is April 15<sup>th</sup>.
- All furniture has been delivered
- Security and audio system being installed – 60% complete
- Interior finishes are 70% complete overall.
- Site work, including landscaping, will resume soon, weather permitting

## **OTHER**

- Conducted exploratory meetings with Mason City Schools and NIACC to introduce EMS and firefighter classes to high school students.
- A retirement ceremony was held for Lieutenants Craig Warner and Bob Rush.

## **COMMITTEES**

- The Truck Committee convened twice in March to detail more of the requirements for the upcoming aerial apparatus. Additionally, committee members attended multiple product demonstrations both onsite and at other fire departments.

# Human Resources Department

Reported by Perry Buffington, Human Resources Director

Department	Full-time	Part-time	Grand Total
Airport	5	2	7
Cemetery	3	1	4
City Administration	3	1	4
Development Services	12	19	31
Engineering	17		17
Finance	10		10
Fire	43	1	44
Human Resources	3		3
Library	14	2	16
Mall	1	7	8
Museum	6	1	7
Operations & Maintenance	65		65
Police	47		47
Recreation	7		7
Youth Task Force	2		2
Grand Total	238	34	272

**Plus 124 Seasonal employees**

## Staffing

Currently we have 9 recruitments underway, with a total of 21 vacancies that were in various stages of the recruitment process in addition to the continuation of recruitment for our summer seasonal staff. Hired 3 seasonal and 1 regular full-time employees during March. We experienced 2 retirements and 1 employee death during the month.

Hiring Activity:	- Police Officer-9 openings (Police): Conducted testing and interviews on 3/26/25 and starting background checks. Next testing date is scheduled for 5/3/25.
	- Heavy Equip Operator Water Reclamation - 1 opening (O&M): Job offer made, subject to council approval in April.
	- Firefighter/Paramedic - 2 opening (Fire): Job offers made, and MMPI and physicals in process.
	- Fire Lieutenant - 2 opening (Fire): To be filled from internal civil service promotional list by the Chief.
	- Data Processing Specialist - 1 opening (Finance): Internal recruitment and civil service testing underway.

- Library Clerk PT - 1 opening (Library): Interviews are underway.
- Mall Manager - 1 opening (Mall): With the long-term City ownership of the mall, we need to staff it with regular employees. Job offer made subject to council approval in April.
- Programming Assoc part-time - 1 opening (Museum): Job reopened, will begin a new recruitment in the near future.
- Street/Parks Supervisor - 1 opening (O&M): Following the death of our current supervisor, evaluation is underway on department needs.
- Transit Driver - 2 driver opening (Dev Services): Continuing recruitment.

**Labor Relations/Legal**

No significant labor issues to report.

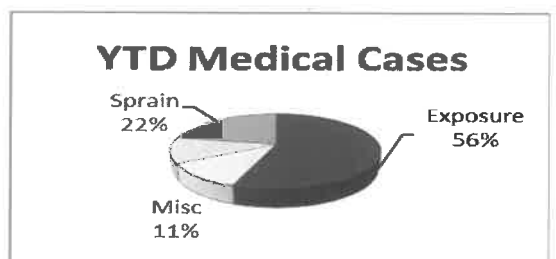
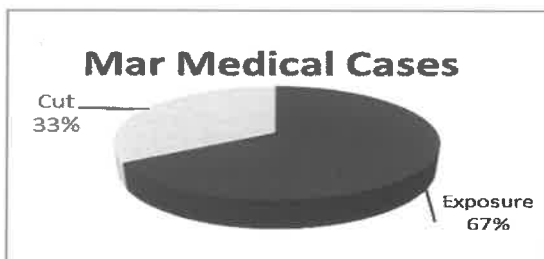
**Major Projects**

- Police Officer staffing will remain a focus of our department into the future. We are now using a new upgraded recruitment software system that expands our marketing and tracking capabilities for recruitments and identifying possible new applicants, improved applicant communications, and streamline our administrative processes. This system is being used with current police officer recruitments and all recruitments. We continue to utilize out marketing consultants to assist us in our police officer recruitment efforts. Seasonal recruitment is substantially completed, with all summer seasonal positions expected to be filled by the end of April.

- We are devoting considerable resources to implement and begin the testing phase of a new HRIS software system that will allow us to offer electronic access to employee data for both employees and managers, establish electronic management approval workflows eliminating inefficient paper documentation, and improving the overall efficiency of city government. The HR/Records Specialist continues assisting in the implementation of the City Hall electronic data records transition project as part of normal duties, with focus currently on the Engineering Dept.

**SAFETY STATISTICS**

The City has experienced 9 injuries requiring medical attention in 2025 compared to 3 injuries during the same period the prior year. Our workers' compensation experience rating continues to show strong improvement over the past several years.



# MacNider Art Museum

---

Reported by Edie Blanchard, Museum Director

---

## General Activities: Daily/Weekly/Monthly tasks:

- The Museum planned a post prom activity that will occur at post prom in April for students that attend post prom for both local high schools.
- The Museum had a number of staff absences for a variety of excused reasons; thus the focus of the staff was keeping the building open for visitors. Due to its large size and variety of spaces the Museum requires 2 staff be in the building when open to the public for safety reasons.
- The Museum gave several tours as part of Visit Mason City's promotion of local activities for Spring Break. Residents of North Iowa traveled around to area attractions, collecting stamps in a passport. The Museum gave tours on schedule during this time for attendees.
- The Museum held its monthly Kids Club class – which is a free class sponsored with funds from First Citizens. Registration was at the maximum of 30. Theme was clay bugs using colorful polyamory clay.
- Museum performed outreach at several locations it partners with: IOOF Care Center, Manly Care Center, Good Sheppard Care Center.
- Museum staff taught a variety of youth and adult classes. Ceramic classes remain popular.
- The Museum planned its summer class schedule. This included analysis of past trends, determining areas of demand, organizing staffing.
- The Museum was contacted to contract monthly classes for the YMCA summer youth camp program. Students will come to the Museum once or twice a month (depending on schedule) for art activities.
- The Museum gave media interviews related to the upcoming puppet show in April.
- The Museum solicited sponsors for its upcoming MacNider Arts Festival on June 14<sup>th</sup>.  
Attendance totals for the month of March (Reminder less classes due to low staff):

## Classes

### Events:

- (3/1) Birthday Party: 19 adults & 14 children
- (3/8) School Art Show Reception: 85 adults & 12 children
- (3/15) Birthday Party: 5 adult & 11 children
- (3/26) Realtor Meeting: 37 adults
- (3/29) Baby Shower: 65 adults & 16 children

### Classes:

- Hand building: 10 adults
- Learning to Throw B: 11 adults
- Kids' Club: 17 children

Gallery Attendance	482
Event Attendance	266
Classes	68
Playground	70
Outreach	39
Tour Attendance	0
Totals	925

City Memberships: 11

Business: 13

Members: 188



# **Operations & Maintenance/Parks Department**

---

Reported by Jim Collins, Public Works Director

---

## **Utility Division:**

Knock down and back fill 4 houses for Neighborhood Services  
Snow 4 days with Street Department  
8 yards of concrete  
Back filled all 4 house locations  
1 dig for main break

## **Water Reclamation Division:**

- Installed rebuilt #4 raw lift pump in pumpstation #1
- Prepared the UV system for installation on the 15th
- Installed final weir brushes for the season
- Turned UV system on Friday the 14th
- Cleaned fire tubes on all heat exchangers
- Did yearly building safety checks
- Paul attended collection system conference in Ames
- Met with WHKS to go over 60% plan completion for the nutrient reduction plant upgrade 2
- Took care of all general plant operations
- Renewed several waste hauler permits
- Kraft and Golden Grain received NOV's for violating the pretreatment agreements

## **Sanitation Division:**

For Sanitation all is well. We have started ward waste season. kind of a slow start with all the rain and snow but that will change shortly. Garbage and recycling are picking up with some of the snowbirds returning. Spring cleaning has started our large item pickups are starting to increase.

Trash talk. The paper and plastic cups forks and spoons disposed of annually could stretch 300 laps around the equator.

## **Street & Trees:**

Streets. We are still waiting for the ground temperature to stay above 55 to start our pothole patching program, for now we are still using cold mix. We are doing street sweeping between the rain and snowstorms.

Trees. We are going after removals at a good pace running two crews most of the time. We are doing trimming as we have time and for problem trees.

# Police Department

---

Reported by Jeff Brinkley, Police Chief

---

## Highlights

- Patrol
  - On March 3, 2<sup>nd</sup> Detail tracked down a wanted person who barricaded inside of a storage unit. With the assistance of the NICNTF Special Operations Group, entry was gained to the unit and he was taken into custody.
  - On March 9, 2<sup>nd</sup> Detail responded to a robbery at a liquor store. While they were completing the investigation, they countered a person who was acting suspiciously and admitted to being in possession of drugs. He was arrested for possession with intent to deliver methamphetamine.
  - On March 18, 3<sup>rd</sup> Detail responded to a domestic disturbance where an ex-boyfriend was armed with a handgun. He was taken safely into custody and charged with a domestic assault.
  - On March 22, 3<sup>rd</sup> Detail was called to a report of a suspicious person who later fled from officers after they tried to initiate a traffic stop. Stop sticks were deployed by a deputy and assisted in getting the vehicle stopped and suspect into custody.
- Criminal Investigations
  - CID charged a second-degree sexual abuse case at the end of March where the suspect was continuing to harass and intimidate the victim. The case is pending trial at this time.
- Support Services
  - Animal Control had 11 bite cases in March, including ten human bites (one was dog-on-dog).
  - The Crime Victim Specialist worked with Elderbridge on a hoarding situation and was able to remove 13 cats from a local residence and get the tenant into a new living situation.

## **Public Library**

---

Reported by Mary Markwalter, Library Director

---

The library has worked on plans downsizing in case IMLS funds are eliminated. This will affect training, access to databases, consortium pricing, statewide courier route. (If there is no courier we will need a postage machine.)

The library offered storytime, Lego club, book clubs, cookbook book club, creative writing classes, craft days for all ages.

## Recreation Department/Highland Park Golf Course/Mason City Arena

---

Reported by Brian Pauly, Recreation Superintendent

---

As March ends, our Recreation Department is wrapping up a busy winter season. This month marked the end of youth basketball, tumbling, and mini and tiny tot cheerleading programs. In addition, our adult recreational opportunities, including drop-in volleyball, basketball, and pickleball, continue to engage community members looking to stay active through the colder months. Behind the scenes, our Recreation Programmers have been diligently planning for the upcoming spring and summer seasons, reviewing existing offerings and working to enhance program quality and accessibility.

Dylan Hall has been focusing on improvements to our youth soccer program. He is exploring new strategies to recruit volunteer coaches and has begun updating several program components, including reviewing U.S. Soccer regulations on appropriate ball sizes and field dimensions. Dylan is also revising the program's rules to ensure they align with current standards while remaining accessible and enjoyable for participants.

Meanwhile, Meriel Johnson conducted an in-depth analysis of our swimming lesson program. After reviewing attendance trends and waiting list data, she identified an opportunity to expand offerings. For the first time in over 15 years, the Aquatic Center will host four sessions of swimming lessons this summer. The first session will be held exclusively in the evenings, due to traditionally low morning attendance driven by cooler temperatures early in the season. In addition to aquatic programs, Meriel is working to expand our adult sports programming with the addition of Adaptive Kickball. This inclusive new offering, developed in partnership with 43 North Iowa, will be held at Frederick Hanford Sports Complex with Tuesday games beginning at 4:30 p.m. It marks the department's first regularly scheduled adaptive program and reflects our growing commitment to accessible recreation for all.

Highland Park Golf Course opened on March 12 under the leadership of Nick Largent and Eli McGallion. While early rounds of golf are currently down compared to recent years, the weather conditions this spring have not been as favorable. Nick is keeping a close eye on both rounds and membership trends and is prepared to make budget adjustments if necessary. Given the early stage of the season, there is still ample time for trends to shift positively.

At the Mason City Arena, activity remained high throughout the month. The facility hosted five North Iowa Bulls games, three Mason City Toros games, and the ever-popular Battle of the Bags tournament, one of the most well-attended events of the year. The arena also continued to welcome the public for community events and open skating sessions. Staff have been working on a variety of in-house improvements aimed at maintaining a high-quality experience for all arena users. Additionally, excitement is building for our recently announced concert featuring Skillet with Colton Dixon, scheduled for July 24. Staff are hopeful to announce another national act in April, further cementing the arena's growing role as a top-tier regional venue.

## **Volunteer Program**

---

Reported by Mary Litterer, Volunteer Program Coordinator

---

### **Activities for the Month of March 2025:**

The Mason City Volunteer Program is involved in numerous projects, Earth Day can continue by adopting an area to pick up over the spring /summer. When out for a walk or walking your dog, take a bag along and pick up trash. The Volunteer Program has had one new volunteer join again this month bringing the new volunteers to 35 in the last 11 months, thank you for joining in our different City projects. There were a total of 45 volunteer hours in the month of March.

- Finalized the budget for the beautification program.
- Contacted vendors for the upcoming flower program.
- Referred website maps to several Earth Day Groups.
- Worked with several new volunteers on projects currently active.
- Continue to work on other grants.
- Attended meetings working on elder and youth programs.
- Signed up for booth at SALT Forum

# Youth Task Force

---

Reported by Youth Task Force Director

---

## Grant/Budget Updates:

- All reports and claims for February were submitted.
- Grant tracking/expense reporting.
- 3/6/24-IT Grant Sustainability
- 3/20-IHHS grant check-in
- Applied for Enhancement Funding subcontract through IHHS

## One on One Mentoring

- Monthly check in with community based mentors.
- 4 mentor orientations took place
- 2 mentor trainings took place
- Quarterly newsletter and handouts were sent 3/31

## Peer Mentoring:

- Weekly meetings and check-ins with school staff.
- Coordination and planning for Clear Lake Peer Mentoring Pilot Program
- 3/25 Emotion-Based Media Literacy Education as a Prevention Tool for Youth Problem Gambling Training
- 3/26 Navigating the World of Sports Betting and Terminology Training
- 3/31 Led youth focused gambling training to peer mentoring students

## Child Care Works

- 3/18 Child Care Works Team Meeting

### Ongoing:

- CCW weekly check-ins
- Provided ongoing support for the Child Care Works impact group and wage supplement program.
- On going wage supplement program administration and weekly check-ins
- State funding projections.

Executive Board Meeting- 3/20- cancelled meeting. Will resume in April.

## Other

3/6-Partners for Children/EYES Coalition meeting with Parent Resiliency training

Facebook posts

Ongoing: POs, grant reporting, time tracking

Mason City Room, Mason City Public Library  
Mason City, Iowa

April 1, 2025  
7:00 P.M.

MINUTES  
REGULAR MEETING OF THE CITY COUNCIL

The City Council of the City of Mason City, Iowa, met in regular session pursuant to law and rules of said Council, in the Mason City Room of the Mason City Public Library, at 7:00 P.M., on April 1, 2025. The meeting was called to order by the Mayor and on roll being called there were present, Bill Schickel, Mayor in the Chair, and the following Council Members: Jaszewski, Masson, Latham, Adams, Symonds, Lee. Absent: None

**ADOPT AGENDA**

**It was moved by Mason and seconded by Adams that the agenda be adopted.**

On roll call, the vote was as follows:

Yea: Masson, Adams, Lee, Jaszewski, Symonds, Latham  
(Motion was declared carried.)

**PUBLIC FORUM**

The Mayor asked if there were any comments.

Penny McCaslin, 2570 4<sup>th</sup> Street Southwest, Suite 1, stated she was the Population Health Specialist at CG Public Health and the Chairperson for North Iowa Addition Prevention Alliance and provided the following comments, “Dear Honorable Mayor and Council Members, I would like to comment on Item Number 13 on your Agenda. I am here to let you know that Public Health and NIAPA partners encourage you to deny the six applications for the Glass and Device Permits. We feel like there is no place in our community for equipment that provides for the use of hemp and all kinds of other substances and plant materials and who knows what the future holds, so we’re really concerned about that. We know that availability increases exposure and in turn, the use of products that are deadly and they don’t promote or progress our community in positive and healthy ways. In my work, I’ve found that a lot of people really don’t understand the risks of various substances or, you know, at varying degrees and quite often they’re thought of as harmless or ‘I can handle it’ but we all know that we are seeing the effects of some serious substance use in our communities in varying ways, and all of this has dire effect on our youth, whether it’s them directly using it or in the community around them, so we know that mental health issues, depression, anxiety, concentration, it leads to poor driving abilities, coordination, reaction time, of course, school performance and all kinds of risky behaviors but the biggest concern that I worry about is their vulnerability to addictions. So, we are concerned that allowing such sales or enterprises in our community may be viewed as condoning and can definitely propagate the use of these substances. We know that there’s already some serious compliance issues, you’ve had that on your Agenda several times and most of the locations listed have had some of these issues, so we feel like allowing these glass and metal devices would only increase risk.” She stated the families in the community need to be able to trust that Council is protecting them and stressed the safety and well-being of Mason City’s neighborhoods should always be the top priority. She concluded by stating “Our communities deserve for businesses that are committed to upholding

the highest standards. You all know that Mason City is an extremely important part of North Iowa. You all work very hard to make this a great place to live, to work, to play and to visit, so one might ask what the future would look like if we let this type of sales permeate the community. Is it a part of the revitalization or a vibrant future? So, I encourage you to deny these glass and device permits and any future ones that come across your Agenda.”

Jack Davis, 1907 South Wilson, asked why they weren't being told what was going to be built there other than the dock on a platform, adding it did not make sense. He commented that his basement was four or five feet below the city sewer and water lines and he has not had any water in his building for five years and was afraid that if this went through, he would be back to having water in his basement. He concluded his comments by stating there were a lot of children in Central Heights playing and riding their bicycles and with the traffic on Highway 106, he was concerned about the number of accidents and inquired as to the possibility of putting two stop signs up by the new business to slow traffic.

Gerry Buffington, 1811 South Harding, referred to Item #11, stating a few Council Members mentioned they had not heard any reason why they shouldn't allow the change of zone, and he would say the primary reason was because it was a residential area and was not designed to be commercial/retail. He stated the city has spent copious amounts of money putting those areas within the confines of the city and there were areas between Taft and Eisenhower that had spaces readily available for that type of facility. He stressed this did not fit in a residential area and would add 7,000 more square feet of water runoff that would not have a place to go and mentioned when there was more than an inch of rain, the sewer line there fills up and runs out across and through the railroad tracks to get to 19<sup>th</sup> Street, then down to South Harding and South Wilson and floods those people at the end. He stated in 1973 when it was annexed into the city, it was Z2 because there was a building along the railroad tracks between Wilson and Harding, adding at that time it was a radiator repair shop and the one next to it was a barber shop. He expressed concern that if it went to Z3, they could go beyond a 1,200 square foot small corner store to a 5,000 square foot retail and commercial building, emphasizing it was not a fit for the neighborhood, there was no need for it in this location and he would urge the Council to vote against the change of zone.

There being no further comments, the Public Forum was closed.

### CONSENT ITEMS

The following Consent Agenda Items were Approved/Adopted:

1. **Minutes:** Regular Minutes of March 18, 2025, were presented.
2. **Claims:** Dated March 20 and 27, 2025 in the amount of \$795,582.92
3. **February Financial Report:**

**Finance Director:**

Attached are reports for the City's financial condition and budgetary performance, updated through February 28, 2025. As of the end of February, we are at 63.09% of general revenues and 63.40% of general expenditures with 66.67% of the year completed. In FY25 at this point, we were at 67.02% of general revenues and 60.69% of general ex-



penditures. While we are running behind last year, we are still slightly lower than budget on expenditures. Revenues will pick back up as the bulk of 2<sup>nd</sup> half of FY25 property tax collections flow in during March and April. In the General Fund, we are running \$555,885 behind in revenues, which is fully explained by the property tax cycle and we will catch up soon. Our February payment of Local Option Sales and Service Tax (LOSST) was \$466,825.30 (we need an average of \$550,000 per month to keep to our budgeted pace), but we remain just barely above pace for the year, with \$4,461,192.98 received versus a budget requirement of \$4,400,000 at this point. In other funds, highlights include us being strong on water and sewer revenues. Our numbers in the enterprise funds in particular are slightly skewed by the posting of the audit adjustment transfers; this will be corrected in the 2<sup>nd</sup> half budget amendment. On the general expenditure side, we are running behind budget by \$509,966, which continues to trend in the right direction. For the general sub-funds (Rec, Library, etc.), we are mostly under budget on revenues due to the timing of property tax receipts but are running below budget on expenditures. The Road Use Tax Fund is running ahead of budget on revenues and below budget on expenditures; even with the recent snows, we are still looking very good on our snow removal budget. Fund 650 Golf is above budget due to seasonality. We are ahead of budget in 670 Arena solely due to contractual agreement/event payments. We had a slight decline in overall fund balance from January, which is typical this time of year. In an overall sense, we have \$51,057,587.76 in the City treasury at February 28, as compared to \$66,845,282.18 one year ago at this time. This spenddown of funds is proceeding as planned and relates to items such as the Destination Iowa projects, Fire Station, and ARPA projects. We are still waiting on some major grant reimbursements that will have a positive impact on the overall numbers in the coming months.

**4. Appoint/hire Heavy Equipment Operator:**

**Public Works Director:**

Approve Cody Stewart as the successful applicant for the position of Heavy Equipment Operator at the April 1, 2025, Council Meeting. The position of Heavy Equipment Operator at Water Reclamation was vacated with the transfer of Tracy Young to a Water Distribution position. Current employees were allowed to apply for the vacancy, none applied. External applicants were interviewed, and Cody Stewart was offered and accepted the position. Budget Impact: None. The position is included in the Reclamation Budget. Approve Cody Stewart as the successful applicant for the position of Heavy Equipment Operator at the April 1, 2025, Council Meeting at the rate of \$28.53/hour.

**5. Order Hearing – SRF Environmental Review 43<sup>rd</sup> Street SW Lift Station:**

**Finance Director:**

Set public hearing and authorize publication of notice for State Revolving Fund (SRF) Environmental Review for the 43<sup>rd</sup> Street SW Sanitary Sewer Lift Station project for May 6, 2025 at 7 PM. The City is planning to use SRF financing for the project, and a required part of the process is an Environmental Review hearing. The SRF will provide an environmental review document in advance of this hearing that will be included in the packet materials for the May 6 meeting. The hearing notice will also be published on our website and distributed via our social media. The project is budgeted and included in the currently adopted sanitary sewer rate ordinance structure. Set SRF Environmental Review hearing for May 6, 2025 at 7 PM.

**Reso. 25-51:**

Resolution No. 25-51, calling for a public hearing (Environmental Review) to use State Revolving Fund (SRF) Loan for financing of the 43<sup>rd</sup> Street SW Sanitary Sewer Lift Station Project, was presented.

**6. 2024 Certified Local Government Report:**

**Planning & Zoning Manager:**

Staff respectfully recommends that the City Council accept the 2024 Certified Local Government Annual Report from the Historic Preservation Commission and authorize the Mayor to sign on its behalf. A copy of the report and the Commission's work plan for Fiscal Year 2025-2026 is attached. Each year, the City's Historic Preservation Commission must submit a report of its activities and membership to the Iowa Economic Development Authority for review to verify that the Commission is in compliance with the rules for Certified Local Governments. The Commission's report should easily meet those requirements. The Commission's accomplishments are outlined in the report. Maintaining CLG status keeps the Commission in good standing with the State and the National Park Service and allows the Commission to apply for grant funds only made available to CLG cities. In the past year, the Mason City Historic Preservation Commission has received multiple CLG grants to develop rehabilitation plans, complete intensive level surveys, and to host education presentations including the Preserve Iowa Summit. There is no impact to the budget to submit the annual report. Staff respectfully requests that the City Council authorize the Mayor to sign the report on its behalf and direct staff to submit the report to the Iowa Economic Development Authority.

**Reso. 25-52:**

Resolution No. 25-52, authorizing acceptance of the 2024 Iowa Certified Local Government annual Report and directing staff to submit the report to the State Historic Preservation Office, was presented.

**7. Placement Permanent Sculpture & Sponsorship Agreement – 518 N. Federal:**

**Planning & Zoning Manager:**

The Planning and Zoning Commission recommends that the City Council approve the placement of public art on private property at 518 N. Federal Avenue. To accomplish this move, staff recommends that the City Council accept a public art easement for a portion of the property at 518 N. Federal Avenue; authorize the Mayor and City Clerk to execute a Public Art Sponsorship Agreement for "Sundays with Jessie;" and approve the permanent placement of public art. "Sundays with Jessie" is currently being displayed in the S. Delaware Avenue right of way adjacent to 103 E. State St. (the Brick and Tile Building). "Sundays with Jessie" is part of the City's permanent sculpture collection and is currently part of the River City Sculptures on Parade sculpture walk. This sculpture was the People's Choice winner from the 2021-2022 display and was subsequently purchased by the City. After temporarily being displayed in front of the Mason City Police Department, it was permanently relocated to the public parking lot immediately south of 124 N. Delaware. To accommodate the construction of The Delaware Apartments, it was subsequently permanently relocated to its current location. Gary and Anne Schmit approached the City in December 2024 and offered a generous sponsorship of the sculpture

if it could be relocated to Birdsall's Ice Cream, 518 N. Federal Avenue. Mr. Schmit is the owner of Birdsall's LC, the corporation that owns Birdsall's Ice Cream. The City accepted the sponsorship check on December 31, 2024. After discussions with the City Engineer and the Iowa Department of Transportation, it was determined that the best location for the sculpture would be in the northeast corner of the Birdsall's parking lot near several limestone blocks that are used for seating. The sculpture is mounted on a limestone base which will be relocated with the sculpture. Staff from Henkel Construction will be moving the sculpture. The sculpture would no longer be part of the sculpture walk because of the lack of safe pedestrian crossings on this portion of N. Federal Avenue. Staff is requesting three distinct actions from the Council:

1. Staff requests that the City Council accept the easement for the public art on the Birdsall's property described in the attached Public Art Easement Agreement and authorize the Mayor and City Clerk to sign on their behalf. In addition to describing the easement area, the agreement also outlines the rights and obligations of both parties including, but not limited to, maintenance of the area; temporary relocation of the sculpture to facilitate such maintenance; and assignment of liability arising from placement of the sculpture.
2. Staff requests that the City Council approve the attached Public Art Sponsorship Agreement between Gary and Anne Schmit and the City of Mason City which identifies the sponsorship fee; responsibility for relocation of the sculpture; the sponsors' non-exclusive right to use the image of the sculpture for commercial purposes; and placement of a plaque memorializing the Schmit's sponsorship.
3. Staff requests that the City Council approve the placement of public art within the easement area as described in the Public Art Easement Agreement.

There should be no impact on the City's budget due to this request. The Schmit's generous support is more than sufficient to cover the bronze plaque that will be attached to the base to acknowledge their contribution. The cost of the move will be borne by Henkel Construction. The insurance costs for the sculpture will continue to be a cost to the City. Staff recommends that the Council:

1. Accept the Permanent Public Art Easement.
2. Accept the Public Art Sponsorship Agreement.
3. Approve the permanent placement of public art on the site identified in the Permanent Public Art Easement.

**Reso. 25-53:**

Resolution No. 25-53, authorizing approval and execution of a Permanent Public Art Easement for displaying a sculpture entitled "Sundays with Jesse" for a portion of property at 518 North Federal Avenue, was presented.

**Reso. 25-54:**

Resolution No. 25-54, authorizing approval and execution of a Public Art Sponsorship Agreement with Gary J. Schmit and Anne C. Schmit for a sculpture entitled "Sundays with Jesse" located on a portion of property at 518 North Federal Avenue, was presented.

**8. Hire Southbridge Mall Manager:**

**City Administrator:**

Approve the hire of Cindy Boender as Mall Manager at the April 1, 2025 Council meeting. The City took ownership of Southbridge Mall in May 2024, and all existing staff were hired as temporary city employees. It is now the time to staff the Mall with regular staff positions. The City conducted a recruitment for a Mall Manager, and a candidate was interviewed by city staff. From this interview I have selected Cindy Boender, the current temporary Mall Manager for this new position as Mall Manager. She has served as Mall Manager for the past 8 years, and is well qualified to serve the city in this position into the future. Budget Impact: None. The position is included in the operating budget. I respectfully request approval to hire Cindy Boender as Mall Manager at a starting wage of Grade G, Step 6, which is \$52,562 annually at the April 1, 2025 Council meeting.

**It was moved by Jaszewski and seconded by Symonds that all items in the Consent Agenda be approved and Resolutions adopted.**

Yea: Jaszewski, Symonds, Lee, Masson, Latham, Adams  
(Motion was declared carried.)

**PUBLIC HEARING**

**9. 2025 GO Bonding – Adopt Pre-Levy:**

**Finance Director:**

Adopt pre-levy on 2025 proposed G.O. bond issuance. In the FY26 budget process, we have been discussing a bond issuance for the FY26 CIP items in the amount of approximately \$8.45M in deposit to the construction fund. In order to include the effect of this bond issuance in our debt levy for the FY26 budget, we need to do a “pre-levy” procedure prior to the adoption of the budget. Council held the hearing and approved additional action at the March 4 meeting, and it is now time to consider the resolution approving the pre-levy. I have attached a preliminary bond amortization schedule for your information, as I have at past meetings. Pending market timing and other factors, we would expect the bidding and issuance proceedings to take place within a few months, with the goal of having the deposit of bond proceeds in City accounts by the end of August, 2025. The proposed G.O. bonding is being proposed within a structure of the City’s policy for the Debt Service Levy and slightly declining percentage over time of the City’s constitutional debt limit utilized. Adopt resolution related to 2025 G.O. Bonding/FY26 Capital Improvements Plan.

The Public Hearing was held as per published notice on the proposal to enter into an Essential Purpose Loan Agreement and a General Purpose Loan Agreement.

Mayor Schickel asked if there were any written comments or objections for either items.

There being no comments the Public Hearing was declared closed.

**It was moved by Latham and seconded by Jaszewski that Resolution No.’s 25-55, be adopted.**

The Mayor called the question and the following Resolution was introduced.

**Reso. 25-55(ADOPTED):**

Resolution No. 25-55, taking additional action on proposal to enter into General Obligation Loan Agreements, combining Loan Agreements, and providing for the levy of taxes to pay General Obligation Corporate Purpose Bonds, was presented.

On roll call, the vote was as follows:

Yea: Latham, Jaszewski, Symonds, Adams, Lee, Masson  
(Motion was declared carried.)

**10. 2025 Pavement Marking Program Project No. 25-1003:**

**City Engineer:**

The recommendation is: that the City Council accepts the bids and award contract to Quality Striping, Inc. of Des Moines, Iowa for the 2025 Pavement Marking Program. The City of Mason City received and opened bids on Tuesday March 25, 2025, for the 2025 Pavement Marking Program. Three contractors submitted bids for the project. The general extent of the program is to add new and refresh existing pavement markings on designated streets at various locations within the City of Mason City. The program also includes paint markings identifying on-street bicycle routes. The three bidders and their respective bids for combined Projects A and B are listed below:

Quality Striping, Inc.	Des Moines, IA	\$186,708.92
Weikert Contracting, Inc.	Cedar Falls, IA	\$214,374.29
Ostrom Painting & Sandblasting, Inc.	Rock Island, IL	\$238,907.27

The Engineer's Opinion of Probable Cost for Project A and B is \$206,023.11. The project is included in the FY26 budget in the amount of \$220,000.00. The source of funding is Local Option Sales and Service Tax. I respectfully request the City Council's approval of the bids and award of a contract to Quality Striping, Inc. of Des Moines, Iowa for the 2025 Pavement Marking Program.

The Public Hearing was held as per published notice.

Mayor Schickel asked if there were any written comments or objections.

There being no comments the Public Hearing was declared closed.

**It was moved by Adams and seconded by Masson that Resolution No.'s 25-56 and 25-57, be adopted and the bid tabulation accepted.**

The Mayor called the question and the following Resolutions and bid tabulation were introduced.

**Reso. 25-56(ADOPTED):**

Resolution No. 25-56, adopting plans, specifications, form of contract and estimated cost for the "2025 Pavement Marking Program Project No. 25-1003", was presented.

**Bid Tabulation:** The recommended bid presented by the City Engineer was from Quality Striping, Inc. of Des Moines, Iowa in the amount of \$186,708.92.

**Reso. 25-56(ADOPTED):**

Resolution No. 25-57, award of contract to Quality Striping, Inc. of Des Moines, Iowa for the “2025 Pavement Marking Program Project No. 25-1003”, was presented.

On roll call, the vote was as follows:

Yea: Adams, Masson, Symonds, Latham, Jaszewski, Lee  
(Motion was declared carried.)

**ACTION ITEMS**

**11. Change of Zone – 2708 19<sup>th</sup> Street SW:**

**Planning & Zoning Manager:**

The Planning and Zoning Commission held a public hearing on February 4, 2025 to consider rezoning property generally located at 2708 19<sup>th</sup> St. SW from Z2 Sub-Urban Zoning District to Z3 General Urban Zoning District. The Commission voted unanimously to recommend that the City Council approve the rezoning. Staff concurs with this recommendation and asks that the Council approve the rezoning on FINAL second consideration.

Prior Council Action: At their March 4, 2025, meeting, Council conducted a public hearing on the request and unanimously approved the rezoning on first consideration. At their meeting on March 18, 2025, Council voted 5-1 to approve the rezoning on second consideration.

Review: The subject property is owned by the applicant, the Iowa Traction Rail Road (rail right of way), and the City of Mason City (street and alley right of way). The area proposed for rezoning comprises approximately 1.9 acres and is currently zoned Z2 Sub-Urban District. The requested rezoning will extend the existing Z3 district found to the east and south. Mr. Mundt has indicated that if the rezoning is successful, he will clear the property and construct a small box form (a commercial building of 5,000 sq. ft. or less) and relocate his fireplace business here. The area to the east, southeast, and south is zoned Z3 General Urban Zoning District and is developed with various types of forms and functions including a convenience store, multiple flats, and a mixed use block. The area to the west and northwest is zoned Z2 Sub-Urban District and is developed with freestanding houses in edgeyard dispositions. The houses have both owner occupants and tenant occupants. The purpose of the Z2 Sub-Urban Zoning District is to provide space for a limited range of primarily residential lot sizes, limited neighborhood commercial uses and public park spaces in areas planned as walkable neighborhoods that are served, or will soon be served by a full range of public services. The purpose of the Z3 General Urban Zoning District is to provide a range of residential lot sizes to support a mix of residential building types at medium densities with corner offices, corner stores, parks and playgrounds organized in walkable neighborhoods interconnected by landscaped streets and sidewalks.

**Comprehensive Plan Analysis:** Iowa law requires that any rezoning be in accordance with the jurisdiction's Comprehensive Plan. Staff believes that the rezoning request is in accordance with the City's Comprehensive Plan. The 2024 North Iowa Corridor Joint Comprehensive Plan Future Land Use Map (Figure 3.3) identifies the area as "Low Intensity" and "Industrial, Utilities" Low Intensity includes areas with lower-intensity development on urban services. These areas have more space and separation of uses but still encourage efficient transportation and walkable environments. These areas can include a horizontal mix of primarily residential development and limited non-residential uses at compatible lower densities and scales. The Industrial, Utilities area is reserved for larger businesses and industrial development essential to North Iowa's economic base but are not as complementary to standard urban development. In the case of the subject property, the Industrial, Utilities area is limited to the Iowa Traction Railroad property. Primary support for the rezoning can be found in Mason City Policy 3: target neighborhoods and corridors to pursue infill development and connectivity. The policy is found on page 94 of the plan, and reads: "There are many areas for development on vacant lots to help meet needs for housing and business growth." Most of the property is vacant; the structures on the lot are dilapidated.

**Spot Zoning:** Spot zoning is the rezoning of a particular piece of land when the rezoning is at odds with the Comprehensive Plan and existing development; it is generally only done in the interest of a small area or a limited number of property owners. Spot zoning may arise when a property is rezoned to a different zoning classification than the surrounding property. Spot zoning, by itself, is not illegal. Some would contend that all rezoning is spot zoning. However, not all spot zoning will survive a court challenge. The strongest case can be made when the rezoning can be supported by the Comprehensive Plan and is in the best interests of the community. Staff believes that the proximity of the property to other areas of Z3 District zoning justifies the rezoning; the rezoning would likely survive any spot zoning challenge. The proposed rezoning is supported by the Comprehensive Plan and does not constitute spot zoning.

**Public Comments:** Staff has not received any additional comments about this application since the March 4 Council meeting. Staff received these comments about the application at the Planning and Zoning Commission's public hearing, in person, and via phone:

- Jack Davis, 1907 S. Wilson Ave. commented at the Planning and Zoning Commission hearing on the application. He asked for clarification on the size of building Mr. Mundt plans to build. Staff explained the allowed forms and functions, defined a small box, and the development review process. Mr. Davis also asked if there would be another meeting with the Planning and Zoning Commission. Staff explained the City Council's review process and the opportunity to provide comment specific to the rezoning again at their public hearing. Staff also explained that the Planning and Zoning Commission would have to review and approve the final site plan for a small box form and that the neighbors would be notified of that review and could provide comment at the public hearing in front of the Commission.
- Gerry Buffington, owner of 1811 S. Harding Ave. asked the Planning and Zoning Commission why a site plan for the proposed development on the site was not a part of the rezoning request. The Commission explained the review process and staff explained that a rezoning was done to a specific district, not for a specific use. The request is

viewed within the context of all allowed forms and functions and not specific to one project. Mr. Buffington also asked if the property lines would change. Staff explained that he could combine the six lots of record into one development parcel if the rezoning was approved.

- John Coolican, 1931 S. Wilson Ave. told the Planning and Zoning Commission that he was concerned that one of the allowed uses in the Z3 district was a multiple flat building of up to three stories.
- Susan O'Connor, owner of Anderson's Market, 2727 19<sup>th</sup> St. SW phoned staff and asked about the possibility that the property would be developed as a convenience store. O'Connor stated that she had been contacted by multiple neighbors and customers who believed that a convenience store was being planned for the site. Staff told her that they have had no conversations with anyone regarding development of a convenience store and discussed the reasons why this site would be an unlikely choice for this type of development. Staff also explained that convenience stores are a P1 function in the Z3 Zoning District and the site plan would have to be approved by the Planning and Zoning Commission after notice to the neighbors and a public hearing.
- Jim Juhl, 1707 S. Wilson visited with staff at City Hall. He also asked if the site was going to be developed as a convenience store. Staff explained that there was no indication this was the case and that this would be an unlikely location for this type of use.

Chapter 414.5, Code of Iowa, outlines the process to protest a rezoning. If a written protest against a change of zone is filed with the City Clerk and signed by the owners of twenty percent or more of the owners of the properties within the area considered for the proposed change, or twenty percent or more of the owners within 200 feet of the exterior boundaries of the property for which the rezoning is proposed, the rezoning must be approved by a favorable vote of at least three-fourths of all the members of the City Council. The protest must be filed before or at the public hearing. Staff has not received any comments regarding this request. Any request received prior to the Council meeting will be summarized for the Council at the meeting. Staff received a petition objecting to the rezoning on Thursday, February 27. A copy of the petition is attached. It is signed by the owners of 9 properties in the area of the rezoning. Using the City's Geographic Information System, staff verified ownership of the parcels, defined the 200 ft. buffer around the area proposed for rezoning, identified those parcels owned by objecting property owners, and determined the percentage of the area of the 200 ft. buffer owned by an objecting property owner. Two of the property owners who signed the petition, Cheryl Hobbs and Jon Coolican, own properties outside the 200 ft. buffer and their objections do not contribute to the calculation. The seven remaining owners own 30% of the property within 200 ft. of the area proposed for rezoning. Consequently, in order to approve the rezoning, five of the six members of the City Council must vote in favor of the rezoning at each of the three readings of the ordinance.

There should be no impact to the City's budget from this rezoning. The Planning and Zoning Commission recommends that the Council approve the application. Staff concurs with this recommendation and asks the Council to approve the rezoning on FINAL consideration.



**It was moved by Adams and seconded by Symonds that the Ordinance No. 25-7, be adopted.**

Council Member Adams asked Planning and Zoning Manager Sandahl to explain in detail what was being built there, what was allowed and what they would have to go through because he understood it would be a P1 site plan and what happened with a P1 site plan as far as next steps for approval with Sandahl stating, “What the applicant has expressed to us is that he wants to build what’s called a ‘small box’, which is a commercial building of 5,000 square feet or less on the property. The rezoning would allow any use that’s allowed in the Z3 Zoning District, ‘small box’ is probably the most non-residential type development, but it would also allow single-family residential, so we always caution the Council to keep in mind that when you’re rezoning, you’re not rezoning for a specific project. With the 5,000 square foot small box, the first step would be coming to the Development Review Committee for review of a concept plan, which would be a rough drawing of what he wants to do on-site. We’ll give him feedback, send him off to do, prepare what’s called a ‘major site plan’. The major site plan has a lot of components. It’ll include the site plan. It’ll include a utility plan. It may include a drainage plan, if the City Engineer asks for that. And it’ll also show a landscaping plan and a photometric plan so we’ll have an idea of how much light’s going to spill off this site. Once that has gotten through the approval of our Development Review Committee, which includes Planning and Zoning staff, the City Engineer, the Building Official, the Fire Marshal, the Police Chief, Alliant, Mediacom, Century Link or whatever they’re called now, MetroNet and in certain cases, the Iowa DOT, then it will go to the Planning and Zoning Commission because it’s a P1 site plan. We will send notices out to all the property owners within 350 feet of the property to let them know, give them a copy of the approved site plan and to let them know when the Public Hearing is going to be held. It’ll be held during the regular Planning and Zoning Commission meeting and they will be invited to make comment on the site plan at the P & Z meeting. If the Planning and Zoning Commission identifies issues that can be mitigated by adding additional conditions on the approval of the site plan, they can do that. They cannot say ‘you can’t do this, you can’t have a small box in this District’. It’s allowed but they have to approve that site plan. Then once it’s gotten through the Planning and Zoning Commission, then it would be final and then at that point, the property owner or the developer could come in and apply for their building permits and start that process.”

Council Member Adams asked if it went through the DRC first with Sandahl concurring.

Council Member Adams questioned if this was likely a few months down the road with Sandahl concurring.

Council Member Adams asked Sandahl to comment on statements that it was not being zoned correctly, because there was a Casey’s close by and a floral market with Sandahl stating it bordered a Z3 on the north side (block between Taft and Wilson) just north of Newman.

Council Member Adams asked if the City Engineer had any comments on drainage with Rahm stating when it comes before DRC, staff would ask for a grading plan to see how they were going to manage their water on-site and how it was going to run off and depending on the impervious area they are building, including the building structure, the roofing and the parking, it might require a detention pond or something similar to manage that storm water, but he would not know that until staff had been able to review that plan.

Council Member Adams referred a comment regarding the stop sign or slow traffic sign, stating there was a stop light at 19<sup>th</sup> and Taft and it did not seem the best place for a stop sign that close to a stop light/traffic control light with Rahm agreeing advising they could do warrant study to see if it was warranted a few hundred feet from traffic signal.

Council Member Adams questioned what warranted a study with Rahm stating the city had warrant studies for many things including stop signs, traffic signals, pedestrian crossings, etc. and staff followed the National Manual on Traffic Control Devices that was adopted by the State of Iowa and the city had to follow that or it would not receive Federal funding so it was a pretty important document. Within that document there were several things that needed to be taken into consideration and if there was a licensed Engineer on staff, some of it was dependent on their opinion and expertise so, but there was a check-list of things that would warrant putting a stop sign there, and staff would look at that list.

Council Member Latham asked what was the largest building that could be built on that lot with Sandahl stating they could cover 60% of the lot with structures, advising that was a very large lot with either six or eight plated lots plus the vacated alley, so it was a lot of area.

Council Member Latham asked if Mr. Mundt put up a 5,000 square foot building could he put up another building as well with Sandahl stating he could. It would most likely be classified as an accessory structure so he could have something like a detached garage.

Council Member Lee questioned if there would be some type of barrier between this property and the residents with Sandahl stating that was a difficult question for her to answer because she did not have a site plan in front of her, advising everything was keyed off where the structures were located, where the parking was located, how far it was away from other structures and the property lines of other parcels. She stated there were requirements for screening of the parking areas that would involve both landscaping and a fence and there were also general landscaping requirements and it would be within the purview of the Planning and Zoning Commission to require additional screening on the property line between the abutting property owners to help screen that property, but reiterated without having a site plan it was hard for her to answer that question.

Council Member Lee stated he would like to go on record that if this passed tonight, he would hope that there would be something that looked attractive, hedge rows or something that was a natural barrier.

Council Member Masson asked if Planning and Zoning meetings were open to the public and whether the neighbors would have a right to speak with Sandahl concurring. stating staff would publish the notice in the paper and publish the Agenda and signs would go up on the property and all property owners within 350 feet would receive a letter from the Development Services Department.

Council Member Jaszewski stressed he was not anti-business, but thought this was a situation where the residents should have some say-so in keeping the zoning as it was. He stated he thought it was always meant to be residential and there were lots in that area that could be buildable lots for homes and was concerned if something like this appeared it would be very difficult for whoever owned it to build on them. He further stated it made sense for the Council to keep this as residential as possible and knew there were plenty of other places in the community where

that type of building would be just as welcome and was already zoned for it and for those reasons he would be voting against the recommendation.

Council Member Symonds stated over the last few meetings the Council had talked a lot about what was best for this area, and he's heard a lot of theorizing, but felt the reality was a property owner wanted to build a building, that from his discussions with him was something he would take pride in and had no desire to put up a big Morton building and he lived in the area and presumably wanted something that looked good both for his neighborhood and for his business and it was hard for him (Symonds) to accept an argument that "well there are better places suited for him" or "we would prefer that he would build somewhere else". He concluded his comments by stating he has tried to be open-minded through all this and was glad citizens were using their rights and speaking their mind.

Council Member Latham inquired what would happen if this was turned down tonight with Sandahl stating she thought the Zoning Ordinance said it could not be reconsidered with the same rezoning from the same applicant for a year, but he could come back and ask for less of the property to be rezoned and a different applicant could come in so if he were to sell the property to someone else, they could come in, but it could not be the same applicant for the same rezoning in the same location.

The Mayor called the question and the following Ordinance was introduced.

**Ord. 25-7(ADOPTED):**

Ordinance 25-7, amending Title 12 of the City Code it being the Zoning Ordinance of said city and changing the boundaries of certain districts therein zoned Z2 Sub-Urban Zoning District to Z3 General Urban Zoning District for property generally located at 2708 19<sup>th</sup> Street SW, was presented.

On roll call, the vote was as follows:

Yea: Adams, Symonds, Latham, Lee, Masson  
Nay: Jaszewski  
(Motion was declared carried.)

**12. Ordinance Amending Wards and Precincts:**

**Development Services Director:**

Staff respectfully requests that the City Council approve the Ordinance amending the boundaries of the Mason City wards and precincts to include newly annexed areas (2<sup>nd</sup> or FINAL). The City Council unanimously approved this City Code amendment at the March 18, 2025, meeting on first consideration. In 2023 and 2024 the City expanded its boundaries through two separate 100% voluntary annexations. The 2023 annexation added land west of Golden Grain along 43<sup>rd</sup> Street SW and land between 43<sup>rd</sup> Street and US Highway 18, totaling approximately 240 acres. The 2024 annexation added approximately 40 acres along with adjacent rights-of-way at the southeast corner of 4<sup>th</sup> Street SW/IA Highway 122 and Lark Avenue, including the soon-to-open Tractor Supply store. Although there is no one living on any of the annexed parcels, it is possible that one or more residences could be established, especially on the 122 and Lark parcel outside of the Tractor Supply lot. To allow for future residents of these areas to vote, the boundaries of

the wards and precincts need to be amended. State Code states that, in the case of annexation, the ward and precinct adjacent to the annexed area can be extended into it. The land annexed in 2023 is adjacent to Ward 4, Precinct 3, and the 2024 land is adjacent to Ward 2, Precinct 2. Section 1-9-5 of City Code describes each precinct. The attached amendment amends the descriptions of those two precincts to include the adjacent annexed land. There is no impact to the operating budget resulting from this action. Staff respectfully requests that the City Council approve the Ordinance amending the boundaries of the Mason City wards and precincts to include newly annexed areas (2<sup>nd</sup> or FINAL).

**It was moved by Jaszewski and seconded by Symonds that the Ordinance be received and placed on file for Second Consideration.**

The Mayor called the question and the following Ordinance was introduced.

**Ord. (2<sup>nd</sup> Consideration):**

An Ordinance amending the City Code of the City of Mason City, by repealing Title 1 “Administrative”, Chapter 9 “Municipal Elections”, Section 5 in its entirety and adopting a new Section 5 in lieu thereof pertaining to election wards and precincts, was presented.

On roll call, the vote was as follows:

Yea: Jaszewski, Symonds, Lee, Latham, Masson, Adams  
(Motion was declared carried.)

**13. Denial of Glass and Device Permits:**

**Police Chief:**

Denial of Glass and Device Permits for tobacco licensees located inside the city limits of Mason City. A new law went into effect on January 1, 2025, that requires approval by city council for businesses with a tobacco licenses to sell glassware and devices that could be used for “tobacco, hemp, other plant materials, or a controlled substance.” In addition to the \$1,500 fee for the licenses, retailers must also collect a 40% device excise tax, 6% sales tax, and any local option sales tax if they are approved for glass and device sales. To date, there have been six applications for local tobacco licensees to be reviewed by the City Council. The applicants are as follows:

- Sama, Inc., dba Prime Wine and Spirits – 1104 N Federal Ave
- Farouk 2, Inc., dba Mason Tobacco & Smoke Shop – 497 Indian Head Dr
- Asim LLC, dba Monroe Liquor – 18 N Monroe Ave
- Northside Liquor – 1303 N Federal Ave
- Malik’s #3, dba The Spot – 1303 4<sup>th</sup> Street SW
- Mason, Inc., dba R Smokes – 3431 4<sup>th</sup> Street SW

A full summary of the Glass and Metal Devices information is available on the Iowa Department of Revenue website at <https://revenue.iowa.gov/taxes/tax-guidance/sales-use-excise-tax/glass-and-metal-devices> for your review. As we work to address public and community safety, we know that an array of products exist that are designed and marketed to kids to make substance use attractive. The current variety of flavoring and product design in vaping devices is just one example. From a harm reduction standpoint, I believe that the sale of glassware and devices at tobacco retailers in Mason City provides

ready access to young people who are on a pathway to experiment with substances beyond vaping devices. If an applicant wants to appeal your decision to deny their application for a glass permit tonight, this is the overview of the appeal process: The permitting process for device retailers described in Senate File 345 (now codified at Iowa Code chapter 453E) is similar to the process for retail tobacco permits. Compare Iowa Code § 453E.3(4), with § 453A.13(2)(a). In the tobacco retail permit context, the Department of Revenue promulgated rule 701-255.1(7)"a", which provides the following guidance for localities evaluating retail tobacco permits: "The power to grant the retail permit is discretionary with the city council or board of supervisors, and uniform, nondiscriminatory limits may be placed on the issuance of the retail permit." At this time, the Department expects to provide similar guidance by rule for device retailer permits, and proposed rules are currently being drafted by Department staff. A copy of Iowa Code Chapter 453E is attached for your review. I would ask you to deny these six applications for glass and devices, to limit the accessibility of these devices in our community and the community's exposure to substance use. I also believe this makes a policy statement by the City Council that the health and welfare of our community matters. It is possible that the city will receive additional applications from other tobacco retailers. When those applications are received, I'll bring those back to you for review and request for denial. There is no impact to the budget for denial of the glass and device permit denial. Denial of Glass and Device Permits for tobacco licensees located inside the city limits of Mason City.

**It was moved by Adams and seconded by Symonds that the recommendation be approved.**

Council Member Adams requested an overview with Police Chief Brinkley stating "Affective January 1<sup>st</sup> of this year, the Iowa Alcoholic Beverages Division through the Department of Revenue allowed the sales, by local government approval, of glassware and devices used to smoke and inhale and administer controlled substances of the plant material, understanding that this is probably going to be a drug paraphernalia-type of Ordinance and so they gave the power to local government, to City Councils and Boards of Supervisors to have say about that in your County and your City. There are some, as I laid out in the memo, some tax implications for this. There's an application fee for the tobacco retailer where they file the application and there's some taxes they have to collect and submit I think monthly or quarterly to ABD. One of the other requirements for a business that's selling glassware devices is that those areas are restricted to people 21 or over to be able to shop, look at, inspect, those kinds of things in the business, so I think under the terms of the memo as it's written, I think our Mason City Tobacco would be the only one that would be, Mason City Smoke Shop, would be the only one that be compliant with everything that's in the Ordinance, as it sits right now."

Council Member Adams stated it was a very small part of the decision for him but wondered how much of the \$1,500 fee and the 40% Device Excise Tax would be State or local money with Brinkley stating he would assume it would stay at the Department of Revenue.

Council Member Adams stated that was his assumption also because it listed the Local Option Sales Tax separately and believed the 1% would be the City's with Brinkley concurring.

Council Member Adams questioned why there was a blanket ban rather than a ban on businesses that had compliance issues in the past with Brinkley stating Penny McCaslin had talked about that earlier from a Public Health and a harm reduction perspective, and thought everyone knew that the availability-of leads to the use-of these devices for substance use, stressing the data cer-

tainly backed that up. He also stated the reason for a blanket prevention statement by the Council was because when you look at who Mason City is versus who Mason City had been and who Mason City wanted to be and this recommendation fell in line with exactly what the Council goals were of having a healthy and well community and referenced the things the Council was doing with outdoor recreation, adding these were incongruent to him as their Police Chief.

Council Member Adams stated he went back and forth on this and had challenged the Police Chief and the Administrator to crack down on some of this because it did not give a good impression of Mason City and appreciated the pro-activity here and what the Chief was trying to do and would support it tonight because he felt it sent the right message for Mason City.

Council Member Latham stated he supported the idea but asked if at the end of the day, the State would overrule it with Brinkley stating, "we would find out", advising the city of Carroll had denied an applicant, but he did not know of any other communities. He also pointed out it would be determined by an Administrative Law Judge and the way the law was now written allowing the Council to say "no" would make it interesting to see what their ruling would be.

Council Member Latham stated he supported the Chief and this recommendation but wanted to make sure people understood there was a process and that it would probably be challenged, adding he has had conversations with many of the businesses and visited several stores trying to understand it. He questioned if they sell it and the age is 21 and they have it out where they can see, it was that breaking the law with Brinkley stating based on the Department of Revenue website and the rules in place right now it was supposed to be limited to an area where only people 21 and over were able to see it or inspect it.

Council Member Latham stated he just wanted to make people aware, that if this passed tonight it could be overruled with Brinkley concurring, stating he has talked with Iowa ABD about doing an educational piece with all of the retailers so they were fully aware of what was and was not a violation regardless of the Council's decision tonight.

Council Member Jaszewski stated information passed around before this meeting contained the argument that if the city allowed the sale of glass devices it would put more control on who was getting them because if the city denied it then people would just buy them on-line, but he felt going online made it harder and having them here would allow underage people to just find a friend who was old enough to go out and get them, because it happened all the time with cigarettes and what-have-you. He concluded his comments by stating this sent the right message and he fully supported the Police Chief and his efforts to keep this out of the community.

Police Chief Brinkley commented that he thought people were already getting things through the mail to some degree and have been through the years in his experience as a Narcotics Officer and a 30 year peace officer.

Council Member Jaszewski asked, "So we shouldn't make it any easier for them" with Brinkley stating "correct. I agree."

Council Member Symonds asked if the Council denied this then could someone come back later and apply again with Brinkley stating he believed they could make a reapplication at some point and believed Iowa ABD would take their \$1,500 every time until they figured out they were not going to get it. Otherwise, he stated the next step would be the Administrative Law Judge hear-

ing if they are unhappy with the Council's decision tonight, and then the City would run that through the Department of Revenue, pending the Administrative Law Judge's opinion.

Council Member Symonds stated not necessarily these businesses, but a lot of businesses in Mason City were selling tobacco to minors and this seemed like a good pause. He asked if later the City could come back and say, "Hey, great job, all these businesses in the area. We had no reports of selling to minors, here's a carrot", meaning they could submit another application for the city to consider and approve with Brinkley stating he supposed they could be on a case-by-case basis, adding there had been discussion regarding that as a possible solution.

Council Member Symonds asked if these were currently legal to sell and questioned the process with Police Chief Brinkley stating without a permit, technically, by law it was illegal to sell them, and they were in the possession of several businesses in the community. He stated several of those businesses had made an application, he believed, in anticipation of that being approved and thought they also bought some inventory. He further stated part of the education piece he spoke about earlier with ABD was staff getting out to all businesses and by the end of the month expecting them to be compliant and give them a chance to liquidate inventory if they had it.

Council Member Masson asked realistically, would it be accurate to say that the percentage of this sort of item being used to smoke legal tobacco was negligible with Brinkley stated he thought that was fair, adding in the instances where he had seen people using tobacco, it was more of a hookah-style pipe and that was not what these were with Council Member Masson stating "Right. I think that sums it up."

Council Member Lee stated he like others believed Mason City had been inundated with vape and smoke shops, but pointed when driving across Iowa there were four or five vape shops on any street corner in any town but the problem was, this was legal in the State of Iowa and yet the State of Iowa was saying the Council could deny it and he was struggling with that which was why he supported fireworks in Mason City. He asked why we permitted anything and referred to textbooks which said there was five general rules for permitting with one of them being public safety and another to raise revenue and he felt this walked a fine line down the middle. He commented on people's Constitutional rights, stating ultimately, people had the right to make right or wrong decisions and while he supported the Police Chief's recommendation and agreed it was probably the right choice, he was going to vote "No".

The Mayor called the question and on roll call, the vote was as follows:

Yea: Adams, Symonds, Masson, Jaszewski  
Nay: Lee, Latham  
(Motion was declared carried.)

Mayor Schickel announced tonight the City was remembering one of its own, advising Streets and Park Supervisor Joe Bohl passed away on March 27<sup>th</sup>. He stated services were to be held at 11:00 a.m. Wednesday at St. John.

**ADJOURN**

The Mayor adjourned the meeting at 7:50 p.m.

\_\_\_\_\_  
Bill Schickel, Mayor

ATTEST:

\_\_\_\_\_  
Aaron Burnett, City Clerk



Report Criteria:  
Report type: GL detail

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
<b>ABDO LLP</b>							
04/03/2025	98663	BANK REC SERVICES	504393	010.6201.2740	PROFESSIONAL SERV	155.00	155.00
Total ABDO LLP:							155.00
<b>ABSOLUTE WASTE REMOVAL</b>							
04/03/2025	98664	TRASH SERVICE APRIL 2	1966681	010.1502.2150	BUILDING REPAIRS AN	94.88	94.88
Total ABSOLUTE WASTE REMOVAL:							94.88
<b>ACTIVE911 INC</b>							
04/03/2025	98665	ACTIVE 911	617692	010.1101.2110	COMPUTER EXPENSE	708.75	708.75
Total ACTIVE911 INC:							708.75
<b>ALL STAR PEST CONTROL</b>							
04/03/2025	98666	PEST CONTROL	200422368	010.6501.2190	REPAIRS AND MAINTEN	75.00	75.00
Total ALL STAR PEST CONTROL:							75.00
<b>ALLIANT ENERGY</b>							
04/03/2025	98667	MARCH UTILITIES	7991501000	040.4203.2160	GAS & ELECTRICITY	953.09	953.09
Total ALLIANT ENERGY:							953.09
<b>ANDERSON, KRISTA</b>							
04/03/2025	98668	DAMAGE DEPOSIT REFU	35549	040.4202.5510	REFUND	150.00	150.00
Total ANDERSON, KRISTA:							150.00
<b>ANIMAL MEDICAL HOSPITAL OF</b>							
04/03/2025	98669	VET FEES	214459	010.1901.2672	VETERINARIAN FEES	173.30	173.30
Total ANIMAL MEDICAL HOSPITAL OF:							173.30
<b>ARNOLD MOTOR SUPPLY</b>							
04/03/2025	98670	ROTORS	05JV003152	010.1102.2140	M/E REPAIRS	70.51	70.51
04/03/2025	98670	OIL, BRAKE FLUID	05NV143313	110.2107.3044	M/E SUPPLIES	54.85	54.85
Total ARNOLD MOTOR SUPPLY:							125.36
<b>ATLANTIC SIGNAL LLC</b>							
04/03/2025	98671	RADIO CONNECTORS	INV5440	542.1111.2130	XOMMUNICATIONS	790.00	790.00
Total ATLANTIC SIGNAL LLC:							790.00
<b>B &amp; F FASTENER SUPPLY CO</b>							
04/03/2025	98672	PLOW BOLT	31054917-02	820.9601.3550	SHOP SUPPLIES	86.11	86.11
04/03/2025	98672	FLANGE NUT	31055341-00	110.2109.2190	REPAIRS AND MAINTEN	191.33	191.33
04/03/2025	98672	NYLOCK NUT	31055342-00	820.9601.3550	SHOP SUPPLIES	9.16	9.16
04/03/2025	98672	HEX NUT	31055343-00	820.9601.3550	SHOP SUPPLIES	19.58	19.58
Total B & F FASTENER SUPPLY CO:							306.18

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
<b>BAKER &amp; TAYLOR ENTERTAINMENT</b>							
04/03/2025	98673	AV	H70722500	030.4101.4021	AUDIO/VISUAL	17.49	17.49
Total BAKER & TAYLOR ENTERTAINMENT:							17.49
<b>BAUER BUILT TIRE CENTER</b>							
04/03/2025	98674	2331 TIRE RPR	820089295	010.1503.2140	M/E REPAIRS	41.10	41.10
Total BAUER BUILT TIRE CENTER:							41.10
<b>BEEEMER, AARON</b>							
04/03/2025	98675	CELL PHONE REIMBURS	APRIL 2025	010.1502.2040	PHONE EXPENSE	30.00	30.00
Total BEEEMER, AARON:							30.00
<b>BLANCHARD, EDITH</b>							
04/03/2025	98676	TABLECLOTH STEAMER,	33026	040.4216.3019	OFFICE SUPPLIES	95.00	95.00
Total BLANCHARD, EDITH:							95.00
<b>BLUE SKY SOLAR CO MASON CITY LLC</b>							
04/03/2025	98677	SOLAR ENERGY	INV202	600.8001.2160	GAS & ELECTRICITY	6,394.01	6,394.01
04/03/2025	98677	SOLAR ENERGY	INV203	610.8121.2160	GAS & ELECTRICITY	3,368.60	3,368.60
04/03/2025	98677	SOLAR ENERGY	INV204	010.1103.2160	GAS & ELECTRICITY	615.01	615.01
04/03/2025	98677	ARENA ENERGY	INV205	670.8923.2160	GAS & ELECTRICITY	2,816.55	2,816.55
Total BLUE SKY SOLAR CO MASON CITY LLC:							13,194.17
<b>BOHL, JOE</b>							
04/03/2025	98678	HEALTH 3/7 AND 3/21 DE	APRIL HEAL	800.9401.5510	REFUND	470.16	470.16
04/03/2025	98678	LIFE 3/7 AND 3/21 DEDUC	APRIL HEAL	800.9401.5510	REFUND	54.40	54.40
Total BOHL, JOE:							524.56
<b>BOUND TREE MEDICAL LLC</b>							
04/03/2025	98679	EMS SUPPLIES	85717105	660.1509.3070	MEDICAL SUPPLIES	181.37	181.37
Total BOUND TREE MEDICAL LLC:							181.37
<b>BRADS AUTO REPAIR</b>							
04/03/2025	98680	TIRE REPAIR	I018279	010.1102.2140	M/E REPAIRS	33.79	33.79
Total BRADS AUTO REPAIR:							33.79
<b>BRINKLEY, JEFF</b>							
04/03/2025	98681	IPCA MEETING: LUNCH	2	010.1101.2080	EDUCATION AND TRAI	20.97	20.97
04/03/2025	98681	IPCA MEETING: FUEL	9062405	010.1101.2080	EDUCATION AND TRAI	33.97	33.97
04/03/2025	98681	CELL PHONE REIMBURS	APRIL 2025	010.1101.2040	PHONE EXPENSE	30.00	30.00
Total BRINKLEY, JEFF:							84.94
<b>BROTHERS MARKET INC</b>							
04/03/2025	98682	TRASH CAN	124693	640.8305.3051	COMMUNITY CLEANU	26.99	26.99
04/03/2025	98682	BOLTS	124765	610.8121.3110	MAINTENANCE MATER	1.30	1.30
04/03/2025	98682	CABLE TIES	124778	610.8121.3070	LABORATORY SUPPLI	16.99	16.99
04/03/2025	98682	TAPE PATCH	124803	110.2107.3260	SHOP SUPPLIES	16.99	16.99
04/03/2025	98682	SUPPLIES	124807	610.8121.3110	MAINTENANCE MATER	2.99	2.99

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/03/2025	98682	SUPPLIES	124808	610.8121.3110	MAINTENANCE MATER	23.99	23.99
Total BROTHERS MARKET INC:							89.25
<b>CAMPBELL SUPPLY CO</b>							
04/03/2025	98683	BLUE PAINT, WHITE	INV-0061230	600.8042.3590	MATERIAL	239.52	239.52
04/03/2025	98683	BLUE PAINT, RED, ORAN	INV-0061309	600.8042.3590	MATERIAL	183.24	183.24
Total CAMPBELL SUPPLY CO:							422.76
<b>CARDIO PARTNERS INC</b>							
04/03/2025	98684	HIGHLAND AED SUPPLIE	600029438	650.8906.3035	OTHER SUPPLIES	429.30	429.30
04/03/2025	98684	RECREATION AED SUPP	600029438	020.4401.3035	OTHER SUPPLIES	294.30	294.30
Total CARDIO PARTNERS INC:							723.60
<b>CARRICO AQUATIC RESEOURCES INC</b>							
04/03/2025	98685	AQUATIC WTR MGMT AG	20251989	020.4490.3035	OTHER SUPPLIES	7,387.50	7,387.50
Total CARRICO AQUATIC RESEOURCES INC:							7,387.50
<b>CASHIER</b>							
04/03/2025	98686	CDL - M. RUEHLOW	033125	110.2105.1080	CHAUFFEURS LICENS	40.75	40.75
Total CASHIER:							40.75
<b>CDW GOVERNMENT INC</b>							
04/03/2025	98687	KVM FOR SERVER RACK	AD47U1B	015.1502.4510	BUILDING IMPROVEM	2,052.80	2,052.80
Total CDW GOVERNMENT INC:							2,052.80
<b>CERRO GORDO CO DPH</b>							
04/03/2025	98688	FOOD LICENSE	35118/2025	020.4410.3130	CAMPGROUND SUPPL	150.00	150.00
04/03/2025	98689	POOL FOOD LICENSE	36490/2025	020.4490.3135	CONCESSION SUPPLI	150.00	150.00
04/03/2025	98690	NORRIS YOUTH LICENSE	37042/2025	535.4414.3135	CONCESSION SUPPLI	150.00	150.00
04/03/2025	98691	YOUTH FOOD LICENSE	39184/2025	535.4414.3135	CONCESSION SUPPLI	150.00	150.00
04/03/2025	98692	ADULT FOOD LICENSE	39546/2025	535.4414.3135	CONCESSION SUPPLI	150.00	150.00
Total CERRO GORDO CO DPH:							750.00
<b>CITY OF MASON CITY</b>							
04/03/2025	500004	WATER SERVICE EXCISE	02/01-02/28/	600.8013.2541	WATER SERVICE EXCI	23,332.96	23,332.96
04/03/2025	500004	WATER SERVICE EXCISE	02/01-02/28/	020.4410.2541	WATER SERVICE EXCI	10.26	10.26
04/03/2025	500004	SEWER SALES TAX: SEW	02/01-02/28/	610.8124.2540	SALES TAX	13,403.42	13,403.42
04/03/2025	500004	03/28/2025 CLAIMS	03282025	800.9401.5265	HEALTH CARE CLAIMS	83,242.96	83,242.96
04/03/2025	98695	03/31/2025 ADMIN	03312025 A	800.9401.5265	HEALTH CARE CLAIMS	2,796.25	2,796.25
04/03/2025	98694	POLICE	04/04/25 FIC	112.1101.1040	FICA	2,856.79	2,856.79
04/03/2025	98694	FIRE	04/04/25 FIC	112.1501.1040	FICA	2,306.25	2,306.25
04/03/2025	98694	BUILDING INSPECTOR	04/04/25 FIC	112.1701.1040	FICA	153.05	153.05
04/03/2025	98694	ANIMAL CONTROL	04/04/25 FIC	112.1901.1040	FICA	207.70	207.70
04/03/2025	98694	ELECTRICAL INSPECTO	04/04/25 FIC	112.1904.1040	FICA	202.94	202.94
04/03/2025	98694	PLUMBING INSPECTOR	04/04/25 FIC	112.1907.1040	FICA	224.79	224.79
04/03/2025	98694	NEIGHBORHOOD SERVI	04/04/25 FIC	112.1911.1040	FICA	510.06	510.06
04/03/2025	98694	TRAFFIC CONTROL	04/04/25 FIC	112.2404.1040	FICA	190.09	190.09
04/03/2025	98694	ENGINEERING	04/04/25 FIC	112.2601.1040	FICA	929.91	929.91
04/03/2025	98694	HEALTH DEPARTMENT	04/04/25 FIC	112.3401.1040	FICA	168.50	168.50
04/03/2025	98694	YOUTH TASK FORCE	04/04/25 FIC	010.3900.1040	FICA	310.44	310.44

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/03/2025	98694	BAND	04/04/25 FIC	112.4250.1040	FICA	32.30	32.30
04/03/2025	98694	PLANNING & ZONING	04/04/25 FIC	112.5401.1040	FICA	992.19	992.19
04/03/2025	98694	TRANSIT	04/04/25 FIC	080.5801.1040	FICA	151.98	151.98
04/03/2025	98694	CITY TRANSIT	04/04/25 FIC	080.5802.1040	FICA	989.38	989.38
04/03/2025	98694	MAYOR & COUNCIL	04/04/25 FIC	112.6101.1040	FICA	52.07	52.07
04/03/2025	98694	CITY ADMINISTRATOR	04/04/25 FIC	112.6105.1040	FICA	843.71	843.71
04/03/2025	98694	FINANCE	04/04/25 FIC	112.6201.1040	FICA	1,153.68	1,153.68
04/03/2025	98694	INFORMATION TECH	04/04/25 FIC	112.6202.1040	FICA	212.14	212.14
04/03/2025	98694	GIS TECHNOLOGY	04/04/25 FIC	112.6203.1040	FICA	181.56	181.56
04/03/2025	98694	CITY CLERK	04/04/25 FIC	112.6204.1040	FICA	236.36	236.36
04/03/2025	98694	HUMAN RESOURCES	04/04/25 FIC	112.6401.1040	FICA	584.83	584.83
04/03/2025	98694	PARKS	04/04/25 FIC	112.4301.1040	FICA	1,039.74	1,039.74
04/03/2025	98694	RECREATION	04/04/25 FIC	112.4401.1040	FICA	1,049.09	1,049.09
04/03/2025	98694	SWIMMING POOL	04/04/25 FIC	112.4401.1040	FICA	13.52	13.52
04/03/2025	98694	LIBRARY	04/04/25 FIC	030.4101.1040	FICA	2,196.59	2,196.59
04/03/2025	98694	MUSEUM	04/04/25 FIC	040.4202.1040	FICA	735.20	735.20
04/03/2025	98694	MUSEUM GRANTS	04/04/25 FIC	040.4222.1040	FICA	127.78	127.78
04/03/2025	98694	AIRPORT	04/04/25 FIC	050.2801.1040	FICA	1,027.02	1,027.02
04/03/2025	98694	CEMETERY	04/04/25 FIC	070.4501.1040	FICA	661.20	661.20
04/03/2025	98694	STREET	04/04/25 FIC	110.2105.1040	FICA	5,013.76	5,013.76
04/03/2025	98694	CDBG-OOREHAB	04/04/25 FIC	147.5917.1040	FICA	26.57	26.57
04/03/2025	98694	CITY ADMINISTERED GR	04/04/25 FIC	142.5910.1040	FICA	16.24	16.24
04/03/2025	98694	R C RENAISSANCE	04/04/25 FIC	310.7537.1040	FICA	369.12	369.12
04/03/2025	98694	WATER	04/04/25 FIC	600.8012.1040	FICA	4,010.42	4,010.42
04/03/2025	98694	WATER-MR	04/04/25 FIC	600.8012.1040	FICA	208.94	208.94
04/03/2025	98694	WATER-SO	04/04/25 FIC	600.8012.1040	FICA	154.78	154.78
04/03/2025	98694	SEWER-SO	04/04/25 FIC	610.8121.1040	FICA	154.77	154.77
04/03/2025	98694	SEWER	04/04/25 FIC	610.8121.1040	FICA	2,819.90	2,819.90
04/03/2025	98694	SANITARY SEWER MAIN	04/04/25 FIC	610.8123.1040	FICA	162.00	162.00
04/03/2025	98694	PARKING	04/04/25 FIC	630.8203.1040	FICA	120.85	120.85
04/03/2025	98694	SANITATION	04/04/25 FIC	640.8305.1040	FICA	2,115.40	2,115.40
04/03/2025	98694	GOLF COURSE	04/04/25 FIC	650.8901.1040	FICA	508.47	508.47
04/03/2025	98694	FIRE-AMBULANCE	04/04/25 FIC	660.1507.1040	FICA	461.55	461.55
04/03/2025	98694	REC ARENA	04/04/25 FIC	670.8921.1040	FICA	242.88	242.88
04/03/2025	98694	INTERNAL SERV	04/04/25 FIC	820.9601.1040	FICA	585.68	585.68
04/03/2025	98693	ACH NSF - LITTLE ANGE	336-0600-02	600.8011.5510	REFUND	82.59	82.59
04/03/2025	98693	ACH NSF - LITTLE ANGE	336-0600-02	610.8121.5510	REFUND	66.26	66.26
04/03/2025	98693	ACH NSF - LITTLE ANGE	336-0600-02	620.8125.5510	REFUND	8.76	8.76
04/03/2025	98693	ACH NSF - LITTLE ANGE	336-0600-02	640.8305.5510	REFUND	.65	.65
04/03/2025	98693	ACH NSF - LITTLE ANGE	336-0600-02	600.8013.2541	WATER SERVICE EXCI	4.96	4.96
04/03/2025	98693	ACH NSF - LITTLE ANGE	336-0600-02	610.8124.2540	SALES TAX	4.64	4.64
04/03/2025	500004	GOLF - FEB 2025	FEBRUARY	650.8901.2540	SALES TAX	194.25	194.25
04/03/2025	500004	RCR ARENA - FEB 2025	FEBRUARY	670.8921.2540	SALES TAX	966.70	966.70
04/03/2025	500004	ADULT SFTBL - FEB 2025	FEBRUARY	530.4401.2540	SALES TAX	25.12	25.12
04/03/2025	500004	CAMPGROUNDS - FEB 2	FEBRUARY	020.4410.3130	CAMPGROUND SUPPL	292.25	292.25

Total CITY OF MASON CITY:

161,744.22

CITY OF MASON CITY IPERS

04/03/2025	98696	POLICE	04/04/2025 I	112.1101.1050	IPERS	1,179.94	1,179.94
04/03/2025	98696	FIRE	04/04/2025 I	112.1501.1050	IPERS	176.75	176.75
04/03/2025	98696	BUILDING INSPECTOR	04/04/2025 I	112.1701.1050	IPERS	209.87	209.87
04/03/2025	98696	ANIMAL CONTROL	04/04/2025 I	112.1901.1050	IPERS	288.41	288.41
04/03/2025	98696	ELECTRICAL INSPECTO	04/04/2025 I	112.1904.1050	IPERS	250.42	250.42
04/03/2025	98696	PLUMBING INSPECTOR	04/04/2025 I	112.1907.1050	IPERS	307.44	307.44
04/03/2025	98696	NEIGHBORHOOD SERVI	04/04/2025 I	112.1911.1050	IPERS	686.93	686.93
04/03/2025	98696	TRAFFIC CONTROL	04/04/2025 I	112.2404.1050	IPERS	234.56	234.56

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/03/2025	98696	ENGINEERING	04/04/2025 I	112.2601.1050	IPERS	1,228.67	1,228.67
04/03/2025	98696	HEALTH DEPARTMENT	04/04/2025 I	112.3401.1050	IPERS	240.38	240.38
04/03/2025	98696	YOUTH TASK FORCE	04/04/2025 I	010.3900.1050	IPERS	438.47	438.47
04/03/2025	98696	BAND	04/04/2025 I	112.4250.1050	IPERS	39.86	39.86
04/03/2025	98696	PLANNING & ZONING	04/04/2025 I	112.5401.1050	IPERS	1,342.00	1,342.00
04/03/2025	98696	TRANSIT	04/04/2025 I	080.5801.1050	IPERS	196.80	196.80
04/03/2025	98696	CITY TRANSIT	04/04/2025 I	080.5802.1050	IPERS	1,220.86	1,220.86
04/03/2025	98696	MAYOR & COUNCIL	04/04/2025 I	112.6101.1050	IPERS	339.05	339.05
04/03/2025	98696	CITY ADMINISTRATOR	04/04/2025 I	112.6105.1050	IPERS	1,118.85	1,118.85
04/03/2025	98696	FINANCE	04/04/2025 I	112.6201.1050	IPERS	1,525.05	1,525.05
04/03/2025	98696	INFORMATION TECH	04/04/2025 I	112.6202.1050	IPERS	285.17	285.17
04/03/2025	98696	GIS TECH	04/04/2025 I	112.6203.1050	IPERS	237.13	237.13
04/03/2025	98696	CITY CLERK	04/04/2025 I	112.6204.1050	IPERS	312.96	312.96
04/03/2025	98696	HUMAN RESOURCES	04/04/2025 I	112.6401.1050	IPERS	828.41	828.41
04/03/2025	98696	PARKS	04/04/2025 I	112.4301.1050	IPERS	1,388.98	1,388.98
04/03/2025	98696	RECREATION	04/04/2025 I	112.4401.1050	IPERS	1,237.14	1,237.14
04/03/2025	98696	LIBRARY	04/04/2025 I	030.4101.1050	IPERS	2,998.28	2,998.28
04/03/2025	98696	MUSEUM	04/04/2025 I	040.4202.1050	IPERS	1,027.46	1,027.46
04/03/2025	98696	MUSEUM GRANTS	04/04/2025 I	040.4222.1050	IPERS	181.33	181.33
04/03/2025	98696	AIRPORT	04/04/2025 I	050.2801.1050	IPERS	1,339.43	1,339.43
04/03/2025	98696	CEMETERY	04/04/2025 I	070.4501.1050	IPERS	885.40	885.40
04/03/2025	98696	STREET	04/04/2025 I	110.2105.1050	IPERS	6,556.09	6,556.09
04/03/2025	98696	R C RENAISSANCE	04/04/2025 I	310.7537.1050	IPERS	449.49	449.49
04/03/2025	98696	CITY ADMINISTERED GR	04/04/2025 I	142.5910.1050	IPERS	22.75	22.75
04/03/2025	98696	LHAP	04/04/2025 I	147.5917.1050	IPERS	37.23	37.23
04/03/2025	98696	WATER	04/04/2025 I	600.8012.1050	IPERS	5,365.66	5,365.66
04/03/2025	98696	WATER-MR	04/04/2025 I	600.8012.1050	IPERS	257.82	257.82
04/03/2025	98696	WATER-SO	04/04/2025 I	600.8012.1050	IPERS	205.04	205.04
04/03/2025	98696	SEWER-SO	04/04/2025 I	610.8121.1050	IPERS	205.04	205.04
04/03/2025	98696	SEWER	04/04/2025 I	610.8121.1050	IPERS	3,742.36	3,742.36
04/03/2025	98696	SANITARY SEWER MAIN	04/04/2025 I	610.8123.1050	IPERS	215.45	215.45
04/03/2025	98696	PARKING	04/04/2025 I	630.8203.1050	IPERS	165.24	165.24
04/03/2025	98696	SANITATION	04/04/2025 I	640.8305.1050	IPERS	2,832.23	2,832.23
04/03/2025	98696	GOLF COURSE	04/04/2025 I	650.8901.1050	IPERS	640.17	640.17
04/03/2025	98696	AMBULANCE	04/04/2025 I	660.1507.1050	IPERS	102.56	102.56
04/03/2025	98696	RCR ARENA	04/04/2025 I	670.8921.1050	IPERS	291.22	291.22
04/03/2025	98696	INTERNAL SERVICE	04/04/2025 I	820.9601.1050	IPERS	774.90	774.90
Total CITY OF MASON CITY IPERS:							43,609.25
<b>CITY OF MASON CITY-VIVID</b>							
04/03/2025	500004	03/31/2025 CLAIMS	03312025	800.9401.5265	HEALTH CARE CLAIMS	32,090.85	32,090.85
Total CITY OF MASON CITY-VIVID:							32,090.85
<b>CKBE PROPERTIES LLC</b>							
04/03/2025	98697	RENT-MAY 25	2056	010.1101.3990	MISCELLANEOUS EXP	300.00	300.00
Total CKBE PROPERTIES LLC:							300.00
<b>COLUMN SOFTWARE PBC</b>							
04/03/2025	98698	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	299.69	299.69
04/03/2025	98698	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	671.76	671.76
04/03/2025	98698	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	57.42	57.42
04/03/2025	98698	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	85.74	85.74
04/03/2025	98698	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	463.31	463.31
04/03/2025	98698	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	173.05	173.05

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/03/2025	98698	GLOBE	1ACBCB4B-	010.5401.2030	DUES & PUBLICATION	54.28	54.28
04/03/2025	98698	GLOBE	1ACBCB4B-	010.5401.2030	DUES & PUBLICATION	47.00	47.00
04/03/2025	98698	GLOBE	1ACBCB4B-	010.5401.2030	DUES & PUBLICATION	37.73	37.73
04/03/2025	98698	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	147.10	147.10
04/03/2025	98698	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	35.40	35.40
04/03/2025	98698	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	604.68	604.68
Total COLUMN SOFTWARE PBC:							2,677.16
<b>CORNICK,PEGGY</b>							
04/03/2025	98699	INSTRUCTOR -CREATIN	2.26-4.9.25	040.4215.2740	PROFESSIONAL SERV	162.00	162.00
Total CORNICK,PEGGY:							162.00
<b>CULLIGAN MASON CITY</b>							
04/03/2025	98700	WATER COOLER RENTAL	394-0542100	610.8121.3060	SUPPLIES & LAUNDRY	55.00	55.00
04/03/2025	98700	WATER	394X046574	110.2105.3019	OFFICE SUPPLIES	98.30	98.30
04/03/2025	98700	SOFTNER SALT	394X046858	010.1103.3060	SUPPLIES & LAUNDRY	68.25	68.25
Total CULLIGAN MASON CITY:							221.55
<b>D &amp; D SALES</b>							
04/03/2025	98701	NAME BADGE	2776T	110.2105.3019	OFFICE SUPPLIES	30.00	30.00
Total D & D SALES:							30.00
<b>DIAMOND VOGEL INC</b>							
04/03/2025	98702	HIGHLAND CLUBHOUSE	270347207	650.8906.2150	BUILDING REPAIRS AN	40.19	40.19
Total DIAMOND VOGEL INC:							40.19
<b>DIGITAL DUMPSTERS</b>							
04/03/2025	98703	DUMPSTER RENTAL FOR	6964	010.1702.2550	DEMOLITIONS	11,707.60	11,707.60
04/03/2025	98703	DUMPSTER RENTAL FOR	6968	010.1702.2550	DEMOLITIONS	3,409.60	3,409.60
Total DIGITAL DUMPSTERS:							15,117.20
<b>DUET RESOURCE GROUP</b>							
04/03/2025	98704	STATION FURNITURE-20	17990	015.1502.4510	BUILDING IMPROVEM	81,828.62	81,828.62
Total DUET RESOURCE GROUP:							81,828.62
<b>ECHO GROUP INC</b>							
04/03/2025	98705	SHOCKWAVE	S011131110.	110.2101.4670	STREET LIGHTING	76.18	76.18
Total ECHO GROUP INC:							76.18
<b>ELSBERND,RANDY</b>							
04/03/2025	98706	CELL PHONE REIMBURS	APRIL 2025	010.1502.2040	PHONE EXPENSE	30.00	30.00
Total ELSBERND,RANDY:							30.00
<b>FAREWAY STORE</b>							
04/03/2025	98707	BOTTLED WATER	277498	660.1507.3035	OTHER SUPPLIES	238.80	238.80
Total FAREWAY STORE:							238.80

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
<b>FASTENAL COMPANY</b>							
04/03/2025	98708	SCREWS	334606	820.9601.3260	SHOP SUPPLIES	1.25	1.25
04/03/2025	98708	RIGHT TO KNOW LABELS	335157	010.2990.3035	OTHER SUPPLIES	14.00	14.00
04/03/2025	98708	RIGHT TO KNOW LABELS	335180	010.2990.3035	OTHER SUPPLIES	97.52	97.52
04/03/2025	98708	BOLTS	335183	610.8121.3110	MAINTENANCE MATER	10.78	10.78
04/03/2025	98708	SCREWS	335233	110.2107.3044	M/E SUPPLIES	3.87	3.87
Total FASTENAL COMPANY:							127.42
<b>FEDERAL FIRE EQUIPMENT COMPANY</b>							
04/03/2025	98709	SB MALL INSTALLATION	20542	310.7537.3990	MISCELLANEOUS EXP	1,529.20	1,529.20
04/03/2025	98709	HIGHLAND CLUBHOUSE	20776	650.8906.1130	BUILDING MAINTENAN	127.00	127.00
04/03/2025	98709	HIGHLAND CLUBHOUSE	20777	650.8906.1130	BUILDING MAINTENAN	265.00	265.00
04/03/2025	98709	ANNUAL INSPECTION FI	20841	110.2105.2740	PROFESSIONAL SERV	271.00	271.00
Total FEDERAL FIRE EQUIPMENT COMPANY:							2,192.20
<b>FIRE SERVICE TRAINING BUREAU</b>							
04/03/2025	98710	FIRE INV. SCHOOL REG.	251719	010.1501.2080	EDUCATION AND TRAI	1,300.00	1,300.00
Total FIRE SERVICE TRAINING BUREAU:							1,300.00
<b>FIRST CITIZENS NATIONAL BANK</b>							
04/03/2025	98711	SCHULZ HSA	APRIL 2025	800.9401.5265	HEALTH CARE CLAIMS	1,125.00	1,125.00
04/03/2025	98712	DICKINSON HSA	MAY 2025 DI	800.9401.5265	HEALTH CARE CLAIMS	1,000.00	1,000.00
Total FIRST CITIZENS NATIONAL BANK:							2,125.00
<b>GALLS</b>							
04/03/2025	98713	UNIFORMS	030860564	010.1101.3990	MISCELLANEOUS EXP	119.19	119.19
04/03/2025	98713	UNIFORMS	030896859	010.1101.3990	MISCELLANEOUS EXP	64.48	64.48
Total GALLS:							183.67
<b>GFC LEASING - WI</b>							
04/03/2025	98714	LEXMARK COPIER LEAS	101007089	010.1501.3019	OFFICE SUPPLIES	27.18	27.18
Total GFC LEASING - WI:							27.18
<b>GORDON FLESCH COMPANY INC</b>							
04/03/2025	98715	COPIER CHARGE	IN15098118	010.1911.2720	OFFICE EQUIPMENT M	228.12	228.12
Total GORDON FLESCH COMPANY INC:							228.12
<b>GRAINGER</b>							
04/03/2025	98716	BLUE TOP LIGHT	9453208457	110.2107.3044	M/E SUPPLIES	56.22	56.22
Total GRAINGER:							56.22
<b>GUARDIAN ALLIANCE TECHNOLOGY INC</b>							
04/03/2025	98717	BACKGROUND	28020	010.1101.2110	COMPUTER EXPENSE	100.00	100.00
Total GUARDIAN ALLIANCE TECHNOLOGY INC:							100.00
<b>HABITAT FOR HUMANITY</b>							
04/03/2025	98718	HOME GRANT REIMB-325	1015	315.5917.2911	GRANT PAYMENTS-HO	72,574.60	72,574.60

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total HABITAT FOR HUMANITY:							72,574.60
<b>HACH CHEMICAL COMPANY</b>							
04/03/2025	98719	REAGENTS	14428205	600.8001.3170	CHEMICALS	867.00	867.00
04/03/2025	98719	REAGENTS	14430155	600.8001.3170	CHEMICALS	101.00	101.00
Total HACH CHEMICAL COMPANY:							968.00
<b>HARTLAND LUBRICANTS &amp; CHEMICALS</b>							
04/03/2025	98720	OIL 5W20 55 GAL	SI303249	820.9601.3044	M/E SUPPLIES	520.25	520.25
Total HARTLAND LUBRICANTS & CHEMICALS:							520.25
<b>HEARTLAND TIRE</b>							
04/03/2025	98721	VALVE STEM REPAIR	270031521	110.2107.2140	M/E REPAIRS	690.56	690.56
Total HEARTLAND TIRE:							690.56
<b>HENKEL CONSTRUCTION COMPANY</b>							
04/03/2025	98722	WILLOW CREEK RIVERW	PAY 11 0331	325.2101.4925	DESTINATION IOWA	308,493.50	308,493.50
04/03/2025	98722	FIRE STATION PROJECT	PAY 13 0331	015.1502.4510	BUILDING IMPROVEM	319,805.77	319,805.77
04/03/2025	98722	MASON CITY BIKE PARK-	PAY 9 12312	325.2101.4925	DESTINATION IOWA	145,025.71	145,025.71
Total HENKEL CONSTRUCTION COMPANY:							773,324.98
<b>HERMEL, A H</b>							
04/03/2025	98723	GOLF CONCESSIONS	4093:503064	650.8906.3135	CONCESSION SUPPLI	160.00	160.00
04/03/2025	98723	ARENA CONCESSIONS	4093:503278	670.8923.3135	CONCESSION SUPPLI	263.40	263.40
Total HERMEL, A H:							423.40
<b>HINSON, BRENT</b>							
04/03/2025	98724	IMMI: MILEAGE	3/26-3/28-20	010.6201.2060	TRAVEL AND CONFER	189.54	189.54
04/03/2025	98724	IMMI: PER DIEM	3/26-3/28-20	010.6201.2060	TRAVEL AND CONFER	118.00	118.00
04/03/2025	98724	CELL PHONE REIMBURS	APRIL 2025	010.6201.2040	PHONE EXPENSE	30.00	30.00
Total HINSON, BRENT:							337.54
<b>HUBER SUPPLY COMPANY</b>							
04/03/2025	98725	CYLINDER RENTAL	3206122	820.9601.3260	SHOP SUPPLIES	130.20	130.20
04/03/2025	98725	CYLINDER RENTAL	3206123	820.9601.3260	SHOP SUPPLIES	69.75	69.75
04/03/2025	98725	CYLINDER RENTAL	3206124	610.8121.3110	MAINTENANCE MATER	111.60	111.60
04/03/2025	98725	CYLINDER RENTAL	3206125	820.9601.3260	SHOP SUPPLIES	55.80	55.80
04/03/2025	98725	CYLINDER RENTAL	3206127	600.8001.3990	MISCELLANEOUS EXP	40.30	40.30
Total HUBER SUPPLY COMPANY:							407.65
<b>HUMANE SOCIETY OF NORTH IOWA</b>							
04/03/2025	98726	28E AGRMNT	MAY 2025	010.1901.2671	BOARDING FEES	13,609.48	13,609.48
Total HUMANE SOCIETY OF NORTH IOWA:							13,609.48
<b>HUNT ELECTRIC, JIM</b>							
04/03/2025	98727	STARTER REPAIR	15256	610.8121.2190	REPAIRS AND MAINT	169.88	169.88



Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total HUNT ELECTRIC,JIM:							169.88
<b>HUNTINGTON NATIONAL BANK, THE</b>							
04/03/2025	98728	003-0694524-101 VIN #58	1692701	015.6900.3990	MISCELLANEOUS EXP	763.25	763.25
Total HUNTINGTON NATIONAL BANK, THE:							763.25
<b>IOWA CITY COUNTY MANAGEMENT ASSN</b>							
04/03/2025	98729	CONFERENCE REG: BUR	2025 BURNE	010.6105.2060	TRAVEL AND CONFER	350.00	350.00
Total IOWA CITY COUNTY MANAGEMENT ASSN:							350.00
<b>IOWA FIRE CONTROL</b>							
04/03/2025	98730	CLEAN HOOD & EXHAUS	185615	010.1502.2150	BUILDING REPAIRS AN	450.00	450.00
Total IOWA FIRE CONTROL:							450.00
<b>IOWA LAW ENFORCEMENT ACADEMY</b>							
04/03/2025	98731	TRAINING	329323	010.1101.2080	EDUCATION AND TRAI	150.00	150.00
Total IOWA LAW ENFORCEMENT ACADEMY:							150.00
<b>KIESLER'S POLICE SUPPLY INC</b>							
04/03/2025	98732	AMMO	IN257132	010.1101.3036	AMMUNITION	3,620.60	3,620.60
Total KIESLER'S POLICE SUPPLY INC:							3,620.60
<b>KINECT ENERGY GROUP</b>							
04/03/2025	98733	MONTHLY ENERGY MAN	391340	010.6501.2160	GAS & ELECTRICITY	144.50	144.50
04/03/2025	98733	MONTHLY ENERGY MAN	391340	010.1502.2160	GAS & ELECTRICITY	144.50	144.50
04/03/2025	98733	MONTHLY ENERGY MAN	391340	010.1103.2160	GAS & ELECTRICITY	144.50	144.50
04/03/2025	98733	MONTHLY ENERGY MAN	391340	030.4101.2160	GAS & ELECTRICITY	144.50	144.50
04/03/2025	98733	MONTHLY ENERGY MAN	391340	600.8001.2160	GAS & ELECTRICITY	144.50	144.50
04/03/2025	98733	MONTHLY ENERGY MAN	391340	110.2109.2160	GAS & ELECTRICITY	144.50	144.50
04/03/2025	98733	CITY HALL	391601	010.6501.2160	GAS & ELECTRICITY	3,013.18	3,013.18
04/03/2025	98733	FIRE DEPT	391601	010.1502.2160	GAS & ELECTRICITY	1,722.74	1,722.74
04/03/2025	98733	FIRE DEPT	391601	660.1508.2160	GAS & ELECTRICITY	430.69	430.69
04/03/2025	98733	POLICE DEPT	391601	010.1103.2160	GAS & ELECTRICITY	1,091.31	1,091.31
04/03/2025	98733	OPERATIONS & MAINTEN	391601	110.2109.2160	GAS & ELECTRICITY	2,706.53	2,706.53
04/03/2025	98733	PUBLIC LIBRARY	391601	030.4101.2160	GAS & ELECTRICITY	2,050.44	2,050.44
04/03/2025	98733	WATER TREATMENT	391601	600.8001.2160	GAS & ELECTRICITY	3,391.71	3,391.71
04/03/2025	98733	WTRTMT OLD PLANT	391601	600.8001.2160	GAS & ELECTRICITY	396.33	396.33
Total KINECT ENERGY GROUP:							15,669.93
<b>KOLONI INC</b>							
04/03/2025	98734	BIKE SOFTWARE YEARL	1608	020.4408.3035	OTHER SUPPLIES	2,400.00	2,400.00
Total KOLONI INC:							2,400.00
<b>KOMLETE CONSTRUCTION</b>							
04/03/2025	98735	PAY 1 309 N ADAMS	PAY 1 309 N	315.5917.2911	GRANT PAYMENTS-HO	28,500.00	28,500.00
Total KOMLETE CONSTRUCTION:							28,500.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
<b>KW ELECTRIC INC</b>							
04/03/2025	98736	MATERIALS FOR TRAFFI	7403	110.2103.2360	TRAFFIC SIGNAL REP	2,772.50	2,772.50
Total KW ELECTRIC INC:							2,772.50
<b>LEA MOBILE GLASS INC</b>							
04/03/2025	98737	WINDSHIELD	177827	110.2107.3044	M/E SUPPLIES	388.50	388.50
Total LEA MOBILE GLASS INC:							388.50
<b>LIFE-ASSIST INC</b>							
04/03/2025	98738	EMS SUPPLIES	1583047	660.1509.3070	MEDICAL SUPPLIES	121.41	121.41
04/03/2025	98738	EMS SUPPLIES	1583068	660.1509.3070	MEDICAL SUPPLIES	201.88	201.88
04/03/2025	98738	PPE	1583337	660.1507.3035	OTHER SUPPLIES	61.20	61.20
Total LIFE-ASSIST INC:							384.49
<b>MARTIN BROS DISTRIBUTING</b>							
04/03/2025	98739	CONCESSIONS - HIGHLA	1977368	650.8906.3135	CONCESSION SUPPLI	58.70	58.70
04/03/2025	98739	CONCESSIONS - HIGHLA	1977473	650.8906.3135	CONCESSION SUPPLI	58.70-	58.70-
04/03/2025	98739	CONCESSIONS - HIGHLA	1997903	650.8906.3135	CONCESSION SUPPLI	665.42	665.42
04/03/2025	98739	CONCESSIONS - HIGHLA	1997908	650.8906.3135	CONCESSION SUPPLI	37.23	37.23
04/03/2025	98739	CONCESSIONS - HIGHLA	2000098	020.4310.3035	OTHER SUPPLIES	113.34	113.34
Total MARTIN BROS DISTRIBUTING:							815.99
<b>MASON CITY PUBLIC UTILITIES</b>							
04/03/2025	98740	UTILITIES-CEMETERY	232-2140-01	070.4501.2160	GAS & ELECTRICITY	124.88	124.88
04/03/2025	98740	UTILITIES-CEMETERY	232-2180-17	070.4501.2160	GAS & ELECTRICITY	109.38	109.38
04/03/2025	98740	UTILITIES-CEMETERY	232-2210-01	070.4501.2160	GAS & ELECTRICITY	108.29	108.29
04/03/2025	98740	UTILITIES-CEMETERY	232-4020-19	070.4501.2160	GAS & ELECTRICITY	78.93	78.93
Total MASON CITY PUBLIC UTILITIES:							421.48
<b>MECHANICAL AIR SYSTEMS</b>							
04/03/2025	98741	FILTERS	SD2546	010.1901.2150	BUILDING REPAIRS AN	550.44	550.44
Total MECHANICAL AIR SYSTEMS:							550.44
<b>MEDIMPACT HEALTHCARE SYSTEMS INC</b>							
04/03/2025	98742	3/31/2025 FIRE CLAIMS	585236	117.1501.2010	MEDICAL SERVICE	25.82	25.82
04/03/2025	98742	3/31/2025 FIRE ADMIN	585236	117.1501.2010	MEDICAL SERVICE	1.50	1.50
04/03/2025	98742	3/31/2025 POLICE	585236	117.1101.2010	MEDICAL SERVICE	1,174.29	1,174.29
04/03/2025	98742	3/31/2025 POLICE ADMIN	585236	117.1101.2010	MEDICAL SERVICE	4.50	4.50
Total MEDIMPACT HEALTHCARE SYSTEMS INC:							1,206.11
<b>MEDLIN, JAMEY</b>							
04/03/2025	98743	CELL PHONE REIMBURS	APRIL 2025	010.1502.2040	PHONE EXPENSE	30.00	30.00
Total MEDLIN, JAMEY:							30.00
<b>MENARDS</b>							
04/03/2025	98744	SHOP/BLG SUPPLIES	28382	010.1502.2150	BUILDING REPAIRS AN	38.31	38.31
04/03/2025	98744	PAINT AND PAINT SUPPLI	28393	020.4304.4680	OTHER IMPROVEMEN	99.98	99.98
04/03/2025	98744	NETWORK CABLE PARTS	28463 03252	010.6202.3019	OFFICE SUPPLIES	166.85	166.85
04/03/2025	98744	BLDG/SHOP MAINT	28580	010.1502.2150	BUILDING REPAIRS AN	78.81	78.81

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount	
04/03/2025	98744	HIGHLAND COURSE MAI	28589	650.8904.3110	MAINTENANCE MATER	114.30	114.30	
04/03/2025	98744	HIGHLAND CLUBHOUSE	28655	650.8906.1130	BUILDING MAINTENAN	29.98	29.98	
04/03/2025	98744	SUPPLIES	28863	610.8121.3060	SUPPLIES & LAUNDRY	24.67	24.67	
Total MENARDS:								552.90
<b>MERCYONE OCCUPATIONAL HEALTH</b>								
04/03/2025	98745	HEIMBUCH	106425	640.8305.2010	MEDICAL SERVICE	311.25	311.25	
04/03/2025	98745	CDL D&A RANDOMS	106425	010.6401.2065	SUBSTANCE ABUSE T	282.00	282.00	
04/03/2025	98745	CDL RANDOM TESTING	106532	010.6401.2065	SUBSTANCE ABUSE T	675.00	675.00	
Total MERCYONE OCCUPATIONAL HEALTH:								1,268.25
<b>MICHAEL TODD INDUSTRIAL SUPPLY</b>								
04/03/2025	98746	STREET SIGN MATERIAL	218327	110.2101.4590	STREET SIGNS	568.00	568.00	
04/03/2025	98746	STREET SIGN MATERIAL	218328	110.2101.4590	STREET SIGNS	602.50	602.50	
Total MICHAEL TODD INDUSTRIAL SUPPLY:								1,170.50
<b>MICROBAC LABORATORIES INC</b>								
04/03/2025	98747	WATER SAMPLES	NT2502236	600.8001.3990	MISCELLANEOUS EXP	17.50	17.50	
04/03/2025	98747	WATER SAMPLES	NT2502354	600.8001.3990	MISCELLANEOUS EXP	19.75	19.75	
Total MICROBAC LABORATORIES INC:								37.25
<b>MIDLAND SCIENTIFIC INC</b>								
04/03/2025	98748	LAB SUPPLIES	6947433	610.8121.3070	LABORATORY SUPPLI	226.70	226.70	
Total MIDLAND SCIENTIFIC INC:								226.70
<b>MIDWEST ART CONSERVATION CTR</b>								
04/03/2025	98749	MEMBERSHIP RENEWAL	1280 2025	040.4202.2030	DUES & PUBLICATION	200.00	200.00	
Total MIDWEST ART CONSERVATION CTR:								200.00
<b>MTI DISTRIBUTING INC</b>								
04/03/2025	98750	HIGHLAND COURSE MAI	1466621-00	650.8904.3110	MAINTENANCE MATER	159.37	159.37	
Total MTI DISTRIBUTING INC:								159.37
<b>MUNICIPAL FIRE AND POLICE</b>								
04/03/2025	98751	CITY SHARE 4/4/25	4/4/2025	114.1101.5661	PAYMENT TO MFPRSI	30,383.79	30,383.79	
04/03/2025	98751	CITY SHARE 4/4/25	4/4/2025	116.1501.5661	PAYMENT TO MFPRSI	22,191.05	22,191.05	
04/03/2025	98751	CITY SHARE 4/4/25	4/4/2025	660.1507.5661	PAYMENT TO MFPRSI	7,174.93	7,174.93	
Total MUNICIPAL FIRE AND POLICE:								59,749.77
<b>NAPA AUTO PARTS</b>								
04/03/2025	98752	OIL DRY	442387	820.9601.3260	SHOP SUPPLIES	477.60	477.60	
04/03/2025	98752	FILTER	442398	820.9601.3044	M/E SUPPLIES	12.23	12.23	
04/03/2025	98752	FILTERS	442399	110.2107.3260	SHOP SUPPLIES	411.89	411.89	
Total NAPA AUTO PARTS:								901.72
<b>NASSCO INC</b>								
04/03/2025	98753	ARENA JANITORIAL SUP	6537495	670.8923.3035	OTHER SUPPLIES	48.68	48.68	

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total NASSCO INC:							48.68
<b>NATIONAL ALLIANCE FOR YOUTH</b>							
04/03/2025	98754	NAYS COACHING CERTIF	0331202514	020.4408.3990	MISCELLANEOUS EXP	280.00	280.00
Total NATIONAL ALLIANCE FOR YOUTH:							280.00
<b>NIACOG</b>							
04/03/2025	98755	FACILITY/CUSTODIAL (D	41884	080.5802.2740	PROFESSIONAL SERV	2,000.41	2,000.41
04/03/2025	98755	FACILITY/CUSTODIAL (D	41884	080.5802.3044	M/E SUPPLIES	81.53	81.53
04/03/2025	98755	FACILITY/CUSTODIAL (D	41884	080.5802.2160	GAS & ELECTRICITY	565.80	565.80
04/03/2025	98755	FACILITY/CUSTODIAL (D	41884	080.5802.2150	BUILDING REPAIRS AN	513.10	513.10
Total NIACOG:							3,160.84
<b>NORTH CENTRAL INTERNATIONAL</b>							
04/03/2025	98756	THERMOSTAT	X223018851:	640.8305.2140	M/E REPAIRS	419.12	419.12
04/03/2025	98756	FILTER, TRANNY FLUID	X223018987:	110.2107.2140	M/E REPAIRS	784.14	784.14
04/03/2025	98756	RETURNS	X223019001:	110.2107.3044	M/E SUPPLIES	420.71-	420.71-
Total NORTH CENTRAL INTERNATIONAL:							782.55
<b>O'HERRON CO INC, RAY</b>							
04/03/2025	98757	VEST	2402293	015.1103.4090	EQUIPMENT	1,046.99	1,046.99
Total O'HERRON CO INC, RAY:							1,046.99
<b>PETTY CASH - AMBULANCE</b>							
04/03/2025	98758	NIACC CAREER FAIR	177	660.1507.3990	MISCELLANEOUS EXP	42.91	42.91
04/03/2025	98758	MEAL REIMBURSEMENT	2025-03-310	660.1507.2060	TRAVEL AND CONFER	22.74	22.74
Total PETTY CASH - AMBULANCE:							65.65
<b>PITNEY BOWES INC</b>							
04/03/2025	98759	POSTAGE MACHINE INK;	1027179244	010.6206.2720	OFFICE EQUIPMENT M	632.87	632.87
Total PITNEY BOWES INC:							632.87
<b>PLUNKETTS PEST CONTROL INC</b>							
04/03/2025	98760	SB MALL PEST CONTRO	9072331	310.7537.3990	MISCELLANEOUS EXP	113.50	113.50
Total PLUNKETTS PEST CONTROL INC:							113.50
<b>POSTMASTER</b>							
04/03/2025	98761	BULK PERMIT #146	03202025	040.4211.2300	POSTAGE	350.00	350.00
Total POSTMASTER:							350.00
<b>PPG ARCHITECTURAL FINISHES</b>							
04/03/2025	98762	FREDRICK CONCESSION	9832200036	530.4401.4510	BUILDING IMPROVEM	88.75	88.75
Total PPG ARCHITECTURAL FINISHES:							88.75
<b>PRECISION WASTE SOLUTIONS LLC</b>							
04/03/2025	98763	ARENA WASTE/RECYCLI	1309363	670.8923.2723	CONTRACTUAL AGRE	180.25	180.25

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total PRECISION WASTE SOLUTIONS LLC:							180.25
<b>QUILL CORPORATION</b>							
04/03/2025	98764	ADAPTER	43305174	110.2105.3019	OFFICE SUPPLIES	20.79	20.79
04/03/2025	98764	PENS	43329505	600.8011.3019	OFFICE SUPPLIES	25.98	25.98
04/03/2025	98764	MEASURING WHEEL	43341842	600.8042.3590	MATERIAL	155.54	155.54
Total QUILL CORPORATION:							202.31
<b>RAHM, MARK</b>							
04/03/2025	98765	CELL PHONE REIMBURS	APRIL 2025	010.2601.2040	PHONE EXPENSE	30.00	30.00
Total RAHM, MARK:							30.00
<b>RIVER CITY AUTO BODY INC</b>							
04/03/2025	98766	CAR 1 REPAIRS	21501F0D	010.1102.2140	M/E REPAIRS	2,785.47	2,785.47
Total RIVER CITY AUTO BODY INC:							2,785.47
<b>RIVER CITY AUTO SUPPLY</b>							
04/03/2025	98767	BRAKE PADS	327373	010.1102.2140	M/E REPAIRS	84.52	84.52
04/03/2025	98767	AIR FILTER	926176	660.1509.2140	M/E REPAIRS	16.28	16.28
04/03/2025	98767	2415 REPAIRS	926178 0325	660.1509.2140	M/E REPAIRS	36.73	36.73
04/03/2025	98767	MASTER CYLINDER	926470	020.4308.3044	M/E SUPPLIES	244.61	244.61
04/03/2025	98767	BRAKE FLUID	926554	020.4308.3044	M/E SUPPLIES	8.27	8.27
Total RIVER CITY AUTO SUPPLY:							390.41
<b>RIVER CITY COMMUNICATIONS</b>							
04/03/2025	98768	CAT 6	106176	010.1103.2150	BUILDING REPAIRS AN	79.75	79.75
04/03/2025	98768	FIBER TO EQUIP RM/MO	106178	015.1502.4510	BUILDING IMPROVEM	5,054.50	5,054.50
04/03/2025	98768	HIGHLAND ANNUAL FIRE	106254	650.8906.2150	BUILDING REPAIRS AN	702.00	702.00
Total RIVER CITY COMMUNICATIONS:							5,836.25
<b>ROUTER12 NETWORKS LLC</b>							
04/03/2025	98769	QUARTERLY WEBHOSTI	105119	040.4211.3990	MISCELLANEOUS EXP	45.00	45.00
Total ROUTER12 NETWORKS LLC:							45.00
<b>RSM US PRODUCT SALES LLC</b>							
04/03/2025	98770	DUO SECURITY USAGE	CI-10839752	010.6202.3019	OFFICE SUPPLIES	10.00	10.00
04/03/2025	98770	AVEPOINT CLOUD BACK	CI-10839898	015.6900.4060	OFFICE EQUIPMENT	774.00	774.00
04/03/2025	98770	AVEPOINT CLOUD BACK	CI-10934297	015.6900.4060	OFFICE EQUIPMENT	768.00	768.00
04/03/2025	98770	DUO SECURITY USAGE J	CI-10938731	010.6202.3019	OFFICE SUPPLIES	10.00	10.00
04/03/2025	98770	DUO SECURITY USAGE F	CI-10938921	010.6202.3019	OFFICE SUPPLIES	10.00	10.00
Total RSM US PRODUCT SALES LLC:							1,572.00
<b>SBERAL, MATTHEW</b>							
04/03/2025	98771	SWITCH	237	820.9601.3530	GARAGE SUPPLIES	37.45	37.45
04/03/2025	98771	IPRA: LODGING	3/24-3/26/20	600.8012.3990	MISCELLANEOUS EXP	363.20	363.20
04/03/2025	98771	IPRA: PARKING	3/24-3/26/20	600.8012.3990	MISCELLANEOUS EXP	16.00	16.00
04/03/2025	98771	IPRA: PER DIEM	3/24-3/26/20	600.8012.3990	MISCELLANEOUS EXP	85.00	85.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total SBERAL, MATTHEW:							501.65
<b>SCHIMBERG CO</b>							
04/03/2025	98772	GASKETS	10045704-00	610.8121.3110	MAINTENANCE MATER	93.96	93.96
Total SCHIMBERG CO:							93.96
<b>SKYBLUE SOLUTIONS</b>							
04/03/2025	98773	PHONE	10829312	010.1101.2040	PHONE EXPENSE	659.43	659.43
Total SKYBLUE SOLUTIONS:							659.43
<b>SNAP ON TOOLS</b>							
04/03/2025	98774	SHOP TOOLS	0327251002	820.9601.3310	TOOLS AND SUPPLIES	264.80	264.80
Total SNAP ON TOOLS:							264.80
<b>STECKER,PAM</b>							
04/03/2025	98775	CELL PHONE REIMBURS	APRIL 2025	010.6105.2040	PHONE EXPENSE	30.00	30.00
Total STECKER,PAM:							30.00
<b>THATCHER POOLS &amp; SPAS</b>							
04/03/2025	98776	SAUNA PROJECT - CIP 2	03272025	015.1502.4510	BUILDING IMPROVEM	17,075.29	17,075.29
Total THATCHER POOLS & SPAS:							17,075.29
<b>TOTAL FILTRATION SERVICES INC</b>							
04/03/2025	98777	FILTERS	2778205-00	600.8001.3175	FILTERS	13,435.75	13,435.75
TOTAL FILTRATION SERVICES INC:							13,435.75
<b>TRACTOR SUPPLY COMPANY</b>							
04/03/2025	98778	FITTING	100120486	070.4504.2140	M/E REPAIRS	8.49	8.49
04/03/2025	98778	ZOO SUPPLIES	200816314	610.8121.3044	M/E SUPPLIES	77.94	77.94
Total TRACTOR SUPPLY COMPANY:							86.43
<b>ULINE</b>							
04/03/2025	98779	HIGHLAND MOTOR SUPP	190666158	650.8908.3044	M/E SUPPLIES	260.33	260.33
04/03/2025	98779	COAT RACK	191013978	010.1103.2150	BUILDING REPAIRS AN	432.92	432.92
Total ULINE:							693.25
<b>UNIVERSITY OF IOWA - OSA</b>							
04/03/2025	98780	IOWA SITE FILE SEARCH	SS-25-102	080.5802.2740	PROFESSIONAL SERV	268.00	268.00
Total UNIVERSITY OF IOWA - OSA:							268.00
<b>UTILITY EQUIPMENT COMPANY</b>							
04/03/2025	98781	16" GATE VALVE	20059721-00	320.2101.4582	STREET DOT PROJEC	10,861.46	10,861.46
Total UTILITY EQUIPMENT COMPANY:							10,861.46
<b>VAN STEENHUYSE, STEVEN</b>							
04/03/2025	98782	IA SPRING TRAINING CO	3/25-3/26/20	010.5401.2060	TRAVEL AND CONFER	27.00	27.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/03/2025	98782	IA SPRING TRAINING CO	3/25-3/26/20	010.5401.2060	TRAVEL AND CONFER	10.00	10.00
04/03/2025	98782	IA SPRING TRAINING CO	3/25-3/26/20	010.5401.2060	TRAVEL AND CONFER	9.29	9.29
Total VAN STEENHUYSE, STEVEN:							46.29
<b>VANOUS,PAUL</b>							
04/03/2025	98783	CELL PHONE REIMBURS	APRIL 2025	610.8121.2040	PHONE EXPENSE	30.00	30.00
Total VANOUS,PAUL:							30.00
<b>VEOLIA WTS SOLUTIONS USA INC</b>							
04/03/2025	98784	EDR ELECTRODES AND	903157945	603.8061.4510	BUILDING & PLANT IM	29,130.00	29,130.00
Total VEOLIA WTS SOLUTIONS USA INC:							29,130.00
<b>VESTIS</b>							
04/03/2025	98785	UNIFORMS	6340396190	600.8012.2410	UNIFORM RENTAL	122.11	122.11
04/03/2025	98785	UNIFORMS	6340399033	600.8012.2410	UNIFORM RENTAL	128.11	128.11
04/03/2025	98785	UNIFORMS & MATS	6340401813	110.2105.3060	SUPPLIES & LAUNDRY	284.54	284.54
04/03/2025	98785	UNIFORMS & MATS	6340401814	820.9601.3035	OTHER SUPPLIES	133.16	133.16
04/03/2025	98785	UNIFORMS & MATS	6340402292	600.8001.3060	SUPPLIES & LAUNDRY	233.60	233.60
04/03/2025	98785	UNIFORMS & MATS	6340402304	610.8121.3060	SUPPLIES & LAUNDRY	200.14	200.14
04/03/2025	98785	RUGS	6340402962	010.6501.3060	SUPPLIES & LAUNDRY	33.10	33.10
Total VESTIS:							1,134.76
<b>VISA</b>							
04/03/2025	98786	AUTHORIZE.NET	042625 3702	670.8921.3990	MISCELLANEOUS EXP	30.20	30.20
04/03/2025	98786	BADGE HOLE PUNCH	042625 3702	020.4490.3035	OTHER SUPPLIES	14.29	14.29
04/03/2025	98786	LODGING	042625 3702	020.4401.2060	TRAVEL AND CONFER	296.40	296.40
04/03/2025	98786	LODGING	042625 3702	020.4401.2060	TRAVEL AND CONFER	272.40	272.40
04/03/2025	98786	FEE REVERSAL	042625 3702	020.4401.3990	MISCELLANEOUS EXP	108.91-	108.91-
04/03/2025	98786	POOL LICENSE	042625 3702	020.4490.3035	OTHER SUPPLIES	210.00	210.00
04/03/2025	98786	FORKS	042625 3702	650.8906.3035	OTHER SUPPLIES	149.99	149.99
04/03/2025	98786	LABEL MAKER	042625 3702	650.8906.3035	OTHER SUPPLIES	14.99	14.99
04/03/2025	98786	COAT LOCKERS	042625 3702	020.4404.3035	OTHER SUPPLIES	1,374.99	1,374.99
04/03/2025	98786	PAINT BRUSHES	042625 3702	530.4401.4644	SITE IMPROVEMENTS	219.70	219.70
04/03/2025	98786	ZOOM	042625 3702	020.5680.3990	MISCELLANEOUS EXP	63.99	63.99
04/03/2025	98786	SHOWER CURTAINS	042625 3702	020.4410.3130	CAMPGROUND SUPPL	114.00	114.00
04/03/2025	98786	FACEBOOK ADS	042625 3702	670.8923.2723	CONTRACTUAL AGRE	129.00	129.00
04/03/2025	98787	ZOOM	042625 3710	010.5680.3990	MISCELLANEOUS EXP	144.97	144.97
04/03/2025	98787	LODGING: ICMA	042625 3710	010.6105.2060	TRAVEL AND CONFER	296.85	296.85
04/03/2025	98788	LEAK TABLETS	042625 4775	600.8011.3019	OFFICE SUPPLIES	70.42	70.42
04/03/2025	98788	LODGING: VANOUS	042625 4775	610.8121.2060	TRAVEL AND CONFER	91.21	91.21
04/03/2025	98788	STOVALL	042625 4775	610.8121.2140	M/E REPAIRS	904.61	904.61
04/03/2025	98788	MISC FEES	042625 4775	010.6201.3019	OFFICE SUPPLIES	74.81-	74.81-
04/03/2025	98789	GLOBE GAZETTE	042625 5475	070.4501.2030	DUES & PUBLICATION	19.99	19.99
04/03/2025	98789	FLOWERS	042625 5475	070.4501.3330	VASES & DECORATIO	1,781.25	1,781.25
04/03/2025	98789	VASES	042625 5475	070.4501.3330	VASES & DECORATIO	295.95	295.95
04/03/2025	98789	CREDIT	042625 5475	070.4501.3330	VASES & DECORATIO	160.00-	160.00-
04/03/2025	98789	BLDG SUPPLIES	042625 5475	070.4501.3019	OFFICE SUPPLIES	69.26	69.26
04/03/2025	98789	ARENA MARKETING	042625 5475	670.8923.2723	CONTRACTUAL AGRE	800.00	800.00
04/03/2025	98789	GLOBE GAZETTE	042625 5475	070.4501.2030	DUES & PUBLICATION	19.99	19.99
04/03/2025	98789	CC FEE REVERSAL	042625 5475	010.6201.3019	OFFICE SUPPLIES	89.76-	89.76-
04/03/2025	98790	OFFICE SUPPLIES	042625 5731	010.6201.3019	OFFICE SUPPLIES	.68	.68
04/03/2025	98790	CREDIT CARD THERMAL	042625 5731	600.8011.3019	OFFICE SUPPLIES	10.49	10.49
04/03/2025	98790	BINDERS	042625 5731	010.6201.3019	OFFICE SUPPLIES	25.68	25.68

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/03/2025	98790	DUES: GARL	042625 5731	010.6201.2030	DUES & PUBLICATION	50.00	50.00
04/03/2025	98790	CREDIT CARD STANDS	042625 5731	600.8011.2730	TECHNOLOGY EXPEN	245.50	245.50
04/03/2025	98790	WEBCAM	042625 5731	010.1904.3019	OFFICE SUPPLIES	59.99	59.99
04/03/2025	98790	TEMPERED GLASS PRO	042625 5731	600.8011.2730	TECHNOLOGY EXPEN	36.00	36.00
04/03/2025	98790	LODGING: HINSON ICMA	042625 5731	010.6201.2060	TRAVEL AND CONFER	270.36	270.36
04/03/2025	98791	AUTHORIZE.NET	042625 7182	040.4211.2448	CREDIT CARD SERVIC	33.70	33.70
04/03/2025	98791	CUTTING MAT	042625 7182	040.4215.3140	OTHER SPECIAL EVEN	39.58	39.58
04/03/2025	98791	SUPPLIES	042625 7182	040.4215.3019	OFFICE SUPPLIES	89.10	89.10
04/03/2025	98791	MEMORIAL	042625 7182	040.4211.3990	MISCELLANEOUS EXP	80.00	80.00
04/03/2025	98791	TONER	042625 7182	040.4202.3019	OFFICE SUPPLIES	18.29	18.29
04/03/2025	98791	FACEBOOK ADS	042625 7182	040.4211.2020	ADVERTISING (GENER	48.60	48.60
04/03/2025	98792	WHITE BOARD	042625 7844	050.2801.3019	OFFICE SUPPLIES	62.99	62.99
04/03/2025	98793	GET AIR	042625 8263	020.4408.3035	OTHER SUPPLIES	120.00	120.00
04/03/2025	98793	LAKE PIN & PLAY	042625 8263	020.4408.3035	OTHER SUPPLIES	483.00	483.00
04/03/2025	98793	CINEMA WEST	042625 8263	020.4408.3035	OTHER SUPPLIES	143.00	143.00
04/03/2025	98793	SHIRTS	042625 8263	020.4408.3035	OTHER SUPPLIES	31.98	31.98
04/03/2025	98793	GET AIR	042625 8263	020.4408.3035	OTHER SUPPLIES	454.00	454.00
04/03/2025	98793	NINJA U	042625 8263	020.4408.3035	OTHER SUPPLIES	270.00	270.00
04/03/2025	98793	LODGING	042625 8263	020.4401.2060	TRAVEL AND CONFER	296.40	296.40
Total VISA:							9,820.31
<b>WALLACE HOLLAND KASTLER</b>							
04/03/2025	98794	WRF DESIGN PHASE CIP	53737	613.8125.4690	NUTRIENT REDUCTIO	105,000.00	105,000.00
04/03/2025	98794	PROFESSIONAL SERVIC	53761	315.7540.4680	OTHER IMPROVEMEN	691.60	691.60
04/03/2025	98794	PROFESSIONAL SERVIC	53778	320.2101.4582	STREET DOT PROJEC	574.61	574.61
04/03/2025	98794	PROFESSIONAL SERVIC	53873	320.2101.4582	STREET DOT PROJEC	17,400.00	17,400.00
04/03/2025	98794	PROFESSIONAL SERVIC	53874	320.2101.4550	BRIDGE IMPROVEMEN	1,662.38	1,662.38
Total WALLACE HOLLAND KASTLER:							125,328.59
<b>WALMART COMMUNITY/CAPITAL ONE</b>							
04/03/2025	98795	SHELF LINER	0335065749	040.4215.3140	OTHER SPECIAL EVEN	19.41	19.41
04/03/2025	98795	TELEVISION	0350637068	070.4504.3310	TOOLS AND SUPPLIES	214.00	214.00
Total WALMART COMMUNITY/CAPITAL ONE:							233.41
<b>WATER ENVIRONMENT FEDERATION</b>							
04/03/2025	98796	P. VANOUS 01490391	000412823 2	610.8121.2030	DUES & PUBLICATION	102.00	102.00
Total WATER ENVIRONMENT FEDERATION:							102.00
<b>WESTENDORF,DENNIS</b>							
04/03/2025	98797	IPRA: PER DIEM	3/24-3/26/20	600.8012.3990	MISCELLANEOUS EXP	85.00	85.00
Total WESTENDORF,DENNIS:							85.00
<b>ZIEGLER</b>							
04/03/2025	98798	FILTER, ELEMENT, CART	IN001853811	010.2990.3044	M/E SUPPLIES	993.26	993.26
Total ZIEGLER:							993.26
Grand Totals:							1,587,957.72



THE PRECEDING LIST OF BILLS PAYABLE WAS REVIEWED AND APPROVED FOR PAYMENT.

Dated: \_\_\_\_\_

Approved by: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Report Criteria:  
 Report type: GL detail

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
<b>2 ARTISTS LLC</b>							
04/10/2025	98799	23-CBF-EMERG-005 DRA	23-CBF-EME	142.5910.2910	GRANT PAYMENTS	60,000.00	60,000.00
Total 2 ARTISTS LLC:							60,000.00
<b>ABC LOCK SERVICE</b>							
04/10/2025	98800	LOCKS	10912	010.1103.2150	BUILDING REPAIRS AN	586.66	586.66
Total ABC LOCK SERVICE:							586.66
<b>ABSOLUTE WASTE REMOVAL</b>							
04/10/2025	98801	TRASH SERVICE	1965212	110.2109.2190	REPAIRS AND MAINTEN	377.64	377.64
04/10/2025	98801	TRASH SERVICE	1967318	070.4504.3990	MISCELLANEOUS EXP	114.71	114.71
Total ABSOLUTE WASTE REMOVAL:							492.35
<b>ACTIVE911 INC</b>							
04/10/2025	98802	ACTIVE 911	619408	542.1111.2730	TECHNOLOGY EXPEN	157.50	157.50
Total ACTIVE911 INC:							157.50
<b>AITCHISON,STEVE</b>							
04/10/2025	98803	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	30.00	30.00
Total AITCHISON,STEVE:							30.00
<b>ALLIANT UTILITIES-IPC</b>							
04/10/2025	98804	Mason City Multit-Purpose	0187681292	670.8923.2160	GAS & ELECTRICITY	7,344.24	7,344.24
04/10/2025	98804	Pebble Creek Dr St Lite	0201941000	110.2301.2180	ELECTRICITY	52.63	52.63
04/10/2025	98804	E State Shelter #1	0411441000	020.4304.2160	GAS & ELECTRICITY	25.28	25.28
04/10/2025	98804	Parkers Woods	0430521000	020.4304.2160	GAS & ELECTRICITY	22.37	22.37
04/10/2025	98804	380 15th NE Well A-1	0480411000	600.8001.2160	GAS & ELECTRICITY	8,932.82	8,932.82
04/10/2025	98804	Gazebo	0750901000	020.4304.2160	GAS & ELECTRICITY	23.58	23.58
04/10/2025	98804	1280 4TH ST SW SIGNAL	0812531530	010.2404.2180	ELECTRICITY	67.08	67.08
04/10/2025	98804	Campground mtr 2	0832811000	020.4304.2160	GAS & ELECTRICITY	21.17	21.17
04/10/2025	98804	601 5th/S Carolina Metere	0848398761	010.2404.2180	ELECTRICITY	48.28	48.28
04/10/2025	98804	City Hall II	0985390000	010.6501.2160	GAS & ELECTRICITY	3,128.17	3,128.17
04/10/2025	98804	1187 N ILLINOIS AVE	1035004743	010.1101.2160	SMART CITY/SAFE CIT	21.93	21.93
04/10/2025	98804	99 4th St. N.W. ST LT MTR	1058641000	110.2301.2180	ELECTRICITY	53.09	53.09
04/10/2025	98804	East Park	1140511000	020.4304.2160	GAS & ELECTRICITY	34.57	34.57
04/10/2025	98804	400 15th St NE A3 Well	1148990000	600.8001.2160	GAS & ELECTRICITY	313.27	313.27
04/10/2025	98804	3920 4th St Welcome Sign	1401841000	110.2100.2160	GAS & ELECTRICITY	26.14	26.14
04/10/2025	98804	1241 Moonstone Ct St Lite	1457522782	110.2301.2180	ELECTRICITY	41.04	41.04
04/10/2025	98804	Dam Motor	1541680000	110.2100.2160	GAS & ELECTRICITY	64.84	64.84
04/10/2025	98804	Back 9	1670821000	650.8906.2160	GAS & ELECTRICITY	376.60	376.60
04/10/2025	98804	1500 Elm Drive-Bike Park	1716547915	020.4304.2160	GAS & ELECTRICITY	712.41	712.41
04/10/2025	98804	Traffic Lights	1785215807	010.2404.2160	GAS & ELECTRICITY	206.30	206.30
04/10/2025	98804	221 S WASHINGTON AVE	1801882341	010.1101.2160	SMART CITY/SAFE CIT	21.93	21.93
04/10/2025	98804	River Heights Dr Foot Brid	1809443057	110.2301.2180	ELECTRICITY	33.82	33.82
04/10/2025	98804	Central Park outlet	1811941000	020.4304.2160	GAS & ELECTRICITY	21.17	21.17
04/10/2025	98804	Slide Hill	1974251000	020.4304.2160	GAS & ELECTRICITY	26.15	26.15
04/10/2025	98804	Lakeview	2061390000	610.8123.2630	LIFT STATION ELECTR	63.49	63.49
04/10/2025	98804	Campground mtr 1	2101501000	020.4304.2160	GAS & ELECTRICITY	52.04	52.04
04/10/2025	98804	Deer Pen	2121541000	020.4304.2160	GAS & ELECTRICITY	23.44	23.44

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/10/2025	98804	N Tenn Ball Diamonds	2160880000	020.4304.2160	GAS & ELECTRICITY	134.68	134.68
04/10/2025	98804	E Park Shelter	2315821000	020.4304.2160	GAS & ELECTRICITY	140.87	140.87
04/10/2025	98804	Wtr Treatment Pklan	2498021000	600.8001.2160	GAS & ELECTRICITY	28,519.76	28,519.76
04/10/2025	98804	115 N Fed Strtscape temp	2539501000	110.2301.2180	ELECTRICITY	59.69	59.69
04/10/2025	98804	543 4TH ST NE	2570431754	320.2101.4580	STREET REHAB PROG	2.59	2.59
04/10/2025	98804	Black Pond Monitor	2789201000	600.8001.2160	GAS & ELECTRICITY	24.62	24.62
04/10/2025	98804	549 4TH ST NE	2813135935	320.2101.4580	STREET REHAB PROG	107.27	107.27
04/10/2025	98804	430 1st St N.E,	2935041486	010.6501.2160	GAS & ELECTRICITY	87.23	87.23
04/10/2025	98804	Street Lights	2954101000	110.2301.2180	ELECTRICITY	315.66	315.66
04/10/2025	98804	N Federal Welcome Sign	3150390000	110.2100.2160	GAS & ELECTRICITY	23.88	23.88
04/10/2025	98804	15th St Tower & Booster	3189490000	600.8001.2160	GAS & ELECTRICITY	2,256.28	2,256.28
04/10/2025	98804	17th Street NE Pump	3303251000	650.8906.2160	GAS & ELECTRICITY	21.93	21.93
04/10/2025	98804	590 N Monroe	3375928287	110.2301.2180	ELECTRICITY	90.08	90.08
04/10/2025	98804	Campground mtr 4	3412031000	020.4304.2160	GAS & ELECTRICITY	21.93	21.93
04/10/2025	98804	Street 33%	3857890000	110.2109.2160	GAS & ELECTRICITY	589.20	589.20
04/10/2025	98804	Storeroom 33%	3857890000	600.8002.2160	GAS & ELECTRICITY	589.20	589.20
04/10/2025	98804	Internal Service 33%	3857890000	820.9601.2160	GAS & ELECTRICITY	589.21	589.21
04/10/2025	98804	Bus Terminal	4001151000	080.5801.2160	GAS & ELECTRICITY	210.71	210.71
04/10/2025	98804	Well 14 Outside Building	4033721000	600.8001.2160	GAS & ELECTRICITY	4,351.21	4,351.21
04/10/2025	98804	RRC ICE ARENA (JC PEN	4127584598	670.8923.2160	GAS & ELECTRICITY	2,032.47	2,032.47
04/10/2025	98804	West Park Monitor	4479941000	600.8001.2160	GAS & ELECTRICITY	24.78	24.78
04/10/2025	98804	Street Lights	4565151000	110.2301.2180	ELECTRICITY	19,026.29	19,026.29
04/10/2025	98804	G Hanford	4664980000	020.4304.2160	GAS & ELECTRICITY	38.09	38.09
04/10/2025	98804	490 N Enterprise Aly St lite	4887551000	110.2301.2180	ELECTRICITY	21.17	21.17
04/10/2025	98804	Campground mtr 5	5209041000	020.4304.2160	GAS & ELECTRICITY	27.96	27.96
04/10/2025	98804	2300 S Massachusetts	5240190000	600.8001.2160	GAS & ELECTRICITY	3,864.00	3,864.00
04/10/2025	98804	Sewer	5283331000	610.8121.2160	GAS & ELECTRICITY	17,530.24	17,530.24
04/10/2025	98804	Various Siren Location	5695241000	010.1301.2180	ELECTRICITY	39.09	39.09
04/10/2025	98804	Lot N	5815101000	630.8202.2180	ELECTRICITY	21.93	21.93
04/10/2025	98804	Lakeview lift station	5918301000	610.8123.2630	LIFT STATION ELECTR	294.23	294.23
04/10/2025	98804	Eng. Dept 401 15th NE	5945421000	600.8001.2160	GAS & ELECTRICITY	283.68	283.68
04/10/2025	98804	1009 N Monroe Shelter Hs	6146211000	020.4304.2160	GAS & ELECTRICITY	27.20	27.20
04/10/2025	98804	Well 14 S Kentucky	6423311000	600.8001.2160	GAS & ELECTRICITY	50.13	50.13
04/10/2025	98804	217 S Delaware Ave	6470035423	110.2301.2180	ELECTRICITY	200.34	200.34
04/10/2025	98804	Various Traffic Signals	6487651000	010.2404.2180	ELECTRICITY	1,001.35	1,001.35
04/10/2025	98804	Police	6763441000	010.1103.2160	GAS & ELECTRICITY	1,063.51	1,063.51
04/10/2025	98804	Gooch Park	6872151000	020.4304.2160	GAS & ELECTRICITY	29.66	29.66
04/10/2025	98804	State Street Concession St	7018231000	020.4304.2160	GAS & ELECTRICITY	23.13	23.13
04/10/2025	98804	5 2nd Street NE Streetscap	7071831000	110.2301.2180	ELECTRICITY	347.89	347.89
04/10/2025	98804	115 N ILLINOIS STREET L	7307916411	110.2301.2180	ELECTRICITY	18.00	18.00
04/10/2025	98804	Central Park lites	7363621000	020.4304.2160	GAS & ELECTRICITY	202.13	202.13
04/10/2025	98804	Campground Bath Hse	7378011000	020.4304.2160	GAS & ELECTRICITY	1,570.72	1,570.72
04/10/2025	98804	Shop	7427621000	070.4501.2160	GAS & ELECTRICITY	637.26	637.26
04/10/2025	98804	Storage Shed	7485631000	110.2109.2160	GAS & ELECTRICITY	501.02	501.02
04/10/2025	98804	DOG PARK	7607821000	020.4304.4681	DOG PARK	16.75	16.75
04/10/2025	98804	Street Lights	7696711000	110.2301.2180	ELECTRICITY	2,005.65	2,005.65
04/10/2025	98804	544 43rd Street Monroe Lig	7807269687	110.2301.2180	ELECTRICITY	61.52	61.52
04/10/2025	98804	Asbury	7906980000	110.2301.2180	ELECTRICITY	128.22	128.22
04/10/2025	98804	Swim Pool	8189911000	020.4490.2160	GAS & ELECTRICITY	609.15	609.15
04/10/2025	98804	Kiwanis Park 622 14th NE	8210925528	020.4304.2160	GAS & ELECTRICITY	25.98	25.98
04/10/2025	98804	Timber Creek Dr St Lite	8292201000	110.2301.2180	ELECTRICITY	25.24	25.24
04/10/2025	98804	5TH SW & N FEDERAL N	8309731608	010.2404.2180	ELECTRICITY	402.92	402.92
04/10/2025	98804	Maintenance	8331931000	020.4304.2160	GAS & ELECTRICITY	391.12	391.12
04/10/2025	98804	Pumping Plant Area Light	8332541000	600.8001.2160	GAS & ELECTRICITY	33.56	33.56
04/10/2025	98804	Red Barn	8376490000	020.4304.2160	GAS & ELECTRICITY	171.14	171.14
04/10/2025	98804	Norwest Lot	8421651000	630.8202.2180	ELECTRICITY	72.51	72.51
04/10/2025	98804	Lot E-City Hall 2nd NW	8608931000	630.8202.2180	ELECTRICITY	60.01	60.01

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/10/2025	98804	2750 S Birch Drive ACB	8620801000	010.1901.2160	GAS & ELECTRICITY	1,758.09	1,758.09
04/10/2025	98804	14251 Partridge Welcome	8876090000	110.2100.2160	GAS & ELECTRICITY	29.04	29.04
04/10/2025	98804	Campground Campstore	8961111000	020.4304.2160	GAS & ELECTRICITY	191.76	191.76
04/10/2025	98804	100 E State TR Mtr	8963551000	010.2404.2180	ELECTRICITY	52.49	52.49
04/10/2025	98804	Various Traffic Signals	9091424944	010.2404.2180	ELECTRICITY	188.63	188.63
04/10/2025	98804	318 S DELAWARE AVE	9250303677	010.2404.2180	ELECTRICITY	198.84	198.84
04/10/2025	98804	543 43rd Street Wtr Tower	9264790000	600.8012.2160	GAS & ELECTRICITY	261.21	261.21
04/10/2025	98804	Office	9309101000	020.4304.2160	GAS & ELECTRICITY	496.63	496.63
04/10/2025	98804	12 5th St NE St Lite MT	9347921000	110.2301.2180	ELECTRICITY	63.64	63.64
04/10/2025	98804	12th St Overpass Lights	9509111000	110.2100.2160	GAS & ELECTRICITY	92.23	92.23
04/10/2025	98804	Bandshell Event Outlets	9511541000	020.4304.2160	GAS & ELECTRICITY	23.44	23.44
04/10/2025	98804	Office & lites	9539841000	070.4501.2160	GAS & ELECTRICITY	324.65	324.65
04/10/2025	98804	Campground mtr 3	9543590000	020.4304.2160	GAS & ELECTRICITY	22.69	22.69
04/10/2025	98804	Main Lot	9624251000	630.8201.2180	ELECTRICITY	245.51	245.51
04/10/2025	98804	E Park Tennis	9676090000	020.4304.2160	GAS & ELECTRICITY	79.00	79.00
04/10/2025	98804	13 14th St NW Parking Lot	9896326441	630.8201.2180	ELECTRICITY	119.36	119.36
04/10/2025	98804	Highland Golf Course	9941701000	650.8906.2160	GAS & ELECTRICITY	498.05	498.05
Total ALLIANT UTILITIES-IPC:							117,419.15
<b>ALL-STAR TALENT INC</b>							
04/10/2025	98805	ALL-STAR	1703	010.6401.2022	ADVERTISING - CIVIL	250.00	250.00
Total ALL-STAR TALENT INC:							250.00
<b>ANDERSON, CHRISTOPHER</b>							
04/10/2025	98806	PARA RECERT APP FEE	415425	660.1507.2080	EDUCATION AND TRAI	25.00	25.00
Total ANDERSON, CHRISTOPHER:							25.00
<b>APOLLO WATER SERVICES LLC</b>							
04/10/2025	98807	BUILDING SUPPLIES	AR027960	030.4101.3090	BUILDING SUPPLIES	100.00	100.00
Total APOLLO WATER SERVICES LLC:							100.00
<b>ARNOLD MOTOR SUPPLY</b>							
04/10/2025	98808	ROTORS	05JV003161	010.1102.2140	M/E REPAIRS	70.51	70.51
04/10/2025	98808	PAINT	05NV142438	600.8002.3310	TOOLS AND SUPPLIES	91.12	91.12
04/10/2025	98808	WIRE	05NV142575	600.8002.3310	TOOLS AND SUPPLIES	9.89	9.89
04/10/2025	98808	COMMAND/HD EXT. LIFE-	05NV143437	020.4304.3110	MAINTENANCE MATER	34.73	34.73
04/10/2025	98808	OIL, BRAKE FLUID	05NV143482	110.2107.3044	M/E SUPPLIES	10.20	10.20
04/10/2025	98808	WIPER BLADES	05NV143779	600.8001.2190	REPAIRS AND MAINT	23.97	23.97
Total ARNOLD MOTOR SUPPLY:							240.42
<b>ASHLEY MASON CITY</b>							
04/10/2025	98809	DORM MATTRESSES-STAT	382793517	015.1502.4510	BUILDING IMPROVEM	6,318.40	6,318.40
Total ASHLEY MASON CITY:							6,318.40
<b>AT&amp;T MOBILITY</b>							
04/10/2025	98810	CELL PHONES	2873198701	010.1101.2040	PHONE EXPENSE	590.07	590.07
Total AT&T MOBILITY:							590.07
<b>ATLANTIC COCA-COLA BOTTLING CO</b>							
04/10/2025	98811	GOLF CONCESSIONS	5068881	650.8906.3135	CONCESSION SUPPLI	315.98	315.98

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total ATLANTIC COCA-COLA BOTTLING CO:							315.98
<b>AXON ENTERPRISE INC</b>							
04/10/2025	98812	TRAINING CARTRIDGE	INUS336816	010.1101.2080	EDUCATION AND TRAI	1,338.00	1,338.00
Total AXON ENTERPRISE INC:							1,338.00
<b>B &amp; F FASTENER SUPPLY CO</b>							
04/10/2025	98813	NYLOCK NUT	31055474-00	820.9601.3550	SHOP SUPPLIES	9.58	9.58
Total B & F FASTENER SUPPLY CO:							9.58
<b>BECKER, KIRBY</b>							
04/10/2025	98814	PER DIEM	04/07-04/08/	010.1101.2080	EDUCATION AND TRAI	120.00	120.00
Total BECKER, KIRBY:							120.00
<b>BERGLAND &amp; CRAM ARCHITECTS</b>							
04/10/2025	98815	CONST. ADMINISTRATION	40334	015.1502.4510	BUILDING IMPROVEM	6,965.89	6,965.89
04/10/2025	98815	BUILDING REMODEL	40341	015.1103.4510	BUILDING IMPROVEM	1,450.00	1,450.00
04/10/2025	98815	PROFESSIONAL SERVIC	40348	325.2101.4925	DESTINATION IOWA	8,913.75	8,913.75
Total BERGLAND & CRAM ARCHITECTS:							17,329.64
<b>BLAZEK ELECTRIC</b>							
04/10/2025	98816	GROUND PLUG INS	3405	010.1103.2150	BUILDING REPAIRS AN	95.37	95.37
Total BLAZEK ELECTRIC:							95.37
<b>BMC AGGREGATES L.C.</b>							
04/10/2025	98817	ROAD STONE	221490	600.8002.3110	MAINTENANCE MATER	4,223.97	4,223.97
Total BMC AGGREGATES L.C.:							4,223.97
<b>BOUND TREE MEDICAL LLC</b>							
04/10/2025	98818	SUPPLY REFUND	70362642	660.1509.3070	MEDICAL SUPPLIES	29.52-	29.52-
04/10/2025	98818	EMS SUPPLIES	85689461	660.1509.3070	MEDICAL SUPPLIES	452.49	452.49
04/10/2025	98818	EMS SUPPLIES	85720929	660.1509.3070	MEDICAL SUPPLIES	62.94	62.94
04/10/2025	98818	EMS SUPPLIES	85722511	660.1509.3070	MEDICAL SUPPLIES	501.53	501.53
04/10/2025	98818	EMS SUPPLIES	85722512	660.1509.3070	MEDICAL SUPPLIES	66.06	66.06
04/10/2025	98818	EMS SUPPLIES	85725764	660.1509.3070	MEDICAL SUPPLIES	155.30	155.30
Total BOUND TREE MEDICAL LLC:							1,208.80
<b>BROTHERS MARKET INC</b>							
04/10/2025	98819	EYE BOLTS	124160	600.8001.2190	REPAIRS AND MAINTEN	7.58	7.58
04/10/2025	98819	LOCATOR BATTERIES	124805	600.8001.3990	MISCELLANEOUS EXP	34.99	34.99
04/10/2025	98819	BROOM, DUSTPAN, PLU	124820	110.2105.3019	OFFICE SUPPLIES	22.58	22.58
04/10/2025	98819	COUPL HOSE BARB, LEA	124835	110.2107.3044	M/E SUPPLIES	46.96	46.96
04/10/2025	98819	UPS	124857	600.8001.3990	MISCELLANEOUS EXP	14.40	14.40
Total BROTHERS MARKET INC:							126.51
<b>BULLINGER, ERIK</b>							
04/10/2025	98820	2025 IAPFC SPRING CON	4.1-4.2.2025	010.1501.2060	TRAVEL AND CONFER	127.68	127.68

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total BULLINGER, ERIK:							127.68
<b>BURNETT, AARON</b>							
04/10/2025	98821	IMMI CONF - PER DIEM	3/26-3/28/20	010.6105.2060	TRAVEL AND CONFER	118.00	118.00
04/10/2025	98821	IMMI CONF - MILEAGE	3/26-3/28/20	010.6105.2060	TRAVEL AND CONFER	226.80	226.80
Total BURNETT, AARON:							344.80
<b>CATRON CREATIONS</b>							
04/10/2025	98822	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	33.60	33.60
Total CATRON CREATIONS:							33.60
<b>CDW GOVERNMENT INC</b>							
04/10/2025	98823	SPEAKER BAR FOR NEW	AD5JV9A	080.5801.2730	TECHNOLOGY EXPEN	38.71	38.71
04/10/2025	98823	8 PORT POE SWITCH	AD5NS8M	010.6202.3019	OFFICE SUPPLIES	78.96	78.96
04/10/2025	98823	NEW MONITORS FOR PD	AD5PR9J	010.1101.2100	INVESTIGATION FUND	935.04	935.04
04/10/2025	98823	VIDEO CABLE FOR MAJO	AD5TJ1L	010.1103.2150	BUILDING REPAIRS AN	27.97	27.97
Total CDW GOVERNMENT INC:							1,080.68
<b>CENTRAL IOWA DISTRIBUTORS</b>							
04/10/2025	98824	PAPER TOWELS	1019286	600.8042.3590	MATERIAL	267.00	267.00
04/10/2025	98824	PAPER TOWELS, BROOM	1019388	600.8042.3590	MATERIAL	525.00	525.00
Total CENTRAL IOWA DISTRIBUTORS:							792.00
<b>CERRO GORDO CO DPH</b>							
04/10/2025	98825	HOME GRANT CGPH MA	MARCH 202	315.5917.2740	GRANT PAYMENTS PR	1,086.00	1,086.00
Total CERRO GORDO CO DPH:							1,086.00
<b>CHARLIE BROWN PRESCHOOL</b>							
04/10/2025	98826	BUS SUBSIDY	04032025	040.4222.2673	TRANSIT SUBSIDY	60.00	60.00
Total CHARLIE BROWN PRESCHOOL:							60.00
<b>CICOTTI, ART</b>							
04/10/2025	98827	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	57.00	57.00
Total CICOTTI, ART:							57.00
<b>CITY OF MASON CITY</b>							
04/10/2025	500004	04/04/2025 CLAIMS	04042025	800.9401.5265	HEALTH CARE CLAIMS	32,920.44	32,920.44
04/10/2025	98828	NSF: 218 10TH ST NW	212-3300-01	600.8011.5510	REFUND	138.83	138.83
04/10/2025	98828	NSF: 218 10TH ST NW	212-3300-01	610.8121.5510	REFUND	119.94	119.94
04/10/2025	98828	NSF: 218 10TH ST NW	212-3300-01	620.8125.5510	REFUND	2.92	2.92
04/10/2025	98828	NSF: 218 10TH ST NW	212-3300-01	640.8305.5510	REFUND	13.55	13.55
04/10/2025	98828	NSF: 218 10TH ST NW	212-3300-01	600.8013.2541	WATER SERVICE EXCI	8.33	8.33
04/10/2025	98829	ACH NSF-AMB PMT	MCFD20240	660.1507.3990	MISCELLANEOUS EXP	300.00	300.00
04/10/2025	98830	ACH NSF-AMB PMT	MCFD20250	660.1507.3990	MISCELLANEOUS EXP	89.68	89.68
Total CITY OF MASON CITY:							33,593.69
<b>CITY OF MASON CITY-HEALTH INS</b>							
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	010.1101.1160	HEALTH & LIFE INSUR	51,060.36	51,060.36

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	010.1501.1160	HEALTH & LIFE INSUR	35,864.31	35,864.31
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	010.3401.1160	HEALTH & LIFE INSUR	1,454.87	1,454.87
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	010.1901.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	010.1911.1160	HEALTH & LIFE INSUR	2,861.42	2,861.42
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	010.3900.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	010.1701.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	010.1907.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	010.6900.1160	HEALTH & LIFE INSUR	14,595.03	14,595.03
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	010.5401.1160	HEALTH & LIFE INSUR	3,631.40	3,631.40
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	020.4301.1160	HEALTH & LIFE INSUR	5,271.36	5,271.36
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	020.4401.1160	HEALTH & LIFE INSUR	5,822.84	5,822.84
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	670.8921.1160	HEALTH & LIFE INSUR	769.98	769.98
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	030.4101.1160	HEALTH & LIFE INSUR	14,033.37	14,033.37
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	040.4202.1160	HEALTH & LIFE INSUR	6,376.54	6,376.54
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	040.4222.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	050.2801.1160	HEALTH & LIFE INSUR	4,501.38	4,501.38
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	070.4501.1160	HEALTH & LIFE INSUR	3,605.56	3,605.56
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	110.2105.1160	HEALTH & LIFE INSUR	21,752.30	21,752.30
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	080.5801.1160	HEALTH & LIFE INSUR	2,134.41	2,134.41
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	650.8901.1160	HEALTH & LIFE INSUR	2,835.58	2,835.58
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	600.8012.1160	HEALTH & LIFE INSUR	24,255.20	24,255.20
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	610.8121.1160	HEALTH & LIFE INSUR	15,639.74	15,639.74
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	610.8123.1160	HEALTH & LIFE INSUR	753.70	753.70
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	630.8203.1160	HEALTH & LIFE INSUR	769.42	769.42
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	640.8305.1160	HEALTH & LIFE INSUR	13,093.21	13,093.21
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	660.1507.1160	HEALTH & LIFE INSUR	14,527.58	14,527.58
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	820.9601.1160	HEALTH & LIFE INSUR	2,935.58	2,935.58
04/10/2025	98831	HEALTH INSURANCE: AP	APR 2025	010.2601.1160	HEALTH & LIFE INSUR	3,731.40	3,731.40
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	010.1101.1160	HEALTH & LIFE INSUR	49,475.37	49,475.37
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	010.1501.1160	HEALTH & LIFE INSUR	38,089.16	38,089.16
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	010.3401.1160	HEALTH & LIFE INSUR	1,454.87	1,454.87
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	010.1901.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	010.1911.1160	HEALTH & LIFE INSUR	2,861.42	2,861.42
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	010.3900.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	010.1701.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	010.1907.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	010.6900.1160	HEALTH & LIFE INSUR	14,595.03	14,595.03
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	010.5401.1160	HEALTH & LIFE INSUR	3,631.40	3,631.40
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	020.4301.1160	HEALTH & LIFE INSUR	5,271.36	5,271.36
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	020.4401.1160	HEALTH & LIFE INSUR	5,822.84	5,822.84
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	670.8921.1160	HEALTH & LIFE INSUR	769.98	769.98
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	030.4101.1160	HEALTH & LIFE INSUR	14,017.09	14,017.09
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	040.4202.1160	HEALTH & LIFE INSUR	6,376.54	6,376.54
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	040.4222.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	050.2801.1160	HEALTH & LIFE INSUR	4,501.38	4,501.38
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	070.4501.1160	HEALTH & LIFE INSUR	3,605.56	3,605.56
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	110.2105.1160	HEALTH & LIFE INSUR	23,843.74	23,843.74
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	080.5801.1160	HEALTH & LIFE INSUR	2,134.41	2,134.41
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	650.8901.1160	HEALTH & LIFE INSUR	2,835.58	2,835.58
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	600.8012.1160	HEALTH & LIFE INSUR	24,255.20	24,255.20
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	610.8121.1160	HEALTH & LIFE INSUR	15,639.74	15,639.74
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	610.8123.1160	HEALTH & LIFE INSUR	753.70	753.70
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	630.8203.1160	HEALTH & LIFE INSUR	769.42	769.42
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	640.8305.1160	HEALTH & LIFE INSUR	13,093.21	13,093.21
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	660.1507.1160	HEALTH & LIFE INSUR	14,527.58	14,527.58
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	820.9601.1160	HEALTH & LIFE INSUR	2,935.58	2,935.58
04/10/2025	98832	HEALTH INSURANCE: FE	FEB 2025	010.2601.1160	HEALTH & LIFE INSUR	3,731.40	3,731.40

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	010.1101.1160	HEALTH & LIFE INSUR	49,475.37	49,475.37
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	010.1501.1160	HEALTH & LIFE INSUR	38,089.16	38,089.16
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	010.3401.1160	HEALTH & LIFE INSUR	1,454.87	1,454.87
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	010.1901.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	010.1911.1160	HEALTH & LIFE INSUR	2,861.42	2,861.42
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	010.3900.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	010.1701.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	010.1907.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	010.6900.1160	HEALTH & LIFE INSUR	14,595.03	14,595.03
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	010.5401.1160	HEALTH & LIFE INSUR	3,631.40	3,631.40
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	020.4301.1160	HEALTH & LIFE INSUR	5,271.36	5,271.36
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	020.4401.1160	HEALTH & LIFE INSUR	5,822.84	5,822.84
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	670.8921.1160	HEALTH & LIFE INSUR	769.98	769.98
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	030.4101.1160	HEALTH & LIFE INSUR	14,017.09	14,017.09
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	040.4202.1160	HEALTH & LIFE INSUR	6,376.54	6,376.54
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	040.4222.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	050.2801.1160	HEALTH & LIFE INSUR	4,501.38	4,501.38
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	070.4501.1160	HEALTH & LIFE INSUR	3,605.56	3,605.56
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	110.2105.1160	HEALTH & LIFE INSUR	25,324.45	25,324.45
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	080.5801.1160	HEALTH & LIFE INSUR	2,134.41	2,134.41
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	650.8901.1160	HEALTH & LIFE INSUR	2,835.58	2,835.58
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	600.8012.1160	HEALTH & LIFE INSUR	24,255.20	24,255.20
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	610.8121.1160	HEALTH & LIFE INSUR	15,639.74	15,639.74
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	610.8123.1160	HEALTH & LIFE INSUR	753.70	753.70
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	630.8203.1160	HEALTH & LIFE INSUR	769.42	769.42
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	640.8305.1160	HEALTH & LIFE INSUR	13,093.21	13,093.21
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	660.1507.1160	HEALTH & LIFE INSUR	14,527.58	14,527.58
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	820.9601.1160	HEALTH & LIFE INSUR	2,935.58	2,935.58
04/10/2025	98833	HEALTH INSURANCE: JA	JAN 2025	010.2601.1160	HEALTH & LIFE INSUR	3,731.40	3,731.40
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	010.1101.1160	HEALTH & LIFE INSUR	51,060.36	51,060.36
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	010.1501.1160	HEALTH & LIFE INSUR	37,319.18	37,319.18
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	010.3401.1160	HEALTH & LIFE INSUR	1,454.87	1,454.87
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	010.1901.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	010.1911.1160	HEALTH & LIFE INSUR	2,861.42	2,861.42
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	010.3900.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	010.1701.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	010.1907.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	010.6900.1160	HEALTH & LIFE INSUR	14,595.03	14,595.03
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	010.5401.1160	HEALTH & LIFE INSUR	3,631.40	3,631.40
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	020.4301.1160	HEALTH & LIFE INSUR	5,271.36	5,271.36
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	020.4401.1160	HEALTH & LIFE INSUR	5,822.84	5,822.84
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	670.8921.1160	HEALTH & LIFE INSUR	769.98	769.98
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	030.4101.1160	HEALTH & LIFE INSUR	13,263.39	13,263.39
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	040.4202.1160	HEALTH & LIFE INSUR	6,376.54	6,376.54
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	040.4222.1160	HEALTH & LIFE INSUR	1,480.71	1,480.71
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	050.2801.1160	HEALTH & LIFE INSUR	4,501.38	4,501.38
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	070.4501.1160	HEALTH & LIFE INSUR	3,605.56	3,605.56
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	110.2105.1160	HEALTH & LIFE INSUR	23,843.74	23,843.74
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	080.5801.1160	HEALTH & LIFE INSUR	2,134.41	2,134.41
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	650.8901.1160	HEALTH & LIFE INSUR	2,835.58	2,835.58
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	600.8012.1160	HEALTH & LIFE INSUR	24,255.20	24,255.20
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	610.8121.1160	HEALTH & LIFE INSUR	15,639.74	15,639.74
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	610.8123.1160	HEALTH & LIFE INSUR	753.70	753.70
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	630.8203.1160	HEALTH & LIFE INSUR	769.42	769.42
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	640.8305.1160	HEALTH & LIFE INSUR	13,093.21	13,093.21
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	660.1507.1160	HEALTH & LIFE INSUR	14,527.58	14,527.58
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	820.9601.1160	HEALTH & LIFE INSUR	2,935.58	2,935.58



Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/10/2025	98834	HEALTH INSURANCE: MA	MAR 2025	010.2601.1160	HEALTH & LIFE INSUR	3,731.40	3,731.40
Total CITY OF MASON CITY-HEALTH INS:							1,048,407.44
<b>CITY OF MASON CITY-SCRIPTSOURCING</b>							
04/10/2025	500004	2/28/2025	37300 BAL D	800.9401.5265	HEALTH CARE CLAIMS	10,123.59	10,123.59
Total CITY OF MASON CITY-SCRIPTSOURCING:							10,123.59
<b>CITY OF MASON CITY-VIVID</b>							
04/10/2025	500004	03/31/2025 ADMIN	03312025 A	800.9401.5265	HEALTH CARE CLAIMS	2,796.25	2,796.25
Total CITY OF MASON CITY-VIVID:							2,796.25
<b>COLUMN SOFTWARE PBC</b>							
04/10/2025	98835	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	106.97	106.97
04/10/2025	98835	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	319.36	319.36
04/10/2025	98835	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	50.35	50.35
Total COLUMN SOFTWARE PBC:							476.68
<b>CONSOLIDATED ENERGY COMPANY</b>							
04/10/2025	98836	STREET 385.5 @ \$2.65	3146696	110.2107.3750	FUEL	1,021.58	1,021.58
04/10/2025	98836	STREET 170 @ \$2.92	3207747	110.2107.3750	FUEL	496.40	496.40
04/10/2025	98836	STREET 142.3 @ \$2.71	3283787	110.2107.3750	FUEL	385.63	385.63
04/10/2025	98836	STREET 300.9 @ \$2.71	3284851	110.2107.3750	FUEL	815.44	815.44
04/10/2025	98836	WASTE WATER PROPAN	3285559	610.8121.2160	GAS & ELECTRICITY	538.65	538.65
04/10/2025	98836	STREET 824.50 @ \$2.71	3286067	110.2107.3750	FUEL	2,234.40	2,234.40
04/10/2025	98836	STREET 328.6 @ \$2.74	3287139	110.2107.3750	FUEL	890.51	890.51
04/10/2025	98836	STREET 259.2 @ \$2.76	3292675	110.2107.3750	FUEL	715.39	715.39
04/10/2025	98836	STREET 459.2 @ \$2.76	3295994	110.2107.3750	FUEL	1,267.39	1,267.39
04/10/2025	98836	POLICE 8003 @ \$2.49	3296226	010.1102.3750	FUEL	19,927.47	19,927.47
04/10/2025	98836	MARCH 2025 FUEL	3298268	542.1111.3750	FUEL	106.98	106.98
04/10/2025	98836	WASTE WATER PROPAN	3299679	610.8121.2160	GAS & ELECTRICITY	1,363.25	1,363.25
04/10/2025	98836	STREET 259.2 @ \$2.76	3303661	110.2107.3750	FUEL	875.88	875.88
04/10/2025	98836	DISCOUNT	3303661	110.2107.3750	FUEL	15.59-	15.59-
04/10/2025	98836	DISCOUNT	3303661	110.2107.3750	FUEL	20.00-	20.00-
04/10/2025	98836	STREET 400 @ \$2.91	3307112	110.2107.3750	FUEL	1,164.00	1,164.00
04/10/2025	98836	WASTE WATER PROPAN	3310586	610.8121.2160	GAS & ELECTRICITY	1,635.90	1,635.90
Total CONSOLIDATED ENERGY COMPANY:							33,403.28
<b>CONTROL PRINT</b>							
04/10/2025	98837	RC NEWS NEWSLETTER	22337	010.6101.2030	DUES & PUBLICATION	2,255.00	2,255.00
Total CONTROL PRINT:							2,255.00
<b>COOLEY PUMPING LLC</b>							
04/10/2025	98838	YOUTH SOCCER PROFE	214353	535.4401.2740	PROFESSIONAL SERV	265.00	265.00
04/10/2025	98838	HIGHLAND PROFESSION	214354	650.8901.2740	PROFESSIONAL SERV	115.00	115.00
Total COOLEY PUMPING LLC:							380.00
<b>CROELL REDI-MIX INC</b>							
04/10/2025	98839	MAIN REPAIR CONCRET	945268	600.8002.3470	MAINS - REPAIR MATE	2,847.00	2,847.00
04/10/2025	98839	CONCRETE PATCH-MAIN	946378	600.8002.3470	MAINS - REPAIR MATE	432.25	432.25

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total CROELL REDI-MIX INC:							3,279.25
<b>DAHLEY, JUDITH KAY</b>							
04/10/2025	98840	PROF SRVC - TRANSCRI	04012025	010.6204.2740	PROFESSIONAL SERV	70.10	70.10
Total DAHLEY, JUDITH KAY:							70.10
<b>DIAMOND VOGEL INC</b>							
04/10/2025	98841	XYLOL	270347230	110.2109.2190	REPAIRS AND MAINTEN	17.98	17.98
Total DIAMOND VOGEL INC:							17.98
<b>DOORS INC</b>							
04/10/2025	98842	SPRINGS	359738	020.4304.3110	MAINTENANCE MATER	17.00	17.00
Total DOORS INC:							17.00
<b>DOUG'S SMALL ENGINE SLS &amp; SERV</b>							
04/10/2025	98843	HAND GUARD	33402	110.2105.1270	TREE REMOVAL	44.99	44.99
Total DOUG'S SMALL ENGINE SLS & SERV:							44.99
<b>ECHO GROUP INC</b>							
04/10/2025	98844	LED LIGHTS CITY HALL	S011131081.	010.6501.2201	ELAVATOR MAINTENA	10.43	10.43
04/10/2025	98844	BALLAST	S011145052.	110.2109.2190	REPAIRS AND MAINTEN	93.92	93.92
Total ECHO GROUP INC:							104.35
<b>ECOLAB</b>							
04/10/2025	98845	CLEANING SUPPLIES	6351707905	660.1508.3035	OTHER SUPPLIES	516.27	516.27
Total ECOLAB:							516.27
<b>ELECTRICIANS, THE</b>							
04/10/2025	98846	CALIBRATE SMOKE DET	20946	040.4203.2190	REPAIRS AND MAINTEN	93.75	93.75
Total ELECTRICIANS, THE:							93.75
<b>ELECTRONIC ENGINEERING CO</b>							
04/10/2025	98847	FLASHLIGHT REPAIR	449001510-1	010.1101.2090	EQUIPMENT MAINTEN	15.95	15.95
04/10/2025	98847	FLASHLIGHT REPAIR	449001959-1	010.1101.2090	EQUIPMENT MAINTEN	15.95	15.95
04/10/2025	98847	CAR SPOTLIGHT	449002130-1	010.1102.2140	M/E REPAIRS	130.00	130.00
Total ELECTRONIC ENGINEERING CO:							161.90
<b>EULENSPIEGEL PUPPET THEATRE</b>							
04/10/2025	98848	PUPPET PERFORMANCE	04032025	040.4216.2741	PERFORMING ARTS	1,480.00	1,480.00
Total EULENSPIEGEL PUPPET THEATRE:							1,480.00
<b>FAREWAY STORE</b>							
04/10/2025	98849	MENTORING	356381	010.3900.3990	MISCELLANEOUS EXP	100.35	100.35
Total FAREWAY STORE:							100.35

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
<b>FAST LANE MOTOR PARTS</b>							
04/10/2025	98850	CAR CLEANING SUPPLIE	0413505	010.1102.2140	M/E REPAIRS	30.01	30.01
Total FAST LANE MOTOR PARTS:							30.01
<b>FASTENAL COMPANY</b>							
04/10/2025	98851	BARRIER TAPE	335035	600.8012.3770	SAFETY EXPENSE	39.37	39.37
Total FASTENAL COMPANY:							39.37
<b>FEDERAL FIRE EQUIPMENT COMPANY</b>							
04/10/2025	98852	SB-MICROPHONE ASS	20854	310.7537.3990	MISCELLANEOUS EXP	531.50	531.50
04/10/2025	98852	FIRE EXT INSPECTION	20905	020.4401.2740	PROFESSIONAL SERV	193.67	193.67
04/10/2025	98852	SALES TAX EXEMPT	20905	020.4401.2740	PROFESSIONAL SERV	12.67-	12.67-
04/10/2025	98852	FIRE EXT INSPECTION	20908	020.4401.2740	PROFESSIONAL SERV	163.00	163.00
Total FEDERAL FIRE EQUIPMENT COMPANY:							875.50
<b>FEWELL MONUMENTS</b>							
04/10/2025	98853	MARKER & FREIGHT - LO	0188630-IN	070.4501.3340	MARKERS & BENCHE	862.00	862.00
04/10/2025	98853	FREIGHT ON PAULSEN,	0188631-IN	070.4501.3340	MARKERS & BENCHE	35.00	35.00
04/10/2025	98853	FREIGHT ON ROCKMAN,	0188652-IN	070.4501.3340	MARKERS & BENCHE	90.00	90.00
Total FEWELL MONUMENTS:							987.00
<b>FLOYD &amp; LEONARD AUTO ELECTRIC</b>							
04/10/2025	98854	CAP, BULB, DEFLECTOR	180525	020.4306.3035	OTHER SUPPLIES	108.67	108.67
04/10/2025	98854	FILE	180832	110.2115.3310	TOOLS AND SUPPLIES	35.90	35.90
04/10/2025	98854	TRIMMER LINE	180837	020.4304.1220	GROUNDS MAINTENA	73.76	73.76
Total FLOYD & LEONARD AUTO ELECTRIC:							218.33
<b>FORD PRO</b>							
04/10/2025	98855	TELEMATICS	INV3343080	010.1102.2140	M/E REPAIRS	185.47	185.47
Total FORD PRO:							185.47
<b>FUTURE PRO INC</b>							
04/10/2025	98856	YOUTH SOCCER GOALS	27565	020.4408.3035	OTHER SUPPLIES	3,045.00	3,045.00
Total FUTURE PRO INC:							3,045.00
<b>GALLS</b>							
04/10/2025	98857	UNIFORMS	030860570	010.1101.3990	MISCELLANEOUS EXP	104.96	104.96
Total GALLS:							104.96
<b>GENTH,DEAN A</b>							
04/10/2025	98858	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	4.17	4.17
Total GENTH,DEAN A:							4.17
<b>GIBSON, STEVE</b>							
04/10/2025	98859	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	24.00	24.00
Total GIBSON, STEVE:							24.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
<b>GLOBE-GAZETTE</b>							
04/10/2025	98860	52 WKS RENEWAL	122-0005723	110.2105.2030	DUES & PUBLICATION	186.99	186.99
Total GLOBE-GAZETTE:							186.99
<b>GRAINGER</b>							
04/10/2025	98861	MEASURING TAPES	9460997845	600.8002.3310	TOOLS AND SUPPLIES	83.16	83.16
04/10/2025	98861	PUMP MOTOR COUPLIN	9462002115	600.8001.2190	REPAIRS AND MAINTEN	408.72	408.72
04/10/2025	98861	ORANGE BAGS	9463321563	010.6105.3120	VOLUNTEER COORDI	243.58	243.58
04/10/2025	98861	AQUATIC REPAIRS	9466399178	020.4490.2190	REPAIRS AND MAINTEN	119.99	119.99
04/10/2025	98861	GAS DETECTION KIT	9466465896	600.8002.3110	MAINTENANCE MATER	61.58	61.58
Total GRAINGER:							917.03
<b>HEARTLAND ASPHALT</b>							
04/10/2025	98862	COLD MIX	46084	110.2111.3210	PAVING REPAIR MATE	1,630.80	1,630.80
Total HEARTLAND ASPHALT:							1,630.80
<b>HEIKES,MARYBETH</b>							
04/10/2025	98863	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	12.00	12.00
Total HEIKES,MARYBETH:							12.00
<b>HELPS DRAIN CLEANING</b>							
04/10/2025	98864	PLUGGED SEWER DRAI	12382	110.2109.2190	REPAIRS AND MAINTEN	170.00	170.00
Total HELPS DRAIN CLEANING:							170.00
<b>HEWETT WHOLESALE INC</b>							
04/10/2025	98865	ARENA CONCESSIONS	221443	670.8923.3135	CONCESSION SUPPLI	1,046.02	1,046.02
04/10/2025	98865	ARENA CONCESSIONS	221714	670.8923.3135	CONCESSION SUPPLI	769.70	769.70
04/10/2025	98865	ARENA CONCESSIONS	221830	670.8923.3135	CONCESSION SUPPLI	84.58	84.58
04/10/2025	98865	ARENA CONCESSIONS	222110	670.8923.3135	CONCESSION SUPPLI	682.04	682.04
Total HEWETT WHOLESALE INC:							2,582.34
<b>HOBBY LOBBY</b>							
04/10/2025	98866	FESTIVAL SUPPLIES	139205534	040.4217.2637	SUMMER ARTS FESTI	17.97	17.97
Total HOBBY LOBBY:							17.97
<b>HOPPE, FRITZ</b>							
04/10/2025	98867	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	360.00	360.00
Total HOPPE, FRITZ:							360.00
<b>HPI2 LLC</b>							
04/10/2025	98868	PATCHES	947752	010.1101.1170	UNIFORM ALOWANCE	479.36	479.36
04/10/2025	98868	SALES TAX EXEMPT	947752	010.1101.3990	MISCELLANEOUS EXP	31.36-	31.36-
Total HPI2 LLC:							448.00
<b>HUBER SUPPLY COMPANY</b>							
04/10/2025	98869	TANK LEASE	3206126	600.8002.3310	TOOLS AND SUPPLIES	27.90	27.90
04/10/2025	98869	WELDING SUPPLIES	3207188	600.8002.3310	TOOLS AND SUPPLIES	13.60	13.60

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total HUBER SUPPLY COMPANY:							41.50
<b>HUMAN RESOURCE ASSN OF NORTH IOWA</b>							
04/10/2025	98870	SHRM ANNUAL DUES	2025 P BUFF	010.6401.2030	DUES & PUBLICATION	100.00	100.00
Total HUMAN RESOURCE ASSN OF NORTH IOWA:							100.00
<b>I &amp; S GROUP INC</b>							
04/10/2025	98871	DESTINATION IOWA	116165	325.2101.4925	DESTINATION IOWA	2,881.25	2,881.25
Total I & S GROUP INC:							2,881.25
<b>IDI</b>							
04/10/2025	98872	USAGE	IN860629	010.1101.2100	INVESTIGATION FUND	75.00	75.00
Total IDI:							75.00
<b>INTERSTATE ALL BATTERY CENTER</b>							
04/10/2025	98873	UPS BATTERIES	1926001014	600.8001.2190	REPAIRS AND MAINTENANCE	189.20	189.20
Total INTERSTATE ALL BATTERY CENTER:							189.20
<b>J &amp; J MACHINING WELDING</b>							
04/10/2025	98874	STEEL SQ TUBE	86154	110.2105.4590	STREET SIGNS	804.39	804.39
Total J & J MACHINING WELDING:							804.39
<b>JCL SOLUTIONS - JANITOR'S CLOSET</b>							
04/10/2025	98875	SB MALL JANITORIAL	2002547	310.7537.3990	MISCELLANEOUS EXP	138.90	138.90
Total JCL SOLUTIONS - JANITOR'S CLOSET:							138.90
<b>JOHANNIS, SOPHIE</b>							
04/10/2025	98876	INSTRUCTOR PAY: SPEC	MARCH 202	040.4215.2740	PROFESSIONAL SERV	198.75	198.75
Total JOHANNIS, SOPHIE:							198.75
<b>KABRICK DISTRIBUTING</b>							
04/10/2025	98877	GOLF CONCESSIONS	1010303	650.8906.3135	CONCESSION SUPPLI	2,910.00	2,910.00
Total KABRICK DISTRIBUTING:							2,910.00
<b>KELLOGG, JENNIFER</b>							
04/10/2025	98878	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	18.00	18.00
Total KELLOGG, JENNIFER:							18.00
<b>KIM, JULIE</b>							
04/10/2025	98879	1ST QTR ARTIST COMMI	Q1 2025	040.4218.5700	PAID TO ARTIST	14.40	14.40
Total KIM, JULIE:							14.40
<b>KLINE, MARGIE</b>							
04/10/2025	98880	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	6.60	6.60

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total KLINE, MARGIE:							6.60
<b>LAKE TOWN CHARLIE BROWN</b>							
04/10/2025	98881	BUS SUBSIDY	04032025	040.4222.2673	TRANSIT SUBSIDY	60.00	60.00
Total LAKE TOWN CHARLIE BROWN:							60.00
<b>LEDOUX SIGNS</b>							
04/10/2025	98882	BRONZE PLAQUE WITH	20241607	070.4501.3330	VASES & DECORATIO	571.00	571.00
04/10/2025	98882	BRONZE PLAQUE - SCUL	20241608	070.4501.3330	VASES & DECORATIO	546.00	546.00
Total LEDOUX SIGNS:							1,117.00
<b>LEET,RICHARD</b>							
04/10/2025	98883	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	1.80	1.80
Total LEET,RICHARD:							1.80
<b>LIFE-ASSIST INC</b>							
04/10/2025	98884	EMS SUPPLIES	1585408	660.1509.3070	MEDICAL SUPPLIES	454.51	454.51
04/10/2025	98884	EMS SUPPLIES	1585772	660.1509.3070	MEDICAL SUPPLIES	96.09	96.09
Total LIFE-ASSIST INC:							550.60
<b>MACQUEEN EQUIPMENT INC</b>							
04/10/2025	98885	SHOE AND PIVOT	P25953	110.2107.3044	M/E SUPPLIES	216.16	216.16
04/10/2025	98885	RELAY	P25981	110.2107.3044	M/E SUPPLIES	45.36	45.36
04/10/2025	98885	IGNITION SWITCH	P26135	110.2107.3044	M/E SUPPLIES	80.64	80.64
04/10/2025	98885	FIBER GUARD	P26715	110.2107.3044	M/E SUPPLIES	119.60	119.60
Total MACQUEEN EQUIPMENT INC:							461.76
<b>MARCO INC</b>							
04/10/2025	98886	COPY CHARGE	INV1370317	600.8001.3990	MISCELLANEOUS EXP	104.19	104.19
Total MARCO INC:							104.19
<b>MASON CITY FORD LINCOLN MERCURY</b>							
04/10/2025	98887	EXHUST PIPE	6062457/1	010.1102.2140	M/E REPAIRS	463.32	463.32
04/10/2025	98887	SALES TAX EXEMPT	6062457/1	010.1102.2140	M/E REPAIRS	29.27-	29.27-
Total MASON CITY FORD LINCOLN MERCURY:							434.05
<b>MCKERVEY,CATHY</b>							
04/10/2025	98888	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	245.70	245.70
Total MCKERVEY,CATHY:							245.70
<b>MECHANICAL AIR SYSTEMS</b>							
04/10/2025	98889	ARENA HVAC REPAIR	SD2519	670.8923.2150	BUILDING REPAIRS AN	1,602.72	1,602.72
04/10/2025	98889	ARENA HVAC REPAIR	SD2545	670.8923.2150	BUILDING REPAIRS AN	115.00	115.00
Total MECHANICAL AIR SYSTEMS:							1,717.72
<b>MEDIACOM</b>							
04/10/2025	98890	HDTV 8383960010027204	8383960010	650.8901.3035	OTHER SUPPLIES	15.72	15.72

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/10/2025	98890	WIFI 8384960010090649	8384960010	020.4410.3130	CAMPGROUND SUPPL	366.25	366.25
Total MEDIACOM:							381.97
<b>MENARDS</b>							
04/10/2025	98891	DROP CORD REEL	28590	600.8002.3760	EQUIPMENT REPAIRS	82.38	82.38
04/10/2025	98891	BALL VALVE, ELBOW	28794	110.2107.3260	SHOP SUPPLIES	4.36	4.36
04/10/2025	98891	PLYWOOD, SWEEP COM	28812 03312	070.4504.2140	M/E REPAIRS	64.72	64.72
04/10/2025	98891	TARP STRAPS, EYE BOL	28876	070.4504.2190	REPAIRS AND MAINTEN	13.03	13.03
04/10/2025	98891	RMDL/BLDG/SHOP MAIN	28908	010.1502.2150	BUILDING REPAIRS AN	71.96	71.96
04/10/2025	98891	HIGHLAND COURSE MAI	28935	650.8904.3110	MAINTENANCE MATER	14.33	14.33
04/10/2025	98891	YOUTH SOCCER SUPPLI	28940	020.4408.3035	OTHER SUPPLIES	14.07	14.07
04/10/2025	98891	BULIDING MAINTENANC	29001	010.1102.2130	RADIO MAINTENANCE	66.83	66.83
Total MENARDS:							331.68
<b>MERCYONE NORTH IOWA MEDICAL CENTER</b>							
04/10/2025	98892	MCFD LINEN 2.2025	M01033941	660.1507.3060	SUPPLIES & LAUNDRY	56.98	56.98
04/10/2025	98892	EMS MED SUPPLIES - PH	M01033956	660.1509.3070	MEDICAL SUPPLIES	1,491.67	1,491.67
04/10/2025	98892	SUPPLIES 3.2025	M01034391	660.1509.2140	M/E REPAIRS	632.50	632.50
04/10/2025	98892	MCFD LINEN 3.2025	M01034570	660.1507.3060	SUPPLIES & LAUNDRY	94.02	94.02
04/10/2025	98892	LINENS	M01034571	010.1103.3060	SUPPLIES & LAUNDRY	202.15	202.15
Total MERCYONE NORTH IOWA MEDICAL CENTER:							2,477.32
<b>MILLER, JAMES</b>							
04/10/2025	98893	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	66.00	66.00
Total MILLER, JAMES:							66.00
<b>MOTION INDUSTRIES INC</b>							
04/10/2025	98894	THREAD	IA07-000301	110.2109.2190	REPAIRS AND MAINTEN	66.93	66.93
Total MOTION INDUSTRIES INC:							66.93
<b>MUNICIPAL SUPPLY COMPANY</b>							
04/10/2025	98895	SERVICE BOX PARTS	0937878-IN	600.8042.3590	MATERIAL	469.06	469.06
Total MUNICIPAL SUPPLY COMPANY:							469.06
<b>NAPA AUTO PARTS</b>							
04/10/2025	98896	FILTERS	442772	820.9601.3044	M/E SUPPLIES	81.50	81.50
04/10/2025	98896	FILTER	442822	820.9601.3044	M/E SUPPLIES	63.78	63.78
04/10/2025	98896	HYDRAULIC FILTER	442914	110.2107.3044	M/E SUPPLIES	70.24	70.24
04/10/2025	98896	OIL FILTERS	443081	600.8002.3760	EQUIPMENT REPAIRS	36.14	36.14
04/10/2025	98896	WASHER FLUID, AIR FRE	443305	600.8042.3590	MATERIAL	129.12	129.12
Total NAPA AUTO PARTS:							380.78
<b>NASSCO INC</b>							
04/10/2025	98897	BAGS, TOILET PAPER, C	6539767	600.8042.3590	MATERIAL	245.95	245.95
04/10/2025	98897	GARBAGE BAGS	6540235	600.8042.3590	MATERIAL	27.57	27.57
Total NASSCO INC:							273.52
<b>NELSON SEPTIC SERVICES LLC</b>							
04/10/2025	98898	PORTABLE RESTROOM	11039	020.4304.2740	PROFESSIONAL SERV	620.00	620.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total NELSON SEPTIC SERVICES LLC:							620.00
<b>NIACOG</b>							
04/10/2025	98899	ADA BOOKLETS	41977	080.5801.2674	ADA BOOKLETS	20.00	20.00
04/10/2025	98899	FACILITY/CUSTODIAL (M	41984	080.5802.2740	PROFESSIONAL SERV	2,037.31	2,037.31
04/10/2025	98899	FACILITY/CUSTODIAL (M	41984	080.5802.3044	M/E SUPPLIES	204.51	204.51
04/10/2025	98899	FACILITY/CUSTODIAL (M	41984	080.5802.2160	GAS & ELECTRICITY	744.95	744.95
04/10/2025	98899	FACILITY/CUSTODIAL (M	41984	080.5802.2150	BUILDING REPAIRS AN	897.75	897.75
Total NIACOG:							3,904.52
<b>NORTH CENTRAL INTERNATIONAL</b>							
04/10/2025	98900	ACTUATOR, THROTTLE B	X223019021:	110.2107.3044	M/E SUPPLIES	411.18	411.18
Total NORTH CENTRAL INTERNATIONAL:							411.18
<b>NORTH RISK PARTNERS</b>							
04/10/2025	98901	FIRE 411 CLAIMS	4657	117.1501.2010	MEDICAL SERVICE	1,639.72	1,639.72
Total NORTH RISK PARTNERS:							1,639.72
<b>NORTHWAY WELL AND PUMP CO</b>							
04/10/2025	98902	WELL #8 REPAIRS AND D	17389	600.8001.3460	WELLS - MATERIAL	40,088.54	40,088.54
04/10/2025	98902	WELL #7 MOTOR REPAIR	17403	600.8001.3460	WELLS - MATERIAL	9,361.45	9,361.45
Total NORTHWAY WELL AND PUMP CO:							49,449.99
<b>ONE SOURCE</b>							
04/10/2025	98903	BKRND CHECKS	2022176480	010.6401.2740	PROFESSIONAL SERV	166.00	166.00
Total ONE SOURCE:							166.00
<b>PERFORMANCE FOODSERVICE</b>							
04/10/2025	98904	CHILDCARE SUPPLIES	926136	020.4408.3035	OTHER SUPPLIES	852.80	852.80
Total PERFORMANCE FOODSERVICE:							852.80
<b>PETRO BLEND CORP</b>							
04/10/2025	98905	ANTI FREEZE	199768	070.4504.3580	OIL AND GREASE	169.80	169.80
04/10/2025	98905	DEF	199899	820.9601.3260	SHOP SUPPLIES	208.04	208.04
04/10/2025	98905	DRUM RETURN	200565	820.9601.3260	SHOP SUPPLIES	20.00-	20.00-
Total PETRO BLEND CORP:							357.84
<b>PIONEER MANUFACTURING COMPANY</b>							
04/10/2025	98906	RECREATION SOCCER P	INV-243932	020.4304.3110	MAINTENANCE MATER	2,749.95	2,749.95
Total PIONEER MANUFACTURING COMPANY:							2,749.95
<b>PLUMB SUPPLY</b>							
04/10/2025	98907	TRANSFER PUMP	S100955340.	820.9601.3310	TOOLS AND SUPPLIES	428.00	428.00
04/10/2025	98907	SHOCKWAVE KIT	S100958413.	010.2990.3035	OTHER SUPPLIES	39.99	39.99
Total PLUMB SUPPLY:							467.99



Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
<b>PMI PROS INC</b>							
04/10/2025	98908	SB MALL WEBSITE 05/03	17161	310.7537.3990	MISCELLANEOUS EXP	59.00	59.00
Total PMI PROS INC:							59.00
<b>POSTMASTER</b>							
04/10/2025	98909	PI PERMIT #35-CEMETER	4072025	600.8011.2300	POSTAGE	204.94	204.94
Total POSTMASTER:							204.94
<b>PREMIER EXTERIORS</b>							
04/10/2025	98910	EXTERIOR TRANSIT STA	INV-000028	080.5802.2740	PROFESSIONAL SERV	1,275.00	1,275.00
Total PREMIER EXTERIORS:							1,275.00
<b>PRESTON, GILLIAN</b>							
04/10/2025	98911	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	33.00	33.00
Total PRESTON, GILLIAN:							33.00
<b>QUILL CORPORATION</b>							
04/10/2025	98912	FILE POCKET EXPANDAB	43416196	600.8042.3590	MATERIAL	72.98	72.98
04/10/2025	98912	CLOCK	43419164	110.2109.3035	OTHER SUPPLIES	23.99	23.99
04/10/2025	98912	BINDER CLIPS	43451560	600.8042.3590	MATERIAL	43.92	43.92
04/10/2025	98912	SECURITY PAPER	43451560	020.4401.2440	RECREATIONS PUBLI	30.99	30.99
04/10/2025	98912	MEMORANDUM BOOK	43491521	600.8042.3590	MATERIAL	119.96	119.96
Total QUILL CORPORATION:							291.84
<b>RAHM,MARK</b>							
04/10/2025	98913	PER DIEM	4/2-4/4/25	010.2601.2060	TRAVEL AND CONFER	120.00	120.00
Total RAHM,MARK:							120.00
<b>RITE WAY LAWN SERVICE</b>							
04/10/2025	98914	CITY PROPERTY SNOW	3281	020.4304.2740	PROFESSIONAL SERV	806.00	806.00
Total RITE WAY LAWN SERVICE:							806.00
<b>RIVER CITY AUTO SUPPLY</b>							
04/10/2025	98915	HUB BEARING	925996	110.2107.3044	M/E SUPPLIES	307.56-	307.56-
04/10/2025	98915	STARTER	927064	600.8002.3760	EQUIPMENT REPAIRS	229.24	229.24
04/10/2025	98915	BATTERIES	927115	600.8002.3760	EQUIPMENT REPAIRS	362.13	362.13
04/10/2025	98915	CORE	927124	110.2107.3044	M/E SUPPLIES	19.60-	19.60-
04/10/2025	98915	HAND SCRUB	927125	820.9601.3260	SHOP SUPPLIES	68.65	68.65
Total RIVER CITY AUTO SUPPLY:							332.86
<b>RIVER CITY COMMUNICATIONS</b>							
04/10/2025	98916	(9) PHONE INSTALLS	106305	015.1502.4510	BUILDING IMPROVEM	550.60	550.60
Total RIVER CITY COMMUNICATIONS:							550.60
<b>RIVER CITY FENCE</b>							
04/10/2025	98917	YOUTH SOCCER FIELD I	2595	535.4401.4644	SITE IMPROVEMENTS	4,712.32	4,712.32

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total RIVER CITY FENCE:							4,712.32
<b>ROTARY CLUB OF MASON CITY, IA</b>							
04/10/2025	98918	ROTARTY DUES 1ST QTR	4TH QTR DU	040.4211.3990	MISCELLANEOUS EXP	205.00	205.00
Total ROTARY CLUB OF MASON CITY, IA:							205.00
<b>SAMPSON,JIM</b>							
04/10/2025	98919	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	76.80	76.80
Total SAMPSON,JIM:							76.80
<b>SCHILLER,MATTHEW J</b>							
04/10/2025	98920	CONTRACTUAL	MAR 2025	660.1507.2740	PROFESSIONAL SERV	1,500.00	1,500.00
Total SCHILLER,MATTHEW J:							1,500.00
<b>SCHUMACHER ELEVATOR CO</b>							
04/10/2025	98921	ELEVATOR MAINTENANC	90644517	010.6501.2201	ELAVATOR MAINTENA	967.40	967.40
Total SCHUMACHER ELEVATOR CO:							967.40
<b>SEVERSON, LINDSEY</b>							
04/10/2025	98922	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	43.20	43.20
Total SEVERSON, LINDSEY:							43.20
<b>SHERWIN-WILLIAMS</b>							
04/10/2025	98923	HIGHLAND CLUBHOUSE	2456-7	650.8906.2150	BUILDING REPAIRS AN	23.96	23.96
Total SHERWIN-WILLIAMS:							23.96
<b>SKYBLUE SOLUTIONS</b>							
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.1501.3035	OTHER SUPPLIES	47.70	47.70
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	600.8011.2110	COMPUTER EXPENSE	9.54	9.54
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.6201.2740	PROFESSIONAL SERV	16.80	16.80
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.6201.2740	PROFESSIONAL SERV	4.77	4.77
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.6204.3019	OFFICE SUPPLIES	2.38	2.38
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.6401.2740	PROFESSIONAL SERV	4.77	4.77
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.6101.2040	PHONE EXPENSE	2.38	2.38
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.6105.2740	PROFESSIONAL SERV	7.15	7.15
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.2601.2740	PROFESSIONAL SERV	23.85	23.85
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.6900.3990	MISCELLANEOUS EXP	9.54	9.54
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.5401.2740	PROFESSIONAL SERV	11.92	11.92
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.1701.2740	PROFESSIONAL SERV	2.38	2.38
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.1904.3019	OFFICE SUPPLIES	2.38	2.38
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.1907.2740	PROFESSIONAL SERV	2.38	2.38
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.1101.2110	COMPUTER EXPENSE	97.78	97.78
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.3401.2040	PHONE EXPENSE	2.38	2.38
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.6101.2040	PHONE EXPENSE	4.77	4.77
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	020.4401.2040	PHONE EXPENSE	14.31	14.31
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.1911.2040	PHONE EXPENSE	4.77	4.77
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.1901.3035	OTHER SUPPLIES	4.77	4.77
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	650.8901.2040	PHONE EXPENSE	7.15	7.15
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	600.8001.2040	PHONE EXPENSE	16.69	16.69
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	110.2105.2040	PHONE EXPENSE	19.08	19.08

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	610.8121.2040	PHONE EXPENSE	11.92	11.92
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.1901.2040	PHONE EXPENSE	2.38	2.38
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	010.3900.2040	PHONE EXPENSE	4.77	4.77
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	070.4501.2040	PHONE EXPENSE	4.77	4.77
04/10/2025	98924	INTERNET 04/01-04/30/20	10828198	040.4211.3990	MISCELLANEOUS EXP	23.85	23.85
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.1701.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.1911.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.1701.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.1701.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.3802.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	080.5801.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6101.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6101.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6101.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6105.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6105.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6201.2040	PHONE EXPENSE	12.71	12.71
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6201.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6201.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6201.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6201.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6204.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6204.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6204.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6204.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6206.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6206.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6206.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.5401.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.2601.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.2601.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.2601.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.2601.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.2601.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.2601.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6401.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6401.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.1911.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.1901.3035	OTHER SUPPLIES	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.5401.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.1911.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.5401.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	600.8011.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	600.8011.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	600.8011.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	600.8011.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6110.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	T1 MONTHLY APRIL CHA	10828198	010.6110.2040	PHONE EXPENSE	12.66	12.66
04/10/2025	98924	PHONE-LIBRARY	10828198	030.4101.2040	PHONE EXPENSE	81.28	81.28
04/10/2025	98924	PHONE-MUSEUM	10828198	040.4202.2040	PHONE EXPENSE	43.64	43.64
04/10/2025	98924	PHONE-AC	10828198	010.1901.2040	PHONE EXPENSE	83.78	83.78
04/10/2025	98924	PHONE-YTF	10828198	010.3900.2040	PHONE EXPENSE	50.64	50.64
04/10/2025	98924	PHONE-RECREATION	10828198	020.4401.2040	PHONE EXPENSE	144.41	144.41
04/10/2025	98924	PHONE-WATER SUPPLY	10828198	600.8001.2040	PHONE EXPENSE	81.28	81.28
04/10/2025	98924	PHONE-FIRE	10828198	010.1502.2040	PHONE EXPENSE	391.29	391.29
04/10/2025	98924	PHONE-STREET	10828198	110.2105.2040	PHONE EXPENSE	40.64	40.64
04/10/2025	98924	PHONE-POOL	10828198	020.4490.2040	PHONE EXPENSE	81.28	81.28
04/10/2025	98924	PHONE-CAMPGROUNDS	10828198	020.4410.2040	PHONE EXPENSE	40.64	40.64
04/10/2025	98924	PHONE-HANFORD BALL	10828198	020.4401.2040	PHONE EXPENSE	43.14	43.14
04/10/2025	98924	PHONE-AIRPORT	10828198	050.2801.2040	PHONE EXPENSE	201.85	201.85
04/10/2025	98924	INTERNET-AIRPORT	10828198	050.2801.2040	PHONE EXPENSE	63.63	63.63
04/10/2025	98924	PHONE-CEMETERY	10828198	070.4501.2040	PHONE EXPENSE	45.64	45.64

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/10/2025	98924	SB MALL PHONE	10828198	310.7537.2040	PHONE EXPENSE	18.58	18.58
04/10/2025	98924	INSTATE CONNECTION F	10828198	010.6900.2040	PHONE EXPENSE	1.99	1.99
04/10/2025	98924	PHONE-MULTI-PURPOSE	10828198	670.8921.2040	PHONE EXPENSE	554.38	554.38
Total SKYBLUE SOLUTIONS:							2,816.55
<b>SPECTRUM GROUP, THE</b>							
04/10/2025	98925	PRINTING	19655	010.1101.3019	OFFICE SUPPLIES	289.20	289.20
Total SPECTRUM GROUP, THE:							289.20
<b>SPORTS PAGE OF MASON CITY LLC, THE</b>							
04/10/2025	98926	CONCESSIONS ARENA	12 040525	670.8923.3135	CONCESSION SUPPLI	2,123.00	2,123.00
Total SPORTS PAGE OF MASON CITY LLC, THE:							2,123.00
<b>TICKETSEARCH NORTH AMERICA LLC</b>							
04/10/2025	98927	ARENA TICKET SALES	2269	670.8923.2723	CONTRACTUAL AGRE	535.05	535.05
Total TICKETSEARCH NORTH AMERICA LLC:							535.05
<b>TRUCK CENTER COMPANIES</b>							
04/10/2025	98928	TUBE	XA30021564	110.2107.3044	M/E SUPPLIES	717.56	717.56
Total TRUCK CENTER COMPANIES:							717.56
<b>UNIT 18 POLICE ASSOCIATION</b>							
04/10/2025	98929	WALMART GRANT FUND	WALMART G	010.1101.5910	SPECIAL GRANT	5,000.00	5,000.00
Total UNIT 18 POLICE ASSOCIATION:							5,000.00
<b>UTILITY EQUIPMENT COMPANY</b>							
04/10/2025	98930	AQUATIC REPAIR	20059767-00	020.4490.2150	BUILDING REPAIRS AN	4,577.14	4,577.14
04/10/2025	98930	16" TOP BOLTS	20059888-00	600.8061.4630	MAINS, MANHOLES, E	1,274.37	1,274.37
Total UTILITY EQUIPMENT COMPANY:							5,851.51
<b>VERIZON WIRELESS</b>							
04/10/2025	98931	420.0241	6109317741	020.4401.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	420.0944	6109317741	110.2105.2040	PHONE EXPENSE	24.37	24.37
04/10/2025	98931	420.1797	6109317741	020.4401.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	420.2072	6109317741	010.1911.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	420.2101	6109317741	010.1904.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	420.2210	6109317741	010.1907.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	420.2220	6109317741	010.2601.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	420.2225	6109317741	010.2404.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	420.2234	6109317741	010.2601.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	420.2365	6109317741	010.1901.3035	OTHER SUPPLIES	41.47	41.47
04/10/2025	98931	420.3753	6109317741	010.1101.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	420.3878	6109317741	010.2601.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	420.4726	6109317741	010.2601.2040	PHONE EXPENSE	24.37	24.37
04/10/2025	98931	420.4815	6109317741	010.6105.2040	PHONE EXPENSE	34.60	34.60
04/10/2025	98931	420.4973	6109317741	110.2105.2040	PHONE EXPENSE	24.37	24.37
04/10/2025	98931	420.5086	6109317741	610.8121.2040	PHONE EXPENSE	19.05	19.05
04/10/2025	98931	420.5133	6109317741	600.8001.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	420.5592	6109317741	020.4401.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	420.5785	6109317741	010.6202.2040	PHONE EXPENSE	24.37	24.37

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/10/2025	98931	420.6042	6109317741	660.1508.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98931	420.6089	6109317741	640.8305.2040	PHONE EXPENSE	19.05	19.05
04/10/2025	98931	420.6329	6109317741	600.8001.2040	PHONE EXPENSE	24.37	24.37
04/10/2025	98931	420.7778	6109317741	820.9601.2040	PHONE EXPENSE	24.37	24.37
04/10/2025	98931	420.9034	6109317741	600.8002.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	420.9741	6109317741	010.1101.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	425.6688	6109317741	310.7537.2040	PHONE EXPENSE	24.37	24.37
04/10/2025	98931	430.3068	6109317741	010.1101.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	430.5956	6109317741	310.7537.2040	PHONE EXPENSE	24.37	24.37
04/10/2025	98931	430.7953	6109317741	010.1101.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	525.5010	6109317741	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98931	525.5011	6109317741	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98931	525.5012	6109317741	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98931	529.6106	6109317741	010.1101.5910	SPECIAL GRANT	41.47	41.47
04/10/2025	98931	529.7038	6109317741	600.8012.2040	PHONE EXPENSE	13.33	13.33
04/10/2025	98931	529.7038	6109317741	610.8121.2040	PHONE EXPENSE	13.34	13.34
04/10/2025	98931	529.7038	6109317741	110.2105.2040	PHONE EXPENSE	13.34	13.34
04/10/2025	98931	529.7624	6109317741	600.8012.2040	PHONE EXPENSE	13.34	13.34
04/10/2025	98931	529.7624	6109317741	610.8121.2040	PHONE EXPENSE	13.34	13.34
04/10/2025	98931	529.7624	6109317741	110.2105.2040	PHONE EXPENSE	13.33	13.33
04/10/2025	98931	530.1314	6109317741	010.1101.5910	SPECIAL GRANT	40.01	40.01
04/10/2025	98931	530.1337	6109317741	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98931	530.171	6109317741	600.8001.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98931	530.1901	6109317741	600.8002.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98931	530.2323	6109317741	020.4301.2040	PHONE EXPENSE	27.50	27.50
04/10/2025	98931	530.2712	6109317741	010.1911.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	530.3052	6109317741	542.1111.2040	PHONE	41.47	41.47
04/10/2025	98931	530.3238	6109317741	600.8001.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98931	530.3505	6109317741	010.1101.5910	SPECIAL GRANT	40.01	40.01
04/10/2025	98931	530.3540	6109317741	010.1101.5910	SPECIAL GRANT	40.01	40.01
04/10/2025	98931	530.4427	6109317741	010.1101.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	530.4574	6109317741	010.1101.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	530.4702	6109317741	010.1101.5910	SPECIAL GRANT	40.01	40.01
04/10/2025	98931	530.5448	6109317741	010.3401.2040	PHONE EXPENSE	41.47	41.47
04/10/2025	98931	530.9656	6109317741	010.1101.5910	SPECIAL GRANT	40.01	40.01
04/10/2025	98931	530.9977	6109317741	010.1101.5910	SPECIAL GRANT	40.01	40.01
04/10/2025	98931	548.6013	6109317741	010.2601.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98931	548.6017	6109317741	600.8001.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98931	548.6069	6109317741	600.8001.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98931	903.5058	6109317741	600.8002.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98931	903.5067	6109317741	600.8002.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98931	903.5721	6109317741	600.8002.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98931	903.5745	6109317741	110.2105.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	440.0732	6109317742	610.8121.2040	PHONE EXPENSE	40.02	40.02
04/10/2025	98932	529.0067	6109317742	630.8203.2110	COMPUTER EXPENSE	40.01	40.01
04/10/2025	98932	529.107	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.2961	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.3649	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.3739	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.6347	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.647	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.6541	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.689	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.7404	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.7744	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.7929	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.794	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/10/2025	98932	529.8479	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.8747	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.8848	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.8986	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.9384	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.9578	6109317742	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	529.9916	6109317742	542.1111.2040	PHONE	40.01	40.01
04/10/2025	98932	529.9917	6109317742	542.1111.2040	PHONE	40.01	40.01
04/10/2025	98932	529.9919	6109317742	542.1111.2040	PHONE	40.01	40.01
04/10/2025	98932	529.9971	6109317742	542.1111.2040	PHONE	40.01	40.01
04/10/2025	98932	530.2606	6109317742	610.8121.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	530.4049	6109317742	110.2105.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	903.5029	6109317742	610.8121.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98932	903.5032	6109317742	610.8121.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98933	641.420.0455	6109317744	020.4301.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98933	641.529.6060	6109317744	070.4501.2020	ADVERTISING (GENER	40.01	40.01
04/10/2025	98933	641.530.8898	6109317744	010.1907.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98933	641.530.8899	6109317744	600.8011.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98933	641.530.8900	6109317744	600.8011.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98933	641.530.8901	6109317744	010.1911.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98933	641.530.8902	6109317744	010.1904.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98934	231.4008	6109317745	010.1502.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98934	420.1623	6109317745	010.1502.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98934	420.5067	6109317745	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98934	420.6849	6109317745	010.1502.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98934	529.6449	6109317745	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98934	529.9621	6109317745	660.1508.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98934	530.1053	6109317745	010.1101.2040	PHONE EXPENSE	20.02	20.02
04/10/2025	98934	530.1178	6109317745	010.1101.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98934	530.3062	6109317745	660.1508.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98934	530.8332	6109317745	660.1508.2040	PHONE EXPENSE	46.47	46.47
04/10/2025	98934	530.8446	6109317745	660.1508.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98934	530.8817	6109317745	660.1508.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98934	530.8841	6109317745	660.1508.2040	PHONE EXPENSE	40.01	40.01
04/10/2025	98934	530.9459	6109317745	660.1508.2040	PHONE EXPENSE	40.01	40.01
Total VERIZON WIRELESS:							4,116.17
<b>VERMEER SALES &amp; SERVICE</b>							
04/10/2025	98935	SWITCH	P0334502	110.2107.2140	M/E REPAIRS	311.51	311.51
Total VERMEER SALES & SERVICE:							311.51
<b>VESTIS</b>							
04/10/2025	98936	UNIFORMS	6340399032	600.8012.2410	UNIFORM RENTAL	125.43	125.43
04/10/2025	98936	UNIFORMS	6340401815	600.8012.2410	UNIFORM RENTAL	106.86	106.86
04/10/2025	98936	RUGS	6340402961	010.2601.2740	PROFESSIONAL SERV	49.10	49.10
04/10/2025	98936	HIGHLAND CONCESSION	6340403718	650.8906.3135	CONCESSION SUPPLI	190.00	190.00
04/10/2025	98936	UNIFORMS & MATS	6340404649	110.2105.3060	SUPPLIES & LAUNDRY	124.03	124.03
04/10/2025	98936	UNIFORMS & SHOP TOW	6340404650	820.9601.3550	SHOP SUPPLIES	133.16	133.16
04/10/2025	98936	UNIFORMS	6340404651	600.8012.2410	UNIFORM RENTAL	106.86	106.86
Total VESTIS:							835.44
<b>VISUAL EDGE IT</b>							
04/10/2025	98937	COPY MACHINE RENTAL	24AR255277	110.2109.2190	REPAIRS AND MAINTEN	50.85	50.85

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total VISUAL EDGE IT:							50.85
<b>VOORHES, KATHY</b>							
04/10/2025	98938	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	12.60	12.60
Total VOORHES, KATHY:							12.60
<b>WALLACE HOLLAND KASTLER</b>							
04/10/2025	98939	CCTV PHASE 5	53885	613.8125.4530	COLLECTION SYSTEM	10,533.41	10,533.41
04/10/2025	98939	FY25 SANITARY SEWER	53886	613.8125.4530	COLLECTION SYSTEM	950.63	950.63
04/10/2025	98939	WRF DESIGN PHASE CIP	53912	613.8125.4690	NUTRIENT REDUCTIO	120,000.00	120,000.00
Total WALLACE HOLLAND KASTLER:							131,484.04
<b>WASTE MANAGEMENT</b>							
04/10/2025	98940	DUMPSTER	6748360-051	020.4306.2740	PROFESSIONAL SERV	92.83	92.83
04/10/2025	98940	DUMPSTER RENTAL	6748428-051	600.8001.3175	FILTERS	155.54	155.54
Total WASTE MANAGEMENT:							248.37
<b>WEITZEL,PENNY</b>							
04/10/2025	98941	1ST QTR ARTIST PAY	Q1 2025	040.4218.5700	PAID TO ARTIST	12.00	12.00
Total WEITZEL,PENNY:							12.00
<b>WEST TOWN CHARLIE BROWN</b>							
04/10/2025	98942	BUS SUBSIDY	04032025	040.4222.2673	TRANSIT SUBSIDY	60.00	60.00
Total WEST TOWN CHARLIE BROWN:							60.00
<b>WRIGHT, NICHOLAS SCOT</b>							
04/10/2025	98943	ICC ELECTRICAL INSPEC	101951338	010.1904.2030	DUES & PUBLICATION	69.00	69.00
04/10/2025	98943	ICC ELECTRICAL INSPEC	101964384	010.1904.2324	CERTIFICATION & TES	240.00	240.00
04/10/2025	98943	ICC ELECTRICAL INSPEC	101967367	010.1904.2324	CERTIFICATION & TES	240.00	240.00
04/10/2025	98943	ICC ELECTRICAL INSPEC	101967367	010.1904.2030	DUES & PUBLICATION	69.00	69.00
Total WRIGHT, NICHOLAS SCOT:							618.00
<b>WUNDERLICH, BENJAMIN</b>							
04/10/2025	98944	CLASS REFUND	0035532	040.4215.5510	REFUND	35.00	35.00
Total WUNDERLICH, BENJAMIN:							35.00
<b>ZIEGLER</b>							
04/10/2025	98945	CAT TDTO 30 5G	IN001814303	820.9601.3260	SHOP SUPPLIES	291.09	291.09
04/10/2025	98945	CONNECTORS AND O RI	IN001814963	110.2107.3044	M/E SUPPLIES	14.45	14.45
04/10/2025	98945	CAT TDTO 30 5G	IN001824439	110.2107.3044	M/E SUPPLIES	291.09	291.09
04/10/2025	98945	YELLOW PAINT	IN001836537	110.2107.3044	M/E SUPPLIES	15.24	15.24
Total ZIEGLER:							611.87
Grand Totals:							1,607,788.67

THE PRECEDING LIST OF BILLS PAYABLE WAS REVIEWED AND APPROVED FOR PAYMENT.

Dated: \_\_\_\_\_

Approved by: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

---



City of Mason City  
City Clerk

# Memorandum

From: Aaron Burnett City Administrator  
Date: April 15, 2025  
RE: Permits

**Recommendation:**

The Police Department and Fire Department have reviewed the applications listed below. The following permits/renewals are submitted for approval.

- |  |                                 |
|--|---------------------------------|
| Moose<br>22 4 <sup>th</sup> Street NW                      | Class F Retail                  |
| Northside Liquor<br>1303 N. Federal                        | Class E Retail                  |
| Fleet Farm Fuel<br>3264 4 <sup>th</sup> Street SW          | Class B Retail                  |
| Fleet Farm<br>3200 4 <sup>th</sup> Street SW               | Class B Retail                  |
| Pasta Bella Restaurant<br>416 Indianhead Drive             | Class C Retail, Outdoor Service |
| Legacy Golf Course<br>3331 19 <sup>th</sup> Street SW      | Class C Retail, Outdoor Service |
| Danny's BBQ<br>215 South Madison Avenue                    | Special Class C Retail          |
| North Iowa Events Center<br>3700 4 <sup>th</sup> Street SW | Class C Retail                  |

**Council Action Requested:**  
Approve the recommendation.

/s/Aaron Burnett  
Reviewed and Recommend Approval

City of Mason City  
Fire Department

# Memorandum

To: Aaron Burnett, City Administrator  
From: Erik Bullinger, Fire Chief  
Date: April 9, 2025  
RE: Recommendation to hire Firefighter/EMTs

**Recommendation:**

Approve candidates for hire to fill the positions of Firefighter/EMTs at the April 15, 2025 council meeting.

**Review:**

As a result of recent retirements in the department, we have five vacancies for Firefighter-EMT/Paramedic. Using the current Civil Service list, candidates were interviewed by department and city staff. From these interviews Paul Finley, Spencer Logan, Jordan Manning, Thorson Olinger, and Ellianna Ragsdale have been selected as the best candidates and are recommended for hire.

**Budget Impact:**

None. The position is included in the operating budget.

**Council Action Requested:**

I respectfully request approval to hire Paul Finley, Spencer Logan, Jordan Manning, Thorson Olinger, and Ellianna Ragsdale as a Firefighter/EMT, at a starting wage of \$26.38/hour, at the April 15, 2025 council meeting.

**Erik Bullinger**

Erik Bullinger, Fire Chief



Reviewed and Recommend Approval

City of Mason City  
Finance Department

# Memorandum

To: Aaron Burnett, City Administrator  
From: Brent Hinson, Finance Director  
Date: April 8, 2025  
RE: Set SRF Environmental Review Hearing for Water Reclamation Facility Project

---

**Recommendation:**

Set public hearing and authorize publication of notice for State Revolving Fund (SRF) Environmental Review for the Water Reclamation Facility nutrient reduction project for May 20, 2025 at 7 PM.

**Review:**

The City is planning to use SRF financing for the project, and a required part of the process is an Environmental Review hearing. The SRF will provide an environmental review document in advance of this hearing that will be included in the packet materials for the May 20 meeting. The hearing notice will also be published on our website and distributed via our social media.

**Budget Impact:**

The project is budgeted and included in the currently adopted sanitary sewer rate ordinance structure.

**Council Action Requested:**

Set SRF Environmental Review hearing for May 20, 2025 at 7 PM.

**Attachments:**

Hearing Notice.



---

Brent Hinson, Finance Director



---

Reviewed and Recommend Approval

## **PUBLIC HEARING NOTICE**

The City of Mason City will be holding a Public Hearing to review an application for a State Revolving Fund (SRF) loan and to make available to the public the contents of an environmental information document and the City's project plan. These documents include design and environmental information related to the proposed improvements to the City's Water Reclamation Facility.

The project is a conversion from the existing fixed film process to an Enhanced Biological Nutrient Removal (EBNR) A20 Process with aerobic, anaerobic, and anoxic basins. This conversion will also include demolition of several structures (such as trickling filters, raw sludge storage tank, intermediate clarifiers #1 & #2, the intermediate clarifier splitter box) and abandonment of others (such as pre-aeration basin and pump station #2). Miscellaneous piping/utility alterations and replacement of aging equipment will also occur at the existing treatment facility to enable this conversion.

The purpose of this Public Hearing is to inform area residents of the community of Mason City of this proposed action, discuss the actual cost and user fees associated with this project, and to address citizen's concerns, if any, with the plan.

The Public Hearing location and time are as follows:

May 20, 2025 at 7:00 PM  
Mason City Public Library, Mason City Room  
225 2<sup>nd</sup> Street SE, Mason City, IA 50401

All interested persons are encouraged to attend this hearing. Written comments on this proposal may also be submitted prior to the hearing. Questions regarding this hearing or the availability of documentation may be directed to Brent Hinson, Finance Director at 641-421-3613. Additionally, public comments can be sent to [SRF-PC@dnr.iowa.gov](mailto:SRF-PC@dnr.iowa.gov).

## RESOLUTION NO. 25 -

### A RESOLUTION CALLING FOR A PUBLIC HEARING (ENVIRONMENTAL REVIEW) TO USE STATE REVOLVING FUND (SRF) LOAN FOR FINANCING OF THE WATER RECLAMATION PLANT NUTRIENT REDUCTION IMPROVEMENTS PROJECT

WHEREAS, the City Council of the City of Mason City, Iowa, desires to use SRF financing for the Water Reclamation Plant Nutrient Reduction Improvements Project; and

WHEREAS, the City Council is required to hold a public hearing (Environmental Review hearing).

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Mason City, Iowa;

Section 1: The City Council of the City of Mason City, Iowa, does hereby propose to review an application for a State Revolving Fund (SRF) loan and to make available to the public the contents of an environmental information document and the City's project plan. These documents include design and environmental information related to the proposed improvements to the Water Reclamation Plant Nutrient Reduction Improvements Project.

Section 2: A public hearing shall be held on the 20<sup>th</sup> day of May, 2025, at 7:00 o'clock, P.M. in the Mason City Room of the Mason City Public Library, Mason City, Iowa, at which time the City Council will hear comments or objections to the proposed improvements to the City's sanitary sewer collection system

Section 3: The City Clerk shall be and is hereby authorized and directed to give notice of said public hearing by publishing notice in the Mason City Globe-Gazette, a newspaper of general circulation in the City of Mason City, Iowa, one time, said notice to be published not less than thirty (30) days before the date set for said public hearing in Section 2 hereof. Said notice shall appear in substantially the following form to-wit:

### **PUBLIC HEARING NOTICE**

The City of Mason City will be holding a Public Hearing to review an application for a State Revolving Fund (SRF) loan and to make available to the public the contents of an environmental information document and the City's project plan. These documents include design and environmental information related to the proposed improvements to the City's Water Reclamation Facility.

The project is a conversion from the existing fixed film process to an Enhanced Biological Nutrient Removal (EBNR) A20 Process with aerobic, anaerobic, and anoxic basins. This conversion will also include demolition of several structures (such as trickling filters, raw sludge storage tank, intermediate clarifiers #1 & #2, the intermediate clarifier splitter box) and abandonment of others (such as pre-aeration basin and pump station #2). Miscellaneous piping/utility alterations and replacement of ag-

ing equipment will also occur at the existing treatment facility to enable this conversion.

The purpose of this Public Hearing is to inform area residents of the community of Mason City of this proposed action, discuss the actual cost and user fees associated with this project, and to address citizen's concerns, if any, with the plan.

The Public Hearing location and time are as follows:

May 20, 2025 at 7:00 PM  
Mason City Public Library, Mason City Room  
225 2<sup>nd</sup> Street SE, Mason City, IA 50401

All interested persons are encouraged to attend this hearing. Written comments on this proposal may also be submitted prior to the hearing. Questions regarding this hearing or the availability of documentation may be directed to Brent Hinson, Finance Director at 641-421-3613. Additionally, public comments can be sent to [SRF-PC@dnr.iowa.gov](mailto:SRF-PC@dnr.iowa.gov).

(End of Notice)

PASSED AND APPROVED this 15<sup>th</sup> day of April, 2025

---

Bill Schickel, Mayor

ATTEST:

---

Aaron Burnett, City Clerk

City of Mason City  
Engineering Department

# Memorandum

To: Aaron Burnett, City Administrator  
From: Mark A. Rahm, P.E., City Engineer  
Date: April 10, 2025  
RE: 2025 Pavement Marking Program

---

**Recommendation:**

The recommendation is: that the City Council approve the form of contract and bonds with Quality Striping, Inc. of Des Moines, Iowa for the 2025 Pavement Marking Program.

**Review:**

The City of Mason City received bids on Tuesday March 25, 2025, for the 2025 Pavement Marking Program. The bids were presented to and acted on by the City Council on April 1, 2025. The award of contract was approved to the low bid contractor, Quality Striping, Inc. of Des Moines, Iowa in the amount of \$186,708.92.

Council action on approval of the form of contract and bonds is now required before the contractor may begin working on the project.

The general extent of the program is to add new and refresh existing pavement markings on designated streets at various locations within the City of Mason City. The program also includes paint markings identifying on-street bicycle routes.

**Budget Impact:**

The contract amount is \$186,708.92. The project is included in the FY26 budget in the amount of \$220,000.00. The source of funding is Local Option Sales and Service Tax.

**Council Action Requested:**

I respectfully request the City Council's approval of the contract and bonds with Quality Striping, Inc. for the 2025 Pavement Marking Program.



**Attachments:**

Contract

Performance Bond

Payment Bond

Insurance Certificate



---

Mark A. Rahm, P.E., City Engineer



---

Reviewed and Recommend Approval

CONTRACT

2025 PAVEMENT MARKING PROGRAM

PROJECT NO. 25-1003

MASON CITY, IOWA

This contract made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2025, by and between the City of Mason City, Iowa, party of the first part, hereinafter called "First Party," and \_\_\_\_\_ party of the second part, hereinafter called "Second Party," witnesseth:

Second party has agreed and by these presents does agree with first party for the consideration hereinafter mentioned and contained, and under penalty of a bond in the sum equal to the contract price, to complete said 2025 Pavement Marking Program and perform the necessary and incidental work in the City of Mason City, Iowa, to-wit:

The general extent of the program is to add new and refresh existing pavement markings on designated streets at various locations within the City of Mason City. The program also includes paint markings for identification of on-street bicycle routes.

Together with all other work in connection with the same, in good and professional manner and in strict conformity and compliance with the instructions to bidders now on file in the office of the City Clerk of said city, said instructions to bidders by reference being made a part of the contract.

For and in consideration of the faithful fulfillment of terms of said contract as herein contained and as described and set forth in the plats, specifications, plans and notice to second party, the said first party has agreed and does hereby agree to pay for said work as follows:

Payment will be made by the city in accordance with the terms and conditions relating to payment as set out in the published notice of hearing and letting and notice to bidders.

Second party further agrees to furnish a performance bond in an amount equal to one hundred percent (100%) of the contract price. Said bond is to be issued by a responsible surety approved by the City Council, and shall guarantee the faithful performance of the contract and the terms and conditions therein contained, and shall guarantee the prompt payment of all materials and labor and protect and save harmless the city from claims and damages of any kind caused by the operations of the contractor.

The final completion date for the project is June 20, 2025.

It is understood and agreed that the unit prices and quantities under the proposal submitted for this contract, the proposal of second party being made a part hereof, are in accordance with the price schedule.

Addenda Nos. \_\_\_\_\_ are hereby noted and unit bid prices reflect addenda requirements.

It is further understood and agreed that the total estimated sum of the contract, based on the estimated quantities as set out in the notice to bidders and based upon the unit prices hereinbefore set forth, is the sum of \$ \_\_\_\_\_.

As required by law, it is further understood and agreed that said second party will give preference to Iowa Domestic Labor in the performance of this contract.

CITY OF MASON CITY, IOWA

BY \_\_\_\_\_

Mayor  
(First Party)

ATTEST:

\_\_\_\_\_  
City Clerk

Quality Striping Inc.  
(Second Party)

BY Ronke Hoyle

TITLE Contract Adm.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/3/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukee IA 50263	CONTACT NAME: Heather Vencil	
	PHONE (A/C, No, Ext): 515-223-7006	FAX (A/C, No):
E-MAIL ADDRESS: hvencil@holmesmurphy.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Western National Mutual Insurance Co		15377
INSURER B : Western National Assurance Company		24465
INSURER C : Pioneer Specialty Insurance Company		40312
INSURER D :		
INSURER E :		
INSURER F :		

INSURED  
Quality Striping, Inc.  
1704 E. Euclid Avenue  
Des Moines, IA 50313

QUATRAPC

**COVERAGES**

CERTIFICATE NUMBER: 25499531

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> 10,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			CPP1344571	7/9/2024	7/9/2025	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/>			CPP1342344	7/9/2024	7/9/2025	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
							Comp/Coll Deductible	\$ 5,000
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTIONS 10,000			UMB1057284	7/9/2024	7/9/2025	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WCV1041253	7/9/2024	7/9/2025	<input checked="" type="checkbox"/> PER-STATUTE <input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
A	Inland Marine			CPP1344785	7/9/2024	7/9/2025	Contractors Equip. Leased/Rented Equip Deductible	8,552,705 500,000 5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: QSI Job #1864 Project: 2025 Pavement Marking Program Location: Mason City, IA

The City of Mason City, Iowa is an Additional Insured on the General Liability as required by written contract with the insured, per policy terms and conditions.

**CERTIFICATE HOLDER****CANCELLATION**

City of Mason City  
10 1st Street NW  
Mason City IA 50401

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*Kari Cooley*

© 1988-2015 ACORD CORPORATION. All rights reserved.

# **AIA** Document A312™ – 2010

## Performance Bond

**CONTRACTOR:**  
*(Name, legal status and address)*

Quality Striping, Inc.

1704 E. Euclid Avenue  
Des Moines, IA 50313

**OWNER:**  
*(Name, legal status and address)*

City of Mason City, Iowa  
10 First Street NW  
Mason City, IA 50401

**CONSTRUCTION CONTRACT**

Date:

Amount: \$186,708.92

Description: 2025 Pavement Marking Program, Project No. 25-1003, Mason City, IA  
*(Name and location)*

**SURETY:**  
*(Name, legal status and principal place of business)*

Swiss Re Corporate Solutions America Insurance Corporation

1200 Main Street, Suite 800  
Kansas City, MO 64105-2478

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

AIA Document A312-2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

**BOND**

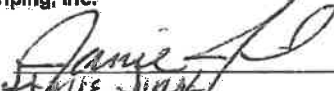
Date:  
*(Not earlier than Construction Contract Date)*

Amount: \$186,708.92

Modifications to this Bond:  None  See Section 16

**CONTRACTOR AS PRINCIPAL**

Company: *(Corporate Seal)*  
Quality Striping, Inc.

Signature:   
Name: Jamie Gifford  
and Title: *President*

*(Any additional signatures appear on the last page of this Performance Bond.)*

**SURETY**

Company: *(Corporate Seal)*  
Swiss Re Corporate Solutions America Insurance Corporation

Signature:   
Name: Jamie Gifford  
and Title: Attorney-in-Fact



*(FOR INFORMATION ONLY — Name, address and telephone)*

**AGENT or BROKER:**  
Holmes, Murphy and Associates LLC  
2727 Grand Prairie Parkway  
Waukegan, IA 50263  
(515) 223-6800

**OWNER'S REPRESENTATIVE:**  
*(Architect, Engineer or other party.)*

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

- .1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;
- .2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
- .3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

#### § 14 Definitions

§ 14.1 **Balance of the Contract Price.** The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 **Construction Contract.** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 **Contractor Default.** Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 **Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 **Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

*(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)*

**CONTRACTOR AS PRINCIPAL**

**SURETY**

Company: \_\_\_\_\_

*(Corporate Seal)*

Company: \_\_\_\_\_

*(Corporate Seal)*

Signature: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Address \_\_\_\_\_

Signature: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Address \_\_\_\_\_

**CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.**





# Document A312™ – 2010

Bond No. 2365995

## Payment Bond

**CONTRACTOR:**

*(Name, legal status and address)*  
Quality Striping, Inc.

1704 E. Euclid Avenue  
Des Moines, IA 50313

**OWNER:**

*(Name, legal status and address)*  
City of Mason City, Iowa  
10 First Street NW  
Mason City, IA 50401

**CONSTRUCTION CONTRACT**

Date:

Amount: \$186,708.92

Description: **2025 Pavement Marking Program, Project No. 25-1003, Mason City, IA**  
*(Name and location)*

**SURETY:**

*(Name, legal status and principal place of business)*

Swiss Re Corporate Solutions America Insurance Corporation

1200 Main Street, Suite 800  
Kansas City, MO 64105-2478

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

AIA Document A312-2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

**BOND**

Date:


*(Not earlier than Construction Contract Date)*

Amount: \$186,708.92

Modifications to this Bond:  None  See Section 18

**CONTRACTOR AS PRINCIPAL**

Company: *(Corporate Seal)*  
Quality Striping, Inc.

Signature:   
Name: *Jamie Gifford*  
and Title: *Attorney-in-Fact*

*(Any additional signatures appear on the last page of this Payment Bond.)*

**SURETY**

Company: *(Corporate Seal)*  
Swiss Re Corporate Solutions America Insurance Corporation

Signature:   
Name: **Jamie Gifford**  
and Title: **Attorney-in-Fact**



*(FOR INFORMATION ONLY — Name, address and telephone)*

**AGENT or BROKER:**

Holmes, Murphy and Associates LLC  
2727 Grand Prairie Parkway  
Waukee, IA 50263  
(515) 223-6800

**OWNER'S REPRESENTATIVE:**

*(Architect, Engineer or other party:)*

**§ 1** The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

**§ 2** If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

**§ 3** If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

**§ 4** When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

**§ 5** The Surety's obligations to a Claimant under this Bond shall arise after the following:

**§ 5.1** Claimants, who do not have a direct contract with the Contractor,

- .1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
- .2 have sent a Claim to the Surety (at the address described in Section 13).

**§ 5.2** Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

**§ 6** If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

**§ 7** When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

**§ 7.1** Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

**§ 7.2** Pay or arrange for payment of any undisputed amounts.

**§ 7.3** The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

**§ 8** The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

**§ 9** Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

**§ 10** The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

**§ 11** The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

**§ 12** No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

**§ 13** Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

**§ 14** When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

**§ 15** Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

#### **§ 16 Definitions**

**§ 16.1 Claim.** A written statement by the Claimant including at a minimum:

- .1 the name of the Claimant;
- .2 the name of the person for whom the labor was done, or materials or equipment furnished;
- .3 a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- .4 a brief description of the labor, materials or equipment furnished;
- .5 the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- .6 the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- .7 the total amount of previous payments received by the Claimant; and
- .8 the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

**§ 16.2 Claimant.** An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

**§ 16.3 Construction Contract.** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

**§ 16.4 Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

**§ 16.5 Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

**§ 17** If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

**§ 18** Modifications to this bond are as follows:

*(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)*

**CONTRACTOR AS PRINCIPAL**

Company:

*(Corporate Seal)*

**SURETY**

Company:

*(Corporate Seal)*

Signature: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Address \_\_\_\_\_

Signature: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Address \_\_\_\_\_

**CAUTION:** You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

**SWISS RE CORPORATE SOLUTIONS**

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")  
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")  
WESTPORT INSURANCE CORPORATION ("WIC")

**GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

JAY D. FREIERMUTH, CRAIG E. HANSEN, BRIAN M. DEIMERLY, ANNE CROWNER, TIM McCULLOCH

DIONE R. YOUNG, SETH ROOKER, JENNIFER MARINO, JOSEPH TIERNAN, KATE ZANDERS, SARA HUSTON, JOHN CORD, GRACE DICKINSON, AND JAMIE GIFFORD

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

ONE HUNDRED TWENTY FIVE MILLION (\$125,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By David Satory  
David Satory, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By Gerald Jagrowski  
Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC & Vice President of WIC

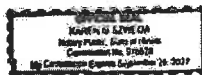
IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 11TH day of DECEMBER, 20 24

State of Illinois  
County of Cook

Swiss Re Corporate Solutions America Insurance Corporation  
Swiss Re Corporate Solutions Premier Insurance Corporation  
Westport Insurance Corporation

On this 11TH day of DECEMBER, 20 24, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gerald Jagrowski, Vice President of SRCSAIC and Vice President of SRCSPIC and Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



Karen M. Szweda  
Karen M. Szweda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this day of 20 25.

Jeffrey Goldberg  
Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC

RESOLUTION NO. 25 -

A RESOLUTION APPROVING THE CONTRACT AND  
BOND FOR THE CONSTRUCTION OF "2025 PAVEMENT  
MARKING PROGRAM PROJECT NO. 25-1003"

BE IT RESOLVED by the City Council of the City of Mason City,  
Iowa:

Section 1: That the contract and bond executed for the construction of the "2025 Pavement Marking Program Project No. 25-1003", for the City of Mason City, Iowa, as described in the plans and specifications and which have been signed by the Mayor and Clerk on behalf of the City, and proof of insurance coverage, be and the same are hereby approved as follows:

Contractor:	Quality Striping, Inc.
of:	Des Moines, Iowa
Bond Surety:	Swiss Re Corporate Solutions American Insurance Co
Portion of Work:	Scope of project

PASSED AND APPROVED this 15<sup>th</sup> day of April, 2025.

---

Bill Schickel, Mayor

ATTEST:

---

Aaron Burnett, City Clerk

**City of Mason City  
Engineering Department**

# Memorandum

To: Aaron Burnett, City Administrator  
From: Mark A. Rahm, P.E., City Engineer  
Date: April 10, 2025  
RE: 2025 Street Rehabilitation Program

**Recommendation:**

The recommendation is: that the City Council approves the plans and specifications and set a public hearing date for the 2025 Street Rehabilitation Program.

**Review:**

The Mason City Engineering Department has completed plans and specifications for the 2025 Street Rehabilitation Program. The City Council's approval of the plans and specifications is now being requested. In addition, a public hearing is being requested for May 20, 2025.

The extent of the work involved is to replace sanitary sewer manholes, reroute water mains, replace storm sewer intakes, adjust manhole castings, replace water valves, replace curb and gutter, replace pedestrian ramps, pavement patching, mill pavement, and place a Hot Mix Asphalt surface and all other incidentals on designated streets at various locations within the City of Mason City.

**Budget Impact:**

The Engineer's Opinion of Probable Cost is \$1,497,241.00. The project is budgeted and being funded with G.O. Bonds, Water and Sewer Funds.

**Council Action Requested:**

I respectfully request the City Council's approval of the project plans and specifications; and in addition, that the City Council set May 20, 2025, as the public hearing date for the 2025 Street Rehabilitation Program.

**Attachments:**

Notice of Hearing and Letting

  
\_\_\_\_\_  
Mark A. Rahm, P.E., City Engineer

  
\_\_\_\_\_  
Reviewed and Recommend Approval



RESOLUTION NO. 25 –

A RESOLUTION AUTHORIZING NOTICE TO BIDDERS, FIXING AMOUNT OF BID SECURITY, AND ORDERING CLERK TO PUBLISH NOTICE AND FIXING A DATE FOR RECEIVING SAME, AND FOR A PUBLIC HEARING ON PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COSTS FOR CONSTRUCTION OF THE “2025 STREET REHABILITATION PROGRAM PROJECT NO. 25-1001”

BE IT RESOLVED by the Council of the City of Mason City, Iowa that the “2025 Street Rehabilitation Program Project No. 25-1001”, in the City of Mason City, Iowa is hereby ordered to be advertised for bids for construction.

BE IT FURTHER RESOLVED, that the detailed plans and specifications as proposed by the Engineer, for the construction of the “2025 Street Rehabilitation Program Project No. 25-1001”, and the proposed form of contract and Notice to Bidders, be and the same are hereby ordered placed on file in the office of the Clerk for public inspection.

BE IT FURTHER RESOLVED, that the amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders hereby approved as a part of said specifications.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a notice to bidders once in a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation, and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen days nor more than forty-five days prior to May 8, 2025 which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 2:00 P.M. on such date.

The City Council hereby delegates to the City Clerk or his/her designee the duty of receiving, opening, and tabulating bids for construction of the project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on May 20, 2025 at 7:00 P.M.

BE IT FURTHER RESOLVED, that the Clerk be and is hereby directed to publish notice of hearing once in said newspaper, said publication to be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for said project, said hearing to be held at 7:00 o'clock P.M. on May 20, 2025. PASSED AND APPROVED this 15<sup>th</sup> day of April, 2025.

\_\_\_\_\_  
Bill Schickel, Mayor

ATTEST:

\_\_\_\_\_  
Aaron Burnett, City Clerk

NOTICE OF HEARING AND LETTING TO BIDDERS  
 2025 STREET REHABILITATION PROGRAM  
 PROJECT NO. 25-1001  
 MASON CITY, IOWA

Public notice is hereby given that sealed proposals will be received by the City of Mason City, Iowa, at the office of the City Clerk, City Hall, 10 1st Street NW, Mason City, IA 50401, until 2:00 p.m. CDT, on the 8th day of May 2025 for furnishing materials and labor for the 2025 Street Rehabilitation Program in said City, as described in plans and specifications therefore now on file in the office of the City Clerk. Proposals will be acted upon by the City Council at a meeting to be held in the Mason City Public Library Community Room, 225 2nd Street SE, Mason City, Iowa, beginning at 7:00 p.m., on the 20th day of May 2025.

At said time and place, a public hearing will also be held on the 20th day of May 2025 for proposed plans, specifications, and proposed form of the contract for said 2025 Street Rehabilitation Program, and at said hearing, any interested person may appear and file objections thereto or to the cost of said improvements.

Please check the posted agenda in advance of the May 20, 2025, meeting for any updates to the manner in which the public may access the hearing.

The extent of the work involved is to replace sanitary sewer manholes, reroute water mains, replace storm sewer intakes, adjust manhole castings, replace water valves, replace curb and gutter, replace pedestrian ramps, pavement patching, mill pavement, and place a Hot Mix Asphalt surface and all other incidentals on designated streets at various locations within the City of Mason City.

***The kinds of materials proposed to be used and the approximate amounts are as set out in these specifications, the “Special Provisions”, and the “Price Schedule”, which by this reference are made a part of this proposal.***

<u>ITEM</u>	<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QUANTITY</u>
1.	Full Depth Saw Cut	LF	3,829
2.	2' PCC Curb and Gutter, Remove and Replace	LF	1,794
3.	4" PCC Sidewalk, Remove and Replace	SY	740
4.	4" PCC Sidewalk, Remove Existing	SY	31
5.	6" PCC Sidewalk, Remove and Replace	SY	107
6.	PCC Sidewalk, Pedestrian Ramp	SY	692
7.	Detectable Warning Panel	SF	760
8.	Existing Driveway Approach, Remove	SY	43
9.	6" PCC Alley Approach, Remove and Replace	SY	424
10.	Remove 6" PCC Pavement and Replace with 7" PCC Pavement (M-Mix)	SY	1,133
11.	Solid Rock Excavation	CY	96
12.	Sanitary Sewer Manhole, Remove and Replace Base, Barrel Sections, and Cone Section	EACH	9
13.	Sanitary Sewer Manhole, Drop, Remove and Replace Base, Barrel Sections, and Cone	EACH	2
14.	Sanitary Sewer Manhole, Adjust Top, Use Existing Rings, Casting and Cover	EACH	11
15.	Internal Chimney Seal	EACH	11
16.	External Chimney Seal	EACH	12
17.	Sanitary Sewer Service Wye, 8"x4"	EACH	1

18. Sanitary Sewer Service Wye, 8"x6"	EACH	2
19. Sanitary Sewer Service, 4"	LF	10
20. Sanitary Sewer Service, 6"	LF	20
21. Storm Sewer Manhole, Adjust Top, New Rings, Casting, and Cover	EACH	1
22. Storm Sewer Intake, Remove and Construct Type SW-501	EACH	2
23. Storm Sewer Intake, Remove and Construct Type SW-507	EACH	2
24. Storm Sewer Main, Install 15" PVC	LF	13
25. Water Valve, Adjust Road Box	EACH	32
26. Water Valve Manhole, Adjust Top, New Rings, Casting, and Cover	EACH	1
27. Water Valve Manhole, Adjust Top, Use Existing Rings, Casting and Cover	EACH	1
28. Water Valve, 8", Remove and Replace	EACH	2
29. Water Main, 4" DIP	LF	20
30. Water Main, 6" DIP	LF	151
31. Water Main, 8" DIP	LF	49
32. Water Main Fittings	LB	2,565
33. Tap Water Main and Install 1" Corporation	EACH	3
34. Water Service, 1" Copper	LF	30
35. Granular Backfill Material	TON	2,099
36. Crushed Aggregate Base Course	TON	430
37. Pavement Scarification	SY	13,367
38. Asphalt Binder, PG 58-28S, Standard Traffic	TON	241
39. Hot Mix Asphalt Standard Traffic, Base Course, 1/2 In. Mix	TON	1,830
40. Hot Mix Asphalt Standard Traffic, Surface Course, 1/2 In. Mix, No Special Friction Requirement	TON	2,194
41. Seeding and Fertilizing, Urban	LS	1
42. Topsoil	TON	229
43. Traffic Control	LS	1
44. Mobilization	LS	1

The method of construction shall be by contract. All work is to be done in strict compliance with plans and specifications prepared by the City Engineer of Mason City, Iowa, which have heretofore been approved by the City Council and are now on file for public examination in the office of the City Clerk.

All work shall be done in accordance with the latest version of the City of Mason City Standard Specifications and the Iowa Department of Transportation, Standard Specifications for Highway and Bridge Construction.

Each bid must be made out on a Proposal Form, furnished by the City and obtained at the office of the City Clerk.

Each proposal shall be sealed in an envelope marked, "Proposal for 2025 Street Rehabilitation Program, Project No. 25-1001, Mason City, Iowa". Each bid must be accompanied, in a separate envelope, by a bidding check or bid bond in an amount not less than ten percent (10%) of the bid price, said check being either a cashier's check or a check certified by a bank in Iowa or a bank chartered under the laws of the United States, or a Certified Share Draft drawn on a credit union in Iowa or chartered under the laws of the United States, and made payable to the City Treasurer of the City of Mason City, Iowa, as a security that the bidder will furnish the required bonds and enter a contract within ten (10) days after the award of the contract.

Payment for said "2025 Street Rehabilitation Program" will be made from General Obligation Bonds, Water Funds and Sewer Funds from the City of Mason City, Iowa, or from such other funds as may be legally used for such purposes. Monthly estimates will be made by the City Engineer, and payment will be made to the contractor in the amount of ninety-five percent (95%) of said estimate on or about ten (10) days thereafter. Payment shall not be made for materials stored off or on site. Final payment will be made no sooner than thirty (30) days following final acceptance of the work by the City of Mason City.

Bidders shall not be permitted to withdraw their bids for a period of forty-five (45) days after the same are opened.

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

Pursuant to Chapter 73 of the Code of Iowa, out-of-state bidders are hereby advised of the Iowa Bidding Preference Law extending to Iowa firms any preference out-of-state competitors receive in their own states. Such preference may be (a) strict preference, (b) reciprocal preference, or combination preference and reciprocal. Application of such preference will be extended for any "public improvement" as defined in Chapter 73A.1 of the Code of Iowa.

Failure to submit a fully completed Bidder Status Form with the bid may result in the bid being deemed nonresponsive and rejected.

The established DBE goal for this project is 0% of the total amount bid.

The City of Mason City, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Prospective bidders' or contractor's attention is specifically called to the Mason City Human Rights Commission Specifications which mandates that female and minority business enterprises shall be afforded the maximum opportunity to participate in the performance of this project. Prospective bidders' or contractor's attention is also directed to the fact that the Mason City Human Rights Commission will notify firms designated as Minority, Women, and/or Disadvantaged Business Enterprises, of this project and determine if they are interested in participating as subcontractors for this project. Prospective bidders or contractors shall then be notified by the Commission of those interested parties.

The successful bidder will be required to furnish a performance and maintenance bond in an amount equal to one hundred percent (100%) of the contract price. Said bond is to be issued by a responsible surety approved by the City Council, and shall guarantee the faithful performance of the contract and the terms and conditions therein contained, and shall guarantee the prompt payment of all materials and labor and protect and save harmless the city from claims and damages of any kind caused by the operation of the contractor. Said bond shall also guarantee the maintenance of the improvements constructed for a period of two (2) years for all underground work and four (4) years for all pavement from and after its completion and acceptance by the city.

Bidders shall be expected to comply with Chapters 91C and 103A of the Code of Iowa concerning the registration and bonding of construction contractors and the successful bidder shall be required to supply the City of Mason City with proof of said compliance.

The bidders' attention is called to the prompt payment to the subcontractors, under Chapter 573.12 of the Code of Iowa.

The final completion date for the project is October 17, 2025.

Plans and specifications governing the construction of the proposed improvements have been prepared by the City Engineer of Mason City, Iowa, which plans and specifications are hereby made a part of this notice and the proposed contract by reference, and the proposed contract shall be executed in compliance therewith.

Copies of said plans and specifications are now on file in the office of the City Clerk, City Hall, 10 1st Street NW, Mason City, Iowa, for examination by bidders. A refundable deposit of \$25 will be required for the Plans and Project Manual. To receive a refund both the Plans and Project Manual must be returned in complete and reusable condition within fourteen days of the award of the project.

**All bids shall NOT include Iowa State Sales Tax for materials used in the project. Upon award, the successful bidder shall immediately provide a listing of subcontractors and associated Federal ID or Social Security Numbers for both the contractor and subcontractors. The city will register the contractor and subcontractors with the Iowa Department of Revenue and will provide appropriate certificates to the contractor for distribution and use.**

The City of Mason City reserves the right to reject any and all bids and to waive technicalities and irregularities.

Published upon order of the City Council of the City of Mason City, Iowa.

Aaron Burnett, City Clerk  
City of Mason City, Iowa

City of Mason City  
Engineering Department

# Memorandum

To: Aaron Burnett, City Administrator  
From: Mark A. Rahm, P.E., City Engineer  
Date: April 10, 2025  
RE: Downtown Pedestrian Ramp Compliance Program

---

**Recommendation:**

The recommendation is: that the City Council approves the project plans and specifications and sets a public hearing date for the Downtown Pedestrian Ramp Compliance Program.

**Review:**

The Mason City Engineering Department has completed plans and specifications for the Downtown Pedestrian Ramp Compliance Program. The program is currently planned for completion over a five-year period, this being the second year of the program. The intent of the program is to assure uniform ADA compliance, with a focus on all pedestrian ramps in the immediate Mason City downtown core region.

The City Council's approval of the plans and specifications is now being requested. In addition, a public hearing is requested for May 20, 2025.

The general extent of the work involved is to remove and replace PCC pavement, curb and gutter, sidewalk, install detectable warning panels, adjust water valve road boxes, and incidentals at various locations within the City of Mason City.

**Budget Impact:**

The Engineer's Opinion of Probable Cost is \$99,467.00. The project is budgeted in the Capital Improvements Program for FY26. The identified funding source is Road Use Tax Funds.

**Council Action Requested:**

I respectfully request the City Council's approval of project plans and specifications, and in addition, that the City Council set May 20, 2025, as the public hearing date for the Downtown Pedestrian Ramp Compliance Program.

**Attachments:**

Notice of Hearing and Letting to Bidders



---

Mark A. Rahm, P.E., City Engineer



---

Reviewed and Recommend Approval

RESOLUTION NO. 25 –

A RESOLUTION AUTHORIZING NOTICE TO BIDDERS, FIXING AMOUNT OF BID SECURITY, AND ORDERING CLERK TO PUBLISH NOTICE AND FIXING A DATE FOR RECEIVING SAME, AND FOR A PUBLIC HEARING ON PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COSTS FOR CONSTRUCTION OF THE “DOWNTOWN PEDESTRIAN RAMP COMPLIANCE PROGRAM PROJECT NO. 25-1004”

BE IT RESOLVED by the Council of the City of Mason City, Iowa that the “Downtown Pedestrian Ramp Compliance Program Project No. 25-1004”, in the City of Mason City, Iowa is hereby ordered to be advertised for bids for construction.

BE IT FURTHER RESOLVED, that the detailed plans and specifications as proposed by the Engineer, for the construction of the “Downtown Pedestrian Ramp Compliance Program Project No. 25-1004”, and the proposed form of contract and Notice to Bidders, be and the same are hereby ordered placed on file in the office of the Clerk for public inspection.

BE IT FURTHER RESOLVED, that the amount of the security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders hereby approved as a part of said specifications.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a notice to bidders once in a relevant contractor plan room service with statewide circulation, a relevant construction lead generating service with statewide circulation, and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen days nor more than forty-five days prior to May 8, 2025 which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 2:00 P.M. on such date.

The City Council hereby delegates to the City Clerk or his/her designee the duty of receiving, opening, and tabulating bids for construction of the project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on May 20, 2025 at 7:00 P.M.

BE IT FURTHER RESOLVED, that the Clerk be and is hereby directed to publish notice of hearing once in said newspaper, said publication to be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for said project, said hearing to be held at 7:00 o'clock P.M. on May 20, 2025. PASSED AND APPROVED this 15<sup>th</sup> day of April, 2025.

\_\_\_\_\_  
Bill Schickel, Mayor

ATTEST:

\_\_\_\_\_  
Aaron Burnett, City Clerk



NOTICE OF HEARING AND LETTING TO BIDDERS  
DOWNTOWN PEDESTRIAN RAMP COMPLIANCE PROGRAM  
PROJECT NO. 25-1004  
MASON CITY, IOWA

Public notice is hereby given that sealed proposals will be received by the City of Mason City, Iowa, at the office of the City Clerk, City Hall, 10 1st Street NW, Mason City, IA 50401, until 2:00 p.m. CDT, on the 8th day of May, 2025 for furnishing materials and labor for the Downtown Pedestrian Ramp Compliance Program in said City, as described in plans and specifications therefore now on file in the office of the City Clerk. Proposals will be acted upon by the City Council at a meeting to be held in the Mason City Room, Mason City Public Library, 225 2nd Street SE, Mason City, Iowa, beginning at 7:00 p.m., on the 20th day of May 2025.

At said time and place, a public hearing will also be held on the 20th day of May 2025 for proposed plans, specifications, and proposed form of the contract for said Downtown Pedestrian Ramp Compliance Program, and at said hearing, any interested person may appear and file objections thereto or to the cost of said improvements.

Please check the posted agenda in advance of the May 20, 2025, meeting for any updates to the manner in which the public may access the hearing.

The general extent of the work involved is to remove and replace PCC pavement, curb and gutter, sidewalk, install detectable warning panels, adjust water valve road boxes, and incidentals at various locations within the City of Mason City.

The kinds of materials proposed to be used and the approximate amounts are as set out in these specifications, the "Special Provisions", and the "Price Schedule", which by this reference are made a part of this proposal.

<u>ITEM</u>	<u>ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>QUANTITY</u>
1.	Full Depth Saw Cut	LF	592
2.	2' PCC Curb and Gutter, Remove and Replace	LF	385
3.	4" PCC Sidewalk, Remove and Replace	SY	173
4.	PCC Sidewalk, Pedestrian Ramp	SY	145
5.	Detectable Warning Panel	SF	383
6.	Remove 6" PCC Pavement and Replace with 7" PCC Pavement (C-Mix)	SY	78
7.	Water Valve Manhole, Adjust Top, New Rings, Casting and Cover	EACH	1
8.	Water Valve Road Box, Adjust Existing	EACH	1
9.	Storm Sewer Abandonment, Fill and Plug	EACH	1
10.	Storm Sewer Manhole, Adjust Top, New Rings, Casting and Cover	EACH	1
11.	Storm Sewer Intake, Remove	EACH	1
12.	Landscape Rock	CY	0.5
13.	Crushed Aggregate Base Course	TON	51
14.	Seeding and Fertilizing, Urban	LS	1
15.	Topsoil	TON	10
16.	Traffic Control	LS	1
17.	Mobilization	LS	1

The method of construction shall be by contract. All work is to be done in strict compliance with plans and specifications prepared by the City Engineer of Mason City, Iowa, which have heretofore been approved by the City Council and are now on file for public examination in the office of the City Clerk.

All work shall be done in accordance with the latest version of the City of Mason City Standard Specifications and the Iowa Department of Transportation, Standard Specifications for Highway and Bridge Construction.

Each bid must be made out on a Proposal Form, furnished by the City and obtained at the office of the City Clerk.

Each proposal shall be sealed in an envelope marked, "Proposal for Downtown Pedestrian Ramp Compliance Program, Project No. 25-1004, Mason City, Iowa". Each bid must be accompanied, in a separate envelope, by a bidding check or bid bond in an amount not less than ten percent (10%) of the bid price, said check being either a cashier's check or a check certified by a bank in Iowa or a bank chartered under the laws of the United States, or a Certified Share Draft drawn on a credit union in Iowa or chartered under the laws of the United States, and made payable to the City Treasurer of the City of Mason City, Iowa, as a security that the bidder will furnish the required bonds and enter a contract within ten (10) days after the award of the contract.

Payment for said "Downtown Pedestrian Ramp Compliance Program" will be made from Road Use Tax Funds from the City of Mason City, Iowa, or from such other funds as may be legally used for such purposes. Monthly estimates will be made by the City Engineer, and payment will be made to the contractor in the amount of ninety-five percent (95%) of said estimate on or about ten (10) days thereafter. Payment shall not be made for materials stored off or on site. Final payment will be made no sooner than thirty (30) days following final acceptance of the work by the City of Mason City.

Bidders shall not be permitted to withdraw their bids for a period of forty-five (45) days after the same are opened.

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

Pursuant to Chapter 73 of the Code of Iowa, out-of-state bidders are hereby advised of the Iowa Bidding Preference Law extending to Iowa firms any preference out-of-state competitors receive in their own states. Such preference may be (a) strict preference, (b) reciprocal preference, or combination preference and reciprocal. Application of such preference will be extended for any "public improvement" as defined in Chapter 73A.1 of the Code of Iowa.

Failure to submit a fully completed Bidder Status Form with the bid may result in the bid being deemed nonresponsive and rejected.

The established DBE goal for this project is 0% of the total amount bid.

The City of Mason City, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Prospective bidders' or contractor's attention is specifically called to the Mason City Human Rights Commission Specifications which mandates that female and minority business enterprises shall be afforded the maximum opportunity to participate in the performance of this project. Prospective bidders' or contractor's attention is also directed to the fact that the Mason City Human Rights Commission will notify firms designated as Minority, Women, and/or Disadvantaged Business Enterprises, of this project and determine if they are interested in participating as subcontractors for this project.

Prospective bidders or contractors shall then be notified by the Commission of those interested parties.

The successful bidder will be required to furnish a performance and maintenance bond in an amount equal to one hundred percent (100%) of the contract price. Said bond is to be issued by a responsible surety approved by the City Council, and shall guarantee the faithful performance of the contract and the terms and conditions therein contained, and shall guarantee the prompt payment of all materials and labor and protect and save harmless the city from claims and damages of any kind caused by the operation of the contractor. Said bond shall also guarantee the maintenance of the improvements constructed for a period of two (2) years for all underground work and four (4) years for all pavement from and after its completion and acceptance by the city.

Bidders shall be expected to comply with Chapters 91C and 103A of the Code of Iowa concerning the registration and bonding of construction contractors and the successful bidder shall be required to supply the City of Mason City with proof of said compliance.

The bidders' attention is called to the prompt payment to the subcontractors, under Chapter 573.12 of the Code of Iowa.

The final completion date for the project is September 12, 2025.

Plans and specifications governing the construction of the proposed improvements have been prepared by the City Engineer of Mason City, Iowa, which plans and specifications are hereby made a part of this notice and the proposed contract by reference, and the proposed contract shall be executed in compliance therewith.

Copies of said plans and specifications are now on file in the office of the City Clerk, City Hall, 10 1st Street NW, Mason City, Iowa, for examination by bidders. A refundable deposit of \$25 will be required for the Plans and Project Manual. To receive a refund both the Plans and Project Manual must be returned in complete and reusable condition within fourteen days of the award of the project.

**All bids shall NOT include Iowa State Sales Tax for materials used in the project. Upon award, the successful bidder shall immediately provide a listing of subcontractors and associated Federal ID or Social Security Numbers for both the contractor and subcontractors. The city will register the contractor and subcontractors with the Iowa Department of Revenue and will provide appropriate certificates to the contractor for distribution and use.**

The City of Mason City reserves the right to reject any and all bids and to waive technicalities and irregularities.

Published upon order of the City Council of the City of Mason City, Iowa.

Aaron Burnett, City Clerk  
City of Mason City, Iowa

**City of Mason City  
Development Services**

# Memorandum

To: Aaron Burnett, City Administrator  
 From: Steven J. Van Steenhuyse, Director of Development Services  
 Date: April 8, 2025  
 RE: 2025 Nuisance Grass/Weed Mowing Contract

**Recommendation:**

Staff respectfully recommends awarding the 2025 Nuisance Grass/Weed Mowing contract to Rite Way Lawn Service of Nora Springs, Iowa.

**Review:**

The Development Services Department solicited quotes from 17 local lawn care services, and a Request for Quotations was sent to the North Iowa Builder’s Exchange and published on the Mason City web site for the 2025 Nuisance Grass/Weed Mowing contract. Two quotes were received. The table below summarizes the bids.

	<b>Rite Way Lawn Service</b>	<b>Larry Elwood Construction</b>
Minimum Charge per Yard	\$45.00	\$45.00
31-45 minutes	\$10.00	\$15.00
46-60 minutes	\$10.00	\$15.00
Each 15 minute period over 1 hour	\$10.00	\$15.00

Rite Way Lawn Service submitted the lowest bid. Rite Way Lawn Service had the last nuisance grass and week mowing contract and has also provided snow removal services to the City for the past two winters. They have been responsive and have done a good job during both seasons.

The contract runs from April 15 (or the date the contract is fully executed, whichever is later) to October 31. It includes a clause that allows Staff to renew the contract for a second year if the City remains satisfied with the contractor and if rates do not change.

**Budget Impact:**


A line item for Nuisance Grass/Weed Mowing is included in the FY26 budget for Neighborhood Services.

**Council Action Requested:**

Staff respectfully recommends awarding the 2025 Nuisance Grass/Weed Mowing contract to Rite Way Lawn Service of Nora Springs, Iowa.

**Attachments:**

1. 2025 Contract

  
\_\_\_\_\_  
Steven J. Van Steenhuyse, AICP  
Director of Development Services

  
\_\_\_\_\_  
Reviewed and Recommend Approval

CITY OF MASON CITY  
GRASS AND/OR WEED MOWING AGREEMENT

This agreement, entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025 between **Rite-Way Lawn Service** (Contractor) and the **City of Mason City, Iowa** (Owner), provides for the mowing of grass and weeds exceeding one (1) foot in height from various parcels throughout Mason City as described hereinafter. Terms and conditions as well as responsibilities and obligations of each party are as follows:

1. Terms of Agreement - The term of this agreement shall begin as of April 15, 2025, or the date of execution of this contract, whichever is later, and shall end October 31, 2025. The City shall have the option to extend the contract for the 2026 grass and weed mowing season (April 15, 2026 – October 31, 2026), in which case the parties shall execute a new, otherwise identical contract, with dates changed accordingly. The City reserves the right to negotiate pricing with the contractor for any requested change.
2. Cancellation and Amendment - This agreement may be canceled by either party thirty (30) days after written notification is received. This agreement may be amended, providing each party agrees, and any such amendment shall be in writing, signed by both parties and attached hereto.
3. Insurance - The Contractor shall provide a certificate of insurance showing general liability coverage of not less than \$1,000,000.00 and property damage coverage of not less than \$500,000.00. In addition, the Contractor shall provide a certificate of insurance showing minimum Automobile Liability for Personal Injury, \$100,000.00 each person, Personal Injury, \$300,000.00 each occurrence, and Property Damage, \$25,000.00. Such insurance shall remain in force through the term of this agreement.
4. Damage - The Contractor shall be responsible for the cost of any necessary repair or replacement caused by his actions or inactions, the actions or inactions of any person under his employ, or any damage caused by the use or misuse of the Contractor's equipment, including but not limited to; sod repair or replacement, sidewalk repair or replacement, and driveway repair or replacement.
5. Grass and/or Weed Mowing Notification - The City of Mason City will send the Contractor a copy of the Notice sent to the property owner. Five (5) business days after the date of the Notice sent to the property owner (or on the closest Monday thereto should the fifth day fall on a weekend), the Contractor shall visit the property to determine that the grass and/or weeds are over the one (1) foot height limit, photograph the property before mowing, mow the grass and/or weeds, and photograph the property after mowing.
6. Payment for Grass and/or Weed Mowing - The Contractor will receive payment for only the grass and/or weeds mowed and not for every notice received. If the grass and/or weeds

are mowed before the Contractor arrives, the notice is to be marked as such and no payment will be made. The City of Mason City will be responsible for collection of all payments and the Contractor is to bill the city. Payment will be made within thirty (30) days of receipt of the bill. To aid with collection of payments, the Contractor shall provide the city with a photograph of the grass and/or weeds on the property immediately prior to mowing and after grass and/or weed mowing. Each photograph shall have a date, time, and location, and shall accompany their bill.

7. Removal Requirements - The mowing of grass and/or weeds shall conform to the City Code of Mason City, Iowa, Section 4, Chapter 1, Article A-1. (See attachment). Services to be included in this agreement include mowing of grass and/or weeds, weed whipping as needed around foundations, trees and shrubs, and removing grass clippings from streets, gutters, and sidewalks.
8. Minimum Charge - A minimum charge will be paid for all grass and/or weed mowing, which includes checking on the parcel, moving equipment to the site, and the first 1/2 hour of work. **The minimum charge for mowing, \$45.00**, shall include the equipment and the operator's labor.

31 – 45 minutes	\$10.00
46 – 60 minutes	\$10.00

9. Hourly Charge – **An additional quarter (1/4) hour rate of \$10.00** will be applied for each fifteen minutes or fraction thereof for all work beyond the initial one hour.

CITY

CONTRACTOR

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

RESOLUTION NO. 25 –

A RESOLUTION MAKING AWARD OF CONTRACT TO RITE WAY LAWN SERVICE OF NORA SPRINGS, IOWA FOR “GRASS AND/OR WEED MOWING”, IN THE CITY OF MASON CITY, IOWA

BE IT RESOLVED by the Council of the City of Mason City, Iowa:

Section 1: That the following contract for “Grass and/or Weed Mowing”, in the City of Mason City, Iowa, be approved as follows:

Contractor: Rite Way Lawn Service, of Nora Springs, IA.  
Contract Amount: \$45.00 (Minimum Charge)  
\$10.00 (Charge for 31-45 minutes)  
\$10.00 (Charge for 46-60 minutes)  
\$10.00 (Each fifteen minute period over one hour)  
Project: Nuisance Grass/Weed Mowing Services

Section 2: That the Mayor be authorized and Clerk hereby directed to execute a contract with said contractor for herein described services, said contract not to be binding on the City until approved by this Council.

PASSED AND APPROVED this 15<sup>th</sup> day of April, 2025.

\_\_\_\_\_  
Bill Schickel, Mayor

ATTEST:

\_\_\_\_\_  
Aaron Burnett, City Clerk



City of Mason City  
Development Services Department

# Memorandum

To: Aaron Burnett, City Administrator  
From: Steven J. Van Steenhuyse, Director of Development Services  
Date: April 8, 2025  
RE: Downtown Revitalization Loan: Floyd & Leonard, 510 South Washington Avenue

---

**Recommendation:**

Staff respectfully requests approval of a forgivable Downtown Revitalization Loan (DoRL) in the amount of \$30,000 for renovations at 510 South Washington Avenue (Floyd & Leonard). The Forgivable Loan and Grant Review Committee recommends approval of the request.

**Review:**

The owners of Floyd & Leonard, Tom and Nancy Abbas, have applied for a DoRL loan for \$30,000 to help finance a 44' x 100' addition to the building at 510 South Washington Avenue. The total cost of this project is estimated to be \$449,094. The owner has provided a letter from First Citizens Bank pledging to meet the match requirement.

The owner proposes extending the existing building an additional 44 feet to the rear of the existing building. The addition will be used to increase storage space and increase the sales floor/showroom space.

The Forgivable Loan and Grant Review Committee met on March 27 to consider this application. The Committee scored the application according to the Scoring Matrix used for DoRL and CoRL requests. Scores ranged from 39 to 64, with an average score of 43.9. A minimum score of 28 is required for consideration. The Committee recommends approval of the request. Staff concurs with this recommendation.

**Budget Impact:**

There is no impact to the operating budget resulting from this action. The City Assessor determined that the project will increase the assessed value of the building by \$218,730, a forty seven (47) percent increase.

**Council Action Requested:**

Staff respectfully requests approval of a forgivable Downtown Revitalization Loan (DoRL) in the amount of \$30,000 for renovations at 510 South Washington Avenue (Floyd & Leonard). The Forgivable Loan and Grant Review Committee recommends approval of the request.

**Attachments:**

1. DoRL application, copy of First Citizens Bank letter, and estimates
2. Minutes of the Forgivable Loan and Grant Review Committee, 1/13/25.



---

Steven J. Van Steenhuyse, AICP  
Director of Development Services



---

Reviewed and Recommend Approval

# Downtown Revitalization Loan (DoRL) Program Application

City of Mason City, Iowa

All fields must be completed, and all required attachments must be submitted with this application form. Incomplete applications may be rejected. **Please obtain a copy of the Application Instructions and Program Requirements, and read it carefully before completing the application.** If you have questions about completing the application, call Development Services at (641) 421-3626.

## A. Building Information

Building Name:	Floyd and Leonard Auto Elec Inc		
Site Address:	516 South Washington Ave		
Tax Property ID No.	076943000400 & 070943000300 = Will be combined		
Legal Description: (attach separately if necessary)			

## B. Applicant Information

Building Owner:	Thomas R Abbas Living Trust		<b>Owner Type (Check One)</b> <input type="checkbox"/> Individual(s) <input type="checkbox"/> Proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> LLC <input checked="" type="checkbox"/> Corporation
FEIN (if applicable):			
Contact Name:	Tom Abbas		
Owner/Contact Address:	1201 N. Florida Ave.		
City/State/Zip:	Mason City, IA 50401		
Phone:	641-423-2072		
Email:	tom		

## C. Proposed Project

Describe in detail the proposed project. This narrative should describe the same project summarized in Section D. (Attach additional sheets if necessary.)

Please see attached also.  
 Our current building (1984) is 80x100. We plan to expand it by 44x100, increasing the building by 4400 sqft. The exterior will follow the same roof line and 16' sides. We will be adding new siding to the north existing exterior and 3 windows. This will expand the show room and parts area. The inside storage will increase the equipment able to stay inside during the day.

Project Start Date:	April 2025	Project Completion Date:	Nov 2025
---------------------	------------	--------------------------	----------

Explain why Downtown Revitalization Loan funds are required to complete the project. Would improvements be completed without assistance or would improvements be made to a lesser degree?

The loan funds allow us to make the exterior aesthetically pleasing to the traffic on Hwy 122

Total amount of DoRL funds requested:	\$ 30,000 <sup>00</sup>	Total estimated project cost:	\$ 449,094 <sup>00</sup>
---------------------------------------	-------------------------	-------------------------------	--------------------------

**Note: Maximum loan request (matched at least dollar for dollar from other sources): \$30,000**

**D. Summary of Project Costs (attach additional sheets if necessary)**

Proposed Work: all work listed must include contractor's estimates	Contractor/ Subcontractor	Estimated Completion Date	Estimated Cost
<b>Exterior Improvements. Focus on Improvements that affect real property assessed value</b>			
Exterior Siding + Windows	Home Lumber	Nov 25	\$ 9,718.60
Excavation Concrete Foundation + Labor for Exterior estimate 1/2 of total	Hartig Construction	Nov 25	64,000 <sup>00</sup>
Well structure estimate 1/2 of total	Ryan Hartig Const	Nov 25	53,000
Exterior doors	Home Lumber	Nov 25	51,358
	Maxim City Hardware	Nov 25	7302
<b>Total Exterior</b>			<b>\$ 182,378</b>
<b>Interior Improvements. Value of Improvements that do not affect real property value may be considered towards meeting match requirements</b>			
Drywall, Hang Tape + Paint	Triq Spray Drywall	Nov 25	\$ 44,155
Heating + cooling	hanson plumbing + hvac	Nov 25	37,192
Floor finish	Wentworth Flooring	Nov 25	37,000
Interior Construction + Material	Ryan Hartig + Hardware	Nov 25	148,369.00
<b>Total Interior</b>			<b>\$ 266,716</b>
<b>Total Project Cost</b>			<b>\$ 449,094.00</b>

**E. Current Occupancy/Tenancy**

Occupant/Tenant Name	Occupancy/Tenant Type (retail, office, residential, etc.)
Floyd + Leonard	retail / service

If the building is a mixed use (commercial/residential), duplex or multi-residential structure, how many dwelling units are in the building?

NA

If the project property is vacant, how long has it been vacant?

42 years

Number of jobs (if any) the proposed project will create or retain:

7

Jobs created/retained paying 90% or higher of area laborshed wages (see <https://www.iowaeda.com/wage-requirements/>), if applicable

**F. Proposed Financing**

Source	Amount
<b>Sources of Matching Funds (include documentation confirming availability of matching funds) :</b>	
Owner Cash (must provide proof such as bank statement or similar):	\$ 100,000 Cashier CD
Bank or other Loan: (Bank Name):	\$400,000 First Citizens
Other (Describe):	\$
Other:	\$
Other:	\$
<b>Total</b>	\$

**G. Application Attachments**

**Check if Submitted. All applicable items are required. Incomplete applications may be rejected.**

- Written Bids/Quotes for eligible work to be completed
- Design Plan or detailed description of work to be completed, including renderings
- Building Photographs showing pre-project condition
- Letters of Commitment or other proof of available matching funds
- Affidavit Certifying Jobs Created/Retained at 90% or greater of laborshed wages (if applicable).

**H. Applicant Signature**

**By signing and submitting this application, the applicant hereby certifies that:**

1. I (we) certify that all information contained in this application and any attachments or exhibits is true and correct to the best of my (our) knowledge and are submitted to the City of Mason City so the City can decide whether to grant a loan as a part of the Downtown Revitalization Loan program.
2. I (we) understand that additional data may be required if requested by the Loan Review Committee.
3. I (we) have read and understand the project requirements, application requirements, and scoring criteria for this program.
4. I (we) have read and understand the conditions of the Downtown Revitalization Loan Program and agree to abide by its conditions and guidelines. I (we) understand that a written Loan Agreement is required for approved projects.

**By signing and submitting this application, the applicant hereby agrees to the following:**

1. I (we) authorize the City of Mason City to research the proposed project and obtain credit reports (if necessary) for the reasonable evaluation of this application. I (we) will provide necessary information needed by the City of Mason City to perform the research or to obtain a credit report. Personal information will be kept confidential.
2. Expenditures incurred prior to approval of the application and execution of the Forgivable Loan Agreement, except architectural or design services, are not eligible for payment under this program and may not be used toward the required match for the forgivable loan.
3. I (we) agree that the acceptance of this application does not commit the City to enter into any agreement, to pay any costs incurred in its preparation, to participate in subsequent negotiations, or to contract for the project. The City expressly reserves the right to reject any or all applications.
4. I (we) also agree that architectural or design services will be considered an eligible project cost only if a facade design or architectural site and floor plans have been professionally completed and are included with this application, and bids or quotes for all proposed work were obtained and are included with this application.

**Should assistance be provided, applicant/borrower agrees:**

1. If the loan is approved by the City Council, the applicant/borrower agrees to enter into a Forgivable Loan Agreement with the City that specifies the conditions of disbursement of the forgivable loan.
2. To keep such records and receipts as may be required by the City in connection with the work to be assisted and to make the records and receipts available to the City.
3. To notify the City of Mason City of any change in ownership of the benefitted property.
4. To provide proof of insurance covering the building in which the improvements are constructed, if requested by the City.


**In addition, the applicant is aware of the following:**

1. Assistance through the Downtown Revitalization Loan Program is given in the form of a forgivable loan. If the building is sold prior to the end of the term of the loan, or if the City determines that the application contains false or misleading information, the City may require all or part of the loan to be repaid.
2. The applicant will be obligated to maintain the building improvements for a period equal to the length of loan repayment.
3. The maximum participation per property in the Downtown Revitalization Loan Program is limited to \$30,000. Any one individual or entity may not be responsible for repayment of more than two (2) Corridor Revitalization forgivable loans, two (2) Downtown Revitalization forgivable loans, or two (2) such loans in combination.
4. Financial assistance will not be provided if property taxes or special assessments are in arrears or if the applicant has outstanding, delinquent debt with the City.
5. Only those loans meeting minimum scoring requirements as determined by the Loan Review Committee will be forwarded to the City Council for final disposition.
6. Forgivable loans will be secured with a mortgage on the benefitted property. Loan funds will not be disbursed until all work has been completed and inspected, costs documented, a promissory note executed, and the mortgage recorded with the Cerro Gordo County Recorder.
7. The applicant understands that the increased taxes resulting from the improvements covered by this loan are not eligible for tax abatement under the City of Mason City Urban Revitalization Program.

  
\_\_\_\_\_  
Authorized Signature (all persons listed on the deed must sign)

2-27-25  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Title (owner, agent, etc.)

  
\_\_\_\_\_  
Authorized Signature

2-27-25  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Title (owner, agent, etc.)

Office Use Only:	
Date/Time Received: <u>2-27-25</u>	Received by: <u>Regina Card</u>

11-14-2024

City of Mason City,

We (Floyd and Leonard Auto Elec. Inc.) are requesting to expand our existing building. Current building was built in 1984, and is 80' X 100'. The expansion will be 44' X 100'. This will be built onto the west end of the building, maintaining the same roof line and 16' side walls. When completed the showroom would be 50' X 124' = 6200 sq. foot. Our parts area will move from east - west to north - south in the shown new created room with load bearing loft above would be open to cold storage. The utilities have been moved from west wall to the north wall. The existing walkway to the shop will become additional office space. The current air compressor/grinding room will move to the south wall allowing better ventilation and be constructed to meet a 2-hour fire wall protection. Public entrance remains facing the east or on S Washington Ave. We're adding three windows on the north side aesthetics and natural light. A 10-foot overhead door will be added to south exterior side to allow riders and fork lift to enter. An 8-foot overhead door will allow riders to access the showroom.

The additional space will increase the cold storage space for completed service items and those to be worked on, decreasing the units put outside during the day and brought back in every night. The increase in show room will give us the opportunity to grow our business. The addition will be 28-foot from west property line, adding employee parking and green space.

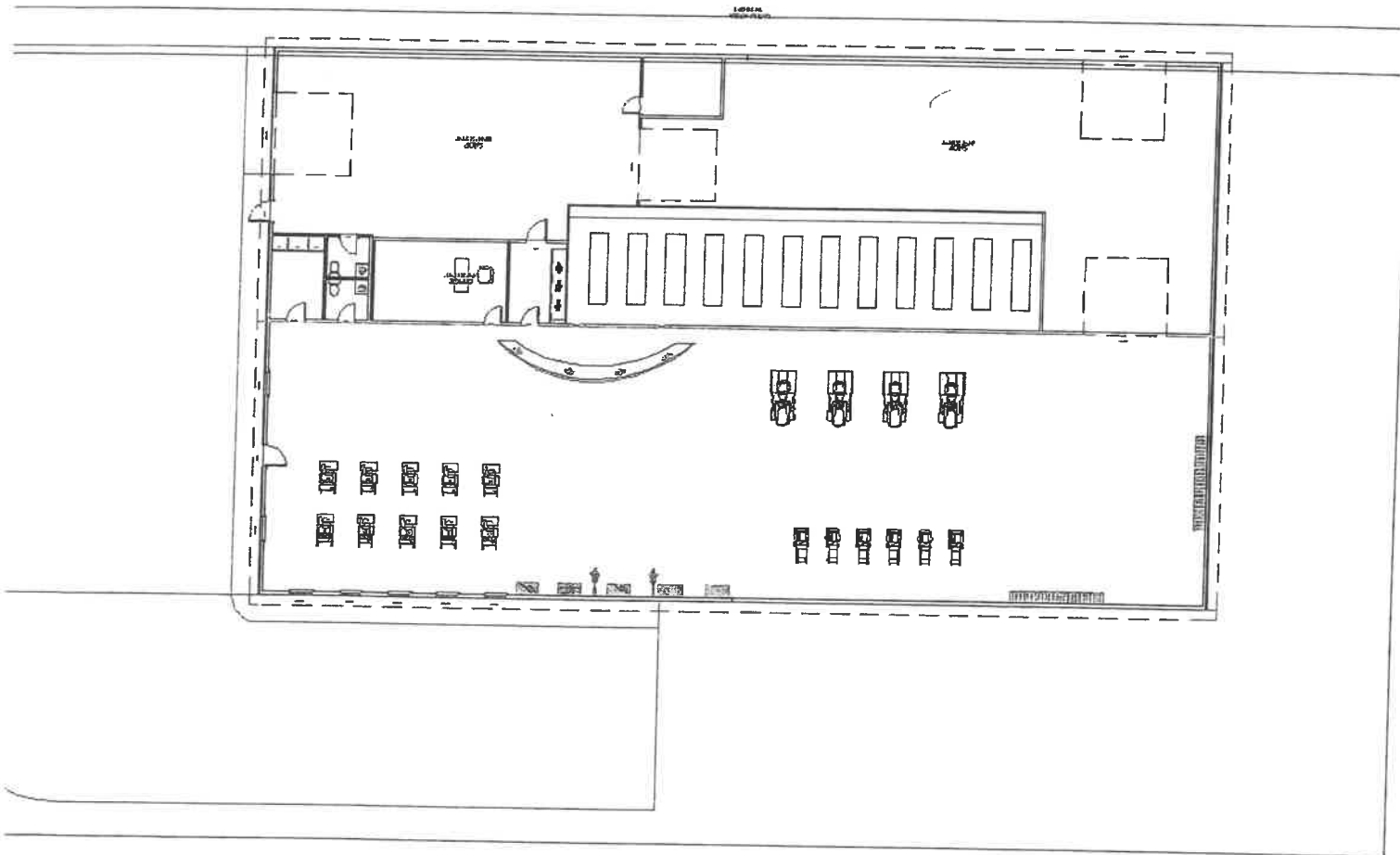
Tom Abbas

Floyd and Leonard Auto Elec. Inc.  
510 S. Washington Ave.  
Mason City, IA 50401  
641-423-2072  
tom@floydandleonard.com

allow city  
sprinkler  
parking

wood structure

2005 11 22







510 S Washington  
Mason City, IA

FLOYD  
LEONARD

# RHC RYAN HANIG CONTRACTING, INC.

1627 OPAL DRIVE  
MASON CITY, IA 50401

ryjhammered@hotmail.com

641-425-7718 641-380-0353

## ESTIMATE

Date 11/7/2024

Estimate # 1273

Name / Address
Floyd and Leonard Auto Electric 510 S. Washington Ave. Mason City, IA 50401

Qty	Description	Unit Price	Total
	Addition/remodel		
	Building Permits to Acquired by Owner	0.00	0.00
	Excavation, Concrete foundation and flat work	61,000.00	61,000.00
	Electrical & Lighting	50,000.00	50,000.00
	Plumbing and Heating	0.00	0.00
	Materials	112,434.00	112,434.00
	Labor by RHC to construct addition and remodel existing	106,000.00	106,000.00
	Drywall and Painting	0.00	0.00
	Waste disposal	3,000.00	3,000.00
	Note: flooring and landscaping not figured in this estimate		
Please contact me to confirm estimate and have your project scheduled or if you have any questions.		<b>Total</b>	<b>\$332,434.00</b>

I approve this Estimate, as an approximate cost for the scope of work described above. RHC should add this project into the schedule and alert me as to when it can be started. I will do my part to stay in contact with Ryan to get this work scheduled, prepared and completed.

Signature \_\_\_\_\_

Date \_\_\_\_\_

LARSEN PLUMBING & HEATING, INC.  
P.O. Box 165 Fertile, IA 50434  
(641) 797-2219

10/11/2024

## Budget Estimate

Floyd & Leonard  
510 S. Washington Ave.  
Mason City, Iowa 50401  
Re: Shop Expansion Plumbing & Mechanical Budget Estimate

Dear Sir:

The following is scope letter and budget estimate for the above referenced project.

### Plumbing Scope:

- 1- 3/4" Air Line Drop from Existing System to Air Compressor New Location
- 1- 3/4" Water Line Drop in Shop Area
- 1- 3/4" Gas Line Drop in Shop Area
- 80'- 1 1/4" Carbon Steel Threaded Pipe & Fittings
- 1- 3/4" Carbon Steel Threaded Pipe & Fittings (serving new furnace)

### Mechanical Scope:

- 1-Lennox EL296UH135XE60D Furnace / 96% AFUE / 135,000 BTU Heating Capacity / 2-Stage Heat
- 1-CK40CT-60D Evaporator Coil / TXV Valve
- 1-ML18XC2-048 Condenser / 4-Ton Cooling Capacity
- 1-5 Ton Return Air Box
- 1-Ducted Supply Trunk (serving parts room and west half of customer area) / 6-520D Price Registers 12" x 6" / 3-520D price Registers 8" x 8"
- 1-Ducted Return Air Trunk (serving parts room and west half of customer area)
- 1-Freon Lineset
- 1- 36" x 36" x 3" Plastic Elite Condenser Pad
- 1-Honeywell Programmable Thermostat
- 1-City Plumbing / Mechanical Permit
- 1-Existing Shop Tube Heater Relocation

Material Estimate	-----	\$24,367.00
Labor Estimate	-----	<u>\$12,825.00</u>
Total Budget Estimate	-----	\$37,192.00

Continued

**Wentworth Flooring L.L.C.**

747 17th ST NE  
Mason City, IA 50401 USA  
wentworthflooringllc@gmail.com

**Estimate**

ADDRESS  
Tom Abbas  
Floyd & Leonard  
510 S Washington AVE  
Mason City, IA 50401  
United States

SHIP TO  
Tom Abbas  
Floyd & Leonard  
510 S Washington AVE  
Mason City, IA 50401  
United States

ESTIMATE 1123  
DATE 10/01/2024

PAYMENT METHOD  
Cash/check

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Sales	Materials & Installation	55,800.00
	Sales	tile & glue, paint removal 8280sqft	6,000.00
		concrete profile 30/40	
	Sales	disposal	300.00
		flake blend BC1372	
		concrete polish up to 400 grit storage area with guard	

concrete repair is unknown at this time any repairs will be addressed at this time additional fees will be added of the amount of time and materials required. Storage area densifier and guard can be installed 4 days after new concrete is poured. Flake system can be installed over new concrete minimum 28 days.

SUBTOTAL	62,100.00
TAX	0.00
SHIPPING	200.00
<b>TOTAL</b>	<b>\$62,300.00</b>

Accepted By

Accepted Date

*show room Only 37,000*

# HOME LUMBER

MASON CITY, IOWA

424-4001

716 S. Jefferson  
Mason City, IA 50401  
Phone: 641-424-4001  
FAX: 641-421-6044

# ESTIMATE

DATE 11/06/24 QUOTE# 01

CONRYA  
RYAN HANIG CONTR  
1627 OPAL DR  
MASON CITY, IA

50401

DATE 11/06/24 QUOTE# 01  
CONRYA

Job LEONARD  
LEONARD  
Good thru 11/20/24

Job LEONARD  
Good thru 11/20/24

	QUANTITY	ITEM #	DESCRIPTION	U/M	UNIT PRICE	AMOUNT
1	4	6SS	6" X 50' SILL SEAL	RL	6.990	27.96
2	752	26PLF	2X6-LF SPF PREMIUM	LFT	1.140	857.28
3	188	2616P	2X6-16' SPF PREMIUM	EA	18.240	3,429.12
4	424	24PLF	2X4-LF SPF PREMIUM	LFT	.750	318.00
5	106	2410458P	2X4X104-5/8" PREM STUD	EA	5.150	545.90
6	1	SPEC210	SET FLOOR TRUSSES	EA	19,874.000	19,874.00
7	58	348TGOSB	3/4" 4X8 T&G OSB	EA	29.990	1,739.42
8	10	ASA	ADVANTECH ADHESIVE	EA	25.490	254.90
9	480	24PLF	2X4-LF SPF PREMIUM	LFT	.750	360.00
10	120	249258P	2X4X92-5/8" PREM STUD	EA	5.760	691.20
11	1	SPEC210	SET ROOF TRUSSES	EA	25,883.000	25,883.00
12	156	128OSB	1/2" 4X8 OSB	EA	23.990	3,742.44
13	500	12SPC	1/2" PLYWOOD H CLIPS	EA	.160	80.00
14	2	3P	3" PASLODE NAILS	CTN	85.490	170.98
15	2	238RSP	2-3/8" R/S PASLODE NAILS	CTN	63.590	127.18
16	14	2616P	2X6-16' SPF PREMIUM	EA	18.240	255.36
17	20	TSX24	24" X 10' TRUSS SPACER	EA	17.190	343.80
18	440	24PLF	2X4-LF SPF PREMIUM	LFT	.750	330.00
19	1	6TDS	6" TIE DOWN SCREWS	BOX	45.950	45.95
20	2	2WW	2 SQ ICE & WATER	RL	98.390	196.78
21	5	DP120	DUPONT PROTEC 120	RL	127.950	639.75
22	50	M30WW	MALARKEY WEATHERED WOOD	SQ	172.950	8,647.50
23	2	LOR30	LOMANCO OMNI-ROLL 30'	EA	107.090	214.18
24	2	MHRWW	MALARKEY H&R WEATH WOOD	BDL	82.950	165.90
25	3	21210F	2X12-10' SYP 2400 2.0E	EA	36.000	108.00
26	2	21212F	2X12-12' SYP 2400 2.0E	EA	43.200	86.40
27	36	1178MBLF	11-7/8" LVL	LFT	14.990	539.64
28	114	7168OSB	7/16" 4X8 OSB	EA	22.990	2,620.86
29	3	9150HW	9 X 150 TYVEK HOMEWRAP	RL	293.990	881.97
30	2	HWT	2" X 55YD TYVEK TAPE	RL	14.350	28.70

**THIS IS AN ESTIMATE ONLY! THIS ESTIMATE IS FOR MATERIALS LISTED ABOVE ONLY AND IS NOT GUARANTEED TO BUILD OR COMPLETE ANY SPECIFIC PROJECT. IT IS BASED ON PRICING AS OF THIS DATE. PRICES ARE SUBJECT TO CHANGE DUE TO A CHANGING MARKET AND/OR AVAILABILITY. CLERICAL ERRORS ARE SUBJECT TO CORRECTION.**

Subtotal	\$	\$
Sales Tax	\$	\$
Total	\$	Continued...

Continued...  
Page 1

# HOME LUMBER

MASON CITY, IOWA

**424-4001**

716 S. Jefferson  
Mason City, IA 50401  
Phone: 641-424-4001  
FAX: 641-421-6044

# ESTIMATE

DATE QUOTE#

11/06/24 01

CONRYA  
RYAN HANIG CONTR  
1627 OPAL DR  
MASON CITY, IA

50401

DATE QUOTE#

11/06/24 01  
CONRYA

Job LEONARD  
LEONARD  
Good thru 11/20/24

Job LEONARD  
Good thru 11/20/24

QUANTITY	ITEM #	DESCRIPTION	U/M	UNIT PRICE	AMOUNT
1	2	475DFT	4"X75' DUPONT FLASHING	RL	55.990 111.98
2	3	SPEC120	4X6 MARVIN WINDOWS	EA	983.550 X 2,950.65 <sup>ct</sup>
3	25	ODEBR	ODE BROWN ROOF EDGE	EA	13.090 327.25
4	25	SL6BR	SL6 FASCIA BR	EA	23.190 579.75
5	25	SFMBR	S-FRIEZE MLDG BR	EA	18.790 469.75
6	25	1612CVBR	16"X12' CV SOFFIT BR	EA	37.890 947.25
7	1	TNBR	1# TRIM NAILS BROWN	BOX	16.790 16.79
8	2	SPEC70	#221 16' RAKE & CORNER	EA	46.390 92.78
9	20	224210	10' DOUBLE ANGLE TRIM	EA	14.210 284.20
10	30	298710	10' 3/4" J-CHANNEL	EA	13.120 393.60
11	20	SPEC70	#234 RAT GUARD	EA	13.490 269.80
12	48	SPEC70	SQ KLAUER STEEL	EA	141.000 6,768.00 <sup>L</sup>
13	1	SPEC70	MISC AND FASTENERS	EA	500.000 500.00
14	12	31215FR13	3-1/2X15 FF R13(106.56)	BAG	82.100 985.20
15	20	61415FR21	6-1/4X15 FF R21 (77.5)	RL	86.450 1,729.00
16	1	161004P	16' X 100' 4 MIL POLY	RL	70.400 70.40
17	2	841004P	8'-4"X100' 4 MIL POLY	RL	40.580 81.16
18	180	5812SR	5/8" 4X12 SHEETROCK	EA	29.990 5,398.20
19	100	FI	PROCAT BLOW-IN-FIBER	BAG	73.960 7,396.00
20	1	SPEC90	MILLWORK ALLOWANCE	EA	2,500.000 2,500.00
21		NO DRYWALL FINISH MATERIAL FIGURED			
22		NO OVERHEAD DOORS FIGURED			
23					
24					
25					
26					
27					
28					
29					
30					

**THIS IS AN ESTIMATE ONLY!** THIS ESTIMATE IS FOR MATERIALS LISTED ABOVE ONLY AND IS NOT GUARANTEED TO BUILD OR COMPLETE ANY SPECIFIC PROJECT. IT IS BASED ON PRICING AS OF THIS DATE. PRICES ARE SUBJECT TO CHANGE DUE TO A CHANGING MARKET AND/OR AVAILABILITY. CLERICAL ERRORS ARE SUBJECT TO CORRECTION.

Subtotal	\$	105,077.93	\$	105,077.93
Sales Tax	\$	7,355.46	\$	7,355.46
<b>Total</b>	<b>\$</b>	<b>112,433.39</b>	<b>\$</b>	<b>112,433.39</b>

tom@floydandleonard.com

---

**From:** Bill Retterath <trispraydrywall@gmail.com>  
**Sent:** Monday, December 16, 2024 8:14 AM  
**To:** tom@floydandleonard.com  
**Subject:** Re: drywall

Tom prime and painting is 9564.39

On Thu, Dec 12, 2024, 7:37 AM Bill Retterath <trispraydrywall@gmail.com> wrote:  
tom ,im still having problems with my computer hard drive , i can give you th e total , but wont be able to send  
proposal copy for 2 days yet,, sorry.  
drywall wall quote was for \$34590.00  
hang tape and finish as we discussed, i will be in touch  
bill

Prime + Paint      9565<sup>00</sup>  
-----  
44.155



# Overhead Door Company of Mason City

PO Box 710  
Mason City, IA 50402

Contact: Sean Wells  
Phone: 6414244114  
Email: sean.wells@overheaddoormasoncity.com

*This proposal is valid till Tuesday, March 18, 2025*

Quote: SQAB009429 | Created: 11/18/2024 12:31 PM

**Job:**

HOME LUMBER FLOYD AND  
LEONARD OPTION 1  
716 S Jefferson Avenue  
Mason City, IA 50401

**Prepared For:**

Home Lumber Company  
716 S Jefferson Avenue  
Mason City, IA 50401

Item	Qty
<b>1 592.CS 592, 10' 2" x 10' 1", White, Ribbed Panel, HL, Torsion</b> DOOR: 592, 10' 2" x 10' 1", Ribbed Panel, White, 5 Sect, 3 Pnl, SES, Std Btm Seal, Dual Flap STRUTS: Custom, S1: NONE, S2: NONE, S3: NONE, S4: NONE, S5: HS1 x 1 LOCK: ISL, 1 TRK/HDW: Metal Step Plate/Lift Handle, Gray, 2", HL, HR Amt: 66, Angle In, Steel, Leaf Bumper, 0.055 V.Trk, 0.055 H.Trk, 179.625 FTSC SPRING: Torsion, Qty: 2, Front, 10K, 1" Solid, 2-5/8" x 0.244 x 41.75, 13.99 Turns, D400-54, 1/8" x 188", Bal Wt: 222.5 OPERATION: Push Up Last Changed: 11/18/2024 12:33 PM CST	2
<b>2 592.CS 592, 8' 2" x 10' 1", White, Ribbed Panel, HL, Torsion</b> DOOR: 592, 8' 2" x 10' 1", Ribbed Panel, White, 5 Sect, 2 Pnl, SES, Std Btm Seal, Dual Flap STRUTS: Custom, S1: NONE, S2: NONE, S3: NONE, S4: NONE, S5: HS1 x 1 LOCK: ISL, 1 TRK/HDW: Metal Step Plate/Lift Handle, Gray, 2", HL, HR Amt: 66, Angle In, Steel, Leaf Bumper, 0.055 V.Trk, 0.055 H.Trk, 179.625 FTSC SPRING: Torsion, Qty: 2, Front, 10K, 1" Solid, 3-3/4" x 0.234 x 28.5, 13.99 Turns, D400-54, 1/8" x 188", Bal Wt: 186.67 OPERATION: Push Up Last Changed: 11/18/2024 12:35 PM CST	1

*Not F/R*

*Not F/R*

**Total (USD): \$9,653.00**

OPERATORS ARE NOT INCLUDED IN THIS QUOTE  
ALTERNATE: TO ADD (1) RSX 1/2 HP J-SHAFT OPERATOR WITH PHOTOEYES AND ONE REMOTE ADD \$1680.00 TO THIS QUOTE TOTAL

*11,243*

*col 2024  
Est. 11/18/24  
11/18/24*



First Citizens - Mason City  
2601 Fourth Street SW  
P O Box 1708  
Mason City IA 50402-1708

(800) 423-1602

Certificate of Deposit Renewal Notice

FLOYD & LEONARD AUTO ELECTRIC, INC.  
510 S WASHINGTON AVE  
MASON CITY IA 50401-3835

*Renewal  
12/16/24  
4:10 - 4:14 PM  
6 months*

12/10/2024  
DPN10502

Dear Customer,

Your Certificate of Deposit will mature on 12/30/2024. Unless you instruct us differently, your account will automatically be renewed for another 6 - Month(s). You may request new rate information on the maturity date.

Please contact us at (800) 423-1602 for new rate information or with any questions regarding your investment needs.

Account: CDS-324801028866  
Relationship: Primary  
Rate: 4.85%  
Term: 6 - Month(s)  
Interest Payment Method: Capitalize  
Current Balance: \$107,564.98  
Maturity Date: 12/30/2024  
Grace Period End Date: 01/09/2025

TRUTH IN SAVINGS DISCLOSURE  
6 - Month(s) Renewable Certificate of Deposit

**BALANCE COMPUTATION METHOD:** We use the daily balance method to calculate the interest on your account. This method applies a daily periodic rate to the principal in the account each day. Interest begins to accrue on the business day you deposit non cash items (for example, checks).

**TRANSACTION LIMITATIONS:** You are permitted NO deposits to your account and NO withdrawals from your account before the maturity date.

Minimum Amount to Open:	\$100,000.00	Minimum Balance Required:	\$100,000.00
Minimum Deposit Amount:	N/A	Minimum Withdrawal Amount:	N/A
Renewal Interest Rate:	Not Yet Determined *	Annual Percentage Yield:	Not Yet Determined *
Renewal Term:	6 - Month(s)	Renewal Maturity Date:	06/30/2025
Renewal Policy:	Automatically Renewable	Early Withdrawal Penalty:	90 - Day(s) Interest *
Grace Period:	10 Day(s)	Next Grace Period Ending Date:	07/10/2025
Interest Payment Frequency:	6 - DOM 30	Interest Compounding Frequency:	6 - DOM 30

\* The Interest Rate and Annual Percentage Yield have not yet been determined. You may obtain these rates on or after 12/30/2024 by calling (800) 423-1602 during regular business hours. You will be paid the Renewal Interest Rate for 6 - Month(s). The Annual Percentage Yield assumes interest will remain on deposit until maturity. Any withdrawal of interest will reduce earnings.

\*\* An early withdrawal penalty will be imposed if you withdraw any of the principal before the maturity date.

If you have any questions, please call us at (800) 423-1602 during regular business hours.



February 27, 2025

To whom it may concern,

Tom and Nancy Abbas are applying for a Downtown Revitalization loan for \$30,000.00. They have matching funds available for the loan. First Citizens Bank is working with Tom and Nancy to secure a loan for the remainder of the project.

If you have any questions or need additional information, please feel free to call or email.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerome P. Bormann".

Jerome P Bormann  
SVP Community Lending  
641-380-3323  
Jerome.Bormann@myfcb.bank

## MINUTES

Forgivable Loan Review Committee  
Microsoft Teams Meeting  
Thursday, March 27, 2025, at 2:00 PM

### Item 1: Call to Order and Roll Call

The meeting was called to order at 2:01 PM

Committee members present: Randy Kibbee, Mary Hackman, Kelly Helgeland, Director of Development Services- Steven Van Steenhuyse, and Administrative Assistant- Regina Card

### Item 2: DoRL Application(s)

#### 2.1 Floyd and Leonard Auto Electric Inc.- 510 S. Washington Ave.

The Forgivable Loan & Grant Review Committee reviewed the application for a DoRL loan in the amount of **\$30,000.00** for a 4,400 square-foot addition to 510 S. Washington Ave. The applicant requested funds for the following proposed work:

- Exterior work-
  - Siding window replacements by Home Lumber- \$9,718.60
  - Excavation, concrete & foundation work- Hanig Construction- \$61,000.00
  - Labor for exterior work- Ryan Hanig Construction- \$53,000.00
  - Wall structuring- Home Lumber- \$51,358.00
  - Exterior doors- Mason City Overhead Doors- \$7,302.00
  - Total exterior costs: \$182,378.60**
- Interior work-
  - Drywall, hang tape, & paint (labor)- Try Spray Drywall- \$44,155.00
  - Heating & cooling- Larson Plumbing & Heating- \$37,192.00
  - Floor finishing (epoxy)- Wentworth Flooring- \$37,000.00
  - Interior construction (labor) and materials- Ryan Hanig Construction & Home Lumber- \$148,369.00
  - Total interior costs: \$266,716.00**

The application shows this request is matched by approval of a loan from First Citizen's. The total project cost is approximately **\$449,094.60**.

The Committee members gave their individual scores & recommendations for the proposed work both during the meeting & via email. The Committee reviewed the scores. The highest score was 64; the lowest was 39.

Kibbee moved to recommend funding the application. Hackman seconded. All ayes

### Item 3: Adjourn

The meeting adjourned at 2:04 PM.

RESOLUTION NO. 25 –

A RESOLUTION AUTHORIZING APPROVAL OF A FORGIVABLE LOAN TO TOM ABBAS FOR THE REHABILITATION OF FLOYD & LEONARD LOCATED AT 510 SOUTH WASHINGTON AVENUE IN CONJUNCTION WITH THE DOWNTOWN REVITALIZATION LOAN PROGRAM

WHEREAS, the City Council of the City of Mason City, Iowa had approved the Downtown Revitalization Loan (DoRL) program for the revitalization of buildings within the Downtown area, and

WHEREAS, the program provides for a forgivable loan of up to \$30,000.00 (funded with TIF funds) for improvements to property that result in one or more of the following: aesthetic improvements to the exterior, an increase in property value, making dilapidate or outdated buildings leasable or saleable, or creating downtown dwelling units. Improvements must respect the historic nature of the building being revitalized, and

WHEREAS, Tom Abbas has applied for a forgivable loan in the amount of \$30,000 for the rehabilitation of the Floyd & Leonard located at 510 South Washington Avenue.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mason City, Iowa:

Section 1: That request for a forgivable loan in the amount of \$30,000 for the rehabilitation of 510 South Washington Avenue, be and the same is hereby approved.

Section 2: That the Mayor is authorized and Clerk hereby directed to execute the necessary documents.

PASSED AND APPROVED this 15<sup>th</sup> day of April, 2025

Bill Schickel, Mayor

ATTEST:

Aaron Burnett, City Clerk

City of Mason City  
Development Services Department

# Memorandum

To: Aaron Burnett, City Administrator  
From: Steven J. Van Steenhuyse, Director of Development Services  
Date: April 8, 2025  
RE: Approval of a Minimum Assessment Agreement: Tierney Downtown, LLC (221-225 19<sup>th</sup> Street SW)

---

**Recommendation:**

Staff requests approval of the Resolution authorizing execution of a Minimum Assessment Agreement between the City, the City Assessor, and Tierney Downtown, LLC.

**Review:**

The owner of 221-225 19<sup>th</sup> Street SW is converting most of this former office building into an indoor shooting range. This property is assessed as commercial. The owner of the property, Tierney Downtown, LLC, applied for Urban Revitalization Tax Abatement as allowed under the City's Urban Revitalization Plan.

In 2023, the Iowa Legislature made two major changes to the Urban Revitalization program: first, abatement of taxes collected by the school district was removed, significantly reducing the benefit to the property owner; and second, before an abatement of taxes for commercial property can commence, the owner, the City and the Assessor are required to enter into a Minimum Assessment Agreement.

The principal owner of Tierney Downtown, LLC has signed the attached Minimum Assessment Agreement. In the Agreement, the owner agrees that the minimum assessed value of the property cannot be less than its value as assessed on January 1, 2024, plus 15 percent. This aligns with the Urban Renewal Plan, which requires that the improvements must increase the value of the property by at least 15 percent to be eligible for the abatement.

The City Assessor has determined that the improvements have increased the value by at least 15%, which for this property equals a minimum increase in assessed value of \$59,651. The assessed value of the building on this property on 1/1/24 was \$397,670. Thus, the Minimum Assessment Agreement requires, during the 3-year period of the abatement, the assessed value of the property will never be less than \$457,321 (\$397,670+ \$59,651). If the assessed value does go lower than \$457,321 during the 3-year abatement period, the property will be taxed as if the assessment was still at the higher amount.

**Budget Impact:**

There is no impact to the operating budget resulting from this action.

**Council Action Requested:**

Staff requests approval of the Resolution authorizing execution of a Minimum Assessment Agreement between the City, the City Assessor, and Tierney Downtown, LLC.

**Attachments:**

1. Minimum Assessment Agreement with Tierney Downtown, LLC



---

Steven J. Van Steenhuyse, AICP  
Director of Development Services



---

Reviewed and Recommend Approval

**MINIMUM ASSESSMENT AGREEMENT**

---

**Prepared by and Return to:** Steven J. Van Steenhuyse, Development Services Director, City of Mason City 10 1<sup>st</sup> Street NW, Mason City, IA 50401

**Minimum Assessment Agreement**

This Minimum Assessment Agreement (the "Agreement") is entered into as of \_\_\_\_\_, 2025, by and among the CITY OF MASON CITY, IOWA ("City"), and TIERNEY DOWNTOWN, LLC ("Owner"), and the CITY ASSESSOR of the City of Mason City, Iowa ("Assessor").

**WITNESSETH**

**WHEREAS**, Owner owns and has title to qualified real estate assessed as commercial that is legally described below, to which Owner has made improvements (the "Improvements") that are expected to increase the real property value of the property:

LOTS ELEVEN (11) THROUGH TWENTY-TWO (22), ALL IN BLOCK FIVE (5) IN ROLLING ACRES ADDITION TO MASON CITY, IOWA, AND THE SOUTH 10 FEET OF 19TH STREET SOUTHWEST AS SAME WAS PLATTED IN ROLLING ACRES ADDITION TO MASON CITY, IOWA, AND WHICH IS IMMEDIATELY ADJACENT TO AND ABUTS UPON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY.

Parcel No. 071642600100, commonly known 221-225 19<sup>th</sup> Street SW; and

**WHEREAS**, on or before February 1, 2025, Owner applied for Urban Revitalization Tax Abatement from the City of Mason City, according to the duly adopted Mason City Urban Revitalization Plan ("Plan"); and

**WHEREAS**, in accordance with said plan, on said application Owner requested an abatement period of THREE (3) YEARS, providing a 100 percent abatement of City taxes as outlined in the Plan; and

**WHEREAS**, pursuant to Iowa Code §404.3C, commercial property shall not receive a tax abatement unless the City and the Owner of the qualified real estate enter into a written assessment agreement specifying a minimum actual value until a specified termination date for the duration of the abatement period; and

**WHEREAS**, the City and the Assessor have reviewed the application and find that the increase in real property value resulting from the Improvements meets the minimum threshold to qualify for Urban Revitalization Tax Abatement according to the Mason City Urban Revitalization Plan and in compliance with applicable State law.

**NOW, THEREFORE**, the parties hereto, in consideration of the promises, covenants, and agreements made by each other, do hereby agree as follows:

1. Effective January 1, 2025, the minimum actual taxable value which shall be fixed for assessment purposes shall not be less than the actual value as fixed on January 1, 2024, plus fifteen percent (15%) of said actual value (the "Minimum Actual Value").

2. The Minimum Actual Value herein established shall be effective through the January 1, 2028, valuation. In no event shall the Owner seek or cause the reduction of the actual value assigned below the Minimum Actual Value established herein during the term of this Agreement. Nothing herein shall limit the discretion of the Assessor to assign at any time an actual value to the land and Improvements in excess of the Minimum Actual Value.

3. Owner agrees to pay when due, all taxes and assessments, general or special, and all other charges whatsoever levied upon or assessed or placed against the Property, Owner further agrees that until the termination of this Agreement it will not seek administrative review or judicial review of the applicability or constitutionality of any Iowa tax statute or regulation relating to the taxation of real property included within the Property that is determined by any tax official to be applicable to the Property or to Owner, or raise the inapplicability or constitutionality of any such tax statute or regulation as a defense in any proceedings.

4. This Agreement shall be promptly recorded by the City with the Recorder of Cerro Gordo County, Iowa.

5. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties, including but not limited to future owners of the Property.

**IN WITNESS WHEREOF**, the parties have executed this Minimum Assessment Agreement by their duly authorized representatives as of the date first set forth above.



CITY OF MASON CITY, IOWA

TIERNEY DOWNTOWN, LLC

By: Bill Schickel, Mayor

By: [OWNER NAME OR REPRESENTATIVE]

*pres. do* ✓

By: Aaron Burnett, City Clerk

Its: [TITLE]

STATE OF IOWA )  
 )§  
COUNTY OF CERRO GORDO )

On this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, before me, a Notary Public in and for the State of Iowa, personally appeared BILL SCHICKEL and AARON BURNETT, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Mason City, Iowa, a municipal corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said municipal corporation, and that said instrument was signed and sealed on behalf of said municipal corporation by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipal corporation by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public, State of Iowa

STATE OF IOWA )  
 )§  
COUNTY OF CERRO GORDO )

On this 7<sup>th</sup> day of April, 2025, before me, a Notary Public in and for the State of Iowa, personally appeared Jeffrey Tierney, to me personally known, in his/her capacity as Owner of TIERNEY DOWNTOWN, LLC who acknowledged that he/she executed same on behalf of the Owner, by it and by him/her voluntarily executed.

*Regina Lard*  
\_\_\_\_\_  
Notary Public, State of Iowa



(Assessor's Certification on following page)



RESOLUTION NO. 25 –

RESOLUTION APPROVING AND AUTHORIZING  
EXECUTION OF A MINIMUM ASSESSMENT  
AGREEMENT BETWEEN THE CITY OF MASON  
CITY, THE CITY ASSESSOR AND TIERNEY  
DOWNTOWN, LLC FOR PROPERTY GENERALLY  
LOCATED AT 221-225 19<sup>TH</sup> STREET SW

WHEREAS, the City Council of the City of Mason City, Iowa desires to enter into a Minimum Assessment Agreement between the City of Mason City, the City Assessor and Tierney Downtown, LLC for property generally located at 221-225 19<sup>th</sup> Street SW;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MASON CITY, IOWA:

Section 1. That the attached Minimum Assessment Agreement be and the same is hereby approved.

Section 2. That the Mayor is authorized and the City Clerk hereby directed to execute the necessary documents.

PASSED AND APPROVED this 15<sup>th</sup> day of April, 2025.

\_\_\_\_\_  
Bill Schickel, Mayor

ATTEST:

\_\_\_\_\_  
Aaron Burnett, City Clerk

**City of Mason City  
Development Services Department**

# Memorandum

To: Aaron Burnett, City Administrator  
From: Steven J. Van Steenhuyse, Director of Development Services  
Date: April 9, 2024  
RE: Resolution Setting a Public Hearing: Amendments to the Mason City Urban Revitalization Plan

---

**Recommendation:**

Staff respectfully requests approval of the Resolution setting a Public Hearing on May 6, 2025, to consider adding property to the Urban Revitalization Area and amending the Mason City Combined, Amended and Restated Urban Revitalization Plan.

**Review:**

Urban Revitalization is a tax incentive authorized by the State that provides an abatement of the additional city taxes resulting from property improvements.<sup>1</sup> Mason City has had an Urban Revitalization program since 2005. The original 2005 plan covered commercial areas Downtown and along IA 122 and North and South Federal Avenue. In 2011, the City adopted an additional Urban Revitalization plan that included all of the residentially zoned property in the City.

In 2013, the City Council approved combining the two urban revitalization plans into one Combined, Amended and Restated Plan. As a result of the combination, the plan covers all property within the City zoned Z2 Sub-Urban District, Z3 General Urban District, and Z5, Central Business District. In addition, most of the older urban corridors zoned Z4, Multi-Use District, were added to the area covered by the plan. The Combined Urban Revitalization Area does not include the newer commercial areas on the west side of the City, any property zoned Z1 Agricultural, any property zoned Z6 Industrial, or any property zoned Z7, Specific Use.

---

<sup>1</sup> Until 2023, this abatement included both city and school district taxes. Legislative changes in 2023 eliminated the school district abatement, so only city taxes are abated. This significantly reduced the attractiveness of the Urban Revitalization incentive.

The plan, as currently amended, provides the following tax benefits:

*Commercial Property:* If improvements to commercial property raise the real property value by at least 15% (either by building a new building or making improvements to an existing building), the owner can choose from two tax abatement schedules. Schedule A provides an abatement of 100% of the increased city taxes for three years. Schedule B provides declining scale abatement for ten years (i.e., 80% of the increased taxes are abated in Year 1, 70% in Year 2, and so on down through Year 10).

*Multi-Residential Property:* Buildings with three or more units meet the definition of multi-residential. Assisted living projects (senior housing, assisted or independent living, nursing homes, etc.) must increase the value of the property by at least 10 percent to be eligible for abatement; all other multi-residential projects must increase the value by at least 15 percent. Eligible multi-residential projects use the same abatement schedules available to commercial development.

*Multi-Residential Housing Focus Area.* Amendment #1 created the Multi-Residential Focus Area, centered on Downtown. New multi-residential projects (3 units or more) within the defined Multi-Residential Housing Focus Area are eligible for a 10-year, 100% abatement. This has been a successful incentive, as it has attracted the two River Apartments developments, several upper-story apartment conversions, and other downtown projects.

*Single Family Development:* Single family properties are eligible for city tax abatement when improvements raise the value of the property by at least 10 percent. The abatement is limited to only the first \$75,000 of real property value. If the home is determined to be historic (at least 50 years old) or is in a blighted condition, the \$75,000 cap does not apply. Condominium dwellings, although often located within buildings containing three or more dwelling units, are considered single family units for tax purposes. Eligible single family projects receive a five-year, 100% abatement of city taxes.

## Amendments

The Mason City Combined, Amended and Restated Urban Revitalization Plan has been amended three times. The following table summarizes the amendments:

Amendment #	Adopted	Summary
Amendment #1	3/13/2019	1) Eliminated expiration of the plan; the plan continues indefinitely unless the City Council repeals it. 2) Created the Multi-Residential Housing Focus Area, which was coterminous with the Downtown Reinvestment Urban Renewal Area, allowing a 10-year, 100% abatement for multi-residential projects.
Amendment #2	10/1/2019	Expanded the Multi-Residential Housing Focus Area to meet the expanded boundaries of the Downtown Reinvestment Urban Renewal Area

<b>Amendment #</b>	<b>Adopted</b>	<b>Summary</b>
Amendment #3	11/2/2021	Due to changes to state tax laws, the definition of "Multi-residential" was changed to be consistent with Iowa Code.

**Amendment #4.** This amendment adds property to the Urban Revitalization Area and creates new areas eligible for the 10-year, 100% abatement for developing buildings with three or more dwelling units.

*Properties Added:* There are two areas of Mason City where new multi-residential housing is anticipated and which are proposed to be added to the Urban Revitalization Area. The first is on the east side of South Taft Avenue, north of the CP Railroad tracks. This consists of three properties and an outlot. These parcels are west of and adjacent to the existing Urban Renewal Area and are thus contiguous.

The other is at the extreme west end of the city on IA Highway 122, across from the new Tractor Supply store, in the Sedars Auto Park Addition. The right-of-way along IA 122 from Lark Avenue to the South Roosevelt/Village Green Drive intersection is included in the amended territory, so that the Sedars Auto Park parcel is contiguous to the existing Urban Revitalization Area.

Both areas are proposed for multi-family development and will also be part of a new Multi-Residential Housing Focus Area, as described in more detail below.

*New West Mason City Multi-Residential Housing Focus Areas:* The 10-year, 100% city tax abatement is an important incentive for multi-family development. The amendment creates two new focus areas in addition to the existing Multi-Residential Housing Focus Area centered on Downtown. Developments of three or more units will eligible for the 10-year, 100% abatement of City taxes.

The two areas cited above as added properties are included in the new West Mason City Multi-Residential Housing Focus Areas. However, the new South Taft area also includes land to the east already in the Urban Renewal Area. This area, along with the parcel in the Sedars Auto Park Addition, is anticipated for new multi-family development.

These amendments will provide a valuable incentive for multi-residential development on the west side of Mason City. Such future developments meet needs identified in the Mason City Housing Initiative Plan and help to implement the City Council's goals for workforce housing.

**Budget Impact:**


There is no impact to the operating budget resulting from this action.

**Council Action Requested:**

Staff respectfully requests approval of the Resolution setting a Public Hearing on May 6, 2025, to consider adding territory to the Urban Revitalization Area and amending the Mason City Combined, Amended and Restated Urban Revitalization Plan.

**Attachments:**

1. Amendment 4 to the Mason City Combined, Amended and Restated Urban Revitalization Plan



---

Steven J. Van Steenhuyse, AICP  
Director of Development Services



---

Reviewed and Recommend Approval

AMENDMENT NO. 4  
TO THE  
MASON CITY COMBINED, AMENDED AND RESTATED  
URBAN REVITALIZATION PLAN  
FOR THE  
MASON CITY COMBINED, AMENDED AND RESTATED  
URBAN REVITALIZATION AREA

City of Mason City, Iowa

**INTRODUCTION**

In 2013, the City of Mason City, Iowa (the “City”) adopted the Mason City Combined, Amended and Restated Urban Revitalization Plan (the “Combined Plan” or “Plan”) to join two existing urban revitalization areas as the Mason City Combined, Amended and Restated Urban Revitalization Area (the “Combined Area” or “Revitalization Area” or “Area”). The Plan, as previously amended, offers tax abatement on eligible improvements on properties assessed as residential, commercial, or industrial.

**Amendments.** The City adopted **Amendment No. 1** to the Combined Plan (“Amendment No. 1”), in April, 2019, which amended the duration of the Plan to provide for continued eligibility for property tax abatement, added an exemption schedule for “multiresidential” property (as defined in Iowa Code at the time of the Amendment) within a new Multi-Residential Housing Focus Area aligning with the City’s Downtown Reinvestment Urban Renewal Area, and clarified the eligibility of properties within urban renewal areas under the Plan. **Amendment No. 2** to the Combined Plan expanded the Multi-Residential Housing Focus Area to include land added to the City’s Downtown Reinvestment Urban Renewal Area after the adoption of Amendment No. 1. **Amendment No.3** to the Combined Plan revised the term “multiresidential” to “Residential With Three or more Dwellings Construction or Improvements” to reflect changes in Iowa Code related to residential and commercial assessment classifications.

Except as modified by this Amendment No. 4, the provisions of the Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided therein. All subsections of the Plan not mentioned in this Amendment shall continue to apply to the Plan and the Area. In case of any conflict or uncertainty, the terms of this Amendment No. 4 shall control. Any parts of the Plan in conflict with this Amendment No. 4 are hereby repealed.

**AMENDMENTS TO PLAN**

Iowa Code Section 404.3(5) permits a city to adopt a different tax exemption than has been adopted elsewhere in the city for properties located in an area designated for both urban renewal and urban revitalization. The City has determined there exists a need in the City for additional multi-family housing (referred to in this Amendment as “multi-family,” which shall have the same meaning as “Residential With Three or more Dwellings Construction or Improvements”), in order to increase the availability of housing opportunities for City residents. In order to incentivize the development



of multi-family properties in a way that is consistent with and furthers the objectives of this Plan and the City's other land use planning and urban renewal development planning, the City desires to provide an additional incentive for multi-family development other than the City's Downtown Reinvestment Urban Renewal Area (the "Multi-Residential Housing Focus Area" established under Amendment No. 1 and expanded under Amendment No. 2). This additional area is hereby titled the "WEST MASON CITY MULTI-RESIDENTIAL HOUSING FOCUS AREA."

1. Addition of Property (described in Exhibit "A."). It is hereby found and determined that:
  - (a) The Added Property is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.
  - (b) The Added Property is an area which is appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multi-family housing.
  - (c) The rehabilitation, redevelopment, economic development and promotion of housing and residential development in the Urban Revitalization Area, including the Added Property, is necessary in the interest of the public welfare of the residents of the City and the Urban Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Code.

2. Addition of Multi-Residential Focus Areas. A new **Section 7.4B** of the Plan, WEST MASON CITY MULTI-RESIDENTIAL HOUSING FOCUS AREAS. is hereby added to the Plan, as follows:

**7.4B WEST MASON CITY MULTI-RESIDENTIAL HOUSING FOCUS AREAS.** As used in this Plan, "West Mason City Multi-Residential Housing Focus Areas." means those areas within the Combined, Amended and Restated Urban Revitalization Area that are described here in this Amendment #4 as Exhibit "B" and as depicted on the map attached here in this Amendment #4 as Exhibit "C."

All Qualified Real Estate (i) assessed as residential property under Iowa Code Section 441.21(14)(a)(6) having three (3) or more separate dwelling units, and (ii) located wholly within the Southwest Multi-Family Housing Focus Area to which improvements are made, is eligible to receive a 100% exemption from taxation on the actual value added by the improvements for a ten-year period.

*The exemptions available under Section 7.4B for qualifying properties in the Southwest Multi-Family Housing Focus Area are available in lieu of the exemptions set forth in Sections 7.1, 7.2, and 7.3 of the Plan, and are made available to further the City's planning objectives with respect to ensuring the availability of a variety of housing options and promoting the development of multi-family residential properties.*

**EFFECTIVE DATE OF AMENDMENT**

This Amendment No. 4 shall become effective upon adoption by the City Council (“Effective Date”). The Plan, as amended, shall remain in effect until the City Council terminates and repeals the Plan and designating ordinance under the terms of the Plan and the provisions of Iowa Code Chapter 404.

EXHIBIT A  
PROPERTY TO BE ADDED

LOTS TWO (2), THREE (3), AND FOUR (4) AND OUTLOT "A" IN THE BRIARSTONE WEST SUBDIVISION, MASON CITY, IOWA (DOC#2013-4115)

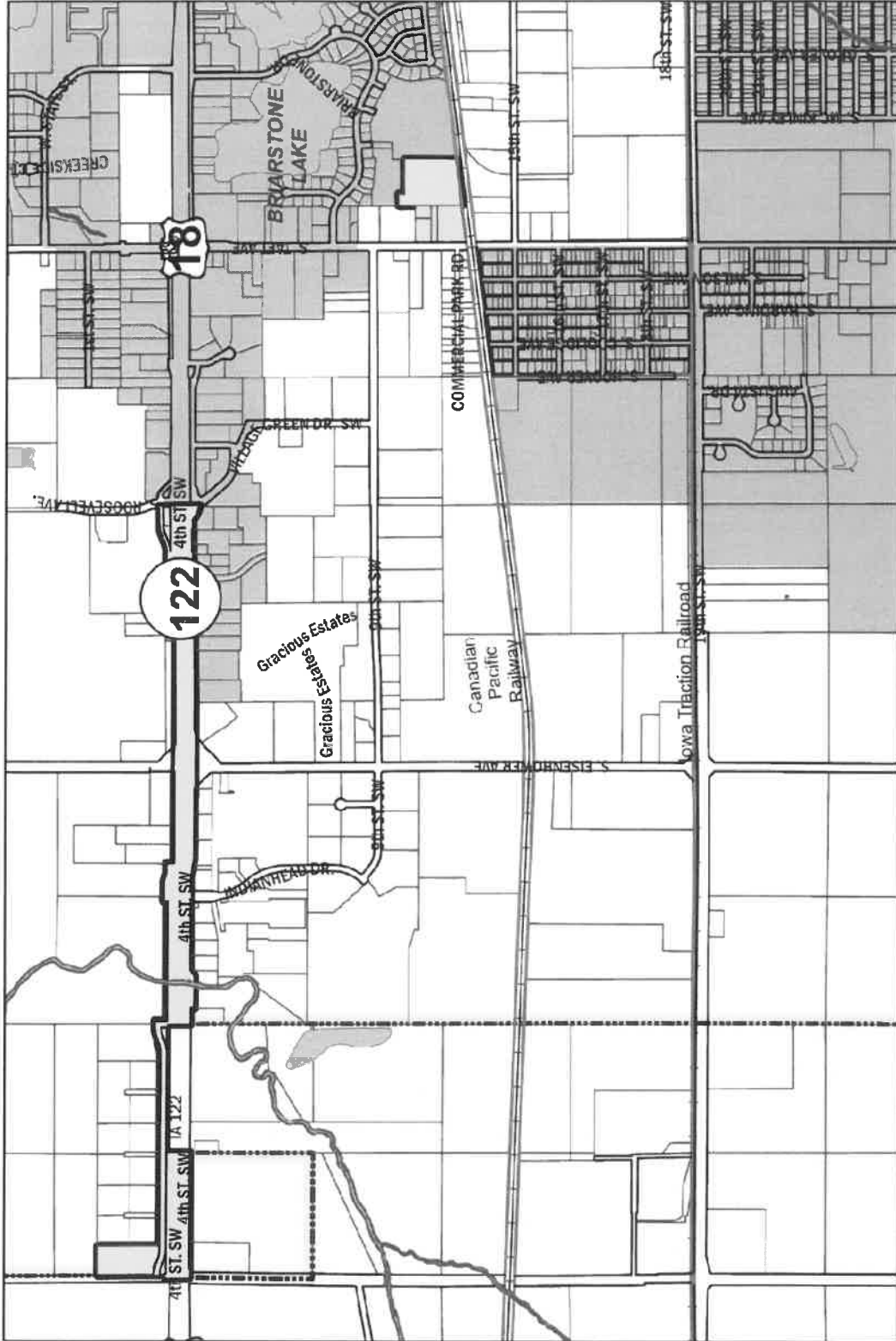
LOT ONE (1) IN SEDARS AUTO PARK, AN ADDITION TO MASON CITY IOWA;  
AND  
ALL PORTIONS OF THE IOWA HIGHWAY 122/4<sup>TH</sup> STREET SOUTHWEST RIGHT-OF-WAY, BETWEEN SOUTH ROOSEVELT AVENUE/VILLAGE GREEN DRIVE AND LARK AVENUE, EXCEPT THOSE PORTIONS NOT WITHIN THE CITY LIMITS OF MASON CITY

**EXHIBIT B**  
**WEST MASON CITY MULTI-FAMILY HOUSING FOCUS AREAS**

LOT ONE (1) IN SEDARS AUTO PARK, AN ADDITION TO MASON CITY IOWA  
AND  
ALL PORTIONS OF THE IOWA HIGHWAY 122/4<sup>TH</sup> STREET SOUTHWEST RIGHT-OF-  
WAY, BETWEEN SOUTH ROOSEVELT AVENUE/VILLAGE GREEN DRIVE AND LARK  
AVENUE

LOTS TWO (2), THREE (3), AND FOUR (4) AND OUTLOT "A" IN THE BRIARSTONE  
WEST SUBDIVISION, MASON CITY, IOWA (DOC#2013-4115)  
AND  
BEGINNING AT THE MOST SOUTHERLY (S'ly) SOUTHEAST (SE) CORNER OF  
BRIARCLIFF ESTATES FIRST SUBDIVISION, MASON CITY, IOWA; THENCE DUE  
SOUTH (S) TO THE NORTH (N) RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC  
RAILROAD; THENCE SOUTHWESTERLY (SW'ly) ALONG SAID RIGHT-OF-WAY TO  
THE SOUTHEAST (SE) CORNER OF LOT FOUR (4) IN THE BRIARSTONE WEST  
ADDITION TO MASON CITY, IOWA; THENCE SOUTHWESTERLY (SW'ly) ALONG THE  
SOUTH LINE OF SAID LOT FOUR (4) TO THE SOUTHWEST (SW) CORNER OF SAID  
LOT, WHICH POINT IS ON THE EAST (E) RIGHT-OF-WAY LINE OF SOUTH TAFT  
AVENUE; THENCE NORTH (N) ALONG SAID EAST (E) RIGHT OF WAY LINE TO ITS  
INTERSECTION WITH THE MOST NORTHERLY (N'ly) SOUTHWEST (SW) CORNER OF  
BRIARCLIFF ESTATES SUBDIVISION; THENCE EAST (E), SOUTH (S) AND EAST (E)  
ALONG THE SOUTH (S) LINES OF SAID BRIARCLIFF ESTATES ADDITION TO THE  
POINT OF BEGINNING.

# EXHIBIT C MAP OF AMENDMENT 4



- West Mason City Multi-Family Housing Focus Area
- Urban Revitalization 2013
- City Limits
- Parcels Added 2025

RESOLUTION NO. 25 -

RESOLUTION PROVIDING FOR NOTICE OF HEARING ON PROPOSED AMENDMENT TO THE REVITALIZATION PLAN FOR THE MASON CITY COMBINED, AMENDED AND RESTATED URBAN REVITALIZATION AREA

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Code") the City of Mason City, Iowa (the "City"), has designated certain real property situated within the City as the Mason City Combined, Amended and Restated Urban Revitalization Area (the "Urban Revitalization Area") and has adopted the Mason City Combined, Amended and Restated Urban Revitalization Area Plan (the "Plan") for such Urban Revitalization Area; and

WHEREAS, it has been proposed that the Plan be amended to (i) update the legal description of the Urban Revitalization Area to include therein the real property (the "Added Property") legally described as set forth in the notice appearing as part of this resolution in Section 7 hereof; and (ii) establish a tax abatement schedule for residential property with three (3) or more separate dwelling units situated in the West Mason City Multi-Residential Housing Focus Area; and

WHEREAS, pursuant to the provisions of the Code, before amending the Plan, the City must prepare an amendment to the Plan, hold a public hearing thereon, and otherwise comply with the procedures set forth in the Code; and

WHEREAS, an amendment to the Plan ("Amendment No. 4") for the Urban Revitalization Area has been prepared and presented to the City Council for consideration in accordance with the provisions of the Code, said Amendment No. 4 being in a form and having the contents as set forth in Exhibit A attached hereto and by this reference made a part hereof; and

WHEREAS, a "Certificate and Waiver" has been prepared for execution by the owners of the Added Property with respect to the mailed notice and second hearing rights under the Code;

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

Section 1. It is hereby found and determined that:

(a) The Added Property is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.

(b) The Added Property is an area which is appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multi-family housing.

(c) The rehabilitation, redevelopment, economic development and promotion of housing and residential development in the Urban Revitalization Area, including the Added Property, is necessary in the interest of the public welfare of the residents of the City and the Urban Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Code.

Section 2. It is hereby found and determined that Amendment No. 4 attached hereto as Exhibit A has been prepared in accordance with the provisions of the Code.

Section 3. The City Council will meet at 7:00 p.m., on May 6, 2025, at the Mason City Room of the Mason City Public Library, 225 2<sup>nd</sup> Street SE, in the City, at which time and place it will conduct a public hearing on Amendment No. 4 and the designation of the Added Property as an urban revitalization area pursuant to the Code.

Section 4. The City Clerk is hereby directed to give notice of such hearing by publication once, in a newspaper published at least once weekly and having general circulation in the City, not less than seven and not more than twenty days before the date on which the hearing will be held.

Section 5. The Director of Development Services, or his designee, is hereby authorized and directed to present the Certificate and Waivers to the owners of the Property for execution and delivery to the City by no later than May 6, 2025.

Section 6. As authorized by the Code, this City Council hereby waives the mailing of notice to the "occupants" of city addresses located within the Mason City Combined, Amended and Restated Urban Revitalization Area, due to the lack of a reasonably current and complete address list and the finding of the Council that published notice will be sufficient to apprise such persons of the hearing.

Section 7. Such notice shall be in the form substantially, as follows:

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF MASON CITY, IOWA, RELATING TO THE ADOPTION OF AN AMENDMENT TO THE PLAN FOR THE MASON CITY COMBINED, AMENDED AND RESTATED URBAN REVITALIZATION AREA FOR THE CITY OF MASON CITY, IOWA, PURSUANT TO CHAPTER 404 OF THE CODE OF IOWA.

NOTICE IS HEREBY GIVEN: That there is now on file for public inspection in the office of the City Clerk of Mason City, Iowa (the “City”), an amendment (“Amendment No. 4”) to the Mason City Combined, Amended and Restated Urban Revitalization Plan for the Mason City Combined, Amended and Restated Urban Revitalization Area (the “Urban Revitalization Area”) within the City.

This City Council will meet at 7:00 p.m., on May 6, 2025, at the Mason City Room of the Mason City Public Library, 225 2<sup>nd</sup> Street SE, Mason City, Iowa, at which time a hearing will be held pursuant to the provisions of Chapter 404 of the Code of Iowa (the “Code”) on the proposal to adopt Amendment No. 4, pursuant to the provisions of the Code. At such public hearing all residents of the City, and any other persons having an interest in the matter may appear and be heard for or against the adoption of Amendment No. 4, pursuant to the Code.

Amendment No. 4 will (i) update the legal description of the Urban Revitalization Area to include therein certain real property (the “Added Property”); and (ii) establish a tax abatement schedule for residential property with three (3) or more separate dwelling units situated in the West Mason City Multi-Residential Housing Focus Area. The legal description of the Added Property to be included in the Urban Revitalization Area is, as follows:

LOTS TWO (2), THREE (3), AND FOUR (4) AND OUTLOT “A” IN THE BRIARSTONE WEST SUBDIVISION, MASON CITY, IOWA (DOC#2013-4115)

LOT ONE (1) IN SEDARS AUTO PARK, AN ADDITION TO MASON CITY IOWA; AND ALL PORTIONS OF THE IOWA HIGHWAY 122/4<sup>TH</sup> STREET SOUTHWEST RIGHT-OF-WAY, BETWEEN SOUTH ROOSEVELT AVENUE/VILLAGE GREEN DRIVE AND LARK AVENUE

Published by order of the City Council of the City of Mason City, Iowa.

Aaron Burnett  
City Clerk



Section 8. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Section 9. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved April 15, 2025.

---

Mayor

Attest:

---

City Clerk

City of Mason City  
City Administrator

# Memorandum

To: Mason City Mayor and City Council  
From: Aaron Burnett, City Administrator  
Date: April 11, 2025  
RE: Recommendation to Approve Change Orders #9 and #11 for the Willow Creek Riverwalk

**Recommendation:**

Approve the change orders authorizing changes in paint and rock excavation requested for the Willow Creek Riverwalk.

**Review:**

The Willow Creek Riverwalk made great progress through the winter and is on schedule for completion in June with the placement of artwork. Unfortunately, the project has run into a few significant site issues with the underground conditions during construction. These conditions caused a previous change order and have created another small change order due to additional rock excavation for the placement of lighting foundations. Additionally, the painting for the railings in the area required a modification in color due to the final appearance not matching with the other features in the Riverwalk. These 2 minor change orders total \$11,566.17 in additional cost to the project, but previous modifications did create deductions for railing costs.

**Budget Impact:**

The Willow Creek Riverwalk is a budgeted capital improvement. However, these change orders will require a modification to the budget to reflect the increase.

**Council Action Requested:**

I respectfully request the approval of the 2 change orders.



Aaron Burnett, City Administrator



**PCO #011**

Henkel Construction Company  
208 East State Street  
Mason City, Iowa 50401-3406  
Phone: (641) 423-5674  
Fax: (641) 423-9244

**Project:** 2415M - Willow Creek Riverwalk  
15 S Washington Avenue  
Mason City , Iowa 50401

---

### Prime Contract Potential Change Order #011: Paint Color Change

---

<b>TO:</b>	City of Mason City 10 1st St NW Mason City Iowa, 50401	<b>FROM:</b>	
<b>PCO NUMBER/REVISION:</b>	011 / 0	<b>CONTRACT:</b>	1 - Willow Creek Riverwalk
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Justin Squier (Henkel Construction Company)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	3/21 /2025
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
		<b>TOTAL AMOUNT:</b>	\$4,966.17

**POTENTIAL CHANGE ORDER TITLE:** Paint Color Change

**CHANGE REASON:** B

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

CE #017 - Paint Color Change

Change paint color of the guardrail to better tie in with concrete walls. Repaint all guardrail that has already been painted and use new color selection on guardrail going forward.

**ATTACHMENTS:**

Approved By:

Name: \_\_\_\_\_

Date: \_\_\_\_\_



**PCO #009**

Henkel Construction Company  
208 East State Street  
Mason City, Iowa 50401-3406  
Phone: (641) 423-5674  
Fax: (641) 423-9244

**Project:** 2415M - Willow Creek Riverwalk  
15 S Washington Avenue  
Mason City , Iowa 50401

---

### Prime Contract Potential Change Order #009: Rock Excavation

---

<b>TO:</b>	City of Mason City 10 1st St NW Mason City Iowa, 50401	<b>FROM:</b>	
<b>PCO NUMBER/REVISION:</b>	009 / 0	<b>CONTRACT:</b>	1 - Willow Creek Riverwalk
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Justin Squier (Henkel Construction Company)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	12/31 /2024
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
		<b>TOTAL AMOUNT:</b>	\$6,600.00

**POTENTIAL CHANGE ORDER TITLE:** Rock Excavation

**CHANGE REASON:** B

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

CE #014 - Rock Excavation

Hard rock excavation at storm intake 12' x 13' x 4' deep. 23.1 CY

Hard rock excavation at tuning fork footing 4' x 5' x 4 .5' deep. 3.3 CY

**ATTACHMENTS:**

Approved By:

Name: \_\_\_\_\_

Date: \_\_\_\_\_

RESOLUTION NO. 25 –

A RESOLUTION APPROVING CHANGE ORDERS WITH HENKEL CONSTRUCTION COMPANY OF MASON CITY, IOWA FOR CONSTRUCTION OF THE “WILLOW CREEK RIVERWALK PROJECT”

WHEREAS, the City Council of the City of Mason City, Iowa did adopt Resolution No. 24-70 on the 2<sup>nd</sup> day of April 2024, awarding a contract to Henkel Construction Company of Mason City, Iowa for the “Willow Creek Riverwalk Project”, and

WHEREAS, change orders are necessary.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mason City, Iowa:

Section 1: That the change orders in the total amount of \$11,566.17 for said project be and are hereby accepted and approved.

Section 2: That the Mayor is authorized and the Clerk hereby directed to execute the necessary documents.

PASSED AND APPROVED this 15<sup>th</sup> day of April, 2025.

\_\_\_\_\_  
Bill Schickel, Mayor

ATTEST:

\_\_\_\_\_  
Aaron Burnett, City Clerk

City of Mason City  
City Administrator

# Memorandum

To: Mason City Mayor and City Council  
From: Aaron Burnett, City Administrator  
Date: April 11, 2025  
RE: Recommendation to Approve Change Order #12 for the Bike North Iowa Bid Package #3 with Henkel Construction Company

---

**Recommendation:**

Approve the resolution authorizing a change order to increase the placement of black dirt for landscaping near the bike park.

**Review:**

The Bike North Iowa Project is continuing to progress and is on track for completion in the tight timeframe that was required by the grant. The bike park shelter will host a ribbon cutting in early summer and will likely coincide with the first phase of the bike park riding areas being completed. Unfortunately, the site conditions have been a challenge throughout the project due to the long history of buildings and uses in this area. The cost of the proposed change order is \$15,207.45 and this higher cost is due to the soil conditions being so poor that the trees and other landscaping in the area would likely not survive. The soil conditions in the planting locations became apparent during the construction and necessitated the increased placement of black dirt.

**Budget Impact:**

The Bike North Iowa Project is budgeted but this change order will require an amendment to the project.

**Council Action Requested:**

I respectfully request approval of the resolution authorizing the change order.

  
\_\_\_\_\_  
Aaron Burnett, City Administrator



**PCCO #012**

Henkel Construction Company  
 208 East State Street  
 Mason City, Iowa 50401-3406  
 Phone: (641) 423-5674  
 Fax: (641) 423-9244

Project: 2407M - Mason City Bike Park - BP #3  
 1500 Elm Drive  
 Mason City, Iowa 50401

**Prime Contract Change Order #012: Fill for tree planting**

<b>TO:</b>	City of Mason City 10 1st St NW Mason City, Iowa 50401	<b>FROM:</b>	Henkel Construction Company 208 East State St Mason City, Iowa 50401
<b>DATE CREATED:</b>	3/26/2025	<b>CREATED BY:</b>	Cheryl Hubbard (Henkel Construction Company)
<b>CONTRACT STATUS:</b>	Pending - In Review	<b>REVISION:</b>	0
<b>DESIGNATED REVIEWER:</b>		<b>REVIEWED BY:</b>	
<b>DUE DATE:</b>		<b>REVIEW DATE:</b>	
<b>INVOICED DATE:</b>		<b>PAID DATE:</b>	
<b>SCHEDULE IMPACT:</b>		<b>EXECUTED:</b>	No
		<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
<b>CONTRACT FOR:</b>	1:	<b>TOTAL AMOUNT:</b>	\$15,207.45

**DESCRIPTION:**

CE #021 - Fill for tree planting

Our landscaper has identified that the area north and east of the maintenance shed lacks sufficient black dirt for successful tree planting. Wells Hollow assessed the area and created the attached scope of work and drawing. They have estimated the need for approximately 250 T of black dirt needed.

Black dirt for this quote supplied by Popp Excavating.

**ATTACHMENTS:**

WH black dirt at Maintbldg drawing.pdf, WH black dirt at Maintbldg.pdf

**POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:**

PCO #	Title	Schedule Impact	Amount
012	Fill for tree planting		\$15,207.45
<b>Total:</b>			\$15,207.45

**CHANGE ORDER LINE ITEMS:**

**PCO # 012: Fill for tree planting**

#	Budget Code	Description	Amount
1	1-101.L Supervision.Labor	Admin	\$150.00
2	2-952.S Planting/Landscaping.Subcontract	Placing Black dirt	\$7,674.95
3	2-111.S Earthwork.Subcontract	Black dirt	\$6,000.00
<b>Subtotal:</b>			<b>\$13,824.95</b>
Fee (10.00% ):			\$1,382.50
<b>Grand Total:</b>			<b>\$15,207.45</b>

The original (Contract Sum)	\$3,203,000.00
Net change by previously authorized Change Orders	\$160,600.31
The contract sum prior to this Change Order was	\$3,363,600.31
The contract sum would be changed by this Change Order in the amount of	\$15,207.45
The new contract sum including this Change Order will be	\$3,378,807.76
The contract time will not be changed by this Change Order.	



PCCO #012

**Kyle Renneke (ISG Inc.)**  
115 East Hickory Street Suite 300  
Mankato, Minnesota 56001

**City of Mason City**  
10 1st St NW  
Mason City, Iowa 50401

**Henkel Construction Company**  
208 East State St  
Mason City, Iowa 50401

\_\_\_\_\_  
SIGNATURE DATE

\_\_\_\_\_  
SIGNATURE DATE

*Cheryl Hubbard* 3/26/2025  
\_\_\_\_\_  
SIGNATURE DATE





# WELLS HOLLOW LANDSCAPING

3600 E BREMER AVE | WAVERLY, IA 50677 | 515-404-9133  
WWW.WELLSHOLLOWLANDSCAPING.COM

# Proposal

## Wells Hollow Landscaping

**Client Name:** Henkel Construction Company  
**Project Name:** Mason City Bike Park Bid Package 3  
**Jobsite Address:** 208 East State Street Mason City, Iowa 50401     **Billing Address:** 208 East State Street Mason City, Iowa 50401  
**Estimate ID:** EST4359853  
**Date:** Feb 13, 2024

- All items are tied together.
- All rough grades to be + or - 2" & assumes approved planting soils (no amending of planting & seeding soil is figured).
- Will need hard surface for staging.
- No staking and surveying is figured.
- Water for establishment figured to be on site.
- Acknowledge addendum 1-3.

<b>Spreading black dirt &amp; planting trees in over dug holes</b>	<b>\$7,674.95</b>
--	-------------------

- Spreading black dirt in area hatched on plan.
- Dirt is figured to be spread at approximately 6" deep.
- Dirt is not figured in this estimate and will be supplied by Henkel and dumped in this area before we start spreading (14 tandem loads of dirt needed).
- Trees are to be dug 3 x the root ball and backfilled with black dirt.

	<b>Subtotal</b>	<b>\$7,674.95</b>
	<b>Taxes</b>	<b>\$0.00</b>
	<b>Estimate Total</b>	<b>\$7,674.95</b>

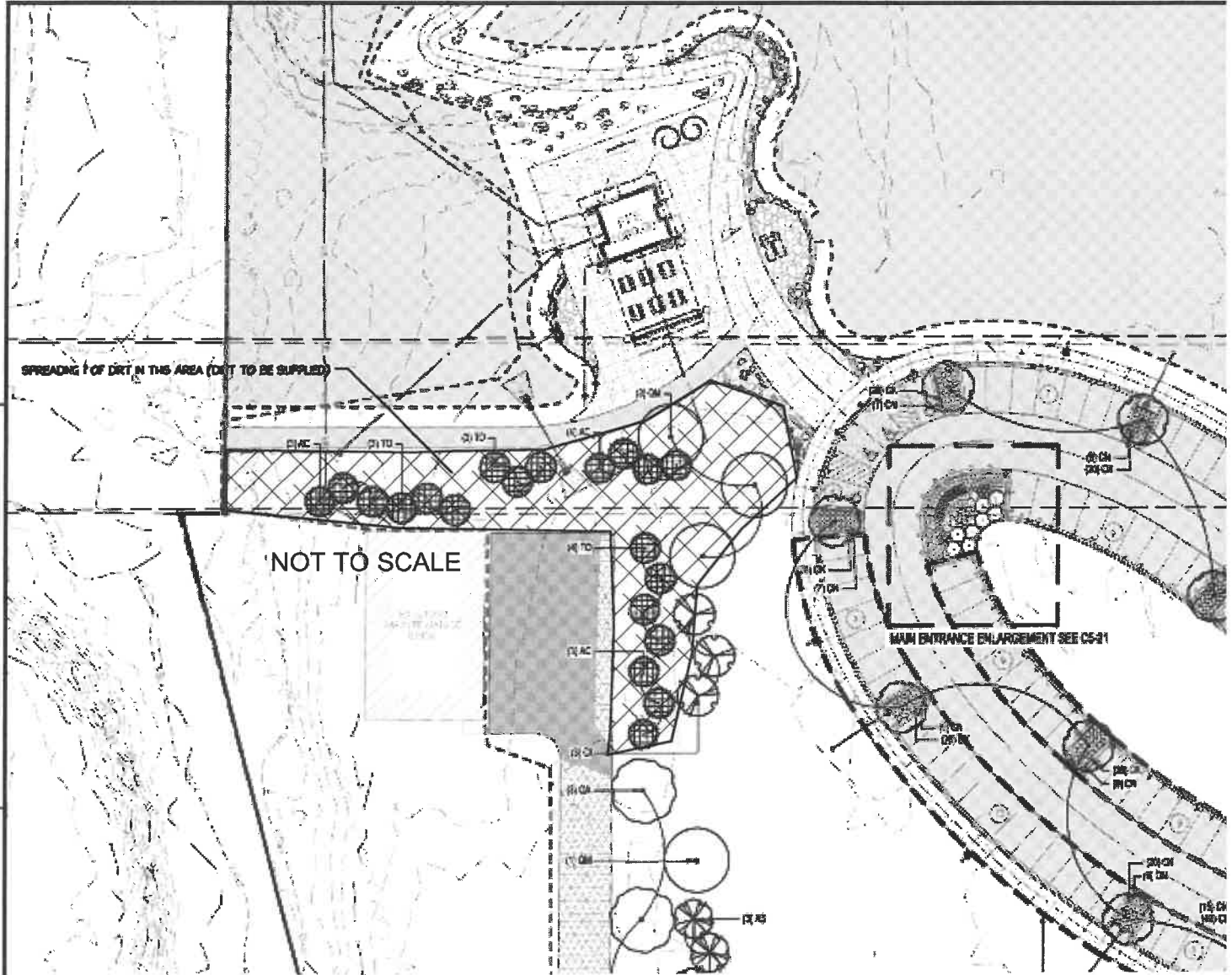
Proposal expires after 30 days. All invoices are due 15 days from date invoiced. A finance charge of 19.8% is charged on any invoices past 30 days.

Estimate authorized by: \_\_\_\_\_  
Company Representative

Estimate approved by: \_\_\_\_\_  
Customer Representative

Signature Date: \_\_\_\_\_

Signature Date: \_\_\_\_\_



RESOLUTION NO. 25 –

A RESOLUTION APPROVING A CHANGE ORDER WITH HENKEL CONSTRUCTION COMPANY OF MASON CITY, IOWA FOR CONSTRUCTION OF THE “MASON CITY BIKE PARK BUILDING PACKAGE 3”

WHEREAS, the City Council of the City of Mason City, Iowa did adopt Resolution No. 23-242 on the 20<sup>th</sup> day of February, 2024, awarding a contract to Henkel Construction Company of Mason City, Iowa for the “Mason City Bike Park Building Package 3” Project, and

WHEREAS, change orders are necessary.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mason City, Iowa:

Section 1: That the change orders in the total amount of \$15,207.45 for said project be and are hereby accepted and approved.

Section 2: That the Mayor is authorized and the Clerk hereby directed to execute the necessary documents.

PASSED AND APPROVED this 15<sup>th</sup> day of April, 2025.

\_\_\_\_\_  
Bill Schickel, Mayor

ATTEST:

\_\_\_\_\_  
Aaron Burnett, City Clerk

City of Mason City  
Finance Department

# Memorandum

To: Aaron Burnett, City Administrator  
From: Brent Hinson, Finance Director  
Date: April 8, 2025  
RE: FY26 Budget- Hold Hearing & Adopt Budget

---

**Recommendation:**

Hold public hearing on the proposed FY26 Budget and consider adoption of budget.

**Review:**

I have attached an updated schedule overview for the budget process. In addition to the budget workshops, the Council held the Truth in Taxation hearing (on March 25), approved the FY26-FY30 Capital Improvements Plan (on March 4), and authorized the publication of notice for this final budget hearing (on March 25).

You will note an addition to the resolution adopting the budget related to funding for outside entities. This is being done to provide the maximum degree of transparency to this funding, and to ensure that the public purpose behind these expenditures is listed, in conjunction with the Auditor of State's updated guidance on these matters.

Following adoption of the budget, we will see to the official filing of the budget prior to the State of Iowa deadline of April 30.

**Budget Impact:**

As discussed, the proposed budget represents a continuation of robust investment in our community, while maintaining reasonable taxes and utility rates and keeping fund balances strong and stable. The final budget reduces the tax rate slightly to \$13.97792/\$1,000 valuation and maintains all fund balances within the City's adopted financial policies.

**Council Action Requested:**

Approve resolution adopting the FY26 budget.

**Attachments:**

Proposed Resolution.

FY26 Budget Timeline

FY26 Budget- Selected Sheets from State Forms

FY26 Budget- Selected Backing Spreadsheets



---

Brent Hinson, Finance Director



---

Reviewed and Recommend Approval



10 First Street Northwest  
Mason City, IA 50401-3224  
(641) 421-3600  
[www.masoncity.net](http://www.masoncity.net)

**Timeline for FY26 Budget Process- As of 12/27/24**

December 6	FY26-FY30 CIP packets distributed to departments
December 16	Department CIP requests due to Finance Director
December 18-19	City Administrator and Finance Director meet with departments on CIP requests
December 20- January 8	Finance Director prepares proposed CIP
December 27	FY26 Budget workpapers released to departments
January 9	CIP materials submitted to City Council for review
January 13	Department budget workpapers due to Finance Director
January 16	1 <sup>st</sup> Council worksession/CIP; presentation of proposed CIP
January 21-22	City Administrator and Finance Director meet with departments to discuss proposed budget requests and any adjustments needed
January 23-24	Finance Director finalizes proposed budget and presentation and submits to City Council
January 28	2 <sup>nd</sup> Council worksession budget/CIP; presentation of proposed budget by Finance Director & final discussion on CIP
February 13	3 <sup>rd</sup> Council worksession/budget; further discussion
February 18	Regular City Council meeting; City Council agrees in principle on proposed tax levy and sets March 25 for truth in taxation hearing & March 4 public hearing for adoption of CIP

By February 24	Finance Director completes truth in taxation information in DOM forms to allow for County Auditor mailings to property owners
March 4	City Council holds public hearing & adopts CIP
March 8	Notice of truth in taxation hearing is published in newspaper
By March 15	County Auditor mails truth in taxation statements to all property owners
March 25	Special City Council meeting; City Council holds truth in taxation public hearing (no formal action)
March 25	2 <sup>nd</sup> Special City Council meeting; Council sets public hearing on full budget for April 15
April 15	Regular City Council meeting; City Council holds public hearing & approves full budget
By April 30	Finance Director certifies budget with County Auditor

FISCAL YEAR JULY 1, 2025 - JUNE 30, 2026  
 ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES  
 The City of: MASON CITY County Name: CERRO GORDO COUNTY  
 Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

		With Gas & Electric		Without Gas & Electric	
Regular	2a	1,280,174,595	2b	1,250,617,390	City Number: 17-145 Last Official Census: 27,338
DEBT SERVICE	3a	1,372,634,535	3b	1,343,077,330	
Ag Land	4a	10,417,086			

	CGFL Rate	CGFL Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
<b>FY 2025 Budget Data</b>	8.51000	10,833,429	1,273,023,401	0.56
	<b>Limitation Percentage</b>			
	0			
	<b>CGFL Max Rate</b>	<b>CGFL Max Dollars</b>	<b>Revenue Growth %</b>	
<b>Max Allowed CGFL for FY 2026</b>	8.51000	10,894,286	0.56	

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW		(A) Request with Utility Replacement	(B) Property Taxes Levied	(C) Rate
384.1	8.51000	Consolidated General Fund		5	10,894,286	10,642,754	43 8.51000
		<b>Non-Voted Other Permissible Levies</b>					
384.12(1)	0.95000	Opr & Maint publicly owned Transit		7	153,545	149,999	45 0.11994
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)		11		0	49 0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs		14	647,449	632,500	52 0.50575
384.12(5)	Amt Nec	Support of a Local Emerg Mgmt Comm.		462		0	465 0.00000
		<b>Voted Other Permissible Levies</b>					
28E.22	1.50000	Unified Law Enforcement		24		0	62 0.00000
		<b>Total General Fund Regular Levies (5 thru 24)</b>		25	11,695,280	11,425,253	
384.1	3.00375	Ag Land		26	31,291	31,291	63 3.00375
		<b>Total General Fund Tax Levies (25 + 26)</b>		27	11,726,571	11,456,544	<b>Do Not Add</b>
		<b>Special Revenue Levies</b>					
384.6	Amt Nec	Police & Fire Retirement		29	760,025	742,479	0.59369
	Amt Nec	FICA & IPERS (if general fund at levy limit)		30	661,363	646,094	0.51662
Rules	Amt Nec	Other Employee Benefits		31	969,157	946,780	0.75705
		<b>Subtotal Employee Benefit Levy (29,30,31)</b>		32	2,390,545	2,335,353	65 1.86736
			<b>Valuation</b>				
386	<b>As Req</b>	<b>With Gas &amp; Elec</b>	<b>Without Gas &amp; Elec</b>				
	SSMID 1 (A)	0 (B)	0	34		0	66 0.00000
	SSMID 2 (A)	0 (B)	0	35		0	67 0.00000
	SSMID 3 (A)	0 (B)	0	36		0	68 0.00000
	SSMID 4 (A)	0 (B)	0	37		0	69 0.00000
	SSMID 5 (A)	0 (B)	0	555		0	565 0.00000
	SSMID 6 (A)	0 (B)	0	556		0	566 0.00000
	SSMID 7 (A)	0 (B)	0	1177		0	1179 0.00000
	SSMID 8 (A)	0 (B)	0	1185		0	1187 0.00000
		<b>Total Special Revenue Levies</b>		39	2,390,545	2,335,353	
384.4	Amt Nec	<b>Debt Service Levy 76.10(6)</b>		40	4,083,414	3,995,480	70 2.97487
384.7	0.67500	<b>Capital Projects (Capital Improv. Reserve)</b>		41		0	71 0.00000
		<b>Total Property Taxes (27+39+40+41)</b>		42	18,200,530	17,787,377	72 13.97792

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following: Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

( City Representative ) \_\_\_\_\_

( Date ) \_\_\_\_\_

( County Auditor ) \_\_\_\_\_

( Date ) \_\_\_\_\_



FUND BALANCE

City Name: MASON CITY  
 Fiscal Year July 1, 2025 - June 30, 2026

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL
<b>Annual Report FY 2024</b>									
Beginning Fund Balance July 1	1 9,773,151	12,464,065	50,856	275,764	19,316,786	1,110,301	42,990,923	10,636,753	53,627,676
Actual Revenues Except Beg. Balance	2 22,597,023	21,028,474	1,650,891	8,365,784	36,382,921	119,991	90,145,084	26,321,411	116,466,495
Actual Expenditures Except End Balance	3 23,870,519	20,934,254	1,370,898	8,223,955	33,680,969	70,000	88,150,595	27,321,846	115,472,441
Ending Fund Balance June 30	4 8,499,655	12,558,285	330,849	417,593	22,018,738	1,160,292	44,985,412	9,636,318	54,621,730
<b>Re-Estimated FY 2025</b>									
Beginning Fund Balance	5 8,499,655	12,558,285	330,849	417,593	22,018,738	1,160,292	44,985,412	9,636,318	54,621,730
Re-Est Revenues	6 23,525,837	21,046,931	2,411,720	14,616,665	18,989,623	821,451	81,412,227	34,767,866	116,180,093
Re-Est Expenditures	7 23,231,748	22,567,169	2,585,622	14,457,569	35,786,490	196,000	98,824,598	36,258,964	135,083,562
Ending Fund Balance	8 8,793,744	11,038,047	156,947	576,689	5,221,871	1,785,743	27,573,041	8,145,220	35,718,261
<b>Budget FY 2026</b>									
Beginning Fund Balance	9 8,793,744	11,038,047	156,947	576,689	5,221,871	1,785,743	27,573,041	8,145,220	35,718,261
Revenues	10 23,125,382	19,986,739	2,620,011	9,105,212	14,121,936	48,000	69,007,280	75,274,340	144,281,620
Expenditures	11 23,437,108	21,971,738	2,711,126	9,108,850	14,173,704	63,000	71,465,526	75,470,542	146,936,068
Ending Fund Balance	12 8,482,018	9,053,048	65,832	573,051	5,170,103	1,770,743	25,114,795	7,949,018	33,063,813

City Name: MASON CITY  
Fiscal Year July 1, 2025 - June 30, 2026

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF/SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
<b>PUBLIC SAFETY</b>										
Police Department/Crime Prevention	1 7,136,119	1,273,626						8,409,745	8,100,892	7,446,038
Jail	2							0	0	0
Emergency Management	3 101,000							101,000	83,205	86,377
Flood Control	4							0	0	0
Fire Department	5 3,824,941	723,860						4,548,801	4,489,076	4,192,394
Ambulance	6							0	0	0
Building Inspections	7 295,646	37,206						332,852	340,157	336,893
Miscellaneous Protective Services	8 320,003	29,561						349,564	354,872	51,471
Animal Control	9 305,962	14,016						319,978	316,517	296,366
Other Public Safety	10							0	0	264,383
<b>TOTAL (lines 1 - 10)</b>	<b>11 11,983,671</b>	<b>2,078,269</b>				0		<b>14,061,940</b>	<b>13,684,719</b>	<b>12,673,922</b>
<b>PUBLIC WORKS</b>										
Roads, Bridges, & Sidewalks	12							2,623,556	2,522,086	2,393,971
Parking - Meter and Off-Street	13							0	0	0
Street Lighting	14							367,727	362,324	360,414
Traffic Control and Safety	15 80,924	126,310						207,234	120,539	108,177
Snow Removal	16 410,248							410,248	337,412	289,957
Highway Engineering	17 326,936	42,459						369,395	514,684	463,180
Street Cleaning	18 97,862							97,862	92,767	84,253
Airport	19 928,888							928,888	928,287	826,792
Garbage (if not Enterprise)	20							0	0	0
Other Public Works	21 1,200							1,200	1,450	1,168
<b>TOTAL (lines 12 - 21)</b>	<b>22 1,337,948</b>	<b>3,668,162</b>				0		<b>5,006,110</b>	<b>4,879,549</b>	<b>4,527,912</b>
<b>HEALTH &amp; SOCIAL SERVICES</b>										
Welfare Assistance	23							0	0	0
City Hospital	24							0	0	0
Payments to Private Hospitals	25							0	0	0
Health Regulation and Inspection	26 91,822	12,054						103,876	101,620	79,654
Water, Air, and Mosquito Control	27							0	0	0
Community Mental Health	28							0	0	0
Other Health and Social Services	29 194,288							194,288	184,005	218,831
<b>TOTAL (lines 23 - 29)</b>	<b>30 286,110</b>	<b>12,054</b>				0		<b>298,164</b>	<b>285,625</b>	<b>298,485</b>
<b>CULTURE &amp; RECREATION</b>										
Library Services	31 1,468,479	37,525						1,506,004	1,497,100	1,519,311
Museum, Band and Theater	32 738,893					15,000		753,893	696,619	664,858
Parks	33 774,528	80,352						854,880	818,480	799,571
Recreation	34 1,100,001	139,120						1,239,121	1,210,131	1,162,146
Cemetery	35 472,337							472,337	462,743	446,358
Community Center, Zoo, & Marina	36							0	0	0
Other Culture and Recreation	37							0	0	0
<b>TOTAL (lines 31 - 37)</b>	<b>38 4,554,238</b>	<b>256,997</b>				15,000		<b>4,826,235</b>	<b>4,685,073</b>	<b>4,592,244</b>

EXPENDITURES SCHEDULE PAGE 2  
 City Name: MASON CITY  
 Fiscal Year July 1, 2025 - June 30, 2026

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
<b>COMMUNITY &amp; ECONOMIC DEVELOPMENT</b>										
Community Beautification	39							0	0	0
Economic Development	40		845,399					845,399	628,534	668,871
Housing and Urban Renewal	41	272,306						272,306	99,752	0
Planning & Zoning	42	375,546	50,678					426,224	416,650	427,709
Other Com & Econ Development	43	1,857,282	598,171					2,455,453	1,825,255	1,134,581
TIF Rebates	44							0	0	272,344
TOTAL (lines 39 - 44)	45	2,232,828	921,155			0		3,999,382	2,970,191	2,503,505
<b>GENERAL GOVERNMENT</b>										
Mayor, Council, & City Manager	46	404,659	44,370					449,029	469,500	377,923
Clerk, Treasurer, & Finance Adm.	47	393,397	54,167					447,564	530,636	495,577
Elections	48	11,000						11,000	0	10,634
Legal Services & City Attorney	49								0	87,367
City Hall & General Buildings	50	212,500						212,500	214,000	214,931
Tort Liability	51	672,443						672,443	649,257	643,530
Other General Government	52	739,181	5,219,660			0		5,958,841	7,289,655	5,716,030
TOTAL (lines 46 - 52)	53	2,433,180	5,318,197					7,751,377	9,153,048	7,545,992
<b>DEBT SERVICE</b>										
Gov Capital Projects	54			9,108,850				9,108,850	8,922,265	8,223,955
TIF Capital Projects	55	770,020			14,023,704			14,793,724	36,015,760	34,000,238
TOTAL CAPITAL PROJECTS	57	770,020			14,023,704	0		14,793,724	36,015,760	34,000,238
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	22,827,975	13,024,854	9,108,850	14,023,704	15,000		59,845,782	80,596,230	74,366,253
<b>BUSINESS TYPE ACTIVITIES</b>										
<b>Proprietary: Enterprise &amp; Budgeted ISF</b>										
Water Utility	59							5,631,690	5,127,254	4,689,834
Sewer Utility	60							3,261,713	3,070,951	2,772,708
Electric Utility	61							0	0	0
Gas Utility	62							0	0	0
Airport	63							0	0	0
Landfill/Garbage	64							1,939,041	2,040,966	1,720,426
Transit	65							0	0	0
Cable TV, Internet & Telephone	66							0	0	0
Housing Authority	67							0	0	0
Storm Water Utility	68							279,804	112,970	138,086
Other Business Type (city hosp., ISF, parking, etc.)	69							4,964,842	9,010,590	4,031,208
Enterprise DEBT SERVICE	70							853,080	843,320	835,580
Enterprise CAPITAL PROJECTS	71							52,258,400	7,121,660	4,969,406
Enterprise TIF CAPITAL PROJECTS	72							0	0	0
TOTAL Business Type Expenditures (lines 59 - 72)	73							69,188,570	27,327,711	19,157,248
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	22,827,975	13,024,854	9,108,850	14,023,704	15,000		129,034,352	107,923,941	93,523,501
Regular Transfers Out	75	609,133	8,946,884		150,000	48,000		16,035,989	24,952,533	20,850,486
Internal TIF Loan / Repayment Transfers Out	76							1,865,727	2,207,088	1,098,454
Total ALL Transfers Out	77	609,133	8,946,884	0	150,000	48,000		17,901,716	27,159,621	21,948,940
Total Expenditures & Fund Transfers Out (lines 74+77)	78	23,437,108	21,971,738	9,108,850	14,173,704	63,000		146,936,068	135,083,562	115,472,441
Ending Fund Balance June 30	79	8,482,018	9,053,048	573,051	5,170,103	1,770,743		33,063,813	35,718,261	54,621,730

REVENUES DETAIL  
 City Name: MASON CITY  
 Fiscal Year July 1, 2025 - June 30, 2026

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
<b>REVENUES &amp; OTHER FINANCING SOURCES</b>										
Taxes Levied on Property	1 11,456,544	2,335,353		3,995,480	0			17,787,377	17,649,470	17,401,869
Less: Uncollected Property Taxes - Levy Year	2							0	0	0
Net Current Property Taxes (line 1 minus line 2)	3 11,456,544	2,335,353		3,995,480	0			17,787,377	17,649,470	17,401,869
Delinquent Property Taxes	4							0	0	0
TIF Revenues	5		2,620,011					2,620,011	2,393,387	1,548,532
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6 270,027	55,192		87,934	0			413,153	401,303	390,791
Utility franchise tax (Iowa Code Chapter 364.2)	7							0	0	0
Parimutual wager tax	8							0	0	0
Gaming wager tax	9							0	0	0
Mobile Home Taxes	10							0	0	0
Hotel/Motel Taxes	11		810,000					810,000	880,000	884,504
Other Local Option Taxes	12		6,600,000					6,600,000	6,600,000	6,536,781
Subtotal - Other City Taxes (lines 6 thru 12)	13 270,027	7,465,192		87,934	0			7,823,153	7,881,303	7,812,076
Licenses & Permits	14 621,625							621,625	627,848	604,346
Use of Money & Property	15 781,822	248,300		50,000	490,000	20,000	769,041	2,359,163	3,256,449	3,416,309
Intergovernmental:										
Federal Grants & Reimbursements	16 1,215,935	322,500			1,407,760		90,000	3,036,195	3,355,264	13,396,461
Road Use Taxes	17	3,850,000						3,850,000	3,850,000	3,861,563
Other State Grants & Reimbursements	18 1,271,749	63,614		151,343	165,000			1,651,706	8,176,539	5,451,272
Local Grants & Reimbursements	19 146,000							146,000	154,000	115,742
Subtotal - Intergovernmental (lines 16 thru 19)	20 2,633,684	4,236,114		151,343	1,572,760		90,000	8,683,901	15,535,803	22,825,038
Charges for Fees & Service:										
Water Utility	21									
Sewer Utility	22							7,551,948	7,380,092	6,961,821
Electric Utility	23							6,792,298	5,953,221	5,015,107
Gas Utility	24							0	0	0
Parking	25							0	0	0
Airport	26							34,750	34,750	49,780
Landfill/Garbage	27							1,972,870	1,923,770	1,874,507
Hospital	28							0	0	0
Transit	29							0	0	0
Cable TV, Internet & Telephone	30							0	0	0
Housing Authority	31							55,744	55,744	55,744
Storm Water Utility	32							726,050	601,050	446,096
Other Fees & Charges for Service	33 1,085,226	11,400				8,000		3,826,720	4,884,921	4,335,804
Subtotal - Charges for Service (lines 21 thru 33)	34 1,085,226	11,400	0	0	0	8,000	20,904,636	22,009,262	20,777,804	18,827,231
Special Assessments	35							0	50,000	0
Miscellaneous	36 321,219	5,139,723			805,000	20,000	785,840	7,071,782	13,806,276	6,818,354
Other Financing Sources:										
Regular Operating Transfers In	37 5,955,235	137,212		3,318,173	2,813,546		3,811,823	16,035,989	24,952,533	20,850,486
Internal TIF Loan Transfers In	38	413,445		1,452,282				1,865,727	2,207,088	1,098,454
Subtotal ALL Operating Transfers In	39 5,955,235	550,657	0	4,770,455	2,813,546	0	3,811,823	17,901,716	27,159,621	21,948,940
Proceeds of Debt (Excluding TIF Internal Borrowing)	40			50,000	8,440,650		48,913,000	57,403,630	7,042,132	15,263,163
Proceeds of Capital Asset Sales	41							0	0	637
Subtotal-Other Financing Sources (lines 38 thru 40)	42 5,955,235	550,657	0	4,820,455	11,254,176	0	52,724,823	75,305,346	34,201,753	37,212,740
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43 23,125,382	19,986,739	2,620,011	9,105,212	14,121,936	48,000	75,274,340	144,281,620	116,180,093	116,466,495
Beginning Fund Balance July 1	44 8,793,744	11,038,047	156,947	576,689	5,221,871	1,785,743	8,145,220	35,718,261	54,621,730	53,627,676
<b>TOTAL REVENUES &amp; BEGIN BALANCE (lines 42-43)</b>	45 31,919,126	31,024,786	2,776,958	9,681,901	19,343,807	1,833,743	83,419,560	179,999,881	170,801,823	170,094,171

**ADOPTED BUDGET SUMMARY**

City Name: MASON CITY  
Fiscal Year July 1, 2025 - June 30, 2026

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
<b>Revenues &amp; Other Financing Sources</b>										
Taxes Levied on Property	1 11,456,544	2,335,353		3,995,480	0			17,787,377	17,649,470	17,401,869
Less: Uncollected Property Taxes-Levy Year	2 0	0		0	0			0	0	0
Net Current Property Taxes	3 11,456,544	2,335,353		3,995,480	0			17,787,377	17,649,470	17,401,869
Delinquent Property Taxes	4 0	0		0	0			0	0	0
TIF Revenues	5		2,620,011					2,620,011	2,393,387	1,548,532
Other City Taxes	6 270,027	7,465,192		87,934	0			7,823,153	7,881,303	7,812,076
Licenses & Permits	7 621,625	0			0		0	621,625	627,848	604,346
Use of Money and Property	8 781,822	248,300		50,000	490,000	20,000	769,041	2,359,163	3,256,449	3,416,309
Intergovernmental	9 2,633,684	4,236,114		151,343	1,572,760		90,000	8,683,901	15,535,803	22,825,038
Charges for Fees & Service	10 1,085,226	11,400		0	0	8,000	20,904,636	22,009,262	20,777,804	18,827,231
Special Assessments	11 0	0		0	0	0	0	0	50,000	0
Miscellaneous	12 321,219	5,139,723			805,000	20,000	785,840	7,071,782	13,806,276	6,818,354
Sub-Total Revenues	13 17,170,147	19,436,082	2,620,011	4,284,757	2,867,760	48,000	22,549,517	68,976,274	81,978,340	79,253,755
<b>Other Financing Sources:</b>										
<b>Total Transfers In</b>	14 5,955,235	550,657		4,770,455	2,813,546	0	3,811,823	17,901,716	27,159,621	21,948,940
Proceeds of Debt	15 0	0		50,000	8,440,630		48,913,000	57,403,630	7,042,132	15,263,163
Proceeds of Capital Asset Sales	16 0	0		0	0	0	0	0	0	637
<b>Total Revenues and Other Sources</b>	17 23,125,382	19,986,739	2,620,011	9,105,212	14,121,936	48,000	75,274,340	144,281,620	116,180,093	116,466,495
<b>Expenditures &amp; Other Financing Uses</b>										
Public Safety	18 11,983,671	2,078,269				0		14,061,940	13,684,719	12,673,922
Public Works	19 1,337,948	3,668,162				0		5,006,110	4,879,549	4,527,912
Health and Social Services	20 286,110	12,054				0		298,164	285,625	298,485
Culture and Recreation	21 4,554,238	256,997				15,000		4,826,235	4,685,073	4,592,244
Community and Economic Development	22 2,232,828	921,155	845,399			0		3,999,382	2,970,191	2,503,505
General Government	23 2,433,180	5,318,197				0		7,751,377	9,153,048	7,545,992
Debt Service	24 0	0		9,108,850		0		9,108,850	8,922,265	8,223,955
Capital Projects	25 0	770,020			14,023,704	0		14,793,724	36,015,760	34,000,238
<b>Total Government Activities Expenditures</b>	26 22,827,975	13,024,854	845,399	9,108,850	14,023,704	15,000	69,188,570	59,845,782	80,596,230	74,366,253
Business Type Proprietary: Enterprise & ISF	27							69,188,570	27,327,711	19,157,248
<b>Total Gov &amp; Bus Type Expenditures</b>	28 22,827,975	13,024,854	845,399	9,108,850	14,023,704	15,000	69,188,570	129,034,352	107,923,941	93,523,501
<b>Total Transfers Out</b>	29 609,133	8,946,884	1,865,727		150,000	48,000	6,281,972	17,901,716	27,159,621	21,948,940
Total ALL Expenditures/Fund Transfers Out	30 23,437,108	21,971,738	2,711,126	9,108,850	14,173,704	63,000	75,470,542	146,936,068	135,083,562	115,472,441
Excess Revenues & Other Sources Over	31									
(Under) Expenditures/Transfers Out	32 -311,726	-1,984,999	-91,115	-3,638	-51,768	-15,000	-196,202	-2,654,448	-18,903,469	994,054
<b>Beginning Fund Balance July 1</b>	33 8,793,744	11,038,047	156,947	576,689	5,221,871	1,785,743	8,145,220	35,718,261	54,621,730	53,627,676
<b>Ending Fund Balance June 30</b>	34 8,482,018	9,053,048	65,832	573,051	5,170,103	1,770,743	7,949,018	33,063,813	35,718,261	54,621,730

City of Mason City  
Calculation of Tax Levy

4/8/2025 14:06

	FY25			FY26			Levy+ Utility Tax
	Applicable Valuation (in 1000s)	Rate	Yield	Applicable Valuation (in 1000s)	Rate	Yield	Utility Tax
<b>General Levy</b>	<b>1,244,324.523</b>	<b>8.51000</b>	<b>10,589,202</b>	<b>1,250,617.390</b>	<b>8.51000</b>	<b>10,642,754</b>	<b>10,894,286</b>
- Recreation	1,244,324.523	0.86147	1,071,943	1,250,617.390	0.86147	1,077,364	
- Library	1,244,324.523	0.94458	1,175,368	1,250,617.390	0.94458	1,181,312	
- Museum	1,244,324.523	0.30137	375,002	1,250,617.390	0.30137	376,898	
- Airport	1,244,324.523	0.28973	360,516	1,250,617.390	0.28973	362,339	
- Cemetery	1,244,324.523	0.16078	200,068	1,250,617.390	0.16078	201,080	
- Gen CP	1,244,324.523	0.00000	-	1,250,617.390	0.00000	-	
- Fund 010	1,244,324.523	5.95207	7,406,305	1,250,617.390	5.95207	7,443,761	
Liability	1,244,324.523	0.41104	511,465	1,250,617.390	0.50575	632,500	647,449
Transit	1,244,324.523	0.23815	296,332	1,250,617.390	0.11994	150,000	153,545
Emergency							
Library Voted Levy							
Police Retirement	1,244,324.523	0.30291	376,919	1,250,617.390	0.35733	446,887	
Fire Retirement	1,244,324.523	0.20117	250,319	1,250,617.390	0.23636	295,590	
Pol/Fire Retirement Total		0.50408	627,238		0.59369	742,477	760,025
FICA & IPERS	1,244,324.523	0.57413	714,399	1,250,617.390	0.51662	646,093	661,363
MFRPSJ Police & Fire Medical	1,244,324.523	0.08036	100,000	1,250,617.390	0.05197	65,000	
Employee Health	1,244,324.523	0.90004	1,119,942	1,250,617.390	0.70508	881,781	
Other Employee Benefits Total		0.98040	1,219,942		0.75705	946,781	969,157
Debt Service	1,322,255.838	2.76549	3,656,687	1,343,077.330	2.97487	3,995,486	4,083,415
<b>Total</b>		13.98329	17,615,265		13.97792	17,756,091	18,169,239
Ag Levy	10,122.340	3.00375	30,405	10,417.086	3.00375	31,290	18,200,530
<b>Utility Tax Calculation</b>			17,645,670			17,787,381	
<b>General Levy</b>				Applicable Valuation (in 1000s)	Rate	Yield	
- Recreation	28,698.878	8.51000	244,227	29,557.205	8.51000	251,532	
- Library	28,698.878	0.86147	24,723	29,557.205	0.86147	25,463	
- Museum	28,698.878	0.94458	27,108	29,557.205	0.94458	27,919	
	28,698.878	0.30137	8,649	29,557.205	0.30137	8,908	

City of Mason City  
Calculation of Tax Levy

	FY25			FY26			Levy+ Utility Tax
	Applicable Valuation (in 1000s)	Rate	Yield	Applicable Valuation (in 1000s)	Rate	Yield	
- Airport	28,698.878	0.28973	8,315	29,557.205	0.28973	8,564	
- Cemetery	28,698.878	0.16078	4,614	29,557.205	0.16078	4,752	
- General CP	28,698.878	0.00000	-	29,557.205	0.00000	-	
- Fund 010	28,698.878	5.95207	170,818	29,557.205	5.95207	175,927	
Liability	28,698.878	0.41104	11,796	29,557.205	0.50575	14,949	
Transit	28,698.878	0.23815	6,835	29,557.205	0.11994	3,545	
Emergency	28,698.878	0.00000	-	29,557.205	0.00000	-	
Library Voted Levy	28,698.878	0.00000	-	29,557.205	0.00000	-	
Police Retirement	28,698.878	0.30291	8,693	29,557.205	0.35733	10,562	
Fire Retirement	28,698.878	0.20117	5,773	29,557.205	0.23636	6,986	
	28,698.878	0.50408	14,467	29,557.205	0.59369	17,548	
FICA & IPERS	28,698.878	0.57413	16,477	29,557.205	0.51662	15,270	
Other Employee Benefits	28,698.878	0.08036	2,306	29,557.205	0.05197	1,536	
	28,698.878	0.90004	25,830	29,557.205	0.70508	20,840	
	28,698.878	0.98040	28,136	29,557.205	0.75705	22,376	
Debt Service	28,698.878	2.76549	79,366	29,557.205	2.97487	87,929	
<b>Total</b>		<b>13.98329</b>	<b>401,305</b>		<b>13.97792</b>	<b>413,148</b>	

	100.61% Ave Assessment	Increase
\$300K Commercial Property	207,4049	2,899.09
\$100K Residential Property	47,7209	667.04
\$100K Multi-Res Property	47,7209	667.04
	Inflation- Midwest CPI-U (January)	3.40%

City of Mason City  
Estimated Fund Balance Worksheet

4/8/2025 14:16

Fund	Audited		June 30, 2025			June 30, 2026		
	FY24 End Bal	FY25 RV	FY25 XP	Fund Bal	Class	FY26 Prop RV	FY26 Prop XP	End Fund Bal
010-GENERAL FUND	6,717,127.00	15,662,677.00	(15,879,804.00)	6,500,000.00	A-GF	15,433,707.69	(15,433,707.69)	6,500,000.00
020- RECREATION	485,805.75	1,813,448.37	(1,811,816.26)	487,237.86	A-GF	1,841,157.76	(1,874,528.46)	453,867.16
030- LIBRARY	156,035.27	1,458,286.76	(1,447,147.76)	167,174.27	A-GF	1,401,512.98	(1,468,479.09)	100,208.16
040- MUSEUM	55,423.60	809,504.62	(668,818.74)	196,109.48	A-GF	632,916.88	(728,543.18)	100,483.18
050- AIRPORT	890,058.74	923,837.25	(1,028,286.52)	785,609.47	A-GF	931,946.25	(928,887.74)	788,667.98
070- CEMETERY	(9,008.64)	578,113.44	(463,642.64)	105,462.16	A-GF	468,036.42	(473,237.15)	100,261.43
080- TRANSIT	0.00	1,416,626.69	(1,282,975.23)	133,651.46	A-GF	1,751,427.00	(1,857,281.51)	27,796.95
090- TORT LIABILITY	525,259.97	542,496.40	(649,257.44)	418,498.93	A-GF	664,677.41	(672,442.59)	410,733.75
<b>General Subtotals</b>	<b>8,820,501.69</b>	<b>23,204,990.53</b>	<b>(23,231,748.60)</b>	<b>8,793,743.62</b>		<b>23,125,382.39</b>	<b>(23,437,107.40)</b>	<b>8,482,018.61</b>
110-ROAD USE	2,438,390.40	4,036,225.00	(4,357,274.88)	2,117,340.52	B-SR	3,981,000.00	(4,782,865.64)	1,315,474.89
112-EMPLOYEE BENEFITS	21,565.95	750,759.40	(726,883.14)	45,442.21	B-SR	678,962.36	(681,443.60)	42,960.98
114-POLICE RETIREMENT	2,081,279.05	396,102.46	(947,332.31)	1,530,049.20	B-SR	469,621.46	(987,360.02)	1,012,310.63
116-FIRE RETIREMENT	1,839,462.31	263,059.21	(635,346.18)	1,467,175.34	B-SR	310,627.97	(653,082.48)	1,124,720.83
117-411 MEDICAL COST	670,830.55	102,306.24	(100,000.00)	673,136.79	B-SR	66,536.09	(100,000.00)	639,672.88
119-EMERGENCY LEVY	0.00	2,502.34	(2,502.34)	0.00	B-SR	0.00	0.00	0.00
120-HOTEL-MOTEL TAX	208,576.71	880,000.00	(946,000.00)	142,576.71	B-SR	810,000.00	(809,500.00)	143,076.71
121-LOCAL OPTION SALES TAX	(150,719.00)	6,941,000.00	(6,487,158.62)	303,122.38	B-SR	6,600,000.00	(6,883,883.62)	19,238.76
122- LOSST DEBT SERVICE	0.00	0.00	0.00	0.00	B-SR	0.00	0.00	0.00
123- LOSST DEBT SERVICE RESERVE	0.00	0.00	0.00	0.00	B-SR	0.00	0.00	0.00
142-CITY ADMINISTERED GRANTS	22,652.08	308,911.72	(206,780.10)	124,783.70	B-SR	308,411.72	(314,870.99)	118,324.43
144-PDM/FEMA	0.00	0.00	0.00	0.00	B-SR	0.00	0.00	0.00
146-ADDI	0.00	0.00	0.00	0.00	B-SR	0.00	0.00	0.00
147-HOUSING	118,577.86	264,000.00	(99,752.49)	282,825.37	B-SR	14,556.00	(272,306.49)	25,074.88
149-ESGP GRANT FUND	0.00	0.00	0.00	0.00	B-SR	0.00	0.00	0.00
150-HGMP VOLUNTARY ACQ-DEMO	0.00	0.00	0.00	0.00	B-SR	0.00	0.00	0.00
151-FMA VOLUNTARY ACQ-DEMO	0.00	0.00	0.00	0.00	B-SR	0.00	0.00	0.00
152-22ND STREET BUYOUT	1,846.04	0.00	0.00	1,846.04	B-SR	0.00	0.00	1,846.04
154- CORRIDOR REVITE PROGRAM	2,656.14	101,000.00	(100,000.00)	3,656.14	B-SR	146,975.00	(100,000.00)	50,631.14
155- DOWNTOWN REVITE PROGRAM	412,947.52	162,500.00	(483,000.00)	92,447.52	B-SR	341,914.00	(183,300.00)	251,061.52
156- BUILDING RENOV-LIFE SAFETY	469,547.60	42,500.00	0.00	512,047.60	B-SR	40,000.00	0.00	552,047.60
510-LIBRARY TRUST	429,775.05	92,607.00	(114,952.00)	407,430.05	B-SR	60,700.00	(82,625.00)	385,605.05
530-SOFTBALL TRUST	4,264.93	13,630.87	(12,724.00)	5,171.80	B-SR	16,700.00	(12,400.00)	9,471.80
535-YOUTH SOFTBALL COMPLEX	125,155.16	40,585.57	(34,100.96)	131,639.77	B-SR	42,500.00	(34,200.00)	139,939.77
540-POLICE FORFEITURES	67,102.35	23,972.00	(51,000.00)	40,074.35	B-SR	22,000.00	(15,000.00)	47,074.35
541- PENDING FORFEITURES	44,505.33	12,434.00	(10,000.00)	46,939.33	B-SR	11,000.00	(10,000.00)	47,939.33
542- POLICE TASK FORCE	9,974.56	153,092.82	(118,817.50)	44,249.88	B-SR	64,000.00	(65,000.00)	43,249.88
543- POLICE TASK FORCE EQUIP	40,734.09	19,604.11	(30,000.00)	30,338.20	B-SR	7,600.00	(5,000.00)	32,938.20
800-EMPLOYEE HEALTH TRUST	3,059,616.09	6,440,138.07	(6,464,000.00)	3,035,754.16	B-SR	5,993,634.48	(5,979,000.00)	3,050,388.64
<b>Special Rev Subtotals</b>	<b>11,918,740.77</b>	<b>21,046,930.81</b>	<b>(21,927,624.52)</b>	<b>11,038,047.06</b>		<b>19,986,739.08</b>	<b>(21,971,737.84)</b>	<b>9,053,048.30</b>
127-FOREST PARK TIF	4,438.80	154,113.68	(154,113.68)	4,438.80	C-TSR	421,583.68	(421,583.68)	4,438.80
130-MASON CITY UNIFIED TIF	323,668.58	1,284,610.00	(1,476,845.58)	131,433.00	C-TSR	1,056,140.00	(1,147,255.49)	40,317.51



City of Mason City  
Estimated Fund Balance Worksheet

Fund	Audited		June 30, 2025				Class	FY26 Prop RV		FY26 Prop XP	June 30, 2026	
	FY24 End Bal	FY25 RV	FY25 XP	Fund Bal	FY25 RV	FY25 XP		FY26 Prop RV	FY26 Prop XP		End Fund Bal	End Fund Bal
131-DOWNTOWN REINV. TIF	21,074.38	635,365.00	(635,365.00)	21,074.38	C-TSR	584,636.00	(584,635.69)	21,074.69				
132-SOUTHSIDE GATEWAY TIF	0.00	319,298.01	(319,298.01)	0.00	C-TSR	557,651.00	(557,651.00)	0.00				
TIF Spec Rev Subtotals	349,181.76	2,393,386.69	(2,585,622.27)	156,946.18		2,620,010.68	(2,711,125.86)	65,831.00				
210-DEBT SERVICE	5,941,250.53	9,093,007.46	(14,457,569.21)	576,688.78	D-DS	9,105,211.56	(9,108,850.00)	573,050.34				
Debt Service Subtotals	5,941,250.53	9,093,007.46	(14,457,569.21)	576,688.78		9,105,211.56	(9,108,850.00)	573,050.34				
015- GENERAL CAPITAL IMPROVMENT	5,010,893.70	1,777,381.49	(6,282,555.28)	505,719.91	E-CP	2,084,048.15	(2,250,986.50)	338,779.56				
310-RIVER CITY RENAISSANCE CP	3,853,481.82	1,012,327.52	(2,728,057.10)	2,137,752.24	E-CP	455,000.00	(625,000.00)	1,967,752.24				
315- ARPA CAPITAL PROJ	857,157.30	1,160,000.00	(2,017,157.30)	0.00	E-CP	0.00	0.00	0.00				
320-G.O. CAPITAL PROJECTS	4,651,142.95	9,098,313.60	(11,511,248.50)	2,238,208.05	E-CP	10,813,390.00	(10,628,217.00)	2,423,381.05				
325- LOSST CAPITAL PROJECTS	6,954,127.59	5,941,600.34	(12,555,536.68)	340,191.25	E-CP	769,500.00	(669,500.00)	440,191.25				
330- INDUSTRIAL DEVELOPMENT	0.00	0.00	0.00	0.00	E-CP	0.00	0.00	0.00				
Cap Projects Subtotals	21,326,803.36	18,989,622.95	(35,094,554.86)	5,221,871.45		14,121,936.15	(14,173,703.50)	5,170,104.10				
500-CEMETERY PERPETUAL CARE	595,705.34	8,000.00	(48,000.00)	555,705.34	G-PER	8,000.00	0.00	563,705.34				
520-MUSEUM TRUST	1,298,037.48	80,000.00	(148,000.00)	1,230,037.48	G-PER	40,000.00	(63,000.00)	1,207,037.48				
Permanent Subtotals	1,893,742.82	88,000.00	(196,000.00)	1,785,742.82		48,000.00	(63,000.00)	1,770,742.82				
600-WATER UTILITY	(1,313,953.60)	11,097,390.51	(7,897,716.08)	1,885,720.83	I-PRO	8,075,566.45	(8,292,472.77)	1,668,814.51				
601- WATER DEPOSIT	81,119.81	27,520.00	(27,500.00)	81,139.81	I-PRO	27,500.00	(27,500.00)	81,139.81				
603- WATER CAPITAL PROJ	4,990,632.79	4,480,069.00	(5,323,592.18)	4,147,109.61	I-PRO	15,771,000.00	(15,671,000.00)	4,247,109.61				
605-WATER SINKING	158,728.00	0.00	(158,728.00)	0.00	I-PRO	0.00	0.00	0.00				
610-SANITARY SEWER	(456,856.60)	7,213,540.60	(6,548,649.19)	208,034.81	I-PRO	7,026,646.99	(6,701,782.78)	532,898.02				
613- SEWER CAPITAL PROJ	257,518.15	2,989,150.37	(3,026,693.93)	219,974.59	I-PRO	35,824,000.00	(35,818,000.00)	225,974.59				
615-SEWER SINKING	329,157.00	863,509.00	(1,192,666.00)	0.00	I-PRO	853,080.00	(853,080.00)	0.00				
620-STORM SEWER	(430,022.78)	1,235,315.00	(576,763.43)	228,528.79	I-PRO	735,050.00	(743,423.71)	220,155.08				
630-PARKING	41,935.35	119,750.04	(127,800.67)	33,884.72	I-PRO	119,750.00	(135,759.95)	17,874.77				
640-SANITATION	451,651.57	1,944,504.78	(2,040,966.29)	355,190.06	I-PRO	1,987,604.24	(1,939,041.30)	403,753.00				
650-GOLF COURSE IMPROV. TRUST	18,073.23	565,731.60	(574,451.86)	9,352.97	I-PRO	600,904.26	(589,525.68)	20,731.55				
660-AMBULANCE	675,143.80	2,687,700.84	(2,889,245.77)	473,598.87	I-PRO	2,722,011.87	(2,967,087.32)	228,523.42				
670-RC RENAISSANCE ARENA	(268.00)	825,659.56	(824,791.54)	600.02	I-PRO	745,472.18	(735,472.18)	10,600.02				
680- SOUTHRIDGE MALL	0.00	350,000.00	0.00	350,000.00	I-PRO	452,000.00	(633,290.48)	168,709.52				
820-INTERNAL SERVICE	53,670.30	315,000.00	(333,370.07)	35,300.23	I-PRO	315,000.00	(338,106.83)	12,193.40				
840-UNEMPLOYMENT SELF-INS	88,760.32	53,024.75	(25,000.00)	116,785.07	I-PRO	18,755.25	(25,000.00)	110,540.32				
Proprietary Subtotals	4,945,289.34	34,767,866.05	(31,567,935.01)	8,145,220.38		75,274,340.24	(75,470,542.99)	7,949,017.63				
Grand Totals	55,195,510.27	109,583,804.49	(129,061,054.47)	35,718,260.29		144,281,620.10	(146,936,067.59)	33,063,812.80				
TRFs		27,159,621.35	(27,159,621.35)			17,901,716.42	(17,901,716.42)					
Less Transfers		82,424,183.14	(101,901,433.12)			126,379,903.68	(129,034,351.17)					

RESOLUTION NO. 25 -

RESOLUTION ADOPTING THE ANNUAL BUDGET  
FOR THE FISCAL YEAR ENDING JUNE 30, 2026

WHEREAS, the City Council and staff have prepared an annual budget for the Fiscal Year ending June 30, 2026; and

WHEREAS, this proposed budget showing resource and requirements detail was published as required by law; and

WHEREAS, a Public Hearing was held on April 15, 2025, at which time citizen input was specifically requested and any citizen comments were heard.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MASON CITY, IOWA:

Section 1. The City Council hereby specifically affirms the public purposes of the funding of outside entities attached as Exhibit A to this Resolution.

Section 2. The City Council declares that the budget for the Fiscal Year ending June 30, 2026 is hereby approved.

Section 3. The City Clerk and Finance Director are directed to make all filings required by law related to the approval of this budget and prepare City financial records and systems accordingly.

PASSED AND APPROVED this 15<sup>th</sup> day of April, 2025 by the following roll-call vote:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

\_\_\_\_\_  
Bill Schickel, Mayor

ATTEST:

\_\_\_\_\_  
Aaron Burnett, City Clerk

City of Mason City  
 FY26 Outside Entity Requests & Funding

**Exhibit A**  
 Final 4/15/25

<b>Hotel/Motel Tax</b>	<b>FY25</b>	<b>FY26</b>	
<u>Grantee</u>	<u>Approved</u>	<u>Proposed</u>	<u>Public Purpose</u>
Visit Mason City (45%)	360,000.00	364,500.00	Promote Tourism
MC Youth Baseball	10,000.00	10,000.00	Promote Tourism
Main Street MC	42,500.00	42,500.00	Promote Tourism & Ec Dvpt
Senior Center	15,000.00	7,500.00	Promote Community Vitality
RC Sculptures	15,000.00	15,000.00	Promote Tourism
NI Events Center	10,000.00	5,000.00	Promote Tourism
NIACC Pappajohn	10,000.00	-	
Northern Lights Homeless Shelter	10,000.00	-	
RCR Debt Transfer	70,000.00	70,000.00	Promote Economic Dvpt
YMCA		50,000.00	Promote Community Vitality
Recreation	80,000.00	80,000.00	Support City Programming/Tourism
Building Renov/Life Safety (BuRLS)	27,500.00	35,000.00	Promote Economic Dvpt
Downtown Revitalization Loan (DoRL)	160,000.00	80,000.00	Promote Economic Dvpt
Childcare Works Initiative		50,000.00	Promote Economic Dvpt
	<u>810,000.00</u>	<u>809,500.00</u>	
Projected Revenue:		810,000.00	
<b>TIF*</b>	<b>FY25</b>	<b>FY26</b>	
<u>Grantee</u>	<u>Approved</u>	<u>Proposed</u>	<u>Public Purpose</u>
North Iowa Corridor	185,000.00	190,000.00	Promote Economic Dvpt
	<u>185,000.00</u>	<u>190,000.00</u>	

\*TIF can only be used for economic development purposes and requires a hearing & development agreement to implement North Iowa Corridor FY26 payment authorized by Resolution 24-227, adopted 11/19/24.



# Memorandum

To: Aaron Burnett, City Administrator  
 From: Mark A. Rahm, P.E., City Engineer  
 Date: April 10, 2025  
 RE: 2025 Street Panel and Curb Replacement Program

**Recommendation:**

The recommendation is: that the City Council accepts the bid and awards a contract to Larry Elwood Concrete, Inc. of Mason City for the 2025 Street Panel and Curb Replacement Program.

**Review:**

The City of Mason City received and opened three bids on Tuesday April 8, 2025, for the 2025 Street Panel and Curb Replacement Program.

The general extent of the work involved is to remove and replace PCC pavement, curb and gutter, sidewalk, install detectable warning panels, adjust sanitary sewer manholes, adjust water valve road boxes, and incidentals at various locations within the City of Mason City.

The contractor and bid are listed below:

Larry Elwood Concrete, Inc.	Mason City	\$307,818.00
Mid-Continent Contracting, Inc.	Mason City	\$308,718.00
K&M Enterprises, LLC	Shell Rock	\$325,483.00

**Budget Impact:**

The Engineer’s Opinion of Probable Cost is \$313,860.00. The project is budgeted in the amount of \$320,000; the funding is G.O. Bonds.

**Council Action Requested:**

I respectfully request the City Council's approval of the bids and award of contract to Larry Elwood Concrete, Inc. in the amount of \$307,818.00 for the 2025 Street Panel and Curb Replacement Program.

**Attachments:**

Bid Tabulation



---

Mark A. Rahm, P.E., City Engineer



---

Reviewed and Recommend Approval

BID TABULATION

2025 STREET PANEL AND CURB REPLACEMENT PROGRAM

PROJECT NUMBER 25-1002

ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT	AMOUNT
1	Full Depth Saw Cut	LF	2,292	\$ 6.00	\$ 13,752.00	\$ 6.00	\$ 13,752.00	\$ 6.00	\$ 13,752.00	\$ 6.00	\$ 13,752.00	6.00	\$ 13,752.00
2	2" PCC Curb and Gutter, Remove and Replace	LF	989	\$ 62.00	\$ 61,318.00	\$ 50.00	\$ 49,450.00	\$ 50.00	\$ 49,450.00	\$ 60.00	\$ 59,340.00	60.00	\$ 59,340.00
3	4" PCC Sidewalk, Remove and Replace	SY	35	\$ 110.00	\$ 3,850.00	\$ 120.00	\$ 4,200.00	\$ 150.00	\$ 5,250.00	\$ 50.00	\$ 1,750.00	50.00	\$ 1,750.00
4	6" PCC Sidewalk, Remove and Replace	SY	12	\$ 120.00	\$ 1,440.00	\$ 140.00	\$ 1,680.00	\$ 150.00	\$ 1,800.00	\$ 100.00	\$ 1,200.00	100.00	\$ 1,200.00
5	PCC Sidewalk, Pedestrian Ramp	SY	7	\$ 125.00	\$ 875.00	\$ 200.00	\$ 1,400.00	\$ 150.00	\$ 1,050.00	\$ 100.00	\$ 700.00	100.00	\$ 700.00
6	Detectable Warning Panel	SF	20	\$ 50.00	\$ 1,000.00	\$ 45.00	\$ 900.00	\$ 60.00	\$ 1,200.00	\$ 80.00	\$ 1,600.00	80.00	\$ 1,600.00
7	6" PCC Approach, Remove and Replace	SY	36	\$ 130.00	\$ 4,680.00	\$ 98.00	\$ 3,528.00	\$ 90.00	\$ 3,240.00	\$ 50.00	\$ 1,800.00	50.00	\$ 1,800.00
8	6" PCC Approach, Remove Existing	SY	29	\$ 20.00	\$ 580.00	\$ 18.00	\$ 522.00	\$ 24.00	\$ 696.00	\$ 1.00	\$ 29.00	1.00	\$ 29.00
9	Remove 6" PCC Pavement and Replace with 7" PCC Pavement (C-Mix)	SY	781	\$ 90.00	\$ 70,290.00	\$ 89.00	\$ 69,509.00	\$ 90.00	\$ 70,290.00	\$ 107.00	\$ 83,567.00	107.00	\$ 83,567.00
10	Remove 6" PCC Pavement and Replace with 7" PCC Pavement (M-Mix)	SY	214	\$ 110.00	\$ 23,540.00	\$ 104.00	\$ 22,256.00	\$ 104.00	\$ 22,256.00	\$ 110.00	\$ 23,540.00	110.00	\$ 23,540.00
11	Remove 7" PCC Pavement and Replace with 7" PCC Pavement (C-Mix)	SY	186	\$ 100.00	\$ 18,600.00	\$ 105.00	\$ 19,530.00	\$ 106.00	\$ 19,716.00	\$ 105.00	\$ 19,530.00	105.00	\$ 19,530.00
12	Remove 8" PCC Pavement and Replace with 9" PCC Pavement (M-Mix)	SY	292	\$ 130.00	\$ 37,960.00	\$ 134.00	\$ 39,128.00	\$ 138.00	\$ 40,296.00	\$ 140.00	\$ 40,880.00	140.00	\$ 40,880.00
13	Pavement Removal	SY	41	\$ 24.00	\$ 984.00	\$ 19.00	\$ 779.00	\$ 24.00	\$ 984.00	\$ 1.00	\$ 41.00	1.00	\$ 41.00
14	Pavement, PCC, 6" (C-Mix)	SY	36	\$ 120.00	\$ 4,320.00	\$ 82.00	\$ 2,952.00	\$ 90.00	\$ 3,240.00	\$ 80.00	\$ 2,880.00	80.00	\$ 2,880.00
15	Sanitary Manhole, Adjust Top, New Rings, Casting and Cover	EACH	3	\$ 1,300.00	\$ 3,900.00	\$ 1,300.00	\$ 3,900.00	\$ 1,500.00	\$ 4,500.00	\$ 1,200.00	\$ 3,600.00	1,200.00	\$ 3,600.00
16	Sanitary Manhole, Adjust Top, New Rings, Use Existing Casting and Cover	EACH	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,100.00	\$ 1,100.00	\$ 1,000.00	\$ 1,000.00	1,000.00	\$ 1,000.00
17	Internal Chimney Seal	EACH	4	\$ 400.00	\$ 1,600.00	\$ 800.00	\$ 3,200.00	\$ 400.00	\$ 1,600.00	\$ 500.00	\$ 2,000.00	500.00	\$ 2,000.00
18	Water Valve Manhole, Adjust Top, New Rings, Casting and Cover	EACH	2	\$ 1,300.00	\$ 2,600.00	\$ 1,200.00	\$ 2,400.00	\$ 1,500.00	\$ 3,000.00	\$ 1,000.00	\$ 2,000.00	1,000.00	\$ 2,000.00
19	Water Valve Manhole, Adjust Top, New Rings, Use Existing Casting and Cover	EACH	1	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 1,100.00	\$ 1,100.00	\$ 1,000.00	\$ 1,000.00	1,000.00	\$ 1,000.00
20	Water Valve Road Box, Adjust Existing	EACH	1	\$ 300.00	\$ 300.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 1,000.00	\$ 1,000.00	1,000.00	\$ 1,000.00
21	Storm Sewer Trench, Remove	LF	32	\$ 15.00	\$ 480.00	\$ 31.25	\$ 1,000.00	\$ 20.00	\$ 640.00	\$ 25.00	\$ 800.00	25.00	\$ 800.00
22	Storm Sewer Pipe, HDPE, 12"	LF	2	\$ 50.00	\$ 100.00	\$ 300.00	\$ 600.00	\$ 150.00	\$ 300.00	\$ 1.00	\$ 2.00	1.00	\$ 2.00
23	Pipe Apron, HDPE, 12"	EACH	1	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 250.00	\$ 250.00	\$ 1.00	\$ 1.00	1.00	\$ 1.00

ENGINEER'S  
OPINION

LARRY ELWOOD  
CONCRETE, INC.

MID-CONTINENT  
CONTRACTING, INC

K&M  
ENTERPRISES, LLC

BID TABULATION

2025 STREET PANEL AND CURB REPLACEMENT PROGRAM

PROJECT NUMBER 25-1002

ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	ENGINEER'S OPINION		LARRY ELWOOD CONCRETE, INC.		MID-CONTINENT CONTRACTING, INC		K&M ENTERPRISES, LLC	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
24	Storm Sewer Manhole, Adjust Top, New Rings, Casting and Cover	EACH	1	\$ 1,300.00	\$ 1,300.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,500.00	\$ 1,500.00
25	Storm Sewer Transverse Drainage Trench with Frame and Grate	LF	32	\$ 450.00	\$ 14,400.00	\$ 625.00	\$ 20,000.00	\$ 450.00	\$ 14,400.00	\$ 525.00	\$ 16,800.00
26	Storm Sewer Intake, Remove Existing	EACH	1	\$ 500.00	\$ 500.00	\$ 750.00	\$ 750.00	\$ 400.00	\$ 400.00	\$ 1.00	\$ 1.00
27	Storm Sewer Intake, SW-507, Modified	EACH	1	\$ 1,000.00	\$ 1,000.00	\$ 6,500.00	\$ 6,500.00	\$ 4,000.00	\$ 4,000.00	\$ 3,000.00	\$ 3,000.00
28	Storm Sewer Intake, Rebuild Throat	EACH	2	\$ 1,200.00	\$ 2,400.00	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00
29	Sump Pump Discharge, Remove and Replace	EACH	1	\$ 300.00	\$ 300.00	\$ 600.00	\$ 600.00	\$ 200.00	\$ 200.00	\$ 500.00	\$ 500.00
30	Crushed Aggregate Base Course	TON	547	\$ 23.00	\$ 12,581.00	\$ 22.00	\$ 12,034.00	\$ 24.00	\$ 13,128.00	\$ 20.00	\$ 10,940.00
31	Seeding and Fertilizing, Urban	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 2,400.00	\$ 2,400.00	\$ 2,500.00	\$ 2,500.00	\$ 4,500.00	\$ 4,500.00
32	Topsoil	TON	78	\$ 45.00	\$ 3,510.00	\$ 41.00	\$ 3,198.00	\$ 35.00	\$ 2,730.00	\$ 35.00	\$ 2,730.00
33	Traffic Control	LS	1	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 8,000.00	\$ 8,000.00	\$ 9,500.00	\$ 9,500.00
34	Mobilization	LS	1	\$ 12,000.00	\$ 12,000.00	\$ 6,800.00	\$ 6,800.00	\$ 14,000.00	\$ 14,000.00	\$ 12,000.00	\$ 12,000.00
<b>TOTAL</b>				<b>\$</b>	<b>\$ 313,860.00</b>	<b>\$</b>	<b>\$ 307,818.00</b>	<b>\$</b>	<b>\$ 308,718.00</b>	<b>\$</b>	<b>\$ 325,483.00</b>

RESOLUTION NO. 25 –

RESOLUTION ADOPTING PLANS, SPECIFICATIONS,  
FORM OF CONTRACT AND ESTIMATED COST FOR THE  
“2025 STREET PANEL AND CURB REPLACEMENT PRO-  
GRAM PROJECT NO. 25-1002”

WHEREAS, on the 18<sup>th</sup> day of March, 2025, plans, specifications, form of contract and estimated cost were filed with the City Clerk of Mason City, Iowa, for the “2025 Street Panel and Curb Replacement Program Project No. 25-1002” and

WHEREAS, notice of hearing on plans, specifications, form of contract, and estimated cost was published as required by law;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MASON CITY, IOWA:

Section 1: That the said plans, specifications, form of contract and estimated cost are hereby approved as the plans, specifications, form of contract and estimated cost for said improvements for said project.

PASSED AND APPROVED this 15<sup>th</sup> day of April, 2025.

\_\_\_\_\_  
Bill Schickel, Mayor

ATTEST:

\_\_\_\_\_  
Aaron Burnett, City Clerk



RESOLUTION NO. 25 –

A RESOLUTION MAKING AWARD OF CONTRACT TO LARRY ELWOOD CONCRETE, INC. OF MASON CITY, IOWA FOR THE “2025 STREET PANEL AND CURB REPLACEMENT PROGRAM PROJECT NO. 25-1002”

BE IT RESOLVED by the Council of the City of Mason City, Iowa:

Section 1: That the proposal for the construction of the “2025 Street Panel and Curb Replacement Program Project No. 25-1002” in the City of Mason City, Iowa, be and is hereby accepted as follows:

Contractor:	Larry Elwood Concrete, Inc.
of:	Mason City, IA
Amount of Proposal:	\$307,818.00
Portion of Project:	Scope of the project

Section 2: That the Mayor is authorized and Clerk hereby directed to execute a contract for said services, said contract not to be binding on the City until approved by this Council.

PASSED AND APPROVED this 15<sup>th</sup> day of April, 2025

\_\_\_\_\_  
Bill Schickel, Mayor

ATTEST:

\_\_\_\_\_  
Aaron Burnett, City Clerk

City of Mason City  
Development Services Department

# Memorandum

To: Aaron Burnett, City Administrator  
From: Steven J. Van Steenhuyse, Director of Development Services  
Date: April 8, 2025  
RE: Public Hearing: Real Estate Purchase Agreement to sell City-owned Property at 527 4<sup>th</sup> Street NE.

---

**Recommendation:**

Staff respectfully requests that the City Council convene a public hearing regarding a Real Estate Purchase Agreement to sell City-owned property at 527 4<sup>th</sup> Street NE to the North Iowa Corridor Housing Development Corporation. Upon closing the public hearing, Staff requests approval of the resolution approving the sale and authorizing execution of the Real Estate Purchase Agreement.

**Review:**

On February 18, 2025, the City Council approved a Resolution approving the bidding process, releasing and notice of bids, and setting a public hearing for April 1, 2025, for sale of 527 4<sup>th</sup> Street NE. An error in the notice required that it be republished, making the public hearing date April 15.

The City acquired this property along with several other properties in this block to mitigate a potential public danger related to the retaining wall on the City right-of-way. This lot is just west of 537 4<sup>th</sup> Street NE, which contains a house that the City has sold to the North Iowa Corridor Housing Development Corporation (NICHDC). 537 4<sup>th</sup> Street NE actually consists of two parcels; the house is located on the east parcel. The west parcel is vacant, and is adjacent to the vacant parcel to the west of it, which has an address of 527 4<sup>th</sup> Street NE. The City intends to transfer the vacant 527 property to the NICHDC.

The NICHDC is expected to execute a boundary line adjustment so that a portion of the west parcel of 537 is combined with the vacant parcel at 527. This will result in a 75-foot-wide lot to accommodate a new house. NICHDC will then work with the City to move the existing house currently located at 549 4<sup>th</sup> Street NE onto this newly created

parcel. NICHDC will renovate this house and offer it for sale at a price affordable to the workforce. Upon the sale of the property to a new family, NICHDC will pay the City \$5,000. The proceeds over \$5,000 from that sale will be retained by the NICHDC for investment in future housing projects.

The property is within the expanded Forest Park Urban Renewal Area. Section 403.8 of the Iowa Code sets forth a process for sale of City-owned land within an Urban Renewal area. The City must offer the property for sale by publishing a Notice of Bids and providing a 30-day period during which bids may be submitted. The City may then accept the bid that it considers to be “in the public interest” (IC §403.8.2). The sale and redevelopment of the property must conform to the approved Forest Park Urban Renewal Plan. Redevelopment of the properties along this street was included in Amendment #3 to the Forest Park Urban Renewal Plan, approved in November, 2024.

The Real Estate Purchase Agreement sets forth the conditions allowing the sale of the property. It acknowledges the proposed price of \$5,000. Iowa Code Section 403.8 requires that City-owned land in an Urban Renewal Area cannot sell for less than “fair value.” Ultimately, “fair value” of a property is the highest amount that a buyer is willing to pay for it. Staff considers the proposed \$5,000 purchase price to be fair. Purchase of the property will place it back on the tax rolls and eliminate the City’s liability and responsibility to maintain it.

Iowa Code requires a 30-day bidding period. A Notice of Bids was sent to the Globe-Gazette for publication, setting 1:00 PM on March 24, 2025, as the deadline for receiving bids. No additional bids were submitted. Therefore, Staff recommends that the Council accept the NICHDC bid and approve execution of the Real Estate Purchase Agreement.

**Budget Impact:**

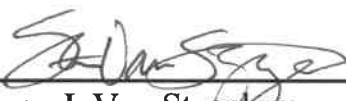
There is no impact to the operating budget resulting from this action.

**Council Action Requested:**

Upon closing the public hearing, Staff requests approval of the resolution approving the sale and authorizing execution of the Real Estate Purchase Agreement.

**Attachments:**

1. Real Estate Purchase Agreement

  
\_\_\_\_\_  
Steven J. Van Steenhuysen, AICP  
Director of Development Services

  
\_\_\_\_\_  
Reviewed and Recommend Approval

## REAL ESTATE PURCHASE AGREEMENT

This Real Estate Purchase Agreement (“Agreement”) is entered by and between the **CITY OF MASON CITY, IOWA**, an Iowa municipal corporation (“SELLER”), and **THE NORTH IOWA CORRIDOR HOUSING DEVELOPMENT CORPORATION** (“BUYER”), as of the date of last signature set forth below (“Effective Date”).

SELLER is the owner of that real property (“Property”) situated in the City of Mason City, Cerro Gordo County, Iowa, locally known as 527 4<sup>th</sup> Street NE, and legally described as follows:

LOT TWO (2) IN BLOCK TWO (2) IN J.V. MUMFORD'S ADDITION TO MASON CITY, IOWA

commonly known as 527 4<sup>th</sup> Street NE (Parcel No. 071012800800).

SELLER agrees to sell and BUYER agrees to purchase the Property, together with any easements and appurtenant servient estates, and subject to any easements of record for public utilities or roads, any zoning restrictions, restrictive covenants, and/or mineral reservations of record, if any, upon the following terms and conditions:

1. **PURCHASE PRICE.** BUYER shall pay to SELLER the sum of five thousand dollars (\$5,000.00) for the Property and the method of payment shall be one dollar (\$1) down with this offer and the balance of the Purchase Price to be paid upon real estate closing of the resale of the Property by the BUYER to a third-party purchaser following the improvements described in Paragraph 2. Notwithstanding the down payment amount, BUYER and SELLER agree to pay all necessary closing costs as customary or required by this Agreement prior to the transfer of the Property.

2. **DEVELOPMENT OF PROPERTY.** As further consideration for its purchase of the Property, BUYER agrees to provide for necessary renovations to prepare the Property for resale and to facilitate the SELLER’s intent to remove the existing house currently at 549 4<sup>th</sup> Street NE from its current location and have it moved onto the Property (and any other property that may be combined with the Property via boundary line adjustment). BUYER and SELLER agree to mutually commit to entering into such agreements as necessary to effectuate the move of said existing house to the Property, including assessment and/or division of costs as needed to complete said move. BUYER agrees to prepare the Property to receive said house to be moved, including construction of a proper and code-conforming foundation, except for providing sanitary sewer and water service lines as provided below. BUYER will then rehabilitate the Property as necessary to obtain a certificate of occupancy; and by obtaining certificates of occupancy within twenty-four (24) months from the date of the deed conveying the Property is filed with the Cerro Gordo County Recorder, subject to such reasonable extensions SELLER and BUYER may mutually agree upon, in writing. BUYER’s development of the Property, as aforesaid, shall comply with all relevant provisions of the City Code of the City of Mason City, Iowa and BUYER shall obtain all necessary

permits and undergo all necessary inspections. SELLER agrees to provide water and sewer service connections to the Property at its cost. Until such time development of the Property is complete and a certificate of occupancy issued, BUYER shall not encumber the Property by lien, mortgage, or other similar debt obligation, nor sell the Property to a third party, without the express written consent of SELLER. The provisions of this Agreement, generally, and this Paragraph, specifically, shall survive closing.

3. **REAL ESTATE TAXES.** BUYER shall accept title to the Property subject to accrued but unpaid taxes, if any, and shall pay all subsequent real estate taxes.

4. **SPECIAL ASSESSMENTS.**

A. SELLER shall pay at time of closing all installments of special assessments which are a lien on the Property and, if not paid, would become delinquent during the calendar year this offer is accepted, and all prior installments thereof.

B. Any preliminary or deficiency assessment which cannot be discharged by payment shall be paid by SELLER through an escrow account with sufficient funds to pay such liens when payable, with any unused funds returned to SELLER.

5. **RISK OF LOSS AND INSURANCE.** SELLER shall bear the risk of loss or damage to the Property prior to closing or possession, whichever first occurs, provided SELLER shall have the right but not the obligation to repair such damage. In the event the Property is damaged prior to closing or possession this Agreement shall continue in force and effect until either party rescinds the Agreement after giving thirty (30) days written notice to the other party.

6. **POSSESSION AND CLOSING.** If BUYER timely performs all obligations, exclusive possession of the Property shall be delivered to BUYER on the date of closing, free of any and all leasehold interests or tenancies. Any adjustments of rent, insurance, interest, and all charges attributable to SELLER'S possession shall be made as of the date of closing. This transaction shall be considered closed, and BUYER shall take possession, upon the filing of title transfer documents and receipt of all funds due at closing from BUYER under this Agreement. Closing shall be held on such date as the parties may mutually agree.

7. **CONDITION OF PROPERTY.** SELLER makes no warranties, expressed or implied, as to the condition of the Property and BUYER shall take possession to the Property "as is." BUYER acknowledges BUYER has made a satisfactory inspection of the Property and is purchasing the Property in its existing condition.

8. **DEED.** Upon payment of the Purchase Price, SELLER shall convey the Property to BUYER by Quitclaim Deed prepared by SELLER at SELLER'S expense.

9. **SURVEY.** BUYER, at its expense, may have the Property surveyed and certified by a registered land surveyor prior to closing.

10. **USE OF PURCHASE PRICE.** At time of settlement, funds of the Purchase Price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.

11. **ENVIRONMENTAL MATTERS.**

A. SELLER warrants to the best of its knowledge and belief there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, the Property does not contain levels of radon gas, asbestos, or urea-formaldehyde foam insulation which require remediation under current governmental standards, and SELLER has done nothing to contaminate the Property with hazardous wastes or substances. SELLER warrants the Property is not subject to any local, state, or federal judicial or administrative action, investigation, or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks.

B. BUYER may at its expense, at any time prior to closing, obtain a report from a qualified engineer or other person qualified to analyze the existence or nature of any hazardous materials, substances, conditions, or wastes located on the Property. In the event any hazardous materials, substances, conditions, or wastes are discovered on the Property, BUYER'S obligation hereunder shall be contingent upon the removal of such materials, substances, conditions or wastes or other resolution of the matter reasonably satisfactory to BUYER. However, in the event SELLER is required to expend any sum to remove any hazardous materials, substances, conditions or wastes, SELLER shall have the option to cancel this transaction and declare this Agreement null and void. The expense of any inspection shall be paid by BUYER. The expense of any action necessary to remove or otherwise make safe any hazardous material, substances, conditions, or waste shall be paid by SELLER, subject to SELLER'S right to cancel this transaction as provided above.

12. **INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM.** SELLER represents and warrants to BUYER the Property is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the property.

13. **NOTICE.** Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or mailed by certified mail, addressed to the parties at the addresses given below.

14. **GENERAL PROVISIONS.** In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by SELLER and BUYER. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender according to the context.

15. **REMEDIES OF PARTIES.**

- A. If BUYER fails to timely perform this Agreement, SELLER may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at SELLER'S option, upon thirty (30) days written notice of intention to accelerate the payment of the entire balance because of BUYER'S default (during which thirty days the default is not corrected), SELLER may declare the entire balance immediately due and payable. Thereafter this Agreement may be foreclosed in equity and the Court may appoint a receiver.
- B. If SELLER fails to timely perform this Agreement, BUYER has the right to have all payments made returned to it and declare this Agreement null and void.
- C. BUYER and SELLER are also entitled to utilize any and all other remedies or actions at law or in equity available to them, and the prevailing parties shall be entitled to obtain judgment for costs and attorney fees.

16. **REAL ESTATE AGENT OR BROKER.** Neither party has used the service of a real estate agent or broker in connection with this transaction.

17. **CERTIFICATION.** BUYER and SELLER each certify that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify, and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities, and expenses (including attorneys' fees and costs) arising from or related to any breach of the foregoing certification.

18. **APPROVAL BY CITY COUNCIL.** This Agreement shall be expressly contingent upon approval by the City Council for Mason City, Iowa.

19. **COUNTERPARTS.** This Agreement may be executed in several counterparts, each of which, when so executed and delivered, shall be deemed an original, and all of which, when taken together, shall constitute the same instrument, even though all parties are not signatories to the original or the same counterpart. Furthermore, the parties may execute and deliver this Agreement by electronic means such as PDF or a similar format. BUYER and SELLER agree that delivery of the Agreement by electronic means shall have the same force and effect as delivery of original signatures and that each of the parties may use such electronic signatures as evidence of the execution and delivery of the Agreement by all parties to the same extent as an original signature.

20. **ADDITIONAL PROVISIONS.** None if none listed.

21. **EXECUTION.** When and if executed by both SELLER and BUYER, this Agreement shall become a binding contract.

**SELLER**

**CITY OF MASON CITY, IOWA,**  
an Iowa municipal corporation

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2023

By: \_\_\_\_\_  
Bill Schickel, Mayor

Attest:

\_\_\_\_\_  
Aaron Burnett, City Administrator/Clerk

Address: 10 1<sup>st</sup> Street NW  
Mason City, IA 50401

Telephone: (641) 421-3600

**BUYER**

**NORTH IOWA CORRIDOR HOUSING  
DEVELOPMENT CORPORATION**

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2023

By: \_\_\_\_\_  
North Iowa Corridor Housing  
Development Corporation

\_\_\_\_\_

Address: 9 North Federal Avenue  
Mason City, IA 50401

Telephone: (641) 423-0315



RESOLUTION NO. 25 -

RESOLUTION APPROVING DISPOSITION OF CITY-OWNED  
PROPERTY (527 4<sup>TH</sup> STREET NE) IN THE EXPANDED  
FOREST PARK URBAN RENEWAL AREA AND  
AUTHORIZATION TO EXECUTE THE REAL ESTATE  
PURCHASE AGREEMENT WITH THE NORTH IOWA  
CORRIDOR HOUSING DEVELOPMENT CORPORATION

WHEREAS, the City of Mason City, Iowa (the “City”) has previously established the Expanded Forest Park Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, one of the City’s objectives is to promote the construction of a multifamily housing project and certain indoor and outdoor parking lot improvements (the “Project”) in order to alleviate blighted conditions in the Urban Renewal Area; and

WHEREAS, the City is the owner of certain real property (the “Property”) situated in the Urban Renewal Area and more particularly described in the attached real estate purchase agreement; and

WHEREAS, the City has received a proposal from The North Iowa Corridor Housing development Corporation (the “Developer”); and

WHEREAS, the City has prescribed and followed reasonable competitive procedures for the selection of a developer to undertake the development of the Property and the corresponding disposition of the Property in accordance with the provisions of Section 403.8 of the Code of Iowa and has held a public hearing on the proposal to sell the Property on February 4, 2025; and

WHEREAS, no other proposals for the property have been received; and

NOW, THEREFORE, Be It Resolved by the City Council of the City of Mason City, Iowa, as follows:

Section 1: The City Council hereby determines that the proposal of The North Iowa Corridor Housing Development Corporation will be sold for fair value and represents the best interests of the City and City Council hereby approves and authorizes the execution of the Real Estate Purchase Agreement for property located at 527 4<sup>th</sup> Street NE.

Section 2: The Mayor and City Clerk are hereby authorized and directed to execute the necessary.

PASSED AND APPROVED April 15, 2025.

Bill Schickel, Mayor

ATTEST:

Aaron Burnett, City Clerk

City of Mason City  
Development Services Department

# Memorandum

To: Aaron Burnett, City Administrator  
From: Steven J. Van Steenhuyse, Director of Development Services  
Date: April 8, 2025  
RE: Public Hearing: Real Estate Purchase and Development Agreement to sell City-owned Property at 430 1<sup>st</sup> Street NE to the North Iowa Corridor Housing Development Corporation.

---

**Recommendation:**

Staff respectfully requests that the City Council convene a Public Hearing to consider sale of City owned property at 430 1<sup>st</sup> Street NE. Upon closing the hearing, Staff requests approval of the resolution approving a Real Estate Purchase and Development Agreement to sell the property to the North Iowa Corridor Housing Development Corporation.

**Review:**

This property is one of two City owned houses that are proposed to be sold to the North Iowa Corridor Housing Development Corporation (NICHDC). The other is located at 626 North Delaware Avenue. Since both are located within an Urban Renewal Area, the process for bidding and selling is the same at both properties.

In 2016, the City purchased 430 1<sup>st</sup> Street NE as the pilot project for a new initiative – the Neighborhood Homeownership and Neighborhood Stabilization (NHANS) Project. The property contains a 2-story house and a detached garage, which is accessed from a driveway shared with the house to the east.

The NHANS program was based on the “UniverCity” program in Iowa City, in which the city purchased homes in neighborhoods where there was pressure to convert single family homes to student rentals. After purchase, the city would rehabilitate the house and sell it to an owner-occupant. The cost of the renovations was assigned to the buyer as a forgivable loan. If the buyer occupied the house for at least seven years and committed in the future to sell only to another occupant owner, the renovation loan was forgiven.

Through the ten years of this program, Iowa City was able to renovate and sell 65 houses for owner-occupancy.

The NHANS Program was based on Iowa City's model. The house at 430 1<sup>st</sup> Street was purchased for \$46,000, using Tax Increment Financing (TIF) revenues generated in the Mason City Unified Urban Renewal Area. The renovations, which cost approximately \$40,000, were also financed with TIF revenues. These included new paint and flooring, new kitchen cabinets, new kitchen appliances, and a new boiler for the steam-heated home. Sale of the property to an owner-occupant would be conditioned upon a deed restriction that would allow future sales only to owner-occupants for 20 years. The City proposed to sell the house for \$69,500, with the remainder of the renovation costs included as a seven-year forgivable loan to the buyer.

City staff soon found several barriers to the successful sale of the property. Since TIF funds were used, the property could only be sold to a low- to moderate-income (LMI) family making no more than 80% of the area median income. The buyer was expected to provide their own bank financing, which was already a challenge for most LMI buyers. The forgivable loan for the renovations also made financing a challenge. Since the forgivable loan could be due from the buyer during the forgiveness period if an event of default occurred, the financing institution had to consider it as part of the financing package. This made it even more difficult for a bank or financing institution to package a loan, since the buyer needed to qualify for a total loan of \$86,000, not \$69,500.

Staff tried for several years to attract a buyer. The property was listed briefly on the Mason City Multiple Listing Service, but since the City expected at that time for the listing to be pro bono, the realtor dropped the listing when a qualified buyer could not be identified. Further attempts to find a realtor who would list the property were unsuccessful. In 2020, the Finance Department transferred the TIF costs to the General Fund, so that the sale of the house would no longer be limited to LMI families. However, because the initial intent was to convert the house to single family home ownership, the City would only consider selling to a buyer who would commit to a 20-year owner-occupancy. This significantly narrowed the pool of potential buyers. Since that time, Staff has shown the home to interested buyers, but no reasonable offer to purchase has been made.

In January 2020, extreme cold weather and a thermostat malfunction lead to a pipe bursting in the first floor bathroom. By the time the burst was discovered, significant water damage occurred. Carpets on both floors were destroyed, and moisture affected the paint throughout the home. The steam radiator in the first-floor bathroom was destroyed. The City's insurance adjuster estimated the cost of repairs at \$11,000. The City had the plumbing fixed to allow the boiler to heat the home, but no other repairs have been made.

Since its inception, the North Iowa Housing Development Corporation (NICHDC) has worked with the City to renovate existing homes, either in place or by moving homes onto City owned lots that would otherwise be demolished. The NICHDC has proposed to purchase 430 1<sup>st</sup> Street from the City and completely repair and renovate it for sale at a price affordable to the workforce. NICHDC has offered \$5,000 for the property and has committed to filing a deed restriction that allows future sales only to owner-occupants for 20 years.

The property is within the Mason City Unified Urban Renewal Area and the expanded Forest Park Urban Renewal Area. Section 403.8 of the Iowa Code sets forth a process for sale of City-owned land within an Urban Renewal Area. The City must offer the property for sale by publishing a Notice of Bids and providing a 30-day period during which bids may be submitted. The City may then accept the bid that it considers to be “in the public interest” (IC §403.8.2). The sale and redevelopment of the property must conform to the approved urban renewal plans. A “Neighborhood Housing Stabilization and Revitalization Program” that includes this sale was adopted as part of the Forest Park Urban Renewal Plan Amendment #2 in 2023.

The Real Estate Purchase Agreement sets forth the conditions allowing the sale of the property. It acknowledges the proposed price of \$5,000. Iowa Code Section 403.8 requires that City-owned land in an Urban Renewal Area cannot sell for less than “fair value.” Ultimately, “fair value” of a property is the highest amount that a buyer is willing to pay for it. Considering the time that the property has been on the market and the conditions that have inhibited its sale up to this time, Staff considers the proposed \$5,000 to be fair. Purchase of the property would place it back on the tax rolls and eliminate the City’s liability and responsibility to maintain it.

Iowa Code requires a 30-day bidding period. A Notice of Bids was sent to the Globe-Gazette for publication, setting 1:00 PM on April 10, 2025, as the deadline for receiving bids. No additional bids were received. Staff recommends that the Council accept the NICHDC bid and recommends execution of the Real Estate Purchase and Development Agreement.

**Budget Impact:**

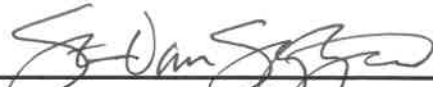
There is no impact to the operating budget resulting from this action.

**Council Action Requested:**

Staff requests approval of the resolution approving a Real Estate Purchase and Development Agreement to sell the property to the North Iowa Corridor Housing Development Corporation.

**Attachments:**

1. Real Estate Purchase and Development Agreement



---

Steven J. Van Steenhuyse, AICP  
Director of Development Services



---

Reviewed and Recommend Approval

## REAL ESTATE PURCHASE AND DEVELOPMENT AGREEMENT

This Real Estate Purchase Agreement (“Agreement”) is entered by and between the **CITY OF MASON CITY, IOWA**, an Iowa municipal corporation (“SELLER”), and **THE NORTH IOWA CORRIDOR HOUSING DEVELOPMENT CORPORATION** (“BUYER”), as of the date of last signature set forth below (“Effective Date”).

SELLER is the owner of that real property (“Property”) situated in the City of Mason City, Cerro Gordo County, Iowa, locally known as 430 1<sup>st</sup> Street NE, and legally described as follows:

WEST HALF (1/2) OF THE SOUTH HALF (S 1/2) OF LOT TWENTY (20) IN THE SUBDIVISION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TEN (10) IN TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M.

(Parcel No. 071013402200).

SELLER agrees to sell and BUYER agrees to purchase the Property, together with any easements and appurtenant servient estates, and subject to any easements of record for public utilities or roads, any zoning restrictions, restrictive covenants, and/or mineral reservations of record, if any, upon the following terms and conditions:

1. **PURCHASE PRICE.** BUYER shall pay to SELLER the sum of five thousand dollars (\$5,000.00) for the Property. Notwithstanding the down payment amount, BUYER and SELLER agree to pay all necessary closing costs as customary or required by this Agreement prior to the transfer of the Property.

2. **BUYER’S COVENANTS.**

A. **DEVELOPMENT OF PROPERTY.** As further consideration for its purchase of the Property, BUYER agrees to provide the necessary renovations to prepare the Property for resale to a third party. BUYER agrees to rehabilitate the Property as necessary to obtain a certificate of occupancy; and by obtaining certificates of occupancy within twelve (12) months from the date of the deed conveying the Property is filed with the Cerro Gordo County Recorder, subject to such reasonable extensions SELLER and BUYER may mutually agree upon, in writing. BUYER’s development of the Property, as aforesaid, shall comply with all relevant provisions of the City Code of the City of Mason City, Iowa and BUYER shall obtain all necessary permits and undergo all necessary inspections.

B. **OWNERSHIP DURING DEVELOPMENT.** Until such time development of the Property is complete and a certificate of occupancy issued, BUYER shall not encumber the Property by lien, mortgage, or other similar debt obligation, nor sell the Property to a third party, without the express written consent of SELLER. The provisions of this Agreement, generally, and this Paragraph, specifically, shall survive closing.

C. **SALE.** BUYER acknowledges that the original acquisition of the Property by the City, sale of the Property to the Corridor, and subsequent sale of the Property to a third party is subject to the Mason City Unified Urban Renewal Area Plan and the Forest Park Urban Renewal Area Plan, both as amended.

D. **OWNER OCCUPANCY.** The Corridor commits that, upon sale of each parcel to a third party purchaser, the conveyance will be subject to and together with the following negative easements, which (a) are binding for a period of 20 years following the recordation of the deed; (b) are covenants running with the land; (c) are binding upon grantee, her successors and assigns; and (d) inure to the benefit of grantor and grantor's successors and assigns: the Real Estate may not be leased for residential purposes, and to the extent it is used for residential purposes, it must be used for such purpose by the titleholder.

3. **REAL ESTATE TAXES.** BUYER shall accept title to the Property subject to accrued but unpaid taxes, if any, and shall pay all subsequent real estate taxes.

4. **SPECIAL ASSESSMENTS.**

A. SELLER shall pay at time of closing all installments of special assessments which are a lien on the Property and, if not paid, would become delinquent during the calendar year this offer is accepted, and all prior installments thereof.

B. Any preliminary or deficiency assessment which cannot be discharged by payment shall be paid by SELLER through an escrow account with sufficient funds to pay such liens when payable, with any unused funds returned to SELLER.

5. **RISK OF LOSS AND INSURANCE.** SELLER shall bear the risk of loss or damage to the Property prior to closing or possession, whichever first occurs, provided SELLER shall have the right but not the obligation to repair such damage. In the event the Property is damaged prior to closing or possession this Agreement shall continue in force and effect until either party rescinds the Agreement after giving thirty (30) days written notice to the other party.

6. **POSSESSION AND CLOSING.** If BUYER timely performs all obligations, exclusive possession of the Property shall be delivered to BUYER on the date of closing, free of any and all leasehold interests or tenancies. Any adjustments of rent, insurance, interest, and all charges attributable to SELLER'S possession shall be made as of the date of closing. This transaction shall be considered closed, and BUYER shall take possession, upon the filing of title transfer documents and receipt of all funds due at closing from BUYER under this Agreement. Closing shall be held on such date as the parties may mutually agree.

7. **CONDITION OF PROPERTY.** SELLER makes no warranties, expressed or implied, as to the condition of the Property and BUYER shall take possession to the Property "as is." BUYER acknowledges BUYER has made a satisfactory inspection of the Property and is purchasing the Property in its existing condition.

8. **DEED.** Upon payment of the Purchase Price, SELLER shall convey the Property to BUYER by Warranty Deed prepared by SELLER at SELLER'S expense.

9. **SURVEY.** BUYER, at its expense, may have the Property surveyed and certified by a registered land surveyor prior to closing.

10. **USE OF PURCHASE PRICE.** At time of settlement, funds of the Purchase Price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.

11. **ENVIRONMENTAL MATTERS.**

A. SELLER warrants to the best of its knowledge and belief there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, the Property does not contain levels of radon gas, asbestos, or urea-formaldehyde foam insulation which require remediation under current governmental standards, and SELLER has done nothing to contaminate the Property with hazardous wastes or substances. SELLER warrants the Property is not subject to any local, state, or federal judicial or administrative action, investigation, or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks.

B. BUYER may at its expense, at any time prior to closing, obtain a report from a qualified engineer or other person qualified to analyze the existence or nature of any hazardous materials, substances, conditions, or wastes located on the Property. In the event any hazardous materials, substances, conditions, or wastes are discovered on the Property, BUYER'S obligation hereunder shall be contingent upon the removal of such materials, substances, conditions or wastes or other resolution of the matter reasonably satisfactory to BUYER. However, in the event SELLER is required to expend any sum to remove any hazardous materials, substances, conditions or wastes, SELLER shall have the option to cancel this transaction and declare this Agreement null and void. The expense of any inspection shall be paid by BUYER. The expense of any action necessary to remove or otherwise make safe any hazardous material, substances, conditions, or waste shall be paid by SELLER, subject to SELLER'S right to cancel this transaction as provided above.

12. **INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM.** SELLER represents and warrants to BUYER the Property is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the property.

13. **NOTICE.** Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or mailed by certified mail, addressed to the parties at the addresses given below.



14. **GENERAL PROVISIONS.** In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by SELLER and BUYER. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender according to the context.

15. **REMEDIES OF PARTIES.**

- A. If BUYER fails to timely perform this Agreement, SELLER may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at SELLER'S option, upon thirty (30) days written notice of intention to accelerate the payment of the entire balance because of BUYER'S default (during which thirty days the default is not corrected), SELLER may declare the entire balance immediately due and payable. Thereafter this Agreement may be foreclosed in equity and the Court may appoint a receiver.
- B. If SELLER fails to timely perform this Agreement, BUYER has the right to have all payments made returned to it and declare this Agreement null and void.
- C. BUYER and SELLER are also entitled to utilize any and all other remedies or actions at law or in equity available to them, and the prevailing parties shall be entitled to obtain judgment for costs and attorney fees.

16. **REAL ESTATE AGENT OR BROKER.** Neither party has used the service of a real estate agent or broker in connection with this transaction.

17. **CERTIFICATION.** BUYER and SELLER each certify that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify, and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities, and expenses (including attorneys' fees and costs) arising from or related to any breach of the foregoing certification.

18. **APPROVAL BY CITY COUNCIL.** This Agreement shall be expressly contingent upon approval by the City Council for Mason City, Iowa.

19. **COUNTERPARTS.** This Agreement may be executed in several counterparts, each of which, when so executed and delivered, shall be deemed an original, and all of which, when taken together, shall constitute the same instrument, even though all parties are not signatories to the original or the same counterpart. Furthermore, the parties may execute and deliver this Agreement by electronic means such as PDF or a similar format. BUYER and SELLER agree that delivery of the Agreement by electronic means shall have the same force and effect as delivery of original signatures and that each of the parties may use such electronic signatures as evidence of the execution and delivery of the Agreement by all parties to the same extent as an original signature.

20. **ADDITIONAL PROVISIONS.** None if none listed.

21. **EXECUTION.** When and if executed by both SELLER and BUYER, this Agreement shall become a binding contract.

**SELLER**

**CITY OF MASON CITY, IOWA,**  
an Iowa municipal corporation

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2025

By: \_\_\_\_\_  
Bill Schickel, Mayor

Attest:

\_\_\_\_\_  
Aaron Burnett, City Administrator/Clerk

Address: 10 1<sup>st</sup> Street NW  
Mason City, IA 50401

Telephone: (641) 421-3600

**BUYER**

**NORTH IOWA CORRIDOR HOUSING  
DEVELOPMENT CORPORATION**

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2025

By: \_\_\_\_\_  
North Iowa Corridor Housing  
Development Corporation

\_\_\_\_\_  
Address: 9 North Federal Avenue  
Mason City, IA 50401

Telephone: (641) 423-0315

RESOLUTION NO. 25 -

RESOLUTION APPROVING DISPOSITION OF CITY-OWNED  
PROPERTY (430 1<sup>ST</sup> STREET NE) IN THE MASON CITY  
UNIFIED URBAN RENEWAL AREA AND THE EXPANDED  
FOREST PARK URBAN RENEWAL AREA AND  
AUTHORIZATION TO EXECUTE THE REAL ESTATE  
PURCHASE AGREEMENT WITH THE NORTH IOWA  
CORRIDOR HOUSING DEVELOPMENT CORPORATION

WHEREAS, the City of Mason City, Iowa (the “City”) has previously established the Mason City Unified Urban Renewal Area and the Expanded Forest Park Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, one of the City’s objectives is to promote the construction of a multifamily housing project and certain indoor and outdoor parking lot improvements (the “Project”) in order to alleviate blighted conditions in the Urban Renewal Area; and

WHEREAS, the City is the owner of certain real property (the “Property”) situated in the Urban Renewal Area and more particularly described in the attached real estate purchase agreement; and

WHEREAS, the City has received a proposal from The North Iowa Corridor Housing development Corporation (the “Developer”); and

WHEREAS, the City has prescribed and followed reasonable competitive procedures for the selection of a developer to undertake the development of the Property and the corresponding disposition of the Property in accordance with the provisions of Section 403.8 of the Code of Iowa and has held a public hearing on the proposal to sell the Property on February 4, 2025; and

WHEREAS, no other proposals for the property have been received; and

NOW, THEREFORE, Be It Resolved by the City Council of the City of Mason City, Iowa, as follows:

Section 1: The City Council hereby determines that the proposal of The North Iowa Corridor Housing Development Corporation will be sold for fair value and represents the best interests of the City and City Council hereby approves and authorizes the execution of the Real Estate Purchase Agreement for property located at 430 1<sup>st</sup> Street NE.

Section 2: The Mayor and City Clerk are hereby authorized and directed to execute the necessary.

PASSED AND APPROVED April 15, 2025.

\_\_\_\_\_  
Bill Schickel, Mayor

ATTEST:

\_\_\_\_\_  
Aaron Burnett, City Clerk

City of Mason City  
Development Services Department

# Memorandum

To: Aaron Burnett, City Administrator  
From: Steven J. Van Steenhuyse, Director of Development Services  
Date: April 8, 2025  
RE: Public Hearing: Real Estate Purchase and Development Agreement to sell City-owned Property at 626 North Delaware Avenue.

---

**Recommendation:**

Staff respectfully requests that the City Council convene a Public Hearing to consider sale of City owned property at 626 North Delaware Avenue. Upon closing the hearing, Staff requests approval of the resolution approving a Real Estate Purchase and Development Agreement to sell the property to the North Iowa Corridor Housing Development Corporation.

**Review:**

This property is one of two City owned houses that are proposed to be sold to the North Iowa Corridor Housing Development Corporation. The other is located at 430 1<sup>st</sup> Street NE. Since both are located within an Urban Renewal Area, the process for bidding and selling has been the same at both properties.

The City acquired this property through Iowa Code Section 657A.10. The former owner had abandoned the home after he went to live in a nursing home. It had become an unattractive nuisance, with vagrancy leading to boarding-up and re-boarding-up the property several times. On February 11, 2024, the District Court awarded title of the property to the City. While the former owner deferred normal maintenance on the house to keep it in a habitable condition, the Chief Building Official has determined that the house can be renovated and made livable again.

The North Iowa Housing Development Corporation (NICHDC) has proposed to purchase 626 North Delaware Avenue from the City and completely repair and renovate it for sale at a price affordable to the workforce. NICHDC has offered \$5,000 for the

property and has committed to filing a deed restriction that allows future sales only to owner-occupants for 20 years.

The property is within the Mason City Unified Urban Renewal Area and the expanded Forest Park Urban Renewal Area. Section 403.8 of the Iowa Code sets forth a process for sale of City-owned land within an Urban Renewal Area. The City offered the property for sale by publishing a Notice of Bids and providing a 30-day period during which bids may be submitted. The City could then accept the bid that it considers to be “in the public interest” (IC §403.8.2). The sale and redevelopment of the property must conform to the approved urban renewal plans. A “Neighborhood Housing Stabilization and Revitalization Program” that encompasses this sale was adopted as part of the Forest Park Urban Renewal Plan Amendment #2 in 2023.

The Real Estate Purchase and Development Agreement sets forth the conditions allowing the sale of the property. It acknowledges the proposed price of \$5,000. Iowa Code Section 403.8 requires that City-owned land in an Urban Renewal Area cannot sell for less than “fair value.” Ultimately, “fair value” of a property is the highest amount that a buyer is willing to pay for it. Considering the condition of the property and the general state and quality of surrounding properties, Staff considers the proposed \$5,000 to be fair. Purchase of the property would place it back on the tax rolls and eliminate the City’s liability and responsibility to maintain it.

Iowa Code requires a 30-day bidding period. A Notice of Bids was sent to the Globe-Gazette for publication, setting 1:00 PM on April 10, 2025, as the deadline for receiving bids. No new bids were received. Staff recommends that the Council accept the NICHDC bid and execution of the Real Estate Purchase and Development Agreement.

**Budget Impact:**

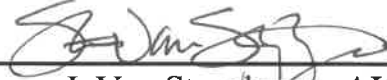
There is no impact to the operating budget resulting from this action.

**Council Action Requested:**

Staff requests approval of the resolution approving a Real Estate Purchase and Development Agreement to sell the property to the North Iowa Corridor Housing Development Corporation.

**Attachments:**

1. Real Estate Purchase and Development Agreement



---

Steven J. Van Steenhuyse, AICP  
Director of Development Services



---

Reviewed and Recommend Approval

## REAL ESTATE PURCHASE AND DEVELOPMENT AGREEMENT

This Real Estate Purchase Agreement ("Agreement") is entered by and between the **CITY OF MASON CITY, IOWA**, an Iowa municipal corporation ("SELLER"), and **THE NORTH IOWA CORRIDOR HOUSING DEVELOPMENT CORPORATION** ("BUYER"), as of the date of last signature set forth below ("Effective Date").

SELLER is the owner of that real property ("Property") situated in the City of Mason City, Cerro Gordo County, Iowa, locally known as 626 North Delaware Avenue, and legally described as follows:

LOT SIXTEEN (16) IN C.H. DAY'S SUBDIVISION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION THREE (3) IN TOWNSHIP NINETY-SIX NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M., EXCEPT THE SOUTH FIFTY (50) FEET AND THREE (3) INCHES OF LOT SIXTEEN (16), MASON CITY, CERRO GORDO COUNTY, IOWA

(Parcel No. 070335103700).

SELLER agrees to sell and BUYER agrees to purchase the Property, together with any easements and appurtenant servient estates, and subject to any easements of record for public utilities or roads, any zoning restrictions, restrictive covenants, and/or mineral reservations of record, if any, upon the following terms and conditions:

1. **PURCHASE PRICE.** BUYER shall pay to SELLER the sum of five thousand dollars (\$5,000.00) for the Property. Notwithstanding the down payment amount, BUYER and SELLER agree to pay all necessary closing costs as customary or required by this Agreement prior to the transfer of the Property.

2. **BUYER'S COVENANTS.**

A. **DEVELOPMENT OF PROPERTY.** As further consideration for its purchase of the Property, BUYER agrees to provide the necessary renovations to prepare the Property for resale to a third party. BUYER agrees to rehabilitate the Property as necessary to obtain a certificate of occupancy; and by obtaining certificates of occupancy within twelve (12) months from the date of the deed conveying the Property is filed with the Cerro Gordo County Recorder, subject to such reasonable extensions SELLER and BUYER may mutually agree upon, in writing. BUYER's development of the Property, as aforesaid, shall comply with all relevant provisions of the City Code of the City of Mason City, Iowa and BUYER shall obtain all necessary permits and undergo all necessary inspections.

B. **OWNERSHIP DURING DEVELOPMENT.** Until such time development of the Property is complete and a certificate of occupancy issued, BUYER shall not encumber the Property by lien, mortgage, or other similar debt obligation, nor sell the Property to a third party, without the express written consent of SELLER. The

provisions of this Agreement, generally, and this Paragraph, specifically, shall survive closing.

C. **SALE.** BUYER acknowledges that the original acquisition of the Property by the City, sale of the Property to the Corridor, and subsequent sale of the Property to a third party is subject to the Mason City Unified Urban Renewal Area Plan and the Forest Park Urban Renewal Area Plan, both as amended.

D. **OWNER OCCUPANCY.** The Corridor commits that, upon sale of each parcel to a third party purchaser, the conveyance will be subject to and together with the following negative easements, which (a) are binding for a period of 20 years following the recordation of the deed; (b) are covenants running with the land; (c) are binding upon grantee, her successors and assigns; and (d) inure to the benefit of grantor and grantor's successors and assigns: the Real Estate may not be leased for residential purposes, and to the extent it is used for residential purposes, it must be used for such purpose by the titleholder.

3. **REAL ESTATE TAXES.** BUYER shall accept title to the Property subject to accrued but unpaid taxes, if any, and shall pay all subsequent real estate taxes.

4. **SPECIAL ASSESSMENTS.**

A. SELLER shall pay at time of closing all installments of special assessments which are a lien on the Property and, if not paid, would become delinquent during the calendar year this offer is accepted, and all prior installments thereof.

B. Any preliminary or deficiency assessment which cannot be discharged by payment shall be paid by SELLER through an escrow account with sufficient funds to pay such liens when payable, with any unused funds returned to SELLER.

5. **RISK OF LOSS AND INSURANCE.** SELLER shall bear the risk of loss or damage to the Property prior to closing or possession, whichever first occurs, provided SELLER shall have the right but not the obligation to repair such damage. In the event the Property is damaged prior to closing or possession this Agreement shall continue in force and effect until either party rescinds the Agreement after giving thirty (30) days written notice to the other party.

6. **POSSESSION AND CLOSING.** If BUYER timely performs all obligations, exclusive possession of the Property shall be delivered to BUYER on the date of closing, free of any and all leasehold interests or tenancies. Any adjustments of rent, insurance, interest, and all charges attributable to SELLER'S possession shall be made as of the date of closing. This transaction shall be considered closed, and BUYER shall take possession, upon the filing of title transfer documents and receipt of all funds due at closing from BUYER under this Agreement. Closing shall be held on such date as the parties may mutually agree.

7. **CONDITION OF PROPERTY.** SELLER makes no warranties, expressed or implied, as to the condition of the Property and BUYER shall take possession to the Property "as is." BUYER



acknowledges BUYER has made a satisfactory inspection of the Property and is purchasing the Property in its existing condition.

8. **DEED.** Upon payment of the Purchase Price, SELLER shall convey the Property to BUYER by Quitclaim Deed prepared by SELLER at SELLER'S expense.

9. **SURVEY.** BUYER, at its expense, may have the Property surveyed and certified by a registered land surveyor prior to closing.

10. **USE OF PURCHASE PRICE.** At time of settlement, funds of the Purchase Price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.

11. **ENVIRONMENTAL MATTERS.**

A. SELLER warrants to the best of its knowledge and belief there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, the Property does not contain levels of radon gas, asbestos, or urea-formaldehyde foam insulation which require remediation under current governmental standards, and SELLER has done nothing to contaminate the Property with hazardous wastes or substances. SELLER warrants the Property is not subject to any local, state, or federal judicial or administrative action, investigation, or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks.

B. BUYER may at its expense, at any time prior to closing, obtain a report from a qualified engineer or other person qualified to analyze the existence or nature of any hazardous materials, substances, conditions, or wastes located on the Property. In the event any hazardous materials, substances, conditions, or wastes are discovered on the Property, BUYER'S obligation hereunder shall be contingent upon the removal of such materials, substances, conditions or wastes or other resolution of the matter reasonably satisfactory to BUYER. However, in the event SELLER is required to expend any sum to remove any hazardous materials, substances, conditions or wastes, SELLER shall have the option to cancel this transaction and declare this Agreement null and void. The expense of any inspection shall be paid by BUYER. The expense of any action necessary to remove or otherwise make safe any hazardous material, substances, conditions, or waste shall be paid by SELLER, subject to SELLER'S right to cancel this transaction as provided above.

12. **INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM.** SELLER represents and warrants to BUYER the Property is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the property.

13. **NOTICE.** Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or mailed by certified mail, addressed to the parties at the addresses given below.

14. **GENERAL PROVISIONS.** In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by SELLER and BUYER. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender according to the context.

15. **REMEDIES OF PARTIES.**

- A. If BUYER fails to timely perform this Agreement, SELLER may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at SELLER'S option, upon thirty (30) days written notice of intention to accelerate the payment of the entire balance because of BUYER'S default (during which thirty days the default is not corrected), SELLER may declare the entire balance immediately due and payable. Thereafter this Agreement may be foreclosed in equity and the Court may appoint a receiver.
- B. If SELLER fails to timely perform this Agreement, BUYER has the right to have all payments made returned to it and declare this Agreement null and void.
- C. BUYER and SELLER are also entitled to utilize any and all other remedies or actions at law or in equity available to them, and the prevailing parties shall be entitled to obtain judgment for costs and attorney fees.

16. **REAL ESTATE AGENT OR BROKER.** Neither party has used the service of a real estate agent or broker in connection with this transaction.

17. **CERTIFICATION.** BUYER and SELLER each certify that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify, and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities, and expenses (including attorneys' fees and costs) arising from or related to any breach of the foregoing certification.

18. **APPROVAL BY CITY COUNCIL.** This Agreement shall be expressly contingent upon approval by the City Council for Mason City, Iowa.

19. **COUNTERPARTS.** This Agreement may be executed in several counterparts, each of which, when so executed and delivered, shall be deemed an original, and all of which, when taken together, shall constitute the same instrument, even though all parties are not signatories to the original or the same counterpart. Furthermore, the parties may execute and deliver this Agreement by electronic means such as PDF or a similar format. BUYER and SELLER agree that delivery of the Agreement by electronic means shall have the same force and effect as delivery of original signatures and that each of the parties may use such electronic signatures as evidence of the execution and delivery of the Agreement by all parties to the same extent as an original signature.

20. **ADDITIONAL PROVISIONS.** None if none listed.

21. **EXECUTION.** When and if executed by both SELLER and BUYER, this Agreement shall become a binding contract.

**SELLER**

**CITY OF MASON CITY, IOWA,**  
an Iowa municipal corporation

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025

By: \_\_\_\_\_  
Bill Schickel, Mayor

Attest:

\_\_\_\_\_  
Aaron Burnett, City Administrator/Clerk

Address: 10 1<sup>st</sup> Street NW  
Mason City, IA 50401

Telephone: (641) 421-3600

**BUYER**

**NORTH IOWA CORRIDOR HOUSING  
DEVELOPMENT CORPORATION**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025

By: \_\_\_\_\_  
North Iowa Corridor Housing  
Development Corporation

\_\_\_\_\_

Address: 9 North Federal Avenue  
Mason City, IA 50401

Telephone: (641) 423-0315

RESOLUTION NO. 25 -

RESOLUTION APPROVING DISPOSITION OF CITY-OWNED PROPERTY (626 NORTH DELAWARE AVENUE) IN THE MASON CITY UNIFIED URBAN RENEWAL AREA AND THE EXPANDED FOREST PARK URBAN RENEWAL AREA AND AUTHORIZATION TO EXECUTE THE REAL ESTATE PURCHASE AGREEMENT WITH THE NORTH IOWA CORRIDOR HOUSING DEVELOPMENT CORPORATION

WHEREAS, the City of Mason City, Iowa (the “City”) has previously established the Mason City Unified Urban Renewal Area and the Expanded Forest Park Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, one of the City’s objectives is to promote the construction of a multifamily housing project and certain indoor and outdoor parking lot improvements (the “Project”) in order to alleviate blighted conditions in the Urban Renewal Area; and

WHEREAS, the City is the owner of certain real property (the “Property”) situated in the Urban Renewal Area and more particularly described in the attached real estate purchase agreement; and

WHEREAS, the City has received a proposal from The North Iowa Corridor Housing development Corporation (the “Developer”); and

WHEREAS, the City has prescribed and followed reasonable competitive procedures for the selection of a developer to undertake the development of the Property and the corresponding disposition of the Property in accordance with the provisions of Section 403.8 of the Code of Iowa and has held a public hearing on the proposal to sell the Property on February 4, 2025; and

WHEREAS, no other proposals for the property have been received; and

NOW, THEREFORE, Be It Resolved by the City Council of the City of Mason City, Iowa, as follows:

Section 1: The City Council hereby determines that the proposal of The North Iowa Corridor Housing Development Corporation will be sold for fair value and represents the best interests of the City and City Council hereby approves and authorizes the execution of the Real Estate Purchase Agreement for property located at 626 North Delaware Avenue.

Section 2: The Mayor and City Clerk are hereby authorized and directed to execute the necessary.

PASSED AND APPROVED April 15, 2025.

\_\_\_\_\_  
Bill Schickel, Mayor

ATTEST:

\_\_\_\_\_  
Aaron Burnett, City Clerk

City of Mason City  
Development Services Department

# Memorandum

To: Aaron Burnett, City Administrator  
From: Steven J. Van Steenhuyse, Director of Development Services  
Date: April 9, 2025  
RE: Public Hearing: Sale of City Owned Property South of Southbridge Mall for Development of a Downtown Hotel

**Recommendation:**

Staff respectfully requests that the City Council hold a public hearing regarding sale of City owned property south of Southbridge Mall for development of a downtown hotel. Upon closing the public hearing, Staff requests approval of the resolution approving the sale of the property to ES 2024 Mason City Hotel Associates.

**Review:**

On February 18, 2025, the City Council approved a resolution setting a public hearing date and approving a bidding process for sale of City owned property south of Southbridge Mall, for development of a downtown hotel. The public hearing was set for April 15.

Since this City owned property is located within two Urban Renewal areas, (Mason City Unified URA and Forest Park URA), sale of the site to a private developer is subject to Section 403.8 of Iowa Code, the Urban Renewal Act. ES 2024 Mason City Hotel Associates has agreed to develop the property for a hotel and has proposed a purchase price of \$50,000. Iowa Code Section 403.8 requires that City-owned land in an Urban Renewal Area cannot sell for less than “fair value.” Ultimately, “fair value” of a property is the highest amount that a buyer is willing to pay for it. Based on the negotiations between the City and the developer, Staff considers the proposed \$50,000 purchase price to be fair.

The City offered the property for sale by publishing a notice and providing a 30-day period during which bids may be submitted. The City may then accept the proposal that it considers to be “in the public interest” (IC §403.8.2). The sale and redevelopment of

the property must conform to the approved urban renewal plans. Development of the hotel was authorized by Amendment #7 to the Downtown Reinvestment Urban Renewal Plan and Amendment #4 to the Forest Park Urban Renewal Plan.

Proposals were due on April 10, 2025, at 10:00AM. No competing bids were received. Therefore, Staff recommends that the Council accept the bid from and approve the sale to ES 2024 Mason City Hotel Associates.

**Budget Impact:**

There is no impact to the operating budget resulting from this action. Return of the hotel property to private ownership will result in both new property tax revenues and new hotel/motel excise tax revenues.

**Council Action Requested:**

Staff requests approval of the resolution approving the sale of the Southbridge Mall parking lot property to ES 2024 Mason City Hotel Associates.

**Attachments:**

1. Proceedings by Dorsey & Whitney, LLP

/s/Steven Van Steenhuyse

Steven J. Van Steenhuyse, AICP  
Director of Development Services



Reviewed and Recommend Approval

RESOLUTION NO. 25 -

RESOLUTION APPROVING DISPOSITION OF CITY-OWNED PROPERTY  
IN THE MASON CITY DOWNTOWN REINVESTMENT URBAN RENEWAL  
AREA AND THE FOREST PARK ECONOMIC DEVELOPMENT DISTRICT

WHEREAS, the City of Mason City, Iowa (the "City") has previously established the Mason City Downtown Reinvestment Urban Renewal Area and the Forest Park Economic Development District (collectively, the "Urban Renewal Areas"); and

WHEREAS, one of the City's objectives is to promote the construction of an approximately 80-room extended stay hotel with associated parking, skywalk and landscaping improvements (the "Project") in the Urban Renewal Areas; and

WHEREAS, the City is the owner of certain real property (the "Property") situated in the Urban Renewal Areas and more particularly described on Exhibit A hereto; and

WHEREAS, the City has received a proposal from ES 2024 Mason City Hotel Associates, LLC, as Company (the "Company") which includes the acquisition of the Property and undertaking the development and construction of the Project thereon; and

WHEREAS, the City has prescribed and followed reasonable competitive procedures for the selection of a Company to undertake the development of the Project and the corresponding disposition of the Property in accordance with the provisions of Section 403.8 of the Code of Iowa and has held a public hearing on the proposal to sell the Property on April 15, 2025; and

WHEREAS, no other proposals for the undertaking of the development of the Property have been received; and

WHEREAS, no other proposals for the undertaking of the Project have been received;  
and

NOW, THEREFORE, Be It Resolved by the City Council of the City of Mason City, Iowa, as follows:

Section 1. The City Council hereby determines that the proposal of the Company represents the best interests of the City with respect to the development of the Property and the undertaking of the Project, and the proposal of the Company is hereby accepted and approved. The disposition of the Property to the Company as set forth in the proposal is hereby approved. The Mayor and City Clerk are hereby authorized and directed, with advice from legal counsel, to execute such documents as may be necessary to carry out the disposition of the Property.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

PASSED AND APPROVED April 15, 2025.

---

Mayor

Attest:

---

City Clerk



**EXHIBIT A  
DESCRIPTION OF THE PROPERTY**

That part of Auditor's Plat of Lots 10 and 11 in the Subdivision of the South Half of the Southwest Quarter of the Northwest Quarter and the North Half of the Northwest Quarter of the Southwest Quarter of Section 10, Township 96 North, Range 20 West; according to the plats thereof on file in the County Recorder's Office, Cerro Gordo County, Iowa, described as follows:

Commencing at the Southeasterly Corner of Parcel A as described in the Plat of Survey in Document Number 1997-1207 on file in the Cerro Gordo County, Iowa Recorder's Office;

Thence S 00°14'14" W along the West Right-of-Way (ROW) line of U.S. Highway No. 65 (aka South Delaware Avenue), 33.27 feet to the Point of Beginning (P.O.B.);

Thence continuing S 00°14'14" W along said West ROW line, 181.20 feet;

Thence continuing along said West ROW line 105.37 feet along a 117.80 foot radius tangent curve concave to the west with a central angle of 51°14'48" and a 101.89 foot chord bearing S 25°52'42" W;

Thence continuing along said West ROW line S 51°30'11" W, 129.47 feet;

Thence N 89°59'31" W, 16.57 feet;

Thence N 00°14'14" E, 321.86 feet;

Thence N 62°38'54" E, 46.63 feet;

Thence 49.09 feet along a 100.00 foot radius tangent curve concave to the south with a central angle of 28°07'29" and a 48.60 foot chord bearing N 76°42'39" E;

Thence S 89°13'36" E and tangent to the previous described curve, 73.08 feet to the Point of Beginning.

Containing 47,344 square feet more or less. Subject to easements recorded or unrecorded.

City of Mason City  
Development Services Department

# Memorandum

To: Aaron Burnett, City Administrator  
From: Steven J. Van Steenhuyse, Director of Development Services  
Date: April 8, 2025  
RE: Ordinance Amending Mason City Wards and Precincts to Include Annexed Areas (FINAL)

---

**Recommendation:**

Staff respectfully requests that the City Council approve the Ordinance amending the boundaries of the Mason City wards and precincts to include newly annexed areas (FINAL).

**Review:**

The City Council unanimously approved this City Code amendment at the March 18, 2025, meeting on first consideration, and at the April 1, 2025, meeting on second consideration..

In 2023 and 2024 the City expanded its boundaries through two separate 100% voluntary annexations. The 2023 annexation added land west of Golden Grain along 43<sup>rd</sup> Street SW and land between 43<sup>rd</sup> Street and US Highway 18, totaling approximately 240 acres. The 2024 annexation added approximately 40 acres along with adjacent rights-of-way at the southeast corner of 4<sup>th</sup> Street SW/IA Highway 122 and Lark Avenue, including the soon-to-open Tractor Supply store.

Although there is no one living on any of the annexed parcels, it is possible that one or more residences could be established, especially on the 122 and Lark parcel outside of the Tractor Supply lot. To allow for future residents of these areas to vote, the boundaries of the wards and precincts need to be amended. State Code states that, in the case of annexation, the ward and precinct adjacent to the annexed area can be extended into it. The land annexed in 2023 is adjacent to Ward 4, Precinct 3, and the 2024 land is adjacent to Ward 2, Precinct 2.

Section 1-9-5 of City Code describes each precinct. The attached amendment amends the descriptions of those two precincts to include the adjacent annexed land.

**Budget Impact:**


There is no impact to the operating budget resulting from this action.

**Council Action Requested:**

Staff respectfully requests that the City Council approve the Ordinance amending the boundaries of the Mason City wards and precincts to include newly annexed areas (FINAL).

**Attachments:**

1. Amendment to Title 1, Chapter 9, Section 1-9-5

  
\_\_\_\_\_  
Steven J. Van Steenhuyse, AICP  
Director of Development Services

  
\_\_\_\_\_  
Reviewed and Recommend Approval

(only amended portions of Section 1-9-5 shown below)

1-9-5: ELECTION WARDS AND PRECINCTS:

Ward 2 Precinct 2: Beginning at the intersection of the West City Limits with 4th Street Southwest, thence South the west City Limits to the point at which the City Limits turn east, thence east along the City Limits until the point at which the City Limits turn north, thence north along the City Limits to 4<sup>th</sup> Street Southwest, thence East along 4th Street Southwest to South Pierce Avenue, thence North along South Pierce Avenue to 2nd Street Southwest, thence East along 2nd Street Southwest to South Taylor Avenue, thence North along South Taylor Avenue to West State Street, thence East along West State Street to Linden Drive, thence Southeasterly along Linden Drive to 2nd Street Southwest, thence East along 2nd Street Southwest to South Jackson Avenue, thence North along South Jackson Avenue to 1st Street Southwest, thence East along 1st Street Southwest to the Union Pacific Railroad tracks, thence North along the Union Pacific Railroad tracks to 6th Street Northwest, thence West along 6th Street Northwest to North Tyler Avenue, thence North along North Tyler Avenue to 8th Street Northwest, thence West along 8th Street Northwest to North Pierce Avenue, thence North along North Pierce Avenue to 12th Street Northwest, thence West along 12th Street Northwest to North Taft Avenue, thence North along North Taft Avenue to 15th Street Northwest, thence West along 15th Street Northwest to North Taft Avenue, thence North along North Taft Avenue to its intersection with the North City Limits, thence West and South along City Limits and then West and South again along the City Limits to the point of beginning.

Ward 4 Precinct 3: Beginning at the intersection of the West City Limits with 4th Street Southwest which point is the center of Section 12, Township 96N, Range 21 West, thence East along 4th Street Southwest to Cheslea Creek, thence South along Cheslea Creek to 19th Street Southwest, thence East along 19th Street Southwest to South Pierce Avenue, thence South along South Pierce Avenue to the Southern end of South Pierce Avenue, thence South to the point of its intersection with a line extending South from the end of South Pierce Avenue to its intersection with the South City Limits, ~~thence West and North and West and North again, along the City Limits along said South City Limits to a point where the City Limits turn North,~~ thence North along the City Limits to 43<sup>rd</sup> Street Southwest, at which point the City Limits turn East, thence East along 43<sup>rd</sup> Street Southwest to the point the City Limits turn North, thence North along the City Limits to the point the City Limits turn East, thence East along the City Limits to the East right-of-way line of the Union Pacific Railroad, at which point the City Limits turn North, thence North and Northeasterly along the City Limits to the point that the City Limits turn West, thence West along the City Limits to the point where the City Limits turn North, thence North along the City Limits to the point of beginning.

ORDINANCE NO. 25 - 08

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF MASON CITY, IOWA, BY REPEALING TITLE 1 “ADMINISTRATIVE”, CHAPTER 9 “MUNICIPAL ELECTIONS”, SECTION 5 IN ITS ENTIRETY AND ADOPTING A NEW SECTION 5 IN LIEU THERE OF, PERTAINING TO ELECTION WARDS AND PRECINCTS

BE IT ORDAINED by the City Council of the City of Mason City, Iowa

Section 1: That the City Code of the City of Mason City, Iowa, should be and the same is hereby amended by repealing Title 1 “Administrative”, Chapter 9 “Municipal Elections”, Section 5 in its entirety and adopting a new Section 5 in lieu thereof, pertaining to Election Wards and Precincts in as follows:

“TITLE 1  
ADMINISTRATIVE  
CHAPTER 9  
MUNICIPAL ELECTIONS

1-9-5: ELECTION WARDS AND PRECINCTS:

A. Ward 1 Precinct 1: Beginning at the intersection of the North City Limits with U.S. Highway 65, thence Southeast along U.S. Highway 65 to North Federal Avenue, thence South along North Federal Avenue to 18th Street Northeast, thence East along 18th Street Northeast to North Pennsylvania Avenue, thence South along North Pennsylvania Avenue to 11th Street Northeast, thence West along 11th Street Northeast to North Federal Avenue, thence South along North Federal Avenue to East State Street, thence East along East State Street to its intersection with South Virginia Avenue, thence Northerly then West along unnamed, paved East Park road to 4th Street Northeast, thence West along 4th Street Northeast to North Carolina Avenue, thence North along North Carolina Avenue to its intersection with the North City Limits, thence West along the City Limits to the point of beginning.

Ward 1 Precinct 2: Beginning at the intersection of the North City Limits with North Carolina Avenue, thence South along North Carolina Avenue to 9th Street Northeast, thence East along 9th Street Northeast to Birch Drive, thence Southeast along Birch Drive to its intersection with the Canadian Pacific Railway tracks, thence northeasterly along the Canadian Pacific Railway tracks to its intersection with the North City Limits, thence West and North, thence East, North and West, thence North and West, following the City Limits line to the point of beginning.

Ward 1 Precinct 3: Beginning at the intersection of the North City Limits with the Canadian Pacific Railway tracks, thence Southwesterly along the Canadian Pacific Railway tracks to Birch Drive, thence Northwest along Birch Drive to its intersection with 9th Street Northeast, thence

West along 9th Street Northeast to its intersection with North Carolina Avenue, thence South along North Carolina Avenue to 4th Street Northeast, thence East along 4th Street Northeast to its intersection with the unnamed, paved East Park road, thence East along the unnamed, paved East Park road East and South to its intersection with East State Street, thence East along East State Street to South Indiana Avenue, thence South along South Indiana Avenue to 4th Street Southeast, thence East along 4th Street Southeast to its intersection with the East City Limits, thence North and West, and North and West, along the City Limits to the point of beginning.

Ward 2 Precinct 1: Beginning at the intersection of the Union Pacific Railroad tracks with 12th Street Northwest, thence East along 12th Street Northwest to North Federal Avenue, thence South along North Federal Avenue to West State Street, thence West along West State Street to South Washington Avenue, thence South along South Washington Avenue to 2nd Street Southwest, thence West along 2nd Street Southwest to the intersection of South Monroe Avenue and 2nd Street Southwest, thence continuing West along a line extending from the intersection of 2nd Street Southwest and South Monroe Avenue to the Union Pacific Railroad tracks, thence North along the Union Pacific Railroad tracks to the point of beginning.

Ward 2 Precinct 2: Beginning at the intersection of the West City Limits with 4th Street Southwest, thence South the west City Limits to the point at which the City Limits turn east, thence east along the City Limits until the point at which the City Limits turn north, thence north along the City Limits to 4<sup>th</sup> Street Southwest, thence East along 4th Street Southwest to South Pierce Avenue, thence North along South Pierce Avenue to 2nd Street Southwest, thence East along 2nd Street Southwest to South Taylor Avenue, thence North along South Taylor Avenue to West State Street, thence East along West State Street to Linden Drive, thence Southeasterly along Linden Drive to 2nd Street Southwest, thence East along 2nd Street Southwest to South Jackson Avenue, thence North along South Jackson Avenue to 1st Street Southwest, thence East along 1st Street Southwest to the Union Pacific Railroad tracks, thence North along the Union Pacific Railroad tracks to 6th Street Northwest, thence West along 6th Street Northwest to North Tyler Avenue, thence North along North Tyler Avenue to 8th Street Northwest, thence West along 8th Street Northwest to North Pierce Avenue, thence North along North Pierce Avenue to 12th Street Northwest, thence West along 12th Street Northwest to North Taft Avenue, thence North along North Taft Avenue to 15th Street Northwest, thence West along 15th Street Northwest to North Taft Avenue, thence North along North Taft Avenue to its intersection with the North City Limits, thence West and South along City Limits and then West and South again along the City Limits to the point of beginning.

Ward 2 Precinct 3: Beginning at the intersection of the North City Limits with North Taft Avenue, thence South along North Taft Avenue to 15th Street Northwest, thence East along 15th Street Northwest to North Taft Avenue, thence South along North Taft Avenue to 12th Street Northwest, thence East along 12th Street Northwest to North Pierce Avenue, thence South along North Pierce Avenue to 8th Street Northwest, thence East along 8th Street Northwest to North Tyler Avenue, thence South along North Tyler Avenue to 6th Street Northwest, thence East along 6th Street Northwest to the Union Pacific Railroad tracks, thence North along the Union Pacific Railroad tracks to 12th Street Northwest, thence East along 12th Street Northwest to North Federal Avenue, thence South along North Federal Avenue to 11th Street Northeast, thence East along 11th Street Northeast to North Pennsylvania Avenue, thence North along

North Pennsylvania Avenue to 18th Street Northeast, thence West along 18th Street Northeast to North Federal Avenue, thence North along North Federal Avenue to U.S. Highway 65 to its intersection with the North City Limits, thence West and South along the City Limits to the point of beginning.

Ward 3 Precinct 1: Beginning at the intersection of South Washington Avenue and West State Street, thence East along West State Street to East State Street to its intersection with South Indiana Avenue, thence South along South Indiana Avenue to 4th Street Southeast, thence West along 4th Street Southeast to South Louisiana Avenue, thence South along South Louisiana Avenue to 6th Street Southeast, thence West along 6th Street Southeast to South Federal Avenue, thence North along South Federal Avenue to 4th Street Southwest, thence West along 4th Street Southwest to South Washington Avenue, thence North along South Washington Avenue to the point of beginning.

Ward 3 Precinct 2: Beginning at the point of intersection of the South City Limits with the Union Pacific Railroad tracks which pass along the West side of Georgia Hanford Park, thence West to the intersection of 27th Street Southwest and South Federal Avenue, thence North along South Federal Avenue to 22nd Street Southeast, thence East along 22nd Street Southeast to South Pennsylvania Avenue, thence North along South Pennsylvania Avenue to 12th Street Southeast, thence West along 12th Street Southeast to South Federal Avenue, thence North along South Federal Avenue to the Canadian Pacific Railway tracks, thence East along the Canadian Pacific Railway tracks to a point from South Pennsylvania Avenue extended South to intersect with the Canadian Pacific Railway tracks, thence North from said point to and along South Pennsylvania Avenue to 8th Place Southeast, thence East along 8th Place Southeast to South Jersey Avenue, thence South along South Jersey Avenue to 9th Street Southeast, thence East along 9th Street Southeast to South Georgia Avenue, thence North along South Georgia Avenue to 6th Street Southeast, thence East along 6th Street Southeast to South Virginia Avenue, thence South along South Virginia Avenue to 19th Street Southeast, thence West along 19th Street Southeast to the former Union Pacific Railroad property now owned by the City of Mason City for trail purposes, thence South along the former Union Pacific Railroad property to its intersection with the South City Limits, thence West along the City Limits to the point of beginning.

Ward 3 Precinct 3: Beginning at the intersection of the South City Limits with the former Union Pacific Railroad property now owned by the City of Mason City for trail purposes, thence North along the former Union Pacific Railroad property to 19th Street Southeast, thence East along 19th Street Southeast to South Virginia Avenue, thence North along South Virginia Avenue to 6th Street Southeast, thence East along 6th Street Southeast to South Louisiana Avenue, thence North along South Louisiana Avenue to 4th Street Southeast, thence East along 4th Street Southeast to its intersection with the East City Limits, thence South and West and South and West again, along the City Limits to the point of beginning.

Ward 4 Precinct 1: Beginning at the intersection of South Pierce Avenue with 2nd Street Southwest, thence East along 2nd Street Southwest to South Taylor Avenue, thence North along South Taylor Avenue to West State Street, thence East along West State Street to Linden Drive, thence Southeasterly along Linden Drive to 2nd Street Southwest thence easterly along 2nd

Street Southwest to South Jackson Avenue, thence North along South Jackson Avenue to 1st Street Southwest, thence East along 1st Street Southwest to the Union Pacific Railroad tracks, thence South along the Union Pacific Railroad tracks to the intersection of the Union Pacific Railroad tracks and a line extending West from the intersection of 2nd Street Southwest and South Monroe Avenue, thence East along said line to the intersection of 2nd Street Southwest and South Monroe Avenue, thence East along 2nd Street Southwest to South Washington Avenue, thence South along South Washington Avenue to 4th Street Southwest, thence East along 4th Street Southwest to South Federal Avenue, thence South along South Federal Avenue to 6th Street Southeast, thence East along 6th Street Southeast to South Georgia Avenue, thence South along South Georgia Avenue to 9th Street Southeast, thence West along 9th Street Southeast to South Jersey Avenue, thence North along South Jersey Avenue to 8th Place Southeast, thence West along 8th Place Southeast to South Pennsylvania Avenue, thence South along South Pennsylvania Avenue extended South to a point intersecting with the Canadian Pacific Railway tracks, thence West along the Canadian Pacific Railway tracks to South Federal Avenue, thence South along South Federal Avenue to 12th Street Southeast, thence East along 12th Street Southeast to South Pennsylvania Avenue, thence South along South Pennsylvania Avenue to 19th Street Southeast, thence West along 19th Street Southeast to South Federal Avenue, thence North along South Federal Avenue to 15th Street Southwest, thence West and North along 15th Street Southwest to the intersection of South Monroe Avenue, thence South along South Monroe Avenue to the intersection of the Union Pacific Railroad tracks, thence North along the Union Pacific Railroad tracks to the intersection of the Canadian Pacific Railway tracks, thence West along the Canadian Pacific Railway tracks to Cheslea Creek, thence North along Cheslea Creek to 4th Street Southwest, thence East along 4th Street Southwest to South Pierce Avenue, thence North along South Pierce Avenue to the point of beginning.

Ward 4 Precinct 2: Beginning at the point of intersection of the South City Limits with a line extending South from the South end of South Pierce Avenue, thence North along said line to beginning of South end of South Pierce Avenue and continuing North along South Pierce Avenue to the intersection of 19th Street Southwest, thence West along 19th Street Southwest to Cheslea Creek, thence North along Cheslea Creek to the Canadian Pacific Railway tracks, thence East along the Canadian Pacific Railway tracks to the intersection of the Union Pacific Railroad tracks, thence Southeast along the East fork of the Union Pacific Railroad tracks to South Monroe Avenue, thence North along South Monroe Avenue to the intersection of 15th Street Southwest, thence South and East along 15th Street Southwest to South Federal Avenue, thence South along South Federal Avenue to 19th Street Southeast, thence East along 19th Street Southeast to South Pennsylvania Avenue, thence South along South Pennsylvania Avenue to 22nd Street Southeast, thence West along 22nd Street Southeast to South Federal Avenue, thence South along South Federal Avenue to the intersection of 27th Street Southwest and South Federal Avenue, thence East from the intersection of 27th Street Southwest and South Federal Avenue to the intersection of the City Limits and the Union Pacific Railroad, thence South, West, South, East, South and West around the City Limits to the point of beginning.

Ward 4 Precinct 3: Beginning at the intersection of the West City Limits with 4th Street Southwest which point is the center of Section 12, Township 96N, Range 21 West, thence East along 4th Street Southwest to Cheslea Creek, thence South along Cheslea Creek to 19th Street Southwest, thence East along 19th Street Southwest to South Pierce Avenue, thence South along



South Pierce Avenue to the Southern end of South Pierce Avenue, thence South to the point of its intersection with a line extending South from the end of South Pierce Avenue to its intersection with the South City Limits, thence West ~~and North and West and North again, along the City Limits along~~ said South City Limits to a point where the City Limits turn North, thence North along the City Limits to 43<sup>rd</sup> Street Southwest, at which point the City Limits turn East, thence East along 43<sup>rd</sup> Street Southwest to the point the City Limits turn North, thence North along the City Limits to the point the City Limits turn East, thence East along the City Limits to the East right-of-way line of the Union Pacific Railroad, at which point the City Limits turn North, thence North and Northeasterly along the City Limits to the point that the City Limits turn West, thence West along the City Limits to the point where the City Limits turn North, thence North along the City Limits to the point of beginning.

Section 2: That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 3: If any section, provision or part of this Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole, or any section thereof, or part thereof, not adjudged invalid or unconstitutional.

Section 4: This ordinance shall be in full force and effect upon its final passage, approval and publication as required by law.

PASSED AND APPROVED this 15<sup>th</sup> day of April, 2025.

Bill Schickel, Mayor

ATTEST:

Aaron Burnett, City Clerk

First Consideration: March 18, 2025  
Second Consideration: April 1, 2025  
Final Consideration: April 15, 2025