

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

February 7, 2012
6:30 P.M.

AGENDA SPECIAL MEETING

ROLL CALL -

ADOPT AGENDA -

CLOSED SESSION - Upon affirmative vote of the City Council, Council may go into closed session pursuant to Chapter 20.17(3), Code of Iowa for negotiating sessions, strategy meetings of public employers or employee organizations, mediation and the deliberative process of arbitrators.

Adjournment

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

February 7, 2012
7:00 P.M.

AGENDA
REGULAR MEETING OF THE CITY COUNCIL

ROLL CALL -

ADOPT AGENDA -

SPECIAL ITEMS OF BUSINESS -

1. Presentation by Wright on the Park
2. **Reso.** authorizing acceptance of the 2011 Iowa Certified Local Government Annual Report and directing staff to submit the report to the State Historic Preservation Office

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 you 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.

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 January 17 and Worksession Minutes of January 16, and 24, 2012
4. CLAIMS dated January 19, 26 and February 2, 2012

5. PERMITS - (see item #5)
6. UNAUDITED FINANCIAL REPORT -
7. Mayor recommending approval
Appoint Anne Jones Flynn to the Zoning Board of Adjustment
8. Administrator recommending approval
Reso. levying assessments for charges on certain properties and the certification of same to the County Treasurer for collection
9. Administrator recommending approval
Reso. finding and declaring a certain structure to be unsafe, unsanitary and a public nuisance; ordering the demolition thereof; permission to inspect/abate for asbestos; cleaning the premises of debris; authorizing the interim building & neighborhood services director to take bids for said work; providing for the assessment of the costs and expenses thereof against said real estate commonly known as 717 South Jersey Avenue
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 “2012 Manhole Replacement and Water Main Reroute Project #12-1001”
11. Administrator recommending approval – Flood 2008
Reso. accepting Warranty Deed from William A. Smith for property located at 500 N. Jackson Avenue, in conjunction with the flood of June, 2008
12. Administrator recommending approval
Reso. fixing date for a meeting on the proposal to enter into a Development Agreement with Cargill Kitchen Solutions, Inc. a division of Cargill, Incorporated, and providing for publication of notice thereof
13. Administrator recommending approval – Flood 2008
 - a. **Reso.** authorizing a contract amendment with Active Thermal Concepts, Inc. of Hiawatha, IA for changes in the scope of work related to the City’s flood buyout programs (2011-D-07)
 - b. **Reso.** authorizing a contract amendment with Active Thermal Concepts, Inc. of Hiawatha, IA to add an additional property to the scope of work related to the City’s flood buyout programs (2011-D-08)Administrator recommending approval

14. **Reso.** setting a date for hearing on the proposed 2013-2017 Capital Projects for the City of Mason City, Iowa

PUBLIC HEARING

15. Status of funds hearing CDBG Emergency Sanitary Sewer Collection System Repair Project (No action required)

ACTION ITEMS (Items For Individual Council Action) –

16. **Ord.** 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 District to Z3 General Urban District for property located at 2626 19th Street Southwest (FINAL)
17. Administrator recommending approval
Reso. approving and authorizing execution of an agreement between the City of Mason City and Cerro Gordo County to enable the County to exercise urban renewal powers within the proposed Cerro Gordo County Corridor Urban Renewal Area within two miles of the City limits of Mason City, Iowa
18. Administrator recommending approval
Staff Report and recommendations for Comprehensive Code Enforcement Plan

Adjournment

PUBLIC INPUT LISTENING POST

The Public Input Listening Post will not be televised and shall be called to order five minutes after the adjournment of the regularly scheduled Council Meeting.

Citizens shall have up to five minutes to address the City Council.

There shall be no feedback or comments from the Council.

The meeting will adjourn after all citizens have had a chance to speak.

City Council Memo
February 7, 2012

Date: January 31, 2012
To: Brent Trout, City Administrator
From: Pamela Myhre, Growth Development & Planning Director
Subject: 2011 CLG Annual Report

Recommendation: Staff recommends the City Council accept the 2011 Certified Local Government Annual Report and authorize the Mayor to sign on its behalf.

Background: Each year, the City's Historic Preservation Commission must submit a report of its activities and membership to the State Historic Preservation Office for review to see if the Commission remains in compliance with the rules for Certified Local Governments. The Commission's report should easily meet those requirements. The Commission's accomplishments for the year are included in the report.

Maintaining CLG status keeps the Commission in good standing with the State and allows the Commission to apply for grant funds only made available to CLG cities, such as the \$50,000 grant received for rehabilitation of the East Park Band Shell.

Budget Impact: There is no impact to the budget to submit the annual report.

Requested Action: Staff respectfully requests that City Council authorize the Mayor to sign the report on its behalf and direct staff to submit the report to the State Historic Preservation Office.

Attachments:

- 2011 CLG Annual Report

**IOWA CERTIFIED LOCAL GOVERNMENT
2011 ANNUAL REPORT (January 2011-December 2011)**

NAME OF THE CITY, COUNTY, OR LAND USE DISTRICT: MASON CITY

Mailing Address of the Mayor, Board of Supervisors, or Land Use District Trustees
(PLEASE DO NOT GIVE MAILING ADDRESS OF STAFF OR COMMISSION CONTACT):

Mayor Eric Bookmeyer, City Hall, 10 First Street NW, Mason City, IA 50401

Phone Number: 641.421.3600

Fax Number: _____

Email: ebookmeyer@masoncity.net

Website: www.masoncity.net

Section I.
Locating Historic Properties
Identification, Evaluation, and Registration Activity

CLG Standards found in CLG Agreement and National Historic Preservation Act

- ◆ The CLG shall maintain a system for the survey and inventory of historic and prehistoric properties in a manner consistent with and approved by the STATE.
- ◆ The CLG will review National Register nominations on any property that lies in the jurisdiction of the local historic preservation commission.

1. Please provide complete reports and site inventory forms from historic identification/survey, evaluation, and/or registration/nomination projects that the City, County, or Land Use District completed in 2011. Do not include projects that were funded with a CLG grant or mandated by the Section 106 review and compliance process. NA

2. How many NRHP Properties in your City, County, or LUD were altered, moved, or demolished in 2011? Please describe the nature of the action None

Please list in the space below those NRHP properties altered, moved or demolished:

3. In 2011, how many additional properties (landmarks, sites, zones, or districts) did your city place on its list of locally designated historic landmarks and/or historic districts? Please attach a copy of each designation nomination and ordinance. None

4. In 2011, were there any actions to revise, amend, change, or de-list a locally designated property? If so, how many? Please attach documentation of the review and appeal process and decisions made by the historic preservation commission, planning and

zone commission, city Council, District Court or other governmental agency or official involved with the process. NA

Section II
Managing, Protecting, and Preserving Historic Properties

- ◆ The CLG will enforce all appropriate state and local ordinances for designating and protecting historic properties
- ◆ The CLG shall provide for adequate public participation in the local historic preservation programs

5. Did your city, county, LUD or its historic preservation commission undertake any of the following activities in 2011? Please think broadly about this question and include any activity (small or large) that facilitated historic preservation in your community.

- a. Historic preservation planning. Examples include the development or revision of an preservation plan, development of a work plan for your commission, etc. (use additional pages if needed) _____
See attached 2011 Accomplishments

- b. Provided technical assistance on historic preservation issues or projects. Examples include working with individual homeowners, business owners, institutions to identify appropriate treatments and find appropriate materials, research advice, etc. (use additional pages if needed) _____
See attached 2011 Accomplishments

- c. Sponsored public educational programming in historic preservation. Examples include training sessions offered to the public, walking tours, open houses, lectures, Preservation Month activities, etc. (use additional pages if needed) _____
See attached 2011 Accomplishments

6. If the city or county amended its historic preservation ordinance or resolution or passed additional ordinances or resolutions that impact historic properties, please attach copies of the amendments and new ordinances or resolutions. NA

7. If new or revised design standards and/or guidelines were developed and adopted during 2011, please attach a copy. NA

8. Are there any particular issues, challenges, and/or successes your preservation commission has encountered or accomplished this year? _____
See attached 2011 Accomplishments

Section III
Historic Preservation Program Administration

- The CLG will organize and maintain a historic preservation commission, which must meet at least three (3) times per year.
- The commission will be composed of community members with a demonstrated positive interest in historic preservation, or closely related fields, to the extent available in the community.
- The commission will comply with Iowa Code Chapter 21 (open meetings) in its operations.
- Commission members will participate in state sponsored or approved historic preservation training activities.

10. List dates of meetings held. 1/6/11, 2/2/11, 3/3/11 (met but no quorum), 4/7/11, 6/2/11, 7/7/11 and 11/3/11

11. Please update the attached CLG Personnel Information Table.

12. Please attach biographical sketches or resumes of commissioners who were newly appointed in 2011.

13. Please complete the 2011 Commission Training Table.

PLEASE SIGN and DATE

Signature of person who completed this report

Date

Signature of Mayor or Chairman of the Board of Supervisors

Date

SUBMIT PAPER/HARD COPY, ONE (1) COPY OF THE REPORT TO:

Paula A. Mohr
State Historical Society of Iowa
600 East Locust St,
Des Moines IA 50319-0290
Paula.mohr@iowa.gov

2011 Historic Preservation Training Table

In this table, provide information about the commissioners' involvement in historic preservation training, listing the name of the conference, workshop or meeting (including on-line training opportunities); the sponsoring organization; the location and date when the training occurred. Be sure to provide the names of commissioners, staff, and elected officials who attended.

Name of Training Session: Jon Lipman Lecture on FLWright's Johnson Wax Building
Sponsoring organization: Wright on the Park
Location: MacNider Art Museum
Date: September 10, 2011
Names of historic preservation commissioners, staff and elected officials who attended: Binnebose, Groninga, Hackman

Name of Training Session: Jon Lipman Lecture on Frank Lloyd Wright
Sponsoring organization: Wright on the Park
Location: Historic Park Inn Hotel
Date: September 11, 2011
Names of historic preservation commissioners, staff and elected officials who attended: Groninga, Smed

Name of Training Session: Consultant (Ed Matt, Will Page, Mike Kinter) Report on Egloff House Move Feasibility
Sponsoring organization: MC Historic Preservation Commission
Location: Mason City Architectural Interpretive Center
Date: November 15, 2011
Names of historic preservation commissioners, staff and elected officials who attended: Binnebose, Groninga, Smed, Myhre, Sandahl, Harrison, Councilman Tornquist

Name of Training Session: Continuing Ed Courses
Sponsoring organization: AIA Iowa
Location: Various
Date: 2011
Names of historic preservation commissioners, staff and elected officials who attended: Scott Smed

Biographical Sketch
Applicant for Historic Preservation Commission

NAME: (Mr. Mrs. Ms. Dr. *please circle one*):

ADDRESS:

WORK PHONE NUMBER WORK: ()

HOME PHONE NUMBER: ()

EMAIL ADDRESS:

INTEREST IN LOCAL HISTORY AND HISTORIC PRESERVATION (Describe education, employment, memberships, publications, and/or other activities which indicate your interest in and commitment to historic preservation; or provide a statement detailing your interest in local history and commitment to historic preservation; use extra sheets if necessary)

EDUCATION:

EMPLOYMENT:

INTEREST:

While serving on the _____ Historic Preservation Commission, I will work to insure that the commission enforces the Historic Preservation Ordinance/Resolution; upholds the CLG Agreement with the State of Iowa, and works in compliance with the Secretary of the Interior's Standards for Archaeology and Historic Preservation.

Signature

Date

2011-2012 CLG Personnel Table

A. Please list the names of the Historic Preservation Commissioners who served during 2011:

John Groninga
Craig Binnebose
Terry Schumaker (until May 2011)
John Lee
Scott Smed
Laura Little
Emily Hackman

B. CHIEF ELECTED OFFICIAL 2011

Name of Mayor, Chairman of Board of Supervisors, President of LUD Trustees:

Mr. Mrs. Ms. Dr.

First Name: Eric

Initial:

Last Name: Bookmeyer

CHIEF ELECTED OFFICIAL **2012**

Name of Mayor, Chairman of Board of Supervisors, President of LUD Trustees:

Mr. Mrs. Ms. Dr.

First Name: Eric

Initial:

Last Name: Bookmeyer

C. STAFF PERSON FOR THE HISTORIC PRESERVATION COMMISSION

Mr. Mrs. Ms. Dr.

First Name: Pamela

Initial:

Last Name: Myhre

Job Title: Growth Development & Planning Director

Mailing Address: 10 First Street NW
Mason City, Iowa 50401

Phone Number: 641.421.3626

Email Address: pmyhre@masoncity.net

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes No

2012 HISTORIC PRESERVATION COMMISSION:

Please complete the following and provide information about your new 2011 commission. Be sure to indicate how the individual wishes to be addressed (Mr., Mrs., Ms., Dr.). Please provide a work (circle W) or a home (circle H) mailing address, work (circle W) or a home (circle H) phone number and work (circle W) or a home (circle H) email address. Please provide new or updated information on past and present: profession, employment, training, preservation skills including ownership of a historic property (Past or present: profession/employment, preservation skills, historic property owner). If the commissioner represents a locally designated district, provide the name of the district (Representative, Name of Historic District). Specify the month, day, and year that the commissioner's term will end (Term Ends). If a commission member serves as contact with the State Historic Preservation Office for the Commission, please mark the check off box below that individual's name.

CHAIRPERSON/COMMISSIONER

Mr. Mrs. Ms. Dr.

First Name John

Initial

Last Name: Groninga

Mailing Address: 1608 N. Carolina
Mason City, IA 50401

Home Phone Number:

Work Phone Number:

Email Address: jgonriver@mediacombb.net

Past or Present profession/employment, preservation skills, historic property owner:
Retired Community College literature professor, preservationist and conservationist,
former state legislator

Representative, Name of Local Historic District:

Term Ends: Month Day Year (P&Z representative)

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes No

VICE CHAIRPERSON/COMMISSIONER

First Name Craig
Initial
Last Name: Binnebose
Mailing Address: 1020 N. Pennsylvania
 Mason City, IA 50401
Home Phone Number:
Work Phone Number:

Email Address: cbtrek@msn.com

Past or Present profession/employment, preservation skills, historic property owner:
Videographer, historic movie theatre and drive-in collector, historian

Representative, Name of Local Historic District:

Term Ends: Month May Day 1 Year 2013 (just elected to Park Board)

Please indicate if this person serves as the Contact with the State Historic Preservation
Office for the Commission. Circle Yes No

COMMISSIONER

First Name Scott
Initial
Last Name: Smed
Mailing Address: 15 Rock Glen
 Mason City, IA 50401
Home Phone Number:
Work Phone Number:

Email Address:

Past or Present profession/employment, preservation skills, historic property owner:
Architect, historic property owner

Representative, Name of Historic District: Rock Glen/Rock Crest NR District

Term Ends: Month May Day 1 Year 2013

Please indicate if this person serves as the Contact with the State Historic Preservation
Office for the Commission. Circle Yes No

COMMISSIONER

First Name John
Initial
Last Name: Lee
Mailing Address: 18 Asbury Place
 Mason City, IA 50401
Home Phone Number:
Work Phone Number:

Email Address: jlee@mason-city.k12.ia.us

Past or Present profession/employment, preservation skills, historic property owner:
High School history teacher

Representative, Name of Local Historic District:

Term Ends: Month May Day 1 Year 2010 (just elected to City Council)

Please indicate if this person serves as the Contact with the State Historic Preservation
Office for the Commission. Circle Yes No

COMMISSIONER

First Name Laura
Initial
Last Name: Little
Mailing Address: 11 Field Road
 Mason City, IA 50401
Home Phone Number:
Work Phone Number:

Email Address: habitatlaura@netconx.net

Past or Present profession/employment, preservation skills, historic property owner:
Project manager for Habitat for Humanity, ISU design degree

Representative, Name of Local Historic District:

Term Ends: Month May Day 1 Year 2012

Please indicate if this person serves as the Contact with the State Historic Preservation
Office for the Commission. Circle Yes No

COMMISSIONER

First Name Emily
Initial
Last Name: Hackman
Mailing Address: 15 Oak Run Drive
 Mason City, IA 50401
Home Phone Number:
Work Phone Number:

Email Address: ebhackman@gmail.com

Past or Present profession/employment, preservation skills, historic property owner:
High School student with interests in history

Representative, Name of Local Historic District:

Term Ends: Month May Day 1 Year 2012

Please indicate if this person serves as the Contact with the State Historic Preservation
Office for the Commission. Circle Yes No

2011 HPC Accomplishments

- ✓ Assisted 2nd annual Elmwood-St. Joseph Cemetery Walk with research, logistics and served as tour guides.
- ✓ Worked the historic preservation booth at the annual Home Show at the North Iowa Fairgrounds.
- ✓ Continued to work on LOA with State of Iowa for CDBG Flood 2008 voluntary buyout houses.
- ✓ Oversaw \$50,000 HRDP grant project to rehabilitate Phase 1 of East Park Band Shell exterior -- 95% complete.
- ✓ Continued to work with Habitat for Humanity on salvage efforts in non-historic Flood 2008 buyout houses.
- ✓ Completed updated photography on properties included in the Architectural Heritage book.
- ✓ Continued survey of City- and County-owned properties to assess their historic significance.
- ✓ Issued RFQ for a move feasibility study on the Egloff House; held public input session on possible reuse and move options; awaiting final report recommendations from consultant team.
- ✓ Assisted Main Street Mason City with annual Great River City Festival (Dillinger robbery re-enactment at former 1st National Bank building downtown).
- ✓ Investigated reuse of salvaged granite for historic markers.
- ✓ Assisted efforts resulting in \$500,000 CDBG grant from State of Iowa to rehab 14 historic downtown facades; will serve as design review body for the rehabilitations.
- ✓ HPC chairperson spoke to Noon Kiwanis club.

RESOLUTION NO. 12 -

A RESOLUTION AUTHORIZING ACCEPTANCE OF THE 2011 IOWA CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT AND DIRECTING STAFF TO SUBMIT THE REPORT TO THE STATE HISTORIC PRESERVATION OFFICE

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

Section 1: That the 2011 Iowa Certified Local Government Annual Report be and the same is here by accepted.

Section 2: That the Mayor be hereby authorized and directed to sign the report and that staff be directed to submit the report to the State Historic Preservation Office.

PASSED AND APPROVED this 7th day of February, 2012.

Eric Bookmeyer, Mayor

ATTEST:

Brent Trout, City Clerk

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 January 17, 2012. The meeting was called to order by the Mayor and on roll being called there were present, Eric Bookmeyer, Mayor in the Chair, and the following Council Members: Kuhn, Marinos, Hickey, Tornquist, Solberg, Lee. Absent: None.

MAYOR’S STATE OF THE CITY REPORT

The Mayor provided the following State of the City Report:

“Council members and citizens, I come before you this evening to report that the state of Mason City is strong and we have momentum. Without doubt, now more than in decades past, there are people struggling throughout the country and, unfortunately, right here in North Iowa. One would have to had to have their head in the sand to not notice that it has been a struggle here in Mason City. In the last decade in Mason City alone, we lost significant population, employers and students in our schools and of course, we have been in the middle of a recession and were the recent victim of a major flood. The totality of our environment has produced significant challenges, our largest of which is retention of our own next homegrown generation, who grew up here in our fine Mason City private and public schools and then received their college degree, but went on to start their careers elsewhere away from their families. It’s also challenging to recruit talented people who want to move to Mason City, with their capital, and build their families. Much of that can be traced to a City government that wasn’t always hitting on all cylinders, didn’t have a full complement of team members and leaders. Hence, the Welcome Mat didn’t always look so inviting here in Mason City as opposed to other cities. Well, we’re doing everything possible to change that and Mason City’s voters spoke decisively in this last election to help influence those results, to transform our local government into progressive problem solvers with business-friendly policies and a focus on providing efficient and effective services. This group recognized that the most valuable dollar there is, is our taxpayer’s and we want to honor it by providing the best bang for the buck we can and still be effective. Despite all of the doom and gloom and the national recession, we’re experiencing a remarkable period here in Mason City, our own River City renaissance. This town has made a conscience decision to lean forward and the results are palpable. I view it in my head like an IMAX movie. I start at the wonderful architectural interpretive center at the Stockman House, travel through Rock Glen, Rock Crest, up Willow Creek to the Music Man bridge, over to the amazing MacNider Arts Museum, to the gorgeous new Mason City Public Library and across the street to Meredith Willson’s boyhood home and Music Man Square, into the redesigned downtown streetscape and ending at the rebirth of Historic Park Inn Hotel and the new plaza. Folks, the Cultural Crescent in Mason City is alive, and we are feeling it. We can see it. There are new businesses forming downtown, on and off the streetscape. Our businesses are feeling the results as people walk in their doors and our streets have travelers from all over the world and the country. We continue to be positioned well as the sixteenth largest City in the State and rank all the way down at 406th in consolidated taxes with only Dubuque, Bettendorf, Ames, Cedar Falls, that are larger cities, having lower taxes and of the cities over 25,000 in Iowa, there are twenty-one of them, Mason City has the fifth-lowest taxes. In addition, Mason City continues to have one of the lowest cost-of-living standards in national surveys. Frankly,

we're positioned as one of the best values in the State, if not the country, to live, work and prosper. When I started my campaign for Mayor, which seems like ages ago now, I constantly talked about how we need to work the prospect numbers and be more aggressive, be disciplined, be diligent so we can get that economic flywheel in Mason City moving, take advantage of our assets. You see, that is the way I look at it. Our economic flywheel, in my view, had forces on it from all sides and was standing still, in some cases moving the wrong way, but I believe our citizens have successfully put the right forces in place and we're moving the flywheel forward in the right direction and I believe it is accelerating, as I speak. My goal is to get it moving fast enough that it cannot be stopped. Our number one priority has been jobs. That was a strategic shift to openly commit to putting policies and agreements in place that will increase the competitiveness of our community. In the past, our stance has been that we don't recruit or create jobs. We still don't, directly, but we're committed to actively producing a favorable job climate. I applaud Council on that commitment. You see, in Mason City over the last twelve years, with the exception of the last two years, the City of Mason City had completed only ten economic development agreements that increased tax base and jobs in town. That's less than one a year. I found that to be completely unacceptable. After tonight we will have shepherded through, since 2010, eight development agreements that strengthen Mason City, either by retaining or creating new jobs and creating tax base. That is over four times the annual rate of the previous ten years. The results of those agreements have increased job creation at over thirty-five percent annually and annual capital investment over two hundred and fifty percent annually in the last two years. We haven't stopped there either. We're also pushing to improve the policies within our city. They signal how serious we are about creating a business climate suitable for expansion. At the beginning of the previous year, during the State of the City, I introduced a number of concepts to improve our situation. Almost all of them have been achieved this past year. I introduced the idea of a tax rebate on the improvements to residential property. The idea is to spur movement in the construction industry and improve our long-term valuation outlook. I am happy to report that our Council directed staff to develop a residential rebate program on new and remodeled homes for them to entertain. This was a progressive step and they unanimously approved a five year, one hundred percent property tax rebate offered to all residential properties in town on the improvement of their asset. So if a family constructs a new room, kitchen, garage, which is worth \$20,000, they will be rebated the taxable value of the improvement a hundred percent over the next five years, up to \$75,000 worth of value, the highest allowed by Iowa Law. In addition, if a family built a new home they would receive a five-year one hundred percent rebate on the taxable value of the new home with the difference being the price of the property pre-improvement, same \$75,000 limit. Better yet there though, there is a five-year one hundred percent rebate for the entire value of the improvement on slum and blighted neighborhoods and flood homes. This program incites our citizens to act on improving their property and spurs an increase of work for our local residential construction industry. Eighteen projects have already moved forward in a short period of time and we hope to see many more. Mason City also applied for and won a \$500,000 grant from IDED through Main Street Mason City to improve the appearance of main street businesses, after a contentious four to two vote. To be eligible and awarded the grant we had to commit approximately \$50,000 to receive around \$100,000 of tax increment financing match. Five local banks, our partners, Community, First Citizens, NSB, Clear Lake Bank and Farmers State Bank, stood ready to commit an unprecedented pot of \$5 million dollars in low-interest commercial loans to our downtown partners to compliment the revolving loan fund and the IDED grant that is combined with a ten percent match from the property owner. In total, a \$50,000 commitment from Mason City was leveraged into a potential \$5.65 million flowing through our local economy and improving the value of our downtown. I also began advocating for consolidating our TIF districts to make Mason City more competitive, similar to Clear Lake did nine years ago combining all of their TIF districts into one large district. That enables a community to funnel TIF funds through-

out the City to worthy projects. We are in a position where we aren't generating TIF funds at the same rate or able to transport them as effectively as other communities. I believed that this was a very good move for Mason City. This past year Council authorized and underwent a process to refine our TIF districts. Council's goal was to optimize our current districts and allow us to strategically leverage our resources and add valuation at a more aggressive rate. For example, Clear Lake actually uses one hundred percent of their TIF money to build their valuations. That's smart business because you have two choices in City government. You can either take approximately thirty-eight cents on the dollar and put it in your general fund and use it toward operations while forgoing valuation increases, or you can have almost the full dollar match and use it on long-term projects that increase the valuation for your City in the future. Now our next step is to retool budget commitments of approximately \$300,000 that we currently use in our General Fund for operations. This represents almost \$1 million dollars per year of investment money in Mason City that we aren't utilizing now. Ideally, TIF funds should be used for valuation-increasing projects, not operating expenses. It's like spending, as if discretionary income, your annual contribution to your 401K and denying yourself the principal, the company match and the ROI, therefore, reducing the amount of principal you have to produce returns on investments for your future. Families don't do that at their kitchen tables and our City shouldn't either. We also built strong relationships with our partners in Clear Lake and Cerro Gordo County. For too long we had not worked together. Much of it had to do with them not trusting in Mason City's government, but I believe that regionalization and the steps that have been taken to form a regional EDC were important. The problem was reconciling the Clear Lake and Mason City EDC's. We had various assets and revolving loan funds and Mason City had a threatened revenue stream year after year with Council. Clear Lake had a funding mechanism set in place by formula and required that we commit to constant funding before entering into an agreement. With the help of former Councilman Nelson we pushed through a three-year constant funding commitment, five-one, therefore resolving that difference with Clear Lake and I am happy to report that the North Iowa Corridor EDC has been reconciled into one EDC that is a powerful tool for North Iowa and already is yielding results. I suspect you also might be wondering about the MPC, the multi-purpose center. Council's number one priority last year was to determine the feasibility of a multi-purpose center. Your Council unanimously approved a committee of citizens to gauge the net benefit and sustainability of this project, led by Chairman Tim Latham. This committee did tremendous work. They reported back to Council that there was indeed a significant demand for an addition of this nature in Mason City. Council carefully considered these results and voted four-two to direct staff to ascertain all of the upfront and operational costs involved with such a facility and they will be reporting back to Council at the end of January. If the model is net negative, we'll have done our due diligence. However, if staff can find a business model that is net positive, there is an impressive opportunity for Mason City to have a downtown hockey and events center. It no doubt would spur a significant increase in activity in our central core, complement our existing assets and be an impressive marketing tool as Mason City expands into the future. That is a lot for one year. Now you may wonder what is on tap this year. Micro Enterprise is up tonight. This program is a program designed by NIACC's John Pappajohn Entrepreneurial Center to assist Micro Enterprises, the small business owner. We started working on this about a year and half ago with the vision of building a culture of entrepreneurship here in Mason City and North Iowa. We recognized over eighty percent of our economy is generated from small businesses of five or less employees and every dollar has a multiplier of five to seven times. This innovative three-year program will provide funds to invest locally in businesses, potentially in capital improvements, a website or pushing one over the hump to hire an additional employee. It also provides the small business owner access to the expertise, tools and sounding boards of the award-winning John Pappajohn Entrepreneurial Center to expand our already existing small businesses. This Micro Enterprise initiative was presented to the North Iowa Corridor Board and unanimously received

their endorsement as an innovative tool for small businesses. It failed, tragically, three-two, last year after an ill-informed debate. I urge consideration and approval by our council so it can be deployed as soon as possible to give our small businesses innovative resource. We should be committed to building a culture that fosters the next Curries or Metalcraft and then our challenge will be to not lose the next Kingland. We also need to get Common Ground discussions and agreements done. It was sidetracked this year once we really got moving on consolidating the North Iowa Corridor, which is a huge success, but bottom line it was sidetracked. Common Ground is an initiative that creates a detailed plan on how Mason City, the county and Clear Lake are going to develop the corridor between the two communities. Common Ground identifies how we should annex, provide infrastructure and develop the land in a cohesive and planned manner. Clear Lake and the county stand ready to move forward with this initiative and Mason City should also this year. If you fail to plan, you plan to fail. We have to plan to succeed and I intend to push this process. I also would like to start to build the foundation for Mason City to transition into the future with the vision of becoming a sustainable community. There are three key components that overlap each other, economic prosperity, social/cultural vibrancy and environmental or ecological integrity. Ideally, Mason City will start to develop and implement a community-defined sustainability plan that will be a top council goal in the next two years and our future priorities will buttress this vision. One example where all three sustainability components overlap is taking advantage of the positioning of three boards and commissions, who happen to have the same City department as their liaison, Main Street Mason City, Environmental Stewardship Advisory Commission and Historic Preservation. My challenge to them is to work together to advise us, Council, how to encourage development of existing buildings in our central core to be economically viable from the second story up. Are there adjustments to codes or programs that we can utilize or create to improve the viability and continue to reinvigorate the central core while preserving our history and being environmentally friendly? Speaking of being environmentally friendly, we should also remain focused on sustainable businesses that use renewable resources to produce saleable commodities. Agribusinesses such as Golden Grain, AGP, or Soy Energy. Of course, waste-to-energy opportunities like CES is an example of a potential business that would lower our carbon footprint, utilize carbon, Federally funded carbon credits, make Mason City and North Iowa a one hundred percent recycled community and could potentially provide capital to Landfill of North Iowa to begin and start harvesting methane and let's not forget about the Governor's Blue Zones wellness program that Mason City stands a strong potential to be a part of. This program has garnered widespread engagement from our public and has broad support from our business leaders. It is an opportunity to increase the quality of life of our citizens here in Mason City and in North Iowa by building a culture of wellness that lowers our health care needs and turns upside, upside down the initial delivery methods of health care. A final aspect we need to achieve this upcoming year as your city government, we must live our mission statement. Our mission statement says, we'll 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. Last year City Administrator Trout was committed to leading our lean initiative to fulfill Mason City's mission statement. Mr. Trout included the funding of a lean consultant in the budget and it was removed undesirably by a few members. This next year it should be funded. This year we will work with and empower our fine staff to identify processes that can be improved to better serve their customers, the taxpayer. They will work with cities like Fort Dodge, who is on their own lean journey, and as a City we'll become members of the Iowa Lean Consortium, instead of just having Mr. Trout there, so they can interact with other businesses and government entities to share best practices. This is an important process. We have to become more efficient in this competitive world of ever-shrinking budgets. It is our responsibility to the taxpayer to do this. As it turns out, budget season is upon us. So is the next Legislative session. We do not know what will come out of this next session but political parties believe something

will happen with commercial property taxes. Council's goal should be to pass a balanced budget with expenditures that do not exceed revenues. We also should start doing some strategic planning for how Council will deal with impending reductions in revenue. It will be incumbent on our staff to prioritize our spending and provide solutions to present to our Council so we can achieve this goal. I have challenged our City Administrator and our Finance Director to be innovative in their approaches and not to limit themselves to previous Council decisions or policies. We'll also continue to invest in infrastructure. A year ago, we leveraged federal and state dollars to do significant projects, like the Highway 122 widening that represented over \$3.3 million dollars. Currently, we are repairing or replacing \$5 million dollars worth of sanitary sewer to continue to serve our citizens. In addition, in conjunction with NIACC, we built the new Fire Training Center out on NIACC's property so North Iowa fire departments can train more effectively. The results that I am talking about here today were produced with the cards we were dealt and they always remind me of a poem that I like to close with. It's called 'Builders and Wreckers'. *'BUILDERS AND WRECKERS. I watched them tearing a building down...a gang of men in a busy town. With a heave, heave, ho and a lusty yell, they swung a beam and a wall fell. I asked the foreman, "Are these men skilled? Like the men you'd hire if you had to build?" He laughed and replied, "No indeed, just common labor is all I need. I can easily wreck in a day or two what builders have taken years to do." I asked myself as I went away, which of these roles have I tried to play? Am I a builder who works with care, measuring life by rule and square? Or am I a wrecker who walks the town content with the labor of tearing down? I don't know a lot of things, but I know that Mason City, the citizens of Mason City, are builders and want to retain their families in Mason City and North Iowa. I am honored to serve and address you this evening. On behalf of the Mason City City Council and myself, I thank you for your citizenry in Mason City, and I encourage you to support Council Members that want to be a part of the solution. I believe we have a full complement of builders now at the table. Good evening everyone. Get to work.'*

ADOPT AGENDA

It was moved by Solberg and seconded by Marinos that the agenda be adopted.

On roll call, the vote was as follows:

Yea: Solberg, Marinos, Tornquist, Lee, Hickey, Kuhn
(Motion was declared carried.)

SPECIAL ITEMS OF BUSINESS

The Mayor proclaimed the January 27, 2012 as "Coaches vs. Cancer Day".

Brett Willett, North Iowa Corridor Economic Development Director provided the following report regarding economic development activities:

"Thank you, Mayor and allow me to be the first to congratulate you on a fine State of the City address. Thank you for that. Council, good evening, thank you for the time. This, I'm pleased, as Mayor Bookmeyer alluded to, I'm pleased to report that this is my first address not only to this new Council but as representative of a fully merged and single economic development organization representing a more than 45,000 person demographic in Mason City, Clear Lake and Cerro Gordo County. The merger that has been referenced, which was approved by the Iowa Secretary of State in late December is the final product of more than a decade of talks and incremental moves toward formal merger by the three groups; the Mason City Economic Development Cor-

poration, the Clear Lake Economic Development Corporation and the Corridor. As a result of this merger, a number of positive developments I'd like to draw your attention to. The Mason City EDC and Clear Lake EDC have been formally folded into the Corridor and have therefore organizationally ceased. The assets and liabilities of all three organizations have been folded legally and formally into the Corridor. Several agreements and contracts have been re-negotiated and assumed by the Corridor. The City of Clear Lake has matched Mason City's action with a three-year funding commitment of its own and the former Mason City Economic Development Corporation revolving loan fund has become fully regionalized and is now available to qualifying projects throughout the Corridor market. Our Board of Directors remains in place and will transition to a twelve-voting eight ex-officio member Board effective July 1 of this year. Mayor Bookmeyer, Brent Trout will remain on as ex-officio's moving forward in their City Administrator, Mayor, positions, as does Councilman Hickey as a voting member. From a prospect perspective, the City of Mason City will have two voting appointments direct to our Board of Directors, as will Clear Lake and Cerro Gordo County. The other six members are appointed via a nominating committee. I have provided Mr. Trout a memo outlining the City's appointment schedule just today through 2016 so that you can adequately plan for those appointments. We have, bottom line is we have become more functionally streamlined and efficient as the result of the elimination of major redundancies existent within the organization related to the administration governance of three separate economic development corporations, organizations, corporations. We feel better positioned to deliver the economic development services you expect and demand, as well you should, from us moving forward and so we appreciate your patience with us as we slog through this merger, not only over the last eight months but truly over the last decade. To get down to business, from a project perspective, I'm pleased to report the Corridor feels that we've entered 2012 with a particularly strong project pipeline. The third and fourth quarters of 2011 saw eight project leads advanced by the Corridor. These leads represented nearly \$258 million dollars in potential capital investment, the retention of a hundred and twenty existing jobs and the potential creation of a hundred and eighty-one new jobs. Six of these eight leads remain active as I speak tonight along with a host of additional projects which have been underway for many months or in varying stages of development. Current projects working include a \$10 million dollar, fifty-three job potential food ingredient company considering Mason City. The project has included incentives and many other discussions and negotiations with the City, County and State and I mention that specifically because I have been exceptionally pleased with the level of participation, interest and cooperation that's happened between the City, Brent and his staff, the County and the State of Iowa in assembling the package that we presented to this prospect and we believe that it places Mason City in a particularly strong competitive position for this project. We have been advised that we have been short-listed with only one other community on this project. A \$2 million dollar, ten job transportation distribution facility in Mason City, which we expect to close as early as this week with an announcement coming shortly thereafter, an \$8 million dollar Ag-sector project we're working, which is considering multiple sites, including Mason City. That is an early stage project, however, we did conduct site tours just this week with that client and of course, the \$35 million dollar, fifty-eight job Creative Energy Systems project, which has, of course, consumed a significant amount of Corridor bandwidth over the last eight months. With the approval of the Zoning Board of Adjustment, company representatives are negotiating a contract draft with the Landfill of North Iowa currently, which that Landfill Board is expected to take up and vote upon during a February 2nd Special Meeting of that group, which was determined during the Landfill's Board meeting last week. That project continues to move forward and we're pleased with the progress. Closed Corridor projects since I last addressed this group, or this body, I should say, the Gabrielson Clinic Project in Clear Lake, that's an \$800,000 project, represented the creation of several new high quality jobs for this market. Ozonics Corporation in Clear Lake, that project could lead up to fifteen new jobs. That represents the attraction

of new business to the market area currently that the assembly and manufacture of that product is being done in another state. Mason City Red Power is a \$3 million dollar, up to ten new job project in the County. Cerro Gordo County, I'd like to recognize as having capitalized on the opportunity. That project represents to move toward its own Tax Increment Financing District in the surrounding area contiguous to Mason City to assist the County with future development in that area. Those are some brief project notes. A couple of other notes for you. The Corridor Board of Directors has recently conducted its strategic planning meetings for the year. A plan is forthcoming and under review by our Executive Committee just this week. I look forward to presenting that plan to you at my next quarterly address. Some expected outcomes, in my view, of that plan, and it should be a multiple-year plan, will include a re-imagined, truly re-imagined, business retention and expansion program. You've all heard me say a hundred times, seventy-five, eight percent of our new jobs come by way of existing industry. We are going to improve our program in that respect but perhaps more exciting, something I'm more excited about, is we're going to work to develop an innovative strategy to incorporate our attraction component of our efforts, business attraction, new business, marry that with our business retention/expansion strategy in an innovative way leveraging supply chain relationships in a way that I don't think we've done before. You look around the State, look around the Midwest region of this country, the large projects, the new jobs, new capital investment projects are occurring almost predominantly as a result of the successfully leveraging of significant supply chain relationships within the existing structure. So we're going to work to exploit, if you will, some of those relationships here and find ways to ask appropriate questions and move toward significant results. If I could just add one housekeeping item, next Tuesday, 4:30 to 6:30 is our merger achievement reception at Prime N Wine. We'd be honored if any or all of you could attend there and finally, with this new Council, I've mentioned to a couple of you, I look forward to working with you. I'm thrilled to have you. Some communities that I've shared with you utilize the video of their Council meetings in their marketing materials, talking about how their Council works and this is the kind of community that you want to work with. This is the kind of government you want to work with. I look forward to develop that marketing strategy with you moving forward. Thank you for the opportunity."

Council Member Kuhn congratulated Willett and his staff on the merger and stated he looked forward to working with them in the future.

Council Member Hickey mentioned he was on the Board and had seen a lot of excitement among the various community and economic leaders of Clear Lake and Cerro Gordo County who wanted to develop, not just Mason City or just Clear Lake, but North Iowa as a whole adding he knew in the past there had been some animosity, for whatever reason, between Mason City and Clear Lake, but now everyone was working together. He also referenced CES stating they had looked at Mason City, Clear Lake and Cerro Gordo County and had chosen Mason City as the best fit, but there was no animosity and everyone was working together to help Mason City which was great for everyone.

PUBLIC FORUM

Steve Palmer, 255 Lakeview Drive, stated he supported #16 advising a top priority was creating and retaining jobs in Mason City and the Mayor had alluded to that a number of times during his State of the City Report. He also stated small businesses created most of the new jobs in this country and the Pappajohn Center and the business incubator were great resources for the community and the City should view them as important partners in business education and job creation and urged support of the recommendation.

Jim Marinos, 120 South Carolina Avenue, stated that anyone who knew him knew that he was very pro-growth and excited about Mason City and while he hated to stand up at a meeting and sound negative, he did have an issue with Item #13, the proposed forty-eight, two bedroom housing project. He stated he was a great believer in TIF funds and wanted to see it used effectively to bring in businesses, industries and people to the community and did not want to see it used to promote unfair competition with existing business in town. He stated he and Council Member Marinos owned American Realty and Management Company and managed almost four hundred and fifty units/apartments for a lot of investors and owners, most of them Mason City people and it had been a good business. However, over past few years the City had lost several thousand people in population as well as jobs and as a result, tenants were leaving Mason City because they couldn't find work or they moved in with Mom and Dad or Mom and Dad moved home to live with the kids, advising they actually had tenants who lived across the hall from each other moving in together to share the cost. He explained that while he thought this would be a temporary situation in Mason City it still had kicked their vacancy rate up to almost twelve percent stressing that was a lot of apartments. In addition, he stated their cost had gone up citing an increase in water bills, taxes and Alliant Energy emphasizing by the time mortgages and the increase in utility and maintenance bills were paid they were scrambling to have enough money to pay the taxes advising they paid out of their office over half a million dollars in property taxes a year and with the current vacancy rate, it was hard to do. He further stated to add an additional forty-eight units to that mix that were being subsidized in one form or another, either by the State, the Federal government for low-income housing or by using TIF funds, which could be used to be bringing in industries, they would have to cut back someplace. He asked "Is that going to be in maintenance? Are we going to have to degrade our properties in order them to keep them afloat and pay the taxes? I don't want to go into that situation but that's what I have to worry about, at least for the next few years. Now with what's going on in Mason City and the new Council and the pro-business attitude, I think we'll bring those people back. I'm very optimistic about it. I'd love to get up to a hundred percent occupancy where I can look at the gentlemen saying, yes, please build that, we need it, but right now I don't think we do and I don't want to see my investors victimized by using taxpayer money to create an unfair competition."

Brett Schoneman, 944 6th Street Southeast, thanked the Mayor for the State of the City Report explaining he appreciated all the work he was doing, liked the ownership he took of Mason City and thought it was contagious. He referred to Item #12 and explained the importance of the 28E Agreement for GIS data sharing between the City and Cerro Gordo County advising he was a residential and commercial real estate broker for Schoneman Realtors and many times developers researched communities before contacting anyone and they did that through the Assessor and GIS sites. He further stated it helped real estate professionals be creative and figure out how to relocate tenants and assisted incoming developers advising he was on the site at least daily. He concluded his comments by stating he appreciated the money the City has spent towards it and thought the partnership between the City and County was another success that needed to be brought to light.

CONSENT ITEMS
(APPROVED/ADOPTED)

Prior to adopting the Consent Agenda Item #13 was removed to be acted upon separately.

The following Consent Agenda Items were Approved/Adopted:

8. Appoint/Hire Probationary Firefighter:

Administrator:

There is a current opening at the Fire Department for a Firefighter position. This position is an essential function in the Fire Department and is important to the daily operations of the department. Fire Chief Bob Platts is requesting City Council approval to hire Mr. Joseph Riley Onofrio for the position of Probationary Firefighter. Mr. Onofrio has met the requirements of the position and is considered a successful candidate for the position of Firefighter. There is no impact in the budget because this position is included in the budget. Fire Chief Bob Platts is recommending City Council approval of the appointment of Mr. Joseph Riley Onofrio to the position of Probationary Fire Fighter. I concur with the recommendation and respectfully request City Council approval.

Fire Chief:

Firefighters Adam Wedmore resigned his position with our department on Sunday, January 1, 2012. With this resignation the 1st Battalion is running one member short until we replace that position. We still have a current Civil Service list and we looked at possible Paramedics on that list and interviewed. After reviewing applications, interviewing and discussing with staff I have offered the position to Joseph Riley Onofrio. He comes to us as a Paramedic Specialist as well as having a fire based background. He currently works for Dallas County EMS and the Ankeny Fire Department. His personality and enthusiasm for the job was evident as well as wanting to move closer to his parents who reside in Mason City. His start date will be Tuesday, January 31, 2012. I respectfully request City Council approval to hire Mr. Joseph Riley Onofrio as Probationary Firefighter at a wage of \$35,380.80. This is a budgeted position with funding from the Ambulance budget and the hiring will be dependent upon successfully passing our entry physical as well as other pre-employment tests.

9. Certify Charges to County Treasurer:

Administrator:

From time to time, we need to clear the books of outstanding service charges and certify the same to the County Treasurer in order to collect the unpaid charges. These charges go against the property and are collected with ordinary property taxes. I recommend adoption of the attached resolution and respectfully request City Council approval.

Reso. 12-05:

Resolution No. 12-05, levying assessments for charges on certain properties and certification of same to the County Treasurer for collection with property taxes, was presented

10. Section 8 Housing Program High-Performance Rating HUD:

Administrator:

The Mason City Housing Authority participated in the HUD Assessment Process to identify the capabilities to administer the Housing Program. Twelve indicators were applied to determine the total score, of which the Mason City program achieved 100% on each indicator. The achievement of this high-performance rating will allow the program the opportunity to apply for additional funding when it becomes available. Mason City Housing Authority Board Chairperson Barb Kellogg is recommending City Council approval of a resolution recognizing the high performance of the Mason City Housing Authority staff. I

concur with the recommendation and respectfully request City Council approval.

Mason City Housing Director:

This item recognizes the high performance rating issued to the Mason City Housing Authority by HUD for achieving a 100% score for the Division's management capabilities. In accordance with HUD's Assessment Process for identifying Housing Authority's capabilities for administrating all aspects of the Housing Program, there are twelve indicators in determining the total score and the Mason City Housing Authority's Program achieved 100% on each indicator. The indicators consist of the accuracy of assistance calculations, timeliness of lease-up, full utilization of vouchers awarded and prompt HQS inspections and follow-up of all units assisted. Achieving the high-performance rating allows the Housing Authority the opportunity to apply for additional funding when it comes available. Approve a Resolution recognizing the high performance of the Mason City Housing Authority staff.

Reso. 12-06:

Resolution No. 12-06, recognizing the high performance rating issued to the Mason City Housing Authority by HUD for achieving a 100% score for Division management capabilities, was presented.

11. Final Pay – “2011 Street Panel & Curb Replacement Project #11-1001”

Administrator:

The 2011 Street Panel and Curb Replacement Project has been completed. Final payment has been requested, with the retained amount paid after 30 days. The final project amount is \$156,962.85. The project is budgeted and will be paid with Road Use Tax Funds. City Engineer Mark Rahm is recommending City Council accept the project and approve final payment for the 2011 Street Panel and Curb Replacement Project. I concur with the recommendation and respectfully request City Council approval.

City Engineer:

The 2011 Street Panel and Curb Replacement Programs have been completed and final payment is being requested. The retained amount will be paid after 30 days. The general extent of the work included the removal and replacement of PCC pavement and curb and gutter, adjustment of sanitary sewer manholes, and other incidentals at various locations within the City of Mason City. The contracted amount for the project was \$142,874.00. The final project total is \$156,962.85. The final payment amount is \$7,660.95, with a retained amount of \$7,848.14. The project is budgeted and being funded with Road Use Tax funds. I am recommending City Council accept the project and approve final payment.

Reso. 12-07:

Resolution No. 12-07, accepting work and ordering payment for construction of the “2011 Street Panel & Curb Replacement Program Project #11-1001”, was presented.

12. 28E Agreement for GIS Data Sharing:

Administrator:

The City and the Cerro Gordo County GIS Departments have worked together sharing GIS data which results in a cost savings for each entity. The current 28E agreement be-

tween the City and Cerro Gordo County is used to share GIS data information and is due for renewal. The current agreement has been in effect for three years. The Cerro Gordo County Board of Supervisors will review this agreement on January 17, 2012. The agreement states that the two entities will continue to share information for a term of three years. The annual fee of \$7,000 by the City to access the parcel data will be waived by the County due to the financial contribution to the countywide aerial photography project which will be performed this spring. The City's cost for the aerial photography is \$30,000. This project is included in the fiscal year 2012 budget. GIS Analyst Jessy Willadsen is recommending City Council approval of the 28E Agreement with Cerro Gordo County sharing GIS data information. I concur with the recommendation and respectfully request City Council approval.

GIS Analyst:

Please find attached to this memorandum two copies of a 28E agreement for GIS data sharing between Cerro Gordo County and the City of Mason City. The previous data sharing agreement, which was in effect for three years, will expire on January 20, 2012. The Cerro Gordo County Board of Supervisors will act on the new 28E agreement at their regular meeting on January 17, 2012 per recommendation from Ken Kline, Cerro Gordo County Auditor. I recommend the City Council also approve the new agreement at their council meeting on January 17, 2012. The significant points of the agreement are as follows:

- The City shall retain access to the County cadastral GIS data for integration into existing City GIS activities. The key component of the cadastral data is parcel polygons, which are linked to County Real Estate data. The data is accessed via the jointly owned fiber optic network between the City of Mason City and Cerro Gordo County.
- The proposed 28E agreement is for a three-year term. The previous 28E agreement in effect from 2009 to 2012 has been yet another successful term. The City of Mason City and Cerro Gordo County have utilized 28E agreements for data sharing since 2006 and it has been important toward the development and maintenance of the City's GIS system.
- The City agrees to contribute \$30,000.00 toward a countywide aerial photography project this spring. Said payment shall be made to Cerro Gordo County within sixty days of approval of the 28E agreement by the City and the County. Six inch pixel resolution imagery will be acquired for the entire county and three inch pixel resolution imagery will be acquired for the City of Mason City, as well as some adjoining lands. This is a budgeted project for current Fiscal Year 2012.
- Cerro Gordo County will contract with Aerial Services Inc. to acquire the aerial photography. Expenses incurred by Cerro Gordo County will be \$122,910.00 upon project completion. Cerro Gordo County is also contracting with Pictometry Inc. for oblique imagery in the amount of \$110,812.00. As part of this agreement, the City of Mason City shall have access to the oblique imagery from the Pictometry contract without contributing any funds toward that project.
- Because of the proposed financial contribution to the countywide aerial photography project, the County will waive the annual \$7,000.00 fee for access to the parcel data for the three-year term of the agreement.

- This agreement provides a more efficient means of providing GIS data services. The cost for the City of Mason City to maintain our own parcel data and acquire our own updated imagery would be substantially higher than the \$30,000.00 investment proposed over three years. The \$30,000.00 dollar investment is consistent with the last two 28E agreements during which new imagery was also acquired in 2006 and 2009.
- The county parcel data and aerial photography is used in nearly all City of Mason City departments and GIS operations. Attached is a map detailing the extent of the 3” imagery and 6” imagery to be acquired. The blue hatched area details the three inch imagery that we will acquire. The green line shows the combined 6” and 3” imagery that we will store on the City of Mason City GIS server at City Hall. It should also be noted that we will have access through the data sharing agreement to all imagery countywide as part of this agreement by utilizing the previously referenced fiber optic network.

I recommend that this agreement be approved by the City Council at the January 17, 2012 meeting. Please contact me if you have any questions.

Reso. 12-08:

Resolution No. 12-08, approval of a Chapter 28E Intergovernmental Corporation Agreement between the City of Mason City and Cerro Gordo County for the access and use of Cerro Gordo County Geographic Information System (GIS) Data, was presented.

It was moved by Solberg and seconded by Tornquist that all remaining items in the Consent Agenda be approved and resolutions adopted.

Yea: Solberg, Tornquist, Lee, Hickey, Kuhn, Marinos
(Motion was declared carried.)

13. Proposed Terms – Anchor Housing Development:

Administrator:

The City of Mason City was contacted by the Mr. Daniel Tonnesen, Anchor Housing Development, LLC, of Rockford, Illinois, for several potential sites in Mason City that could offer financial incentives for a senior rental housing project. The proposed project involves the purchase of land directly behind Menard’s on 9th Street SW which is zoned Z-4 Multi-Use District to allow multi-family residential construction. The structure will be 3 stories situated on approximately 3.5 acres. If the City Council approves the use of TIF for this project, the following terms are proposed for a development agreement:

- ◆ The developer shall agree to construct a 48-unit 2-bedroom affordable senior housing project at a total cost of approximately \$7.4 million to be completed by December 31, 2013.
- ◆ The developer shall maintain the property as an affordable housing development for the term of the agreement.
- ◆ Semi-annual TIF rebates of property taxes shall be paid for the remaining life of the Westside urban Renewal Area which ends in 2021, leaving approximately 8 years based on the proposed project construction schedule. The value of the TIF rebates will be approximately \$329,000.

The developer is also making application to the State of Iowa for highly competitive Low Income Housing Tax Credits (LIHTC) with applications due February 3. This is a competitive application process since only 15 of the anticipated 60 project applications will be allocated tax credits. The scoring improves if the developer can show local support for and contribution to the project from a community. This project has the ability to score well because of nearby services and amenities available to the residents. The semi-annual TIF rebates will be paid to the developer after he has paid taxes on the property. The City will not realize taxes from the project until the property tax rebate period expires. Growth Development & Planning Director Pam Myhre is recommending City Council approval of the terms for a proposed development agreement between the City and Anchor Housing Development, LLC, to provide TIF assistance for a 48-unit affordable senior housing project to be located in the Westside Urban Renewal Area. I concur with the recommendation and respectfully request City Council approval.

Growth Development & Planning Director:

I respectfully request City Council consideration of terms for a proposed development agreement between the City and Anchor Housing Development, LLC for a new 48-unit affordable senior housing development to be located at 3310 9th Street SW in the Westside Urban Renewal Area. The City was contacted by Mr. Daniel Tonnesen, Anchor Housing Development, LLC of Rockford, IL, in December as he reviewed possible sites for a 48-unit senior rental housing project in Mason City. The developer was looking at several potential sites that could offer financial incentives such as Enterprise Zone tax credits, Urban Revitalization tax exemption or Urban Renewal tax increment financing (TIF). The developer is making application to the State of Iowa for highly competitive Low Income Housing Tax Credits (LIHTC) with applications due February 3rd. Of the 60 applications the state is expected to receive, only approximately 15 projects cross the state will be allocated tax credits. The competitive scoring of applications improves if the developer can show local support for and contribution to the project from a community, such as property tax relief, land or cash donation. Mason City has not been the recipient of a LIHTC project in many years. The proposed project involves the purchase of land directly behind Menard's on 9th Street SW in a Z-4 Multi-Use District which allows multi-family residential construction by right. The 3-story building will be located on approximately 3.5 acres. See conceptual site plan and elevation drawing attached. The estimated project cost is \$7.4 million and will result in 48 2-bedroom apartments for low income seniors age 55+ renting for just over \$500/month. Household income limits would be \$26,640 for 1-person households and \$30,480 for 2-person households. The developer feels the site will score well on the application because of near-by services and amenities available to the residents, including the hike/bike trail along 9th Street SW, sidewalk installations to the nearby businesses already in place and transit service. The developer's attached letter requests City financial assistance in the form of property tax rebates. Since the property is not located in the newly approved 2011 Residential Urban Revitalization District (only Z2, Z3 and Z5 properties are included in this 5-year residential tax exemption program; Z4 and Z6 are primarily commercial and industrial districts), TIF is the only means to provide property tax relief to the project. The Westside Urban Renewal Area, where the proposed project would be located, will expire in 2021, leaving approximately 8 years left in the district after the project would come online for taxes. This would provide 3 additional years of property tax exemption over that which is now allowed in the 2011 Residential Urban Revitalization District. However, property taxes for LIHTC projects are specially figured on an income basis, not the 100% commercial tax rate typical of 3+ unit residential properties; therefore, the actual amount of the rebate

(and loss of taxes to the taxing bodies) is significantly less than it might otherwise be. The City has never provided TIF funding for a housing project. There have been several requests in the past, but they were for projects not already located in an urban renewal district and would have assisted development of market-rate housing. Using TIF for housing projects is somewhat different than using TIF for economic development job creation projects. Housing TIF funding is limited to 10 years (unless it is for low-mod income housing or blight projects) and the project is required to include a set-aside amount of money to be used for low-income housing projects. In the project proposed by Anchor Housing Development, LLC, the project *is* a low-income affordable housing project, so that requirement for the use of TIF funding would already be met. The City's Westside Urban Renewal Plan would have to be amended to add housing as an allowed activity. The developer has shared his pro forma for this development to prove-up the need for financial assistance to keep the project affordable. By providing TIF assistance in the form of property tax rebates, the City will help create construction jobs, gain new apartments for seniors and offer additional housing 'choice' in the community as we continue to replace the housing stock lost in the 2008 Flood and create opportunities for community growth. Also, as seniors move from single-family homes to apartments, affordable single-family housing is often freed up elsewhere in the community for new homebuyers. The developer has similar projects underway in Cedar Rapids and Waterloo, with positive reviews from the Waterloo Planning Department. Prior to moving ahead with this project, the developer seeks City Council approval of terms for a proposed development agreement in order to include a firm commitment of local financial participation in his application for State LIHTC. A formal development agreement with the developer would be forthcoming *only if* he is awarded LIHTC by the State of Iowa, which should be known by May 2012. If City Council approves the use of TIF for this housing project, staff suggests the following proposed terms for a development agreement:

New Investment

The developer shall agree to construct a 48-unit 2-bedroom affordable senior housing project at a total cost of approximately \$7.4 million to be completed by December 31, 2013.

Affordability Requirement

The developer shall maintain the property as an affordable housing development for the term of the agreement.

Financial Assistance

Semi-annual TIF rebates of property taxes shall be paid for the remaining life of the Westside Urban Renewal Area which ends in 2021, leaving approximately 8 years based on the proposed project construction schedule. The value of the TIF rebates will be approximately \$329,000.

The semi-annual TIF rebates will be paid to the developer only after he has paid taxes on the property. Just as with the newly established residential urban revitalization program, the City will not realize taxes from the project until the property tax rebate period expires. But for the public financial incentive, the project would not likely be built and no new taxes would result. I respectfully request City Council approval of the terms for a proposed development agreement between the City and Anchor Housing Development, LLC to provide TIF assistance for a 48-unit affordable senior housing project to be located in the Westside Urban Renewal Area.

It was moved by Kuhn and seconded by Tornquist that Resolution No. 12-09, be adopted.

Council Member Kuhn questioned what would be the valuation increase after the semi-annual TIF rebate payments and how long the area south of Menards had gone undeveloped with Administrator Trout stating they would be paying approximately \$41,000 in property taxes once the TIF District expired and the area had gone undeveloped for approximately nine years. As far as utilities, there was a good utility system in that area which was a plus for this particular site.

Council Member Kuhn asked if there were any potential red flags or had anyone called to question the project with Growth Development and Planning Director Myhre stating “No, we haven’t had any concerns.”

Council Member Kuhn mentioned the City had not done a TIF project for residential before with the downside being there wouldn’t be the long term employment as compared to a TIF project involving a manufacturing company or a company that was selling a product, however the more he considered the project the more he saw the positives. He commented that one of the issues that came forward during his campaign when talking to seniors in the community was senior housing facilities and he saw a potential for increase growth with this project. He also stated Mason City had an aging population and while he understood some of the concerns Mr. Marinos had, there was a potential need in the community, advising the project would provide an increased valuation on the tax roles, short term construction jobs and had the potential for opening up single family homes for people that might work here, but live in smaller communities (resulting from seniors moving into a facility such as this) and would urge moving forward with the project.

It was moved by Tornquist and seconded by Lee to amend Section 1 of the resolution to include “construction contracts will be awarded to general contractors and trade subcontractors incorporated in the State of Iowa provided said contractors are bondable and experienced in multi-family housing projects. The preferential consideration of Iowa contractors may be waived if the spread between the low qualified Iowa bid and any low out of state qualified bid exceeds 5%”.

Council Member Tornquist stated this was not a power play and he supported the development agreement whether the friendly amendment passed or not, emphasizing the development agreement was strong and thought the motion he proposed was stronger and in fact, he appreciated the relationship that he had with the developer, not in person but through the City Administrator as a conduit for communication, to make sure the language that he proposed was mutually beneficial. He also stated it was true that this would be the first time Mason City had ever used TIF funding for a housing project, noting the preference would be a tax rebate, similar to what was done with the Village Properties, however the only option available in this case was TIF. He commented that one of the things he liked about the project was that it targeted low-income seniors which was a demographic easy for the Council to forget and what made this strong was that as the Council created housing stock for that demographic, there were people moving through the system and by virtue of that movement, not only of new people into the community, but especially of people within the community into this opportunity, the Council created housing stock for new homebuyers, first time homebuyers or people that were progressing through the system and so by default created opportunities for the real estate market and maybe an opportunity for some economic activity in the community. He congratulated staff on the write-up and referred to the benefits stating some were tangible and some were intangible such as the City helping to create construction jobs, gain new apartments for seniors and offer additional housing choices in the community and presumably create one or two jobs (manage the facility). He stressed however, it oc-

curred to him that the construction jobs were of the greatest value to Mason City and to North Iowa if they were indeed Mason City or Iowa construction jobs explaining when contractors came in from out of state they might very well be able to do quality work, but if their home office was out of state, North Iowa/Mason City lost the benefit of the corporate tax on that project and the benefit of any sales tax for materials the contractors bought out of state and then, additionally, lost payroll taxes on those individuals. He reiterated that he very much supported the project and also thought the Council needed to protect the interest of the developer stating “so we’ve kind of built in a contingency or an out for the developer that if our own local contractors can’t compete within five percent of somebody from out of state, we’re not going to hold the developer to that. He deserves some recourse from being held over the barrel financially and as I understand, we agree, through the discussions with Brent Trout, that five percent’s an acceptable level of risk to try to stack the deck for Iowa contractors.”

Developer for the project, Dan Tonnesen thanked the Council for considering their proposal and referred to the amendment stating it was their desire to give preference to Iowa Contractors pointing out their projects in Waterloo and Cedar Rapids used Iowa contractors. He noted however, when looking at the dollar amount a full five percent would put them between \$250,000 and \$300,000 increase and asked if it would be possible for the Council to consider two percent explaining five percent was a pretty substantial amount on a project of this size and if they went over a certain unit cost cap they would not be able to proceed with the project, nor would the State let them.

Council Member Tornquist stated he had many customers in Waterloo and Cedar Rapids and their location (farther from the State border) made it a little less attractive for travel from out-of-state contractors, however with Mason City being only twenty miles south of the Minnesota border it made things easier, adding he saw that a lot more frequently and was why it was a little more important in Mason City than what the developer might be accustomed to seeing when working in the Waterloo/Cedar Rapids area. He also stated he would like to hear from his colleagues regarding reducing the five percent.

Council Member Hickey asked if the Council did this how it would affect future economic development with Trout stating the key was that each project had different factors involved and part of the reason the Council might consider the amendment was because the City was not creating jobs, rather they were creating tax base. He also mentioned certain projects, especially manufacturing projects, sometimes utilized specialized equipment and machinery and this type of requirement could hamper their ability to construct their project, however he also referred to Village Co-op stating the individuals that built that facility came from Minnesota, so for the City it was a factor and something to be addressed.

Council Member Hickey asked if it was a reduced tax scale similar to Village Cooperative with Tonnesen replying that when a property was financed in part with low-income housing tax credits, which would be the key financing vehicle in addition to bank loan for this project, the State would set an income approach to determine the value and because the rents were restricted, they could only charge a certain amount for rent and the people who lived there were also income restricted and that often lowered the formula using the income approach to determine the value, so it was prescribed by the State and it was true for all projects of this type across the State.

Council Member Hickey stated the one thing he liked about the project was that it would create construction, jobs and tax base revenue for the future and knew from visiting with folks two years ago (prior to the elections) there were quite a few people that had moved out of town for

facilities like this. He also stated he would like to see Iowa contractors or local contractors used as well and wanted to hear more discussion regarding the five percent.

Council Member Solberg thanked Tonnesen for looking at the southwest part of town which was her ward and questioned whether he had any concerns regarding noise from Woodharbor or Menards with Tonnesen stating he had looked into that, but did not think it would be an issue for seniors or for multi-family and referred to their Waterloo project stating that was backed up to a Menards also.

Council Member Solberg asked Tonnesen if there was certain segment of the project he was concerned would go over the five percent such as the plumbing or heating with Tonnesen stating he was not concerned with a particular area, but explained when they put together a budget they had 'x' amount of dollars and it had been reduced dramatically the last two years (approximately fifteen percent each year) and that meant the amount they were allowed to spend to make it a nice quality project had be adjusted. So his concern was that he did not want to be in a position where they were forced to take a much higher price in order to use an Iowa contractor, but if it could be a competitive price, then of course they would want to benefit the community because that was good all the way around. He finished his comments by stating he understood the concept and they had chosen to use an Iowa contractor, but just wanted to make sure they could remain competitive.

Council Member Solberg stated it was a very attractive looking facility and thanked him for considering Mason City with Tonnesen stating he had considered every City that was twenty-five thousand and over and in Mason City they found not only a site they liked in addition to other things, but there was also an Enterprise Zone and a possibility for a housing TIF. He further stated providing more options for seniors was valuable, brought people in from other cities and might keep adult children from moving their parents to another City if they were satisfied with the options here which could help expand the number of consumers in the community.

Council Member Lee questioned how many people would be employed at the facility with Tonnesen responding that they would have an on-site manager and on-site maintenance person and would possibly subcontract lawn care and things of that nature.

Council Member Lee stated he was a big fan of promoting not only jobs in Iowa, but more importantly local jobs, but also understood the idea of competition and if a local contractor could not do the same job for similar costs he would not blame a businessman for going somewhere else to obtain a better price and suggested the Council be flexible and look at something between the two and five percent.

Council Member Marinis suggested a compromise of three and a half or three percent.

Mayor Bookmeyer questioned whether the three and a half percent was acceptable with Tonnesen concurring.

Discussion followed regarding how the motion on the floor should be handled.

Council Member Tornquist stated he began his comments by stating he supported the project, regardless of the disposition of the friendly amendment, so that significantly weakened his bargaining position. He also explained that prior to Council member Lee's comments he had settled

in at three percent emphasizing he liked Tonnesen's attitude, the project and the way they were doing things and thought three percent was a nice round number to work with.

Council Member Tornquist rescinded his motion for an amendment.

It was moved by Tornquist and seconded by Lee to amend Section 1 of the resolution to include "construction contracts will be awarded to general contractors and trade subcontractors incorporated in the State of Iowa provided said contractors are bondable and experienced in multi-family housing projects. The preferential consideration of Iowa contractors may be waived if the spread between the low qualified Iowa bid and any low out of state qualified bid exceeds 3%".

Council Member Kuhn questioned whether the Council could postpone this to come up with a number that was acceptable to both the Council and the developer with Trout stating that really wasn't possible because of time constraints.

Council Member Kuhn concluded his comments by stating he was concerned about placing the developer in a tough situation of trying to bargain in front of everyone, but understood the time constraints. He also stated even though the City was not seeing a large increase in jobs, based on the TIF usage, the valuation increase, the comments he had previously made regarding addressing a need as far as seniors and the proximity to other services such as the Salvation Army and transit services, he thought it was a good project and Council Member Tornquist's amendment, no matter what the percentage, made a good deal better, so he was fully supportive of this.

Council Member Tornquist stated it was important to remember they were competing to get this project and there would be more applicants than projects awarded and he would be disappointed if this wasn't awarded. He also stated the real message was that this was a project in Mason City for Iowans and the Council would really would like to see Iowans building the project and he thought the developer was sensitive to that, not only to the level of the general contractor, but the electricians, the mechanics and every trade, emphasizing there were good Iowans that did good work and there was no reason why Iowans couldn't build the project however, those companies had to be competitive and cost effective and good partners.

Tonnesen stated he appreciated Council Member Tornquist's comments regarding the competitive component because the City's investment in the TIF amount would be approximately a twenty to one return that would be received in the community by way of the value of the tax credits that would be used in part to build the project, so it was really a good leverage of the City's resources. He further stated the residents would benefit with lower rents and Mason City would get a project that in his opinion, wouldn't happen without the leverage.

Council Member Marinos stated that because she was in the business of property and apartment management she felt there would be a conflict of interest for her to vote on the issue and therefore would recuse herself from both the amendment and the original motion.

Council Member Hickey thanked them for bringing the project forward and wished them success.

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

Yea: Tornquist, Lee, Solberg, Kuhn, Hickey
Abstain: Marinos

(Motion was declared carried.)

The Mayor called the question and the following resolution as amended was introduced.

Reso. 12-09:

Resolution No. 12-09, in support of the proposed terms to be included in an agreement for private development by and between the City and Anchor Housing Development, LLC of Rockford, Illinois for property to be located at 3310 9th Street Southwest, was presented.

On roll call, the vote was as follows:

Yea: Kuhn, Tornquist, Hickey, Solberg, Lee

Abstain: Marinos

(Motion was declared carried.)

ACTION ITEMS

14. Vacate Alley in Central Heights:

Administrator:

Terry Pullen is requesting the vacation of the alley located in the block bounded by 18th street SE, South Wilson Avenue, 19th Street SW, and South Harding Avenue, which is located in the Central Heights neighborhood. The alley is unopened and unimproved. A portion of the alley in another block was vacated and it appears that only four blocks have open and used alleys. Mr. Pullen and his neighbors would like to have the alley vacated and then split among the abutting property owners. Notices were sent to all 11 abutting property owners of which two were returned. Although the houses on the properties have been demolished, there is no valid forwarding address for these owners. None of the other property owners objected to the vacation. Because of this, staff recommends none of the readings be waived to allow additional time to the owners that did not respond. The Planning & Zoning Commission considered this item at its November 8, 2011 meeting and recommended to approve the vacation and conveyance of this alley. The City Council approved this item on First Reading at its December 20, 2011, meeting and on Second Reading at its January 3, 2012, meeting. City Planner Tricia Sandahl is requesting City Council authorize the vacation of this alley on Final Reading. I concur with the recommendation and respectfully request City Council approval.

Growth Development & Planning Director:

At their November 8, 2011 meeting, the Planning and Zoning Commission recommended unanimously (6-0) to approve the vacation and conveyance of the alley in the block bounded by 18th St. SW, S. Wilson Avenue, 19th St. SW and S. Harding Avenue. Terry Pullen is the applicant. The City Council held a public hearing on this request at their December 20, 2011 meeting with no objections. The Council unanimously approved the ordinance on second reading at their January 3, 2012 meeting. This block is located in the Central Heights neighborhood. The subject alley, platted as part of Central Heights is unopened and unimproved. When Central Heights was platted, each block included a north/south alley. In subsequent years, the alleys have been completely vacated in seven of these blocks. A portion of an alley in another block was vacated. It appears that only four blocks have open and used alleys. The subject alley is not accessible at this time.

When 18th St.. SW was paved, an approach to the alley was not constructed. Mr. Pullen and his neighbors would like to have the alley vacated and then split among the abutting property owners. It appears that none of the property owners abutting the alley require the alley to access their property. There are no garages or other structures relying on the alley for access. Notices were sent to all 11 abutting property owners. Two notices were returned; the houses on the lots have been demolished and there was no valid forwarding address for these owners. Staff is still working to identify valid mailing addresses for these two property owners. None of the other owners objected to the vacation of the alley; they are all willing to accept their portion of the alley if it is ultimately conveyed. The City Council has established policies for determining the value of property. This request appears to fall under Case 2: a platted alley that dead-ends at a railroad, river or stream or other natural man-made feature. In this case, the alley could be deeded to one or more abutting property owners without cost if it is not necessary to provide access to nearby properties. Staff respectfully requests that the City Council consider this alley vacation on final reading. Staff recommends that this ordinance vacating the alley be approved. If the ordinance is approved, staff will bring forward a resolution to split the alley and convey the resulting parcels to the abutting property owners.

It was moved by Solberg and seconded by Hickey that Ordinance No. 12-1, be adopted.

Council Member Solberg asked if there had been any opposition or negative comments with City Planner Sandahl responding “no”.

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

This and the following ordinances had been posted in the foyer of City Hall.

Ord 12-1(ADOPTED):

Ordinance No. 12-1, authorizing vacation of public right-of-way (alley) located in Block 2 of Section 18-96-20 generally located in the block bounded by 18th Street Southwest, South Wilson Avenue, 19th Street Southwest and South Harding Avenue, Mason City, Iowa, was presented.

On roll call, the vote was as follows:

Yea: Solberg, Hickey, Marinos, Lee, Kuhn, Tornquist
(Motion was declared carried.)

15. Change of Zone – 2626 19th Street SW:

Growth Development & Planning Director:

At their December 13, 2011 meeting, the Planning and Zoning Commission voted unanimously to recommend that the City Council approve the request from Manufacturers Bank and Trust to rezone the property at 2626 19th Street SW from Z2 Sub-Urban District to Z3 General Urban District. The City Council held a public hearing on the request on January 3, 2012 and approved the change of zone on 1st reading. The subject property is located in the Central Heights neighborhood immediately west of the former Trax Restaurant. The restaurant property is zoned Z3. The bank has taken possession of both properties in a foreclosure and plans to market them together. They would like to have similar zoning on both parcels to allow for redevelopment of the property. The immediate

neighborhood has a mix of residential and non-residential forms and functions. The area immediately west and north of this property is zoned Z2 Sub-Urban. The area to the south and east is zoned Z3 General Urban with Z6-R Restricted Industrial east of the adjacent S. Taft Avenue. Because zoning regulations run with the land, it is appropriate for the Council to examine the impact of all forms and functions that are allowed in the Z3 district. The forms and functions allowed by right in the Z3 district include a corner store or office, convenience store, small box or restaurant along with a full range of residential forms and functions. Some of these uses would require site plan review by the Planning and Zoning Commission with neighbor notification. The Commission will be able to comment on the development plan and shape the development in such a way to minimize any negative impact on the surrounding area. Staff does not believe that rezoning alone would introduce detrimental or objectionable development to the neighborhood. The requested rezoning appears to conform to the City's Comprehensive Plan which indicates this area as a mixed use node, with its location at the intersection of two arterial streets. The development would support smart growth by fostering a diversity of land uses and walkable access from adjacent neighborhoods. It would also make efficient use of existing public services and infrastructure. There was no adverse comment received from City departments or public utilities. Notice of the application was sent to all of the property owners within 350 ft. of the subject property. Staff did not receive any negative comments regarding the application although answered several inquiries. One citizen spoke at the Planning and Zoning Commission meeting and indicated he thought a new development would be nice. At this time, it does not appear that there is sufficient opposition to the application to require a supermajority approval of this application. Staff and the Planning and Zoning Commission recommend that the ordinance changing the zoning on 2626 19th Street SW from Z2 Sub-Urban to Z3 General Urban be approved on 2nd reading.

It was moved by Solberg and seconded by Hickey that the ordinance be received and placed on file for second consideration.

Council Member Solberg stated this was in her ward and asked if there had been any negative comments with Growth Development and Planning Director Myhre stating there had not.

Ord. (2nd consideration):

An ordinance 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 District to Z3 General Urban District for property located at 2626 19th Street Southwest, in the City of Mason City, Iowa, was presented.

On roll call, the vote was as follows:

Yea: Solberg, Hickey, Tornquist, Marinos, Lee, Kuhn
(Motion was declared carried.)

16. Micro Enterprise Program:

Administrator:

The program purpose is to help retain, grow and develop resident small businesses beginning July 1, 2012. The program goals include increased employment, increased economic activity and reduced commercial property vacancy rates. *The attached agreement for administration of the Micro Enterprise Program between the City of Mason City and North*

Iowa Area Community College, John Pappajohn Entrepreneurial Center is presented for consideration by the City Council. The agreement will initiate the development of the program materials and marketing with the intent to start accepting applications from interested businesses as soon as possible prior the July 1, 2012 program start date. The agreement covers five primary areas: purpose of the program, City responsibilities, NIACC JPEC responsibilities, program guidelines, and program terms. The language follows along the ideas expressed at the work session presentation. The basics of the agreement state that NIACC JPEC will administer the program and the City will fund the program. The City will also provide oversight responsibilities to ensure the program is being run according to the guidelines. The agreement states that the maximum reimbursement level for the program is \$5,000 per year and \$15,000 total reimbursement per applicant. I recommend City Council approve the agreement between the City of Mason City and North Iowa Area Community College, John Pappajohn Entrepreneurial Center to administer the Micro Enterprise Program.

It was moved by Tornquist and seconded by Marinos that Resolution No. 12-10, be adopted.

Council Member Tornquist stated this program had been in the works for nearly two years and explained \$15,000 was included in the current budget cycle to establish the program which per the packet, that establishment had been revised to \$10,000. The budget also included \$150,000 to be set aside to provide seed money for qualified reimbursements emphasizing reimbursement was the key word because the purpose of the program was to increase employment, increase economic activity and reduce commercial property vacancy rates. He stressed the program had the opportunity to become another tool in the economic tool box and specifically targeted small business. He also stated participation in the program was voluntary and the risk to the City was \$10,000, noting any disbursement over and above the initial \$10,000 came from reimbursement of incremental economic activity that had been created in the community and if it came to a point where the money was being disbursed and the program successful that in turn was a net benefit to the community reiterating continuation of the program was predicated on success. He further stated "that was to say that the fee the Pappajohn Center would collect again comes from incremental economic activity that's generated in the community. If that doesn't exist, there's no fee to be paid. If indeed the program doesn't work, it will therefore die on its own accord by default. Relative to financial incentives that we typically offer to generate economic development in the community, this program is low dollar, low risk and has the potential for high return."

Council Member Marinos stated she was very excited to have the City partner with the Entrepreneurial Center because she had seen examples of their success and as a small business owner saw this as an incentive for other small businesses in the community to really take part in some of the excellent opportunities and experts the Entrepreneurial Center had.

Council Member Kuhn stated he too was excited about this and referred to the Council's upcoming goal setting session stating he had a good feeling that job creation and economic development would be pretty high on the list and if the Council was not willing to investment in a program like this, he did not think they would be able to say that was a top priority. He also stated not only was the Council considering larger industrial manufacturing projects as Director Willett had mentioned which was an important piece to the economic development puzzle, but also small businesses emphasizing it was important to remember that seventy-five percent and upwards of the new jobs created in, not just Mason City or Iowa, but the entire country were entrepreneurs and small businesses and this would give them some of the tools. In addition, he stated many

times the reason small business owners failed was because they did not have the business experience and this would help them and send a message that Mason City was open to business and had a government that would support them. He also stated the agreement placed some requirements on the use of local businesses/contractors noting that would be the second time this Council was saying they wanted to support local businesses. He further stated he hoped the \$150,000 was spent, was a success and that the City continued with the program stressing it had a great potential for return on investment. He concluded his comments by stating during his campaign there had been many questions regarding whether the City needed to have a hard policy for every business looking for tax incentives, TIF or rebates, advising he did not think that type of policy was a good idea since each project was different and had different needs and what this agreement did was provide another outlet for assistance adding it was a great project and about time.

Council Member Lee stated he too thought this was a great project and had known many former students and individuals who had utilized the Pappajohn Center and their resources, but wanted to present an amendment for Council consideration.

It was moved by Lee and seconded by Tornquist to amend the agreement to include the following language: "JPEC will utilize the 10% matching funds for administrative fees from the City in direct support of the Micro Enterprise Program. JPEC will submit a statement on July 1st and January 1st of each year accounting for the administrative expenditures in the program for review by City of Mason City staff. City staff will provide a report to the City Council regarding compliance with this requirement."

Council Member Lee stated he was looking at this as an investment and just wanted to make sure the \$15,000 went into a program the Council was in direct support of.

Council Member Tornquist stated Council Member Lee's comments underscored the value of fresh eyes looking at this and while he had reviewed this many times over the past year he did not have a problem with the motion because that was exactly the intent of the program and while the agreement did not specifically state that, the motion would clarify the policy and remove ambiguity.

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

Yea: Lee, Tornquist, Solberg, Marinos, Hickey, Kuhn
(Motion was declared carried.)

Council Member Hickey thanked Council Member Lee for his amendment and Council Member Tornquist for his comments advising the biggest thing the Council could do in helping the budget was to collect revenues through commercial and residential property taxes and that was what the Council had been trying to do the past two years, change the culture and increase revenues to help offset taxes for the future and for job growth. He concluded his comments by stating this was the right move and he hoped it would spur new business and create jobs.

Council Member Solberg commented that she had supported this from the beginning and thought it was a great opportunity.

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

Reso. 12-10(ADOPTED):

Resolution No. 12-10, approving and authorizing execution of an agreement between the City of Mason City and the North Iowa Area Community College John Pappajohn Entrepreneurial Center for administration of the Micro Enterprise Program, was presented.

On roll call, the vote was as follows:

Yea: Tornquist, Marinos, Solberg, Kuhn, Hickey, Lee
(Motion was declared carried.)

ADJOURN

The Mayor adjourned the meeting at 8:36 p.m.

Eric Bookmeyer, Mayor

ATTEST:

Brent Trout, City Clerk

2nd Floor Conference Room, City Hall
Mason City, Iowa

January 16, 2012
6:00 P.M.

MINUTES
COUNCIL WORKSESSION

The City Council of the City of Mason City, Iowa, met in Worksession pursuant to law and rules of said Council, in the 2nd Floor Conference Room of City Hall at 6:00 P.M., on January 16, 2012. The meeting was called to order by the Mayor and on roll being called, there were present, Mayor in the Chair Bookmeyer and the following Council Members: Tornquist, Hickey, Lee, Kuhn, Solberg, Marinos. Absent: None.

1. Preliminary Capital Improvement Budget:

Finance Director:

Attached is a copy of the proposed FY 2013 Capital Improvements Plan. The following are some highlights of the plan:

1. The Debt Service levy has already been set by the bonds we issued this year. Based upon a \$100,000 home and the estimates I have at this time for valuations, the homeowner should see an increase in taxes for Debt Service of approximately \$14.00 per year. This will change when I get the actual valuation sometime early January 2012.
2. LOST will have a surplus that will help reduce bonding for FY 2013. Also, LOST will be in its final year, and a committee will need to be formed to get information to the public for the upcoming vote in November 2012 to continue the tax.
3. We have compiled a CIP for Water, Sewer, Sanitation and Storm Sewer that will have increases in Water and Sanitation only for FY 2013. Water will need to have an operating as well as capital projects rate increase.
4. We will be using approximately \$200,000 of Water reserves to help pay for the projects proposed and minimize any rate increase for bonding in this fund. Our reserves in water will be approximately \$800,000, and this should be sufficient.
5. We will be using approximately \$300,000 of Sewer reserves to help pay for the proposed projects. The fund balance in Sewer is very good, and we will not go below \$500,000 after using the \$300,000 of reserves.

If you should have any questions on the CIP prior to our scheduled meeting on January 16, 2012, please feel free to contact either Administrator Trout or myself and we will answer your questions.

General Projects Fund:

Administrator Trout provided an overview of the Capital Improvement Budget (CIP) explaining the goal was to continue to work on the infrastructure. He also mentioned in November of 2012 there would be an election regarding the Local Option Sales Tax (LOST) and the outcome of that could impact the budget. Regarding the General Projects Fund, the biggest issue was the renovation of first floor and provided his thoughts on why it was beneficial advising he wasn't certain of the cost, but thought the estimate was in the ball-

park.

Solberg questioned computer replacement and the new software installed in the Finance Department and asked when the City would be accepting debit and credit with Finance Director Jacobson advising the \$60,000 for computer replacement was for all computers throughout the City including the servers and licensing, noting the computers were on a replacement schedule. He also mentioned staff was learning the new software and he would anticipate the credit and debit option to be available by July of 2012.

Trout also commented on the paperless system for the Council advising it was not currently budgeted.

Local Option Sales and Service Tax:

Jacobson reiterated the Local Option Sales and Service Tax would expire June 30, 2013. He explained that 50% of the LOST money collected was for property tax replacement in the General Fund; 10% for Police and Fire services in the General Fund; and 40% for Capital projects in the Local Option Sales and Service Tax Fund. He also noted \$400,000 was budgeted for various Street and Park and Recreation Projects while pointing out the Park and Recreation Board had decided to contribute \$30,000 of excess money to the Golf Fund to replace a greens mower.

In addition, Jacobson stressed street rehabilitation needed to be built back into the budget and therefore \$600,000 had been allocated. There was also a surplus of \$826,800 above and beyond expenditures that would help reduce the amount needed to bond.

Tornquist asked if the intent was to wait to retire the bonds from the campground to do the Limestone bridge with Operation and Maintenance Manager Stangler concurring.

Tornquist asked if it was possible to reduce street rehabilitation by \$50,000 and shift that to Sanitation to reduce the Sanitation increase with Jacobson stating it would be a stretch to use Local Option for a Sanitation vehicle.

Storm Sewer Fund:

Jacobson stated this was a solid fund with good reserves advising the final bond payment for the 15th Street Lift Station would be in fiscal year 2013. The fund should continue to run as it has until 2017 without any increases, even with the 10th Street NW drainage improvements project.

Kuhn questioned how this related to the Fund Balance Policy with Jacobson responding that the Storm Sewer Fund did not have a reserve policy.

Golf:

Jacobson stated there was no impact to the Golf Fund for 2013 since the Park and Recreation Board had provided \$30,000 explaining the extra \$30,000 resulted from projects coming in under budget.

Ambulance:

Jacobson clarified this particular fund was a dollar in dollar out fund meaning if revenues came in as anticipated they would proceed with a project, otherwise they would not.

Sanitation Fund:

Jacobson explained the need for a rate increase advising the increase would be less than \$0.60 with Operation and Maintenance Director Stangler highlighting why a replacement vehicle was necessary.

Tornquist stated he was not excited about a .60 cent increase and Kuhn questioned whether it was possible to transfer between the funds with Jacobson stating it was not wise to transfer from the General Fund to any proprietary funds or from the Water Fund to the Sanitation Fund stressing each fund should be self supportive. He also stated there were certain requirements for the use of Local Option Sales Tax and Special Revenue Funds.

Hickey questioned whether there would still be a rate increase if the City postponed the purchase of a new vehicle with Jacobson stating there would because revenues were less than the expenses due to other factors associated with Sanitation such as wages, landfill fees, etc.

Marinos referred to CES and asked how that might impact Sanitation with Stangler stating recycling paid for itself and was significantly less than is used to be.

Outside Funding Sources:

Jacobson provided a brief overview.

Road Use Tax Fund:

Jacobson explained how the money was typically used.

Hickey asked about the 12th Street Bridge and whether repairs would be under warranty with City Engineer Rahm advising the warranty and bond had expired.

Hickey questioned the \$40,000 for tree removal with Stangler providing an explanation.

G.O. Bonds:

Jacobson advised the projected .28 cent increase would be closer to \$0.18 because the valuation was greater than anticipated and the true interest cost of the debt was lower than anticipated. In addition, he mentioned the projected \$14.00 increase in taxes for the average homeowner would instead be around \$8.00 to \$10.00. He also stressed a conservative estimate for the CIP projects would be in an amount of not to exceed .41 cent per thousand pointing out that to avoid bonding, the Council would have to reduce the CIP budget by \$2,610,000.

Tornquist requested an explanation regarding the HVAC system improvements with Police

Chief Lashbrook providing a brief summary emphasizing the system was 32 years old.

Tornquist commented on the \$1,000,000 for the Fire Department ladder truck, but pointed out it had been put off for two years. He also discussed the possibility of a joint satellite Fire Station and new Police Station on the west side of town and expressed concern over investing \$600,000 in an HVAC system advising the City might be better off putting that money into a new building. He also stressed he had no problem putting that money in the budget, but would have concerns about approval of the actual project itself (referring to the HVAC System).

Further Council discussion followed regarding the need for a new ladder truck, possible sharing with the City of Clear Lake, how old the current truck was, the need for a 105 feet as opposed to 75 feet, how not having the vehicle would affect the City's ISO ratings, how long it would take to get the equipment once it was ordered and questions regarding why the estimated cost for the ladder truck had increased significantly over the past few years.

Jacobson mentioned the Transit Rolling Stock received 83% Federal money and 17% City money and the amount listed (\$31,280) should be reduced by half since they only needed one bus.

Marinos questioned the automated parking enforcement software and Kuhn requested clarification on the Fire Building upgrades with each respective department head providing a brief overview.

Water Fund:

Jacobson stated this fund was not as solid and discussed the various projects listed in the Water Fund. He explained that in order to do the Capital Projects, rates would have to be increased by approximately 4.9% and bonds would have to be issued. However, if Council did not want to issue bonds and still wanted to do the Capital Projects, rates would have to be increased by approximately 20%.

Sewer Fund:

Jacobson stated that because there was enough revenues and enough fund reserves all the Capital projects could be done without an increase, emphasizing this fund was very solid.

Projected Increases for FY 2012-13 Budget:

Jacobson clarified the projected increase in taxes for Debt Service for a \$100,000 home would be approximately \$10.00. The total increase with Debt and Utility increases would be \$31.50 for the year.

Council discussion followed regarding how Mason City compared to other communities (water rates were in the seventy-five percentile and sewer rates were in the low fifty percentile), how the inflow/infiltration project had helped the community (not pumping and treating as much), last year's water reserves versus this year (revenues came in better than anticipated and expenses were down), etc.

Recap:

Trout stated he would gather more information regarding the cost of paperless meetings, 1st floor renovation estimates, a report on the HVAC system, the possibility of sharing the ladder truck with Clear Lake and whether the \$0.60 increase in Sanitation was needed.

The Council also requested a more detailed breakdown on some of the items for instance how many mowers were being requested and how reducing the amount of purchases would affect bonding.

ADJOURN

The Mayor adjourned the meeting at 8:30 P.M.

Eric Bookmeyer, Mayor

ATTEST:

Brent Trout, City Clerk

2nd Floor Conference Room, City Hall
Mason City, Iowa

January 24, 2012
6:00 P.M.

MINUTES
COUNCIL WORKSESSION

The City Council of the City of Mason City, Iowa, met in Worksession pursuant to law and rules of said Council, in the 2nd Floor Conference Room of City Hall at 6:00 P.M., on January 24, 2012. The meeting was called to order by the Mayor and on roll being called, there were present, Mayor in the Chair Bookmeyer and the following Council Members: Tornquist, Hickey, Lee, Kuhn, Solberg, Marinos. Absent: None.

1. Capital Improvement Budget:

Administrator Trout provided an update on questions the Council had asked at the January 16th meeting stating he would hope to have an approximate estimate for the renovations of first floor by Thursday and regarding the ISO rating, the citizens of Mason City would see an insurance increase of \$.07 per thousand or an additional \$7.00 on a \$100,000 home should the City not purchase a fire ladder truck and the ISO rating drop. However, should the City purchase a ladder truck it would mean an increase of \$6.50 to \$7.50 per \$100,000 home advising it was almost “a wash”.

Finance Director Jacobson referred to two changes advising the request for two City transit buses had been reduced to one (a reduction of \$15,000) and an additional \$34,000 was added to cover the cost of a dog park fence.

General Projects Fund:

Jacobson stated there were four projects in the General Projects Fund amounting to \$133,900, advising the City would not need to bond for those projects.

The Council questioned \$423,196 in projects for fiscal year 2014 with Jacobson explaining there would not be enough in excess revenues to cover those projects and he would not anticipate all those projects would be included for 2014 (moved out to future years).

Local Option Sales and Service Tax:

Jacobson stated there was \$400,000 allocated for Parks and Recreation projects with the remainder for street rehabilitation.

Kuhn questioned the need for the aquatic splash guards and Tornquist questioned when the pool would need to be repainted with Parks and Recreation Director Pauly stating the splash guards were nine years old (average life was seven to eight) and once the campground project was off the books and if the Local Option Sales and Service Tax passed, staff would consider painting the pool in 2014.

Lee referred to the plumbing with Pauly stating when the new pool was built the existing plumbing was not replaced so they were slowly doing it in-house.

Storm Sewer Fund:

Jacobson mentioned there would be no rate increase for this fund. There was one bond issue to pay and any excess money would be used for storm water projects throughout the year, adding any future bonding for this fund was paid for by the Storm Sewer Fund.

Golf Fund:

Jacobson stated there were no projects slated for this fund pointing out the excess money from LOST projects coming in under budget in the Parks and Recreation Department had been transferred to the Golf Fund to replace two pieces of equipment.

Ambulance Fund:

Jacobson advised revenue from this fund was used to replace equipment. If the revenue wasn't there the equipment would not be purchased.

Marinos questioned furniture replacement with Platts providing an explanation.

Hickey inquired as to the Ambulance Reserve Fund and whether any of the money within that fund could be used to offset expenditures with Jacobson stating the revenues were greater than anticipated and expenses were within budget advising the fund was sitting at approximately \$40,000. He also stated there was no fund balance policy requirement, but typically the fund should remain within 15-25% of expenditures, however, he leaned more towards 25%.

Hickey questioned why the Council did not have information on the 28 different funds with Jacobson stating he had only provided information on the funds Council could impact (move money around).

Kuhn asked if the 15% (Ambulance Fund) could be used for the Fire Department projects explaining he would like to keep the bonding down with Jacobson stating that was possible, however the fund was not at the 15% fund balance level advising he would rather see it at \$225,000 (current level was \$40,000).

Tornquist stated Operating was at \$7.46 while Capital was initially at \$14.00, but currently closer to \$8.00 to \$10.00, adding any Capital decision this year would not impact last year. He questioned where the City would be at next year for Debt Service with Jacobson stating the actual increase next year would be \$7.46 while 2014 would be \$20.50.

Tornquist stated he could not live with that amount and requested staff start prioritizing. He further stated what was killing the City was the rollback increase and would rather see next year somewhere in the neighborhood of \$8.00 to \$9.00 with Trout stating the rollback was expected to go up again next year and two percentage points higher the following year.

Mayor Bookmeyer stated it appeared the majority of the Council was in agreement to be within \$8.00 to \$10.00 for new debt for 2014 and have staff prioritize the projects so Council could see where the greatest need was.

Lee referred to 2014 and the \$20.50 additional tax amount and asked what would it take to get that down to \$8.00 to \$10.00 with Jacobson stating the Council would have to look at moving fifty to sixty percent out of bonding or not bond at all.

Tornquist mentioned the ladder truck being separate because of the impact on insurance premiums to the public with Jacobson asking if they wanted the ladder truck to be figured in as part of the \$8.00 to \$10.00 with Tornquist stating 'no', that should be outside of that. Trout also stated \$460,000 would have to be eliminated which could be done if the Council removed the HVAC System explaining Police Chief Lashbrook was investigating what could be done to get by with smaller repairs.

Hickey asked if the fire engine could be pushed out and whether the cost of the ladder truck could be spread out over two years (\$500,000 a year) with Kuhn stating he liked that idea, but was concerned with public safety and asked whether a 28E with Clear Lake was possible with Fire Chief Platts responding that it would not help Mason City meet the requirements of ISO.

Solberg questioned why the City was initially looking at a 75 foot truck and now wanted 105 foot with Platts providing clarification.

It was the consensus of the majority of the Council to split the cost of the 105 foot ladder truck over two years (depending on how much the City would save if it was paid off in one year) and have staff prioritize the projects.

Jacobson talked about placing the \$1 million bond issue at the end pushing things out to 2015 (laddering the debt) explaining if the Council did that he could get to \$8.00 or \$9.00 (including the ladder truck).

Trout asked Police Chief Lashbrook to review the HVAC system with Lashbrook explaining the system was 34 years old and parts were difficult to come by, however if the Council decided to put off replacement of the system they could work with Mechanical Air to determine what could be done to prioritize the maintenance work and upgrade the system.

The Council inquired as to how much it would cost to build a new facility with the reply being approximately \$8 million and if the Fire Station Annex was added it would be more in the neighborhood of \$12 million.

Lee stated a \$75,000 band-aid on the HVAC system might be the way to go advising he was hesitant to spend \$600,000 on the system with Tornquist stating that he liked the idea of getting people together to see what needed to be done to make the system last and in the meantime figure out the direction the Council wanted to take.

It was the consensus of the majority of the Council to remove the \$600,000 for the HVAC system and instead replace it with \$100,000 to be slated towards repairs of the existing system.

Sanitation Fund:

Jacobson stated this fund needed a rate increase to cover expenditures and with the Capital included the rate increase would be \$0.60 a month which would cover the replacement of a recycling truck in 2013.

Hickey asked if staff had looked at automated trucks with Operation and Maintenance Manager Stangler stating staff had looked at that years ago and because the cost was significant, had decided against it.

Trout mentioned staff could revisit that with Kuhn pointing out the potential downfall was the loss of jobs.

It was the consensus of the majority of the Council to include a truck in fiscal year 2013 and move the remaining out to 2015 to 2017.

Outside Sources:

Jacobson stated the dog park fence was added in, but it would not affect rates or taxes advising each project was grant dollars in and grant dollars out.

Road Use Tax Fund:

Jacobson stated most of the projects were Operation and Maintenance Projects and \$300,000 in fund reserves were being used. In addition, there was also \$1.3 million in bonding where expenditures were greater than reserves and that number would carry over into G.O. Bond sheet.

Hickey requested clarification regarding tree removal with Jacobson providing an explanation advising the City would not have to bond for that, but would instead adjust the fund balance policy.

G.O. Bonds:

Jacobson stated with \$100,000 slated for the HVAC system and \$500,000 over two years for the ladder truck the debt service amount in 2014 would be \$12.50.

Bookmeyer stated it appeared that Council would like to see \$8.00 and suggested staff prioritize their projects for both the \$8.00 and \$10.00 mark.

Jacobson asked if that \$8.00 was including the ladder truck with the Council requesting staff get to the \$8.00 mark with half of the ladder truck included, but also provide information regarding how much could be saved if the ladder truck was paid off in one year versus two. In addition, it was also suggested that staff put together information regarding what could happen should there be changes in the Commercial Real Estate tax.

Water Fund:

Jacobson stated they would need to issue approximately \$1,124,000 Revenue Bonds, but would issue with G.O. and abate with the Water Fund. There would be a 2.21% annual in-

crease or a total increase of 4.9% which would amount to an average increase of \$1.19 per month or \$14.00 per year should the Council decide to do all the projects. He stressed this fund was not in good shape and the bonding for the new water plant would not come off until 2023 adding 40% of the revenues for this fund went towards paying off the debt.

Lee questioned what it would take to make this fund solid with Jacobson stating it would mean a rate increase of between 16% to 20% in one year and he would never suggest that.

Marinos emphasized the importance of the City accentuating the positive and informing the community about how good Mason City's water was.

Sewer Fund:

Jacobson stated staff was not suggesting any rate increase until 2015 advising this was a solid fund.

2. Preliminary Operating Budget:

Finance Director:

Attached is the information for the proposed operating budget for FY 2013. Preliminary discussion will take place on January 24, 2012 in the 2nd floor conference room at 6:00 p.m. These sheets show the additions and/or deletions to the proposed operating budget. Department managers prepared and returned proposed operating information to the Finance Department on December 19, 2011. Since that time, City Administrator Trout and I have had meetings with some of the managers. These sheets are the culmination of that data and the meetings. As the sheet shows, the General Fund has an overall budget which revenues equal expenditures.

Some of the highlights of the budget are as follows:

1. Wages are increased 2% for non-bargaining and 2% for unions.
2. Health insurance is projected to be increased \$15 per month for family and \$10 for single for all employees. Shared as follows:
 - Non Bargaining \$10 or \$15 from employee
 - Police – \$10 or \$15 from employee
 - Fire- \$10 or \$15 from employee
 - AFSCME – \$10 or \$15 from employee
3. Increased 28E for Police \$42,161.
4. Increase utilities for several departments 5%.
5. Increased Civil Defense \$11,150 to cover City's cost.
6. Removed Chief Building Official position from budget
7. Transit subsidy increased by \$11,300.
8. Increase Attorney/HR budget to cover costs of union negotiations.
9. Increased Recreation Department to move Interim Director to Director Position with pay increase.
10. Eliminated position in Waste Water.

Page 1-3 – These sheets show the current, proposed and increase or decrease for the General Fund tax supported funds. To the far right is an explanation on the increase or decrease for each area.

Page 4 – This sheet shows the outside organizations. As the sheet shows, there are only four organizations being recommended for funding.

Page 5 – This sheet shows the entire City operating budget. In order to maintain a minimal tax increase other than debt service, reserves are designated to be used from Tort, Police Retirement, Fire Retirement and EHCT. Also, the Library and Museum boards wish to use some of their reserves to balance their budgets. We will explain those uses further at the meeting.

Please keep in mind the only capital included on this sheet is for General Projects Fund, LOST and Storm Sewer.

1. The General fund as presented is a balanced budget with no reserves being used.
2. Tort Liability has excess revenues from prior years, and has the ability to use reserves this year of \$135,000 to balance this part of the budget.
3. Road Use Tax has excess revenues to be used for capital projects.
4. The Police and Fire Retirement plans had state mandated increase from 24.76% to 26.12%. Both funds have large fund balances, which produce revenue to offset the need for taxes.
5. Community Growth TIF has debt from IC systems that will be paid from reserves.
6. Forest Park TIF district has excess monies available, and each year we use those funds for mowing costs in that area. When this fund is exhausted, we will move the expenditures to Neighborhood Services.
7. The Library and Museum Boards are planning on using reserves to help balance their budgets.
8. Water rates need to be adjusted to balance the budget.
9. Sewer has excess revenues to be used for capital projects.
10. Sanitation rates will need to be adjusted to cover costs.
11. Golf Course is now balanced, but not updated on this sheet.
12. Ambulance has excess revenues to be used for capital projects.
13. EHCT has reserves available to help defray some of the increase in taxes.
14. Internal services has excess revenues to continuing building this fund for future capital projects.

Page 6 - This page shows the taxes currently received for the General Funds and the proposed taxes for FY 2013.

Page 7 - This page shows the tax levy comparison for FY 2012 and FY 2013. As you can see, there are increases and decrease in several of the levies.

Page 8 – This sheet shows the preliminary impact on the City Taxes. As the sheet shows, there is a projected increase of 6.44% for property taxes. In looking at Pages 7, you will see

the increase is due debt service levy and the need to repay that debt in future years. The majority of the increase is due to the State Rollback increase to 50.752% from the prior year rollback of 48.530%.

Page 9 - This sheet shows the amount of capital projects in the enterprise funds and the needed increase in rates to cover those costs as well as operating costs.

Page 10 & 11 - This sheet shows the outstanding debt of the City and future debt to issue. As the sheet shows, total debt is a little over \$60,000,000.

Page 12 – This sheet shows the estimated constitutional debt capacity as well as the estimated TIF revenues available in each active TIF district. Keep in mind the available TIF dollars include all taxing entities. The City's share of these revenues is approximately 33%.

The information you have is the proposed operating budget for FY 2013. This budget will continue to offer services that we have in the past with a minimal increase to the citizens. We are at the point with this budget that any additional reductions could mean a decrease in some of the City services. City Administrator Trout and I will continue to review the budget for expenses we can change to reduce the deficit. We will be going over these sheets at the meeting on January 24th at 6:00 p.m. in the 2nd floor conference room.

Jacobson reviewed the General Fund summary advising most of the increases were due to a 2% wage increase for employees noting the General Fund budget was at \$16.15 million (not including Capital). The property tax askings amounted to an increase of 3.31% and explained that in the future they would like to see every department receive the same amount of tax increase. He also stated the rollback went up so the average tax increase would be just under \$30.00, and when the increase for water and garbage was included the average taxpayer was looking at an increase of approximately \$59.00 emphasizing the majority of this was due to the rollback at the State level. He further stated in order to reduce the amount to only the cost of the rollback the City would have to lower \$0.15 off the tax levy which would mean using approximately \$120,000 to \$150,000 in reserves from the various funds and reiterated the 80% increase in taxes was due to Rollback and 20% due to debt service.

Jacobson commented on the outstanding debt stating everything but the Revenue Bonds affected Capital and with the additional bonding of \$4 million the total principal would not increase, advising a typical goal was to pay off \$4 million in debt and not issue more than \$4 million in debt. In additional he also reviewed the amounts available for TIF projects emphasizing the debt service always came first.

Tornquist questioned the status of the General Fund Reserves with Jacobson stating as of June 30, 2011 it was at \$5,125,768 and looking very good.

Hickey questioned Trees Forever funding at \$16,000 with Jacobson stating that was donations.

Hickey requested clarification on the Animal Control budget with Neighborhood Development Specialist Otto stating the majority was for boarding and veterinarian fees explaining the Human Society managed the City Shelter. She also stated the City negotiated the fee on an annual basis and she would be proposing a 2% rate increase this year.

Solberg questioned the budget for the City Attorney's office as well as the budget for Elections with Jacobson advising that money would be used for the Human Resources Director's salary, an assistant, legal expense for outside attorneys (Locher and Young), union negotiations and advertisement. Staff also explained with the upcoming Local Option Sales and Service Tax election they would prefer to keep that budget where it was.

Kuhn questioned the \$36,000 EEOC grant and why it was reduced with Human Rights Director Foster stating it was because they had handled a lower number of cases.

Hickey inquired as to motor and vehicle replacements in the Police Department and whether cheaper vehicles would meet their needs with Lieutenant Wernet providing an explanation.

Hickey referred to overtime at the Fire Department and asked if it would be less expensive to hire an additional person. In addition, he questioned the possibility of running twelve hour or eight hour shifts to reduce overtime and outlined the reasons why it might be beneficial.

It was the consensus of the Council to have staff look into reducing the Operating levy \$0.15 and reducing the 2014 debt service amount to \$8.00 (including half the Fire ladder truck) and prioritize the removed projects.

ADJOURN

The Mayor adjourned the meeting at 8:30 P.M.

Eric Bookmeyer, Mayor

ATTEST:

Brent Trout, City Clerk

Report Criteria:

Report type: GL detail
Vendor Vendor number = {<>} 3536

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
ABSOLUTE WASTE REMOVAL							
01/19/2012	2554	RENTAL	16970 JAN	110.2105.2050	CONTRACT LABOR	111.18	111.18
Total ABSOLUTE WASTE REMOVAL:							111.18
ACCURATE AIR CONDITIONING							
01/19/2012	2555	BLDG MAINT	121611	020.4306.2150	BUILDING REPAIRS A	153.31	153.31
01/19/2012	2555	BLDG MAINT	121611	110.2109.2190	REPAIRS AND MAINTENANCE	1,618.56	1,618.56
Total ACCURATE AIR CONDITIONING:							1,771.87
ACTIVE THERMAL CONCEPTS INC							
01/19/2012	2556	PW9585: ASBESTOS RD2	111012D071	151.5944.2740	PROFESSIONAL SERV	24,640.00	24,640.00
01/19/2012	2556	PW9585: ASBESTOS RD2	111012D072	151.5944.2740	PROFESSIONAL SERV	53,165.00	53,165.00
01/19/2012	2556	B03:ASBESTOS RD2	111012D081	150.5937.2740	PROFESSIONAL SERV	14,675.00	14,675.00
01/19/2012	2556	B03: ASBESTOS RD2	111012D082	150.5937.2740	PROFESSIONAL SERV	3,140.00	3,140.00
Total ACTIVE THERMAL CONCEPTS INC:							95,620.00
ADAMS SHARPENING							
01/19/2012	2557	M/E	22658	610.8121.3310	TOOLS AND SUPPLIES	9.50	9.50
Total ADAMS SHARPENING:							9.50
ADVANCED SYSTEMS INC							
01/19/2012	2558	COPIER	196484	010.1911.2720	OFFICE EQUIPMENT	22.40	22.40
01/19/2012	2558	COPIER	196484	010.1701.2720	OFFICE EQUIPMENT	22.40	22.40
01/19/2012	2558	COPIER	196484	010.5401.2722	COPY CHARGE	154.65	154.65
Total ADVANCED SYSTEMS INC:							199.45
AIRGAS NORTH CENTRAL							
01/19/2012	2559	M/E	105090564	660.1509.3044	M/E SUPPLIES	86.05	86.05
01/19/2012	2559	M/E	10511622	660.1509.3044	M/E SUPPLIES	212.49	212.49
Total AIRGAS NORTH CENTRAL:							298.54
ALL STAR PEST CONTROL							
01/19/2012	2560	BLDG MAINT	200411550	010.6501.2190	REPAIRS AND MAINTENANCE	75.00	75.00
01/19/2012	2560	BLDG MAINT	200411562	110.2109.2190	REPAIRS AND MAINTENANCE	75.00	75.00
Total ALL STAR PEST CONTROL:							150.00
ALLIANT ENERGY							
01/19/2012	2561	9585 MOA:655 7TH NE	2722374252	151.5944.3990	MISCELLANEOUS EXP	74.18	74.18
Total ALLIANT ENERGY:							74.18
ALLIANT UTILITIES-IPC							
01/19/2012	2562	MX BLDG GAS 75%	JAN 2012	050.2804.2161	GAS UTILITIES	972.69	972.69
01/19/2012	2562	MX BLDG ELECT 75%	JAN 2012	050.2804.2180	ELECTRICITY	238.04	238.04
01/19/2012	2562	FIRE EQUIP GAS 25%	JAN 2012	050.2806.2161	GAS UTILITIES	324.22	324.22
01/19/2012	2562	FIRE EQUIP ELEC 25%	JAN 2012	050.2806.2180	ELECTRICITY	143.60	143.60

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01/19/2012	2562	RUNWAY LIGHTS AND WI	JAN 2012	050.2808.2180	ELECTRICITY	996.95	996.95
01/19/2012	2562	T-HANGARS & NADY	JAN 2012	050.2810.2180	ELECTRICITY	327.34	327.34
01/19/2012	2562	TERM BLDG, FAA, BASE	JAN 2012	050.2814.2161	GAS UTILITIES	2,676.17	2,676.17
01/19/2012	2562	BLDG 8E, TERM LIFT STA	JAN 2012	050.2814.2180	ELECTRICITY	2,443.17	2,443.17
Total ALLIANT UTILITIES-IPC:							8,122.18
ALLIED 100							
01/19/2012	2563	COMP EXP	38905	010.1101.2110	COMPUTER EXPENSE	28.14	28.14
Total ALLIED 100:							28.14
ANDERSON, SCOTT A							
01/19/2012	2564	RELOCATE	1054 MAPLE	146.5917.2950	RELOCATION EXPENS	300.00	300.00
Total ANDERSON, SCOTT A:							300.00
ARAMARK UNIFORM SERVICES							
01/19/2012	2565	LAUNDRY	5730736	820.9601.3260	SHOP SUPPLIES	58.87	58.87
01/19/2012	2565	LAUNDRY	5731507	600.8001.3035	OTHER SUPPLIES	54.04	54.04
01/19/2012	2565	LAUNDRY	5731515	610.8121.3060	SUPPLIES & LAUNDRY	144.27	144.27
01/19/2012	2565	LAUNDRY	5734568	110.2105.3060	SUPPLIES & LAUNDRY	52.40	52.40
01/19/2012	2565	LAUNDRY	5734568	600.8002.2190	REPAIRS AND MAINTEN	52.40	52.40
01/19/2012	2565	LAUNDRY	5734568	640.8305.2150	BUILDING REPAIRS A	52.40	52.40
01/19/2012	2565	LAUNDRY	5734569	820.9601.3260	SHOP SUPPLIES	58.87	58.87
01/19/2012	2565	LAUNDRY	5735351	600.8001.3035	OTHER SUPPLIES	85.77	85.77
01/19/2012	2565	LAUNDRY	5735357	610.8121.3060	SUPPLIES & LAUNDRY	120.33	120.33
01/19/2012	2565	LAUNDRY	5739976	010.6501.3060	SUPPLIES & LAUNDRY	123.70	123.70
Total ARAMARK UNIFORM SERVICES:							803.05
ARNOLD MOTOR SUPPLY							
01/19/2012	2566	M/E	584058	110.2107.3044	M/E SUPPLIES	11.38	11.38
01/19/2012	2566	M/E	584311	110.2107.3044	M/E SUPPLIES	5.38	5.38
01/19/2012	2566	M/E	585683	110.2107.3044	M/E SUPPLIES	14.99	14.99
01/19/2012	2566	M/E	585801	020.4308.3044	M/E SUPPLIES	15.45	15.45
01/19/2012	2566	M/E	585931	110.2107.3044	M/E SUPPLIES	15.68	15.68
01/19/2012	2566	M/E	86017	020.4308.3044	M/E SUPPLIES	.71	.71
Total ARNOLD MOTOR SUPPLY:							62.17
ATC ASSOCIATES INC							
01/19/2012	2567	PW9585: ASBESTOS RD2	1690926	151.5944.2740	PROFESSIONAL SERV	9,337.55	9,337.55
01/19/2012	2567	PW10528: ASBESTOS RD	1690926	151.5945.2740	PROFESSIONAL SERV	1,278.22	1,278.22
01/19/2012	2567	B03: ASBESTOS RD2	1690926	150.5937.2740	PROFESSIONAL SERV	4,057.92	4,057.92
Total ATC ASSOCIATES INC:							14,673.69
B & J CONSTRUCTION							
01/19/2012	2568	M/E	47241	610.8121.2140	M/E REPAIRS	220.06	220.06
Total B & J CONSTRUCTION:							220.06
BALEK, DEB							
01/19/2012	2569	INSTRUCTOR	175003	040.4215.2740	PROFESSIONAL SERV	39.00	39.00

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Total BALEK,DEB:							39.00
BARCO MUNICIPAL PRODUCTS							
01/19/2012	2570	STOCK	IN199358	600.8042.3590	MATERIAL	365.12	365.12
01/19/2012	2570	SUPPLIES	IN199516	110.2105.3770	SAFETY EXPENSE	318.11	318.11
Total BARCO MUNICIPAL PRODUCTS:							683.23
BAUER BUILT TIRE CENTER							
01/19/2012	2571	M/E	820012455	640.8305.3044	M/E SUPPLIES	164.28	164.28
Total BAUER BUILT TIRE CENTER:							164.28
BECKER INSURANCE AGENCY INC							
01/19/2012	2572	VEHICLE INSURANCE RE	5593	090.6601.2700	AUTO LIABILITY	74,140.00	74,140.00
Total BECKER INSURANCE AGENCY INC:							74,140.00
BLAZEK ELECTRIC							
01/19/2012	2573	BLDG MAINT	52093	110.2109.2190	REPAIRS AND MAINTENANCE	384.66	384.66
Total BLAZEK ELECTRIC:							384.66
CANADIAN PACIFIC							
01/19/2012	2574	MAINT	11035422	610.8123.3990	MISCELLANEOUS EXP	2,908.22	2,908.22
Total CANADIAN PACIFIC:							2,908.22
CARPENTER UNIFORM AND							
01/19/2012	2575	P BUTTONS	302087	010.1101.3990	MISCELLANEOUS EXP	9.08	9.08
01/19/2012	2575	NEW HIRE UNIFORMS	305646	010.1101.3990	MISCELLANEOUS EXP	1,415.92	1,415.92
01/19/2012	2575	NEW HIRE ITEMS	305647	010.1101.3990	MISCELLANEOUS EXP	27.98	27.98
Total CARPENTER UNIFORM AND:							1,452.98
CARROLL SALES							
01/19/2012	2576	SUPPLIES	35564	610.8121.3110	MAINTENANCE MATE	177.79	177.79
Total CARROLL SALES:							177.79
CASTLE, MICHAEL							
01/19/2012	2577	CERTIFICATION	COACHING	020.4408.3990	MISCELLANEOUS EXP	25.00	25.00
Total CASTLE, MICHAEL:							25.00
CBE GROUP INC,THE							
01/19/2012	2578	PROF SRVC	12318418	600.8011.2530	COMMISSIONS	40.27	40.27
Total CBE GROUP INC,THE:							40.27
CDW GOVERNMENT INC							
01/19/2012	2579	COMP EQUIP	C379793	010.6401.2720	OFFICE EQUIPMENT	106.03	106.03
Total CDW GOVERNMENT INC:							106.03

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CENTRAL IOWA DISTRIBUTORS							
01/19/2012	2580	STOCK	85762	600.8042.3590	MATERIAL	566.00	566.00
Total CENTRAL IOWA DISTRIBUTORS:							566.00
CENTRAL LOCK & KEY							
01/19/2012	2581	BLDG MAINT	87421	110.2107.3044	M/E SUPPLIES	5.00	5.00
Total CENTRAL LOCK & KEY:							5.00
CENTURYLINK							
01/19/2012	2582	PHONE SRVC	1196689768	010.1101.2040	PHONE EXPENSE	61.85	61.85
01/19/2012	2583	PHONE SRVC	515E480416	010.1101.2040	PHONE EXPENSE	530.00	530.00
Total CENTURYLINK:							591.85
CERRO GORDO COUNTY EXTENSION							
01/19/2012	2584	TRAINING	T RISTAU	070.4501.2060	TRAVEL AND CONFER	35.00	35.00
Total CERRO GORDO COUNTY EXTENSION:							35.00
CERRO GORDO COUNTY RECORDER							
01/19/2012	2585	PULLEN ALLEY VAC	135705	010.5401.2722	COPY CHARGE	1.50	1.50
01/19/2012	2585	PROF SRVC	20118630	146.5917.2800	RECORDING FEES	27.00	27.00
Total CERRO GORDO COUNTY RECORDER:							28.50
CERRO GORDO COUNTY SHERIFF							
01/19/2012	2586	28E DISPATCH AGREEM	JANUARY 20	010.1101.1995	DISPATCH 28E	48,024.08	48,024.08
Total CERRO GORDO COUNTY SHERIFF:							48,024.08
CITY OF MASON CITY							
01/19/2012	2587	SALES TAX	1/01 THRU 1	600.8013.2540	SALES TAX	7,596.09	7,596.09
Total CITY OF MASON CITY:							7,596.09
CLEAR LAKE PHARMACY							
01/19/2012	2588	M/E	DEC	660.1509.3044	M/E SUPPLIES	70.97	70.97
Total CLEAR LAKE PHARMACY:							70.97
CLERK OF DISTRICT COURT							
01/19/2012	2589	PROF SRVC	MCSMSM02	010.6402.2330	COURT COSTS	120.00	120.00
01/19/2012	2589	PROF SRVC	MCSMSM03	010.6402.2330	COURT COSTS	120.00	120.00
01/19/2012	2589	PROF SRVC	SMSM02959	010.6402.2330	COURT COSTS	60.00	60.00
01/19/2012	2589	PROF SRVC	STA0045976	010.6402.2330	COURT COSTS	60.00	60.00
Total CLERK OF DISTRICT COURT:							360.00
COMMUNITY QUICKPRINT							
01/19/2012	2590	POSTCARDS	3219	040.4211.3990	MISCELLANEOUS EXP	22.50	22.50
01/19/2012	2590	POSTCARDS	3227	040.4211.3990	MISCELLANEOUS EXP	9.00	9.00
Total COMMUNITY QUICKPRINT:							31.50

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CONSOLIDATED ELECTRICAL DIST							
01/19/2012	2591	SUPPLIES	650142	110.2301.2190	REPAIRS AND MAINTE	126.74	126.74
01/19/2012	2591	BLDG MAINT	652710	600.8001.2190	REPAIRS AND MAINTE	3.32	3.32
01/19/2012	2591	SUPPLIES	653266	110.2301.2190	REPAIRS AND MAINTE	53.28	53.28
01/19/2012	2591	SUPPLIES	653267	110.2109.2190	REPAIRS AND MAINTE	7.69	7.69
01/19/2012	2591	SUPPLIES	654143	820.9601.3044	M/E SUPPLIES	46.35	46.35
01/19/2012	2591	SUPPLIES	654144	110.2107.3044	M/E SUPPLIES	47.79	47.79
01/19/2012	2591	BLDG MAINT	654252	600.8001.2190	REPAIRS AND MAINTE	6.65	6.65
01/19/2012	2591	BLDG MAINT	654459	600.8001.2190	REPAIRS AND MAINTE	21.80	21.80
Total CONSOLIDATED ELECTRICAL DIST:							313.62
CONSOLIDATED ENERGY COMPANY							
01/19/2012	2592	8000 GASOHOL	256735	010.1102.3750	FUEL	22,959.39	22,959.39
01/19/2012	2592	FUEL	256874	110.2107.3750	FUEL	889.56	889.56
01/19/2012	2592	FUEL	257024	020.4308.3750	FUEL	370.22	370.22
01/19/2012	2592	DISCOUNT	257024	020.4308.3750	FUEL	5.35	5.35
01/19/2012	2592	FUEL	257025	020.4308.3750	FUEL	529.55	529.55
01/19/2012	2592	DISCOUNT	257025	020.4308.3750	FUEL	8.50	8.50
01/19/2012	2592	M/E	257179	110.2107.3044	M/E SUPPLIES	168.00	168.00
01/19/2012	2592	M/E	257393	110.2107.3260	SHOP SUPPLIES	61.68	61.68
01/19/2012	2592	@PUMP	6449	640.8305.3750	FUEL	4,702.76	4,702.76
Total CONSOLIDATED ENERGY COMPANY:							29,667.31
CRESCENT ELECTRIC SUPPLY CO							
01/19/2012	2593	SUPPLIES	825684	110.2101.4600	TRAFFIC SIGNALS	17.30	17.30
01/19/2012	2593	SUPPLIES	826223	600.8012.3990	MISCELLANEOUS EXP	122.55	122.55
01/19/2012	2593	SUPPLIES	826311	110.2109.2190	REPAIRS AND MAINTE	236.01	236.01
01/19/2012	2593	SUPPLIES	826335	610.8121.2190	REPAIRS AND MAINTE	57.34	57.34
01/19/2012	2593	SUPPLIES	826818	110.2301.2190	REPAIRS AND MAINTE	191.92	191.92
Total CRESCENT ELECTRIC SUPPLY CO:							625.12
CROELL REDI-MIX INC							
01/19/2012	2594	GRND MAINT	265561	610.8123.3210	PAVING REPAIR MATE	128.00	128.00
Total CROELL REDI-MIX INC:							128.00
CULLIGAN SOFT WATER							
01/19/2012	2595	RENTAL	3940542100	610.8121.3990	MISCELLANEOUS EXP	40.00	40.00
01/19/2012	2595	RENTAL	394X008274	110.2109.2190	REPAIRS AND MAINTE	29.65	29.65
Total CULLIGAN SOFT WATER:							69.65
D & D SALES							
01/19/2012	2596	PRINTING	137725	010.3900.3990	MISCELLANEOUS EXP	45.00	45.00
Total D & D SALES:							45.00
DAHLEY, JUDITH KAY							
01/19/2012	2597	JAN 17TH, 2012 TRANSC	171794	010.6204.2740	PROFESSIONAL SERV	129.40	129.40
Total DAHLEY, JUDITH KAY:							129.40
DECKER ATHLETIC SUPPLY							
01/19/2012	2598	MC DOG PARK	AAD056715A	020.4304.4681	DOG PARK	502.75	502.75

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01/19/2012	2598	MC DOG PARK	AAD056724A	020.4304.4681	DOG PARK	179.00	179.00
01/19/2012	2598	MC DOG PARK	AAD056725A	020.4304.4681	DOG PARK	39.25	39.25
01/19/2012	2598	MC DOG PARK	AAD056813A	020.4304.4681	DOG PARK	28.75	28.75
Total DECKER ATHLETIC SUPPLY:							749.75
DETERMAN INVESTMENTS,JOHN							
01/19/2012	2599	DEC 2011 RENT	1192012	020.4412.2312	BUILDING RENT	1,879.00	1,879.00
01/19/2012	2599	JAN 2012 RENT	1192012	020.4412.2312	BUILDING RENT	1,879.00	1,879.00
01/19/2012	2599	FEB 2012 RENT	1192012	020.4412.2312	BUILDING RENT	1,879.00	1,879.00
Total DETERMAN INVESTMENTS,JOHN:							5,637.00
DOUG'S SMALL ENGINE SLS & SERV							
01/19/2012	2600	M/E	37563	110.2107.3044	M/E SUPPLIES	26.59	26.59
01/19/2012	2600	M/E	37617	110.2107.2140	M/E REPAIRS	50.57	50.57
Total DOUG'S SMALL ENGINE SLS & SERV:							77.16
ELECTRONIC ENGINEERING CO							
01/19/2012	2601	RADIO REPLCMT 2012-1	1356449	010.1108.3990	MISCELLANEOUS EXP	18,566.60	18,566.60
01/19/2012	2601	MP R/M	1372857	010.1102.2140	M/E REPAIRS	121.40	121.40
01/19/2012	2601	RADIO MAINT	1375807	010.1701.2130	RADIO MAINTENANCE	74.25	74.25
01/19/2012	2601	RADIO MAINT	1375807	010.5802.2130	RADIO MAINTENANCE	14.85	14.85
01/19/2012	2601	RADIO MAINT	1375807	010.1911.2130	RADIO MAINTENANCE	29.70	29.70
01/19/2012	2601	RADIO MAINT	1375807	010.3401.2130	RADIO MAINTENANCE	14.85	14.85
01/19/2012	2601	RADIO MAINT	1375807	010.1901.2130	RADIO MAINTENANCE	14.85	14.85
01/19/2012	2601	RADIO MAINT	1377543	010.1102.2130	RADIO MAINTENANCE	909.00	909.00
Total ELECTRONIC ENGINEERING CO:							19,745.50
ELLIOTT EQUIPMENT							
01/19/2012	2602	M/E	114542	610.8123.3990	MISCELLANEOUS EXP	183.45	183.45
Total ELLIOTT EQUIPMENT:							183.45
EMERGENCY VEHICLE SALES							
01/19/2012	2603	M/E	8063	660.1509.2140	M/E REPAIRS	60.00	60.00
Total EMERGENCY VEHICLE SALES:							60.00
EXCEL PAINTING							
01/19/2012	2604	WSTWTR GEN ROOM	1416	610.8125.4923	PLANT IMPROVEMENT	2,800.00	2,800.00
Total EXCEL PAINTING:							2,800.00
EXPRESS PERSONNEL SERVICES							
01/19/2012	2605	9585MOA: W/E 12/25/11	104811732	151.5944.2740	PROFESSIONAL SERV	103.98	103.98
01/19/2012	2605	PW9585: W/E 12/25/11	104811732	151.5944.2740	PROFESSIONAL SERV	398.33	398.33
01/19/2012	2605	CDBG: W/E 12/25/11	104811732	150.5940.2740	PROFESSIONAL SERV	63.23	63.23
01/19/2012	2605	PW10528: W/E 12/25/11	104811732	151.5945.2740	PROFESSIONAL SERV	43.38	43.38
01/19/2012	2605	PW9585: W/E 1/1/12	105113963	151.5944.2740	PROFESSIONAL SERV	671.49	671.49
01/19/2012	2605	9585 MOA: W/E 1/1/12	105113963	151.5944.2740	PROFESSIONAL SERV	8.66	8.66
01/19/2012	2605	CDBG: W/E 1/1/12	105113963	150.5940.2740	PROFESSIONAL SERV	11.56	11.56
01/19/2012	2605	B03: W/E 1/1/12	105113963	150.5937.2740	PROFESSIONAL SERV	.97	.97
01/19/2012	2605	PW9585: WE 1/8/12	105391205	151.5944.2740	PROFESSIONAL SERV	449.99	449.99
01/19/2012	2605	9585 MOA: W/E 1/8/12	105391205	151.5944.2740	PROFESSIONAL SERV	3.00	3.00

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01/19/2012	2605	CDBG: W/E 1/18/12	105391205	150.5940.2740	PROFESSIONAL SERV	2.00	2.00
01/19/2012	2605	B03: W/E 1/8/12	105391205	150.5937.2740	PROFESSIONAL SERV	278.47	278.47
Total EXPRESS PERSONNEL SERVICES:							2,035.06
FAREWAY STORE							
01/19/2012	2606	TRAINING	7 JAN 2012	660.1507.2080	EDUCATION AND TRAI	66.15	66.15
Total FAREWAY STORE:							66.15
FASTENAL COMPANY							
01/19/2012	2607	M/E	173127	110.2109.2190	REPAIRS AND MAINT	144.54	144.54
01/19/2012	2607	M/E	173128	820.9601.3260	SHOP SUPPLIES	52.82	52.82
01/19/2012	2607	M/E	173236	110.2107.3044	M/E SUPPLIES	18.26	18.26
01/19/2012	2607	M/E	173334	610.8121.3110	MAINTENANCE MATE	12.37	12.37
01/19/2012	2607	M/E	IAMAS17296	070.4504.2190	REPAIRS AND MAINT	30.56	30.56
Total FASTENAL COMPANY:							258.55
FBI NAT'L ACADEMY ASSOCIATES							
01/19/2012	2608	2012 MBRSHP DUES - LA	25990	010.1101.2030	DUES & PUBLICATION	85.00	85.00
01/19/2012	2608	2012 MBRSHP DUES - VA	30892	010.1101.2030	DUES & PUBLICATION	85.00	85.00
01/19/2012	2608	2012 MBRSHP DUES - ST	39297	010.1101.2030	DUES & PUBLICATION	85.00	85.00
Total FBI NAT'L ACADEMY ASSOCIATES:							255.00
FEDERAL FIRE EQUIPMENT COMPANY							
01/19/2012	2609	M/E	48367	010.6501.2190	REPAIRS AND MAINT	54.50	54.50
01/19/2012	2609	BLDG MAINT	48383	610.8121.3770	SAFETY EXPENSE	125.00	125.00
01/19/2012	2609	FIRE EXT TEST	48387	010.1907.3044	M/E SUPPLIES	7.37	7.37
01/19/2012	2609	FIRE EXT TEST	48387	010.1904.3044	M/E SUPPLIES	7.37	7.37
01/19/2012	2609	FIRE EXT TEST	48387	010.1701.3044	M/E SUPPLIES	14.74	14.74
01/19/2012	2609	FIRE EXT TEST	48387	010.3401.3044	M/E SUPPLIES	7.37	7.37
01/19/2012	2609	FIRE EXT TEST	48387	010.1911.3044	M/E SUPPLIES	14.74	14.74
01/19/2012	2609	FIRE EXT TEST	48387	010.1901.3044	M/E SUPPLIES	7.39	7.39
Total FEDERAL FIRE EQUIPMENT COMPANY:							238.48
FEDEX							
01/19/2012	2610	POSTAGE	773370062	010.6201.3019	OFFICE SUPPLIES	35.88	35.88
01/19/2012	2610	POSTAGE	773370062	010.6201.3019	OFFICE SUPPLIES	26.33	26.33
Total FEDEX:							62.21
FIALA OFFICE PRODUCTS LTD							
01/19/2012	2611	COPIER	72334	610.8121.3019	OFFICE SUPPLIES	140.00	140.00
Total FIALA OFFICE PRODUCTS LTD:							140.00
FIRST ADMINISTRATORS INC							
01/19/2012	2612	01/17/2012 CLAIMS	1172012	800.9401.5265	HEALTH CARE CLAIM	101,290.99	101,290.99
Total FIRST ADMINISTRATORS INC:							101,290.99
FLOYD & LEONARD AUTO ELECTRIC							
01/19/2012	2613	R/M	446410	070.4504.2190	REPAIRS AND MAINT	24.65	24.65
01/19/2012	2613	M/E	457779	600.8002.3760	EQUIPMENT REPAIRS	2.10	2.10

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01/19/2012	2613	M/E	457943	070.4504.3310	TOOLS AND SUPPLIES	2.21	2.21
01/19/2012	2613	M/E	457975	110.2107.3044	M/E SUPPLIES	21.95	21.95
01/19/2012	2613	M/E	457984	110.2107.3044	M/E SUPPLIES	34.23	34.23
Total FLOYD & LEONARD AUTO ELECTRIC:							85.14
GALLS AN ARAMARK COMPANY							
01/19/2012	2614	EXPEDITION REBUILD	511876042	010.1101.5910	SPECIAL GRANT	756.46	756.46
Total GALLS AN ARAMARK COMPANY:							756.46
GILLUND ENTERPRISES							
01/19/2012	2615	STOCK	750956	600.8042.3590	MATERIAL	173.76	173.76
Total GILLUND ENTERPRISES:							173.76
GRAHAM TIRE MASON CITY							
01/19/2012	2616	SNOW TIRES	1000013638	010.1102.2140	M/E REPAIRS	257.38	257.38
01/19/2012	2616	MOUNT TIRES	1000013657	010.1102.2140	M/E REPAIRS	45.90	45.90
01/19/2012	2616	MOUNT TIRES	1000013680	010.1102.2140	M/E REPAIRS	45.90	45.90
01/19/2012	2616	SNOW TIRES	1000013727	010.1102.2140	M/E REPAIRS	254.38	254.38
01/19/2012	2616	SNOW TIRES	1000013765	010.1102.2140	M/E REPAIRS	270.38	270.38
01/19/2012	2616	SNOW TIRES	1000013849	010.1102.2140	M/E REPAIRS	254.38	254.38
01/19/2012	2616	SNOW TIRES	1000013857	010.1102.2140	M/E REPAIRS	276.38	276.38
01/19/2012	2616	MOUNT TIRES	1000013948	010.1102.2140	M/E REPAIRS	55.90	55.90
01/19/2012	2616	MOUNT TIRES	1000013976	010.1102.2140	M/E REPAIRS	39.90	39.90
01/19/2012	2616	MOUNT TIRES	1000015558	010.1102.2140	M/E REPAIRS	27.95	27.95
01/19/2012	2616	M/E	1000015607	600.8002.3760	EQUIPMENT REPAIRS	2,350.00	2,350.00
01/19/2012	2616	TIRE REPAIR #18	1000015862	010.1102.2140	M/E REPAIRS	18.99	18.99
01/19/2012	2616	TIRES - 'OL GRAND PRIX	1000016135	010.1102.2140	M/E REPAIRS	493.68	493.68
01/19/2012	2616	TIRE REPAIR #3	1000016904	010.1102.2140	M/E REPAIRS	18.99	18.99
01/19/2012	2616	MOUNT TIRES	1000017094	010.1102.2140	M/E REPAIRS	49.90	49.90
01/19/2012	2616	TIRE REPAIR #10	1000017167	010.1102.2140	M/E REPAIRS	18.99	18.99
01/19/2012	2616	TIRE REPAIR # 7	1000017176	010.1102.2140	M/E REPAIRS	18.99	18.99
01/19/2012	2616	TIRE REPAIR #4	1000017251	010.1102.2140	M/E REPAIRS	16.00	16.00
Total GRAHAM TIRE MASON CITY:							4,513.99
HARRISON PHOTOGRAPHY, INC							
01/19/2012	2617	NEW COUNCIL PHOTOS	173378	010.6101.3019	OFFICE SUPPLIES	127.50	127.50
Total HARRISON PHOTOGRAPHY, INC:							127.50
HARRISON TRUCK CENTERS							
01/19/2012	2618	M/E	CL43165	110.2107.3044	M/E SUPPLIES	16.56	16.56
Total HARRISON TRUCK CENTERS:							16.56
HAUGLAND, CONNOR							
01/19/2012	2619	SUBCONTRACTOR	173604	010.3900.2740	PROFESSIONAL SERV	50.00	50.00
Total HAUGLAND, CONNOR:							50.00
HAWKINS INC							
01/19/2012	2620	CHEMICALS	3297372	600.8001.3170	CHEMICALS	3,677.11	3,677.11

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Total HAWKINS INC:							3,677.11
HEALTH WORKS							
01/19/2012	2621	PROF SRVC	61958 JAN 2	010.6900.1260	WELLNESS PROGRAM	27.75	27.75
Total HEALTH WORKS:							27.75
HEARTLAND PAPER CO							
01/19/2012	2622	STOCK	G1296731	600.8042.3590	MATERIAL	631.18	631.18
01/19/2012	2622	STOCK	G1296761	600.8042.3590	MATERIAL	48.17	48.17
Total HEARTLAND PAPER CO:							679.35
HEINY LAW FIRM TRUST ACCOUNT							
01/19/2012	2623	PW9585: KELLY DEMO	300011	151.5944.2870	LEGAL FEES DIRECT	636.36	636.36
01/19/2012	2623	B03: KELLY DEMO	300011	150.5937.2870	LEGAL FEES DIRECT	238.64	238.64
Total HEINY LAW FIRM TRUST ACCOUNT:							875.00
HELPS DRAIN CLEANING							
01/19/2012	2624	CAMERA MAIN #1200038	7135	010.1101.2100	INVESTIGATION FUND	319.00	319.00
Total HELPS DRAIN CLEANING:							319.00
HIWAY TRUCK & EQUIPMENT							
01/19/2012	2625	M/E	C44100	110.2107.3044	M/E SUPPLIES	115.00	115.00
Total HIWAY TRUCK & EQUIPMENT:							115.00
HOLIDAY INN DES MOINES							
01/19/2012	2626	TRAVEL	12151	010.3900.2060	TRAVEL AND CONFER	55.95	55.95
Total HOLIDAY INN DES MOINES:							55.95
HOME LUMBER & BUILDERS							
01/19/2012	2627	BLDG MAINT	407335	070.4504.3390	FOUNDATION MATERI	10.98	10.98
01/19/2012	2627	BLDG MAINT	407682	110.2107.3044	M/E SUPPLIES	20.76	20.76
Total HOME LUMBER & BUILDERS:							31.74
HOTSY EQUIPMENT COMPANY							
01/19/2012	2628	M/E	32017	110.2107.3044	M/E SUPPLIES	154.98	154.98
01/19/2012	2628	M/E	32017	600.8002.3310	TOOLS AND SUPPLIES	154.98	154.98
01/19/2012	2628	M/E	32017	640.8305.3044	M/E SUPPLIES	154.98	154.98
Total HOTSY EQUIPMENT COMPANY:							464.94
HOVLAND ENTERPRISES, TOM							
01/19/2012	2629	M/E	2209712	110.2107.3044	M/E SUPPLIES	15.46	15.46
01/19/2012	2629	BATTERY	228712	010.1102.2140	M/E REPAIRS	100.86	100.86
01/19/2012	2629	M/E	229140	660.1509.2140	M/E REPAIRS	80.24	80.24
01/19/2012	2629	M/E	229365	640.8305.3044	M/E SUPPLIES	94.66	94.66
01/19/2012	2629	M/E	229399	110.2107.3044	M/E SUPPLIES	141.55	141.55
01/19/2012	2629	M/E	229423	110.2107.3044	M/E SUPPLIES	57.13	57.13
01/19/2012	2629	M/E	229508	110.2107.3044	M/E SUPPLIES	33.22	33.22
01/19/2012	2629	M/E	229627	110.2107.3044	M/E SUPPLIES	1.85	1.85

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01/19/2012	2629	M/E	229642	600.8001.2190	REPAIRS AND MAINT	3.95	3.95
01/19/2012	2629	M/E	229647	110.2107.3044	M/E SUPPLIES	17.44	17.44
01/19/2012	2629	M/E	229686	600.8001.2190	REPAIRS AND MAINT	11.22	11.22
01/19/2012	2629	M/E	229705	110.2107.3044	M/E SUPPLIES	3.02	3.02
01/19/2012	2629	M/E	229719	660.1509.2140	M/E REPAIRS	9.25	9.25
01/19/2012	2629	M/E	229802	110.2107.3044	M/E SUPPLIES	97.81	97.81
01/19/2012	2629	M/E	229806	600.8002.3110	MAINTENANCE MATE	7.59	7.59
01/19/2012	2629	M/E	229809	110.2107.3044	M/E SUPPLIES	32.97	32.97
01/19/2012	2629	M/E	229831	600.8002.3110	MAINTENANCE MATE	27.39	27.39
01/19/2012	2629	M/E	229832	110.2107.3044	M/E SUPPLIES	13.39	13.39
01/19/2012	2629	M/E	229940	110.2107.3044	M/E SUPPLIES	44.16	44.16
01/19/2012	2629	M/E	230088	600.8042.3590	MATERIAL	147.82	147.82
01/19/2012	2629	M/E	230090	110.2107.3044	M/E SUPPLIES	43.61	43.61
01/19/2012	2629	M/E	230131	820.9601.3044	M/E SUPPLIES	47.13	47.13
01/19/2012	2629	M/E	230136	820.9601.3044	M/E SUPPLIES	1.31	1.31
01/19/2012	2629	M/E	230146	820.9601.3044	M/E SUPPLIES	2.63	2.63
Total HOVLAND ENTERPRISES,TOM:							1,017.16
HUBER SUPPLY COMPANY							
01/19/2012	2630	M/E	210293	110.2107.3260	SHOP SUPPLIES	238.31	238.31
01/19/2012	2630	M/E	210535	650.8904.3110	MAINTENANCE MATE	8.00	8.00
01/19/2012	2630	M/E	210672	010.1503.3044	M/E SUPPLIES	16.00	16.00
01/19/2012	2630	M/E	210673	820.9601.3550	SHOP SUPPLIES	36.00	36.00
01/19/2012	2630	M/E	210674	020.4308.3044	M/E SUPPLIES	9.00	9.00
01/19/2012	2630	M/E	210675	610.8121.3110	MAINTENANCE MATE	21.00	21.00
01/19/2012	2630	M/E	210676	110.2107.3260	SHOP SUPPLIES	6.00	6.00
01/19/2012	2630	M/E	210678	600.8001.3990	MISCELLANEOUS EXP	8.00	8.00
01/19/2012	2630	M/E	211870	020.4308.3044	M/E SUPPLIES	40.00	40.00
01/19/2012	2630	M/E	211871	110.2107.3044	M/E SUPPLIES	8.73	8.73
01/19/2012	2630	M/E	211992	020.4308.3044	M/E SUPPLIES	63.28	63.28
01/19/2012	2630	M/E	212319	110.2107.3044	M/E SUPPLIES	11.17	11.17
Total HUBER SUPPLY COMPANY:							465.49
HUNT ELECTRIC,JIM							
01/19/2012	2631	BLDG MAINT	4426	660.1508.2150	BUILDING REPAIRS A	281.20	281.20
Total HUNT ELECTRIC,JIM:							281.20
HYGIENIC LABORATORY-ACCT REC							
01/19/2012	2632	LAB TESTING	543015	600.8001.3035	OTHER SUPPLIES	54.00	54.00
Total HYGIENIC LABORATORY-ACCT REC:							54.00
I C SYSTEMS INC							
01/19/2012	2633	PROF SRVC	325039	660.1507.2740	PROFESSIONAL SERV	296.80	296.80
Total I C SYSTEMS INC:							296.80
ICC							
01/19/2012	2634	2012 MEMBERSHIP	2874130	010.1701.2030	DUES & PUBLICATION	125.00	125.00
Total ICC:							125.00
INTERNAL REVENUE SERVICE							
01/19/2012	2635	941 ADD'L DEPOSIT	4TH QRT 11	010.6900.3990	MISCELLANEOUS EXP	340.61	340.61

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Total INTERNAL REVENUE SERVICE:							340.61
INTERSTATE MOTOR TRUCKS							
01/19/2012	2636	M/E	71214	640.8305.2140	M/E REPAIRS	182.17	182.17
01/19/2012	2636	M/E	71654	010.1503.2140	M/E REPAIRS	1,024.12	1,024.12
01/19/2012	2636	M/E	B67944	110.2107.3044	M/E SUPPLIES	9.36	9.36
Total INTERSTATE MOTOR TRUCKS:							1,215.65
INTL ASSOC OF CHIEFS OF POLICE							
01/19/2012	2637	MODEL POLICY SUBSCR	1001024406	010.1101.2030	DUES & PUBLICATION	30.00	30.00
Total INTL ASSOC OF CHIEFS OF POLICE:							30.00
IOWA CHAPTER OF INTL ASSOC OF							
01/19/2012	2638	2012 MEMBERSHIP DUE	C SAUVE	010.1907.2030	DUES & PUBLICATION	20.00	20.00
Total IOWA CHAPTER OF INTL ASSOC OF:							20.00
IOWA DEPT OF PUBLIC SAFETY							
01/19/2012	2639	WARRANTS & ARTICLES	FEB 2012	010.1101.2010	MEDICAL SERVICE	991.00	991.00
01/19/2012	2639	WARRANTS & ARTICLES	JAN 2012	010.1101.2010	MEDICAL SERVICE	991.00	991.00
01/19/2012	2639	WARRANTS & ARTICLES	MARCH 201	010.1101.2010	MEDICAL SERVICE	991.00	991.00
Total IOWA DEPT OF PUBLIC SAFETY:							2,973.00
IOWA FIRE MARSHALS ASSOCIATION							
01/19/2012	2640	PUBLICATION	100	660.1507.2030	DUES & PUBLICATION	25.00	25.00
Total IOWA FIRE MARSHALS ASSOCIATION:							25.00
IOWA LEAGUE OF CITIES							
01/19/2012	2641	MEETING - BOOKMEYER	50847	010.6101.2060	TRAVEL AND CONFER	15.00	15.00
01/19/2012	2641	MEETING - TROUT	50847	010.6105.2060	TRAVEL AND CONFER	15.00	15.00
Total IOWA LEAGUE OF CITIES:							30.00
IOWA LEAN CONSORTIUM							
01/19/2012	2642	MBRSH 12/31/2012	1227	010.6101.2030	DUES & PUBLICATION	100.00	100.00
Total IOWA LEAN CONSORTIUM:							100.00
IOWA WORKFORCE DEVELOPMENT							
01/19/2012	2643	4TH QRT 11 REC	1041334 JAN	020.4401.1760	UNEMPLOYMENT CO	2,417.07	2,417.07
01/19/2012	2643	4TH QRT 11 PARKS	1041334 JAN	020.4301.1760	UNEMPLOYMENT CO	4,564.23	4,564.23
01/19/2012	2643	4TH QR 11 REC	1041334 JAN	020.4408.3990	MISCELLANEOUS EXP	1,943.00	1,943.00
01/19/2012	2643	4TH QRT 11 SW	1041334 JAN	610.8121.1760	UNEMPLOYMENT CO	4,321.83	4,321.83
01/19/2012	2643	4TH QRT 11 GOLF	1041334 JAN	650.8901.1760	UNEMPLOYMENT CO	1,732.34	1,732.34
Total IOWA WORKFORCE DEVELOPMENT:							14,978.47
J & J MACHINING WELDING							
01/19/2012	2644	FLOOR GRATES	16932	010.1103.2150	BUILDING REPAIRS A	750.00	750.00
01/19/2012	2644	M/E	17280	110.2115.3280	REMOVAL EQUIPMEN	385.95	385.95
01/19/2012	2644	M/E	17384	110.2107.3044	M/E SUPPLIES	295.92	295.92

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Total J & J MACHINING WELDING:							1,431.87
JACOBSON,KEVIN							
01/19/2012	2645	MILEAGE/CONFERENCE	DEC 2011	010.6201.2060	TRAVEL AND CONFER	40.50	40.50
Total JACOBSON,KEVIN:							40.50
JAMES PROPERTY MGT							
01/19/2012	2646	CLEAN UP 314 E STATE	295415	010.1911.2551	NUISANCE ABATEMEN	65.00	65.00
Total JAMES PROPERTY MGT:							65.00
JOHNSON SANITARY PRODUCTS							
01/19/2012	2647	STOCK	165186	600.8042.3590	MATERIAL	234.00	234.00
Total JOHNSON SANITARY PRODUCTS:							234.00
K & H CO-OP OIL CO							
01/19/2012	2648	DEC FEUL	475327 JAN	660.1509.3044	M/E SUPPLIES	4,610.79	4,610.79
01/19/2012	2648	DEC FEUL	475823 JAN	010.1503.3044	M/E SUPPLIES	1,012.46	1,012.46
Total K & H CO-OP OIL CO:							5,623.25
KAMAN INDUSTRIAL TECHNOLOGIES							
01/19/2012	2649	M/E	D808208	600.8001.3170	CHEMICALS	183.72	183.72
01/19/2012	2649	M/E	D943151	600.8001.3170	CHEMICALS	172.12	172.12
01/19/2012	2649	M/E	D957506	600.8001.3170	CHEMICALS	13.96	13.96
01/19/2012	2649	M/E	D994888	600.8001.3170	CHEMICALS	16.96	16.96
01/19/2012	2649	M/E	R525743	110.2107.2140	M/E REPAIRS	201.53	201.53
Total KAMAN INDUSTRIAL TECHNOLOGIES:							588.29
KANN MANUFACTURIG CORP							
01/19/2012	2650	M/E	121704	640.8305.3044	M/E SUPPLIES	623.43	623.43
Total KANN MANUFACTURIG CORP:							623.43
KIM,JULIE							
01/19/2012	2651	INSTRUCTOR	175004	040.4215.2740	PROFESSIONAL SERV	39.00	39.00
Total KIM,JULIE:							39.00
KRAMER ACE HARDWARE							
01/19/2012	2652	SUPPLIES	79560	610.8121.2190	REPAIRS AND MAINT	4.29	4.29
01/19/2012	2652	SUPPLIES	79563	610.8121.2190	REPAIRS AND MAINT	7.49	7.49
01/19/2012	2652	M/E	79687	020.4308.3044	M/E SUPPLIES	7.74	7.74
01/19/2012	2652	M/E	79697	020.4308.3044	M/E SUPPLIES	7.41	7.41
01/19/2012	2652	M/E	79702	020.4308.3044	M/E SUPPLIES	15.57	15.57
01/19/2012	2652	SUPPLIES	79712	610.8121.2190	REPAIRS AND MAINT	4.79	4.79
01/19/2012	2652	SUPPLIES	79731	600.8001.2150	BUILDING REPAIRS A	31.98	31.98
01/19/2012	2652	SUPPLIES	79762	610.8121.3110	MAINTENANCE MATE	17.49	17.49
01/19/2012	2652	SUPPLIES	79763	610.8121.3110	MAINTENANCE MATE	9.50	9.50
01/19/2012	2652	SUPPLIES	79790	610.8121.3110	MAINTENANCE MATE	13.48	13.48
01/19/2012	2652	BLDG MAINT	79842	110.2109.2190	REPAIRS AND MAINT	45.06	45.06

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Total KRAMER ACE HARDWARE:							145.80
LANDFILL OF NORTH IOWA							
01/19/2012	2653	LANDFILL	20515	640.8301.2570	LANDFILL USE CHARG	12,994.64	12,994.64
01/19/2012	2653	LANDFILL	20522	610.8121.2190	REPAIRS AND MAINTENANCE	855.60	855.60
01/19/2012	2653	LANDFILL	20523	640.8301.2570	LANDFILL USE CHARG	289.40	289.40
Total LANDFILL OF NORTH IOWA:							14,139.64
LANPHERE, ROBERT							
01/19/2012	2654	CERTIFICATION	COACHING	020.4408.3990	MISCELLANEOUS EXP	25.00	25.00
Total LANPHERE, ROBERT:							25.00
LARSON PRINTING CO							
01/19/2012	2655	FORMS	41906	010.6401.3019	OFFICE SUPPLIES	137.50	137.50
01/19/2012	2655	WINDOW ENVELOPES	42097	010.6206.3019	OFFICE SUPPLIES	528.00	528.00
Total LARSON PRINTING CO:							665.50
LESSIN SUPPLY CO							
01/19/2012	2656	M/E	249364	610.8121.2190	REPAIRS AND MAINTENANCE	83.30	83.30
Total LESSIN SUPPLY CO:							83.30
LUDTKE, HOPE							
01/19/2012	2657	REFUND	2001909002	020.4408.5510	REFUND	30.00	30.00
Total LUDTKE, HOPE:							30.00
M C BUSINESS SYSTEMS INC							
01/19/2012	2658	COPIER	343938	010.2601.2722	COPY CHARGE	35.99	35.99
01/19/2012	2658	COPIER	343946	600.8001.3990	MISCELLANEOUS EXP	5.40	5.40
Total M C BUSINESS SYSTEMS INC:							41.39
M C SENIOR ACTIVITY CENTER							
01/19/2012	2659	2ND HALF ALLOCATION	FY 2012	010.5201.2910	GRANT PAYMENTS	5,000.00	5,000.00
Total M C SENIOR ACTIVITY CENTER:							5,000.00
MARSHALL & SWIFT INC							
01/19/2012	2660	36" MOP	12403	010.1103.3060	SUPPLIES & LAUNDRY	2.75	2.75
01/19/2012	2660	LAUNDRY	33208	010.1103.3060	SUPPLIES & LAUNDRY	7.00	7.00
01/19/2012	2660	LAUNDRY	35870	010.1103.3060	SUPPLIES & LAUNDRY	7.00	7.00
01/19/2012	2660	LAUNDRY	528	650.8901.3035	OTHER SUPPLIES	13.99	13.99
01/19/2012	2660	LAUNDRY	914	640.8305.2410	UNIFORM RENTAL	71.10	71.10
01/19/2012	2660	LAUNDRY	95418	650.8901.3035	OTHER SUPPLIES	13.99	13.99
01/19/2012	2660	LAUNDRY	97131	640.8305.2410	UNIFORM RENTAL	71.10	71.10
01/19/2012	2660	LAUNDRY	97403	010.1103.3060	SUPPLIES & LAUNDRY	52.49	52.49
01/19/2012	2660	LAUNDRY	98002	650.8901.3035	OTHER SUPPLIES	13.99	13.99
01/19/2012	2660	LAUNDRY	98424	640.8305.2410	UNIFORM RENTAL	71.10	71.10
01/19/2012	2660	LAUNDRY	99698	640.8305.2410	UNIFORM RENTAL	71.10	71.10
01/19/2012	2660	LAUNDRY	99969	010.1103.3060	SUPPLIES & LAUNDRY	50.90	50.90

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Total MARSHALL & SWIFT INC:							446.51
MARTIN BROS DISTRIBUTING							
01/19/2012	2661	FOOD ITEMS/TRAINING	4139260	660.1507.2080	EDUCATION AND TRAI	166.15	166.15
01/19/2012	2661	FOOD ITEMS/TRAINING	4142077	660.1507.2080	EDUCATION AND TRAI	19.76	19.76
Total MARTIN BROS DISTRIBUTING:							146.39
MASON CITY CHAMBER OF COMMERCE							
01/19/2012	2662	MISC FURNITURE FOR A	641952 A	050.2816.4644	SITE IMPROVEMENTS	110.00	110.00
Total MASON CITY CHAMBER OF COMMERCE:							110.00
MASON CITY FORD LNCOLN MERCURY							
01/19/2012	2663	M/E	24537	820.9601.3044	M/E SUPPLIES	108.75	108.75
01/19/2012	2663	M/E	49787	660.1509.2140	M/E REPAIRS	477.95	477.95
Total MASON CITY FORD LNCOLN MERCURY:							586.70
MASON CITY LUMBER COMPANY							
01/19/2012	2664	BLDG MAINT	215446	110.2107.2140	M/E REPAIRS	21.41	21.41
01/19/2012	2664	BLDG MAINT	215472	600.8001.2150	BUILDING REPAIRS A	88.33	88.33
01/19/2012	2664	BLDG MAINT	215474	600.8001.2150	BUILDING REPAIRS A	9.66	9.66
01/19/2012	2664	BLDG MAINT	215509	600.8001.2150	BUILDING REPAIRS A	88.33	88.33
Total MASON CITY LUMBER COMPANY:							207.73
MASON CITY RENTALS							
01/19/2012	2665	RENTAL	119485	610.8121.2190	REPAIRS AND MAINTENANCE	93.40	93.40
Total MASON CITY RENTALS:							93.40
MASON CITY TIRE SERVICE							
01/19/2012	2666	M/E	30382	600.8001.2190	REPAIRS AND MAINTENANCE	19.79	19.79
Total MASON CITY TIRE SERVICE:							19.79
MCKELVEY, MICHAEL							
01/19/2012	2667	BUSINESS CARDS	173062	010.1101.3990	MISCELLANEOUS EXP	165.67	165.67
Total MCKELVEY, MICHAEL:							165.67
MCKINNESS EXCAVATING							
01/19/2012	2668	PW9585: DEMO	11005PR1	151.5944.2550	DEMOLITIONS	16,530.00	16,530.00
01/19/2012	2670	STREETSCAPE/12-30	7178	126.7519.2910	GRANT PAYMENTS	800.00	800.00
01/19/2012	2669	'11 STREETPANEL/12-4	FINAL	110.2101.4580	STREET CONSTRUCTI	7,660.95	7,660.95
01/19/2012	2668	B03: DEMO	PR1D10	150.5937.2550	DEMOLITIONS	8,930.00	8,930.00
Total MCKINNESS EXCAVATING:							33,920.95
MECHANICAL AIR SYSTEMS							
01/19/2012	2671	BLDG R/M 1ST FLOOR	W19843	010.6501.2190	REPAIRS AND MAINTENANCE	195.00	195.00
Total MECHANICAL AIR SYSTEMS:							195.00

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MEDIACOM							
01/19/2012	2672	MODEM	8383960010	010.1101.5910	SPECIAL GRANT	106.90	106.90
Total MEDIACOM:							106.90
MENARDS							
01/19/2012	2673	BLDG SUPPLIES	10356	010.1103.3060	SUPPLIES & LAUNDRY	38.87	38.87
01/19/2012	2673	BLDG MAINT	14784	010.6501.2190	REPAIRS AND MAINTENANCE	27.96	27.96
01/19/2012	2673	SUPPLIES	14978	660.1508.3035	OTHER SUPPLIES	56.78	56.78
01/19/2012	2673	SUPPLIES	16608	820.9601.3260	SHOP SUPPLIES	20.67	20.67
01/19/2012	2673	SUPPLIES	17045	610.8121.2190	REPAIRS AND MAINTENANCE	50.97	50.97
Total MENARDS:							195.25
MENEMSHA FILMS							
01/19/2012	2674	RENTAL, MOVIE	12042	040.4216.3046	FILMS	225.00	225.00
Total MENEMSHA FILMS:							225.00
MERCY FAMILY PHARMACIES							
01/19/2012	2675	PRESC - RETIRED OFFIC	MCPD 1-201	010.1101.2010	MEDICAL SERVICE	1,161.51	1,161.51
Total MERCY FAMILY PHARMACIES:							1,161.51
MERCY MEDICAL CENTER - NO IA							
01/19/2012	2676	LAUNDRY	645	660.1507.3060	SUPPLIES & LAUNDRY	149.29	149.29
Total MERCY MEDICAL CENTER - NO IA:							149.29
MOCIC							
01/19/2012	2677	2012 MBRSHF FEES	2309715881	010.1101.2030	DUES & PUBLICATION	200.00	200.00
Total MOCIC:							200.00
MONROE STORAGE							
01/19/2012	2678	STORAGE - 3 MONTHS	138 152 JAN	010.1101.3990	MISCELLANEOUS EXP	600.00	600.00
01/19/2012	2678	STORAGE 3 MONTH @ \$	143 157 JAN	010.1101.3990	MISCELLANEOUS EXP	540.00	540.00
01/19/2012	2678	STORAGE - 3 MONTH @	177 JAN 201	010.1108.3990	MISCELLANEOUS EXP	345.00	345.00
Total MONROE STORAGE:							1,485.00
MUNICIPAL SUPPLY COMPANY							
01/19/2012	2679	BLDG MAINT	492216IN	020.4490.2190	REPAIRS AND MAINTENANCE	809.47	809.47
Total MUNICIPAL SUPPLY COMPANY:							809.47
NIEBUHR,JOYCE							
01/19/2012	2680	RESALE CARDS	442629	040.4218.2447	RESALE PURCHASES	72.00	72.00
Total NIEBUHR,JOYCE:							72.00
NORTH CENTRAL MECHANICAL SVC							
01/19/2012	2681	BLDG MAINT	7034	610.8121.2190	REPAIRS AND MAINTENANCE	154.14	154.14
Total NORTH CENTRAL MECHANICAL SVC:							154.14

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NORTHWAY WELL AND PUMP CO							
01/19/2012	2682	BLDG MAINT	13297	600.8001.4040	MOTOR EQUIPMENT	810.00	810.00
Total NORTHWAY WELL AND PUMP CO:							810.00
OFFICE ELEMENTS							
01/19/2012	2683	COPY CHARGE	CNIN218804	010.3900.2722	COPY CHARGE	313.96	313.96
Total OFFICE ELEMENTS:							313.96
OFFICE OF VEHICLE SERVICES							
01/19/2012	2684	JIM LOVELAND	295065	010.1101.3990	MISCELLANEOUS EXP	10.00	10.00
Total OFFICE OF VEHICLE SERVICES:							10.00
OLSEN IMPLEMENT INC							
01/19/2012	2685	M/E	J307449	070.4504.2190	REPAIRS AND MAINTENANCE	364.84	364.84
Total OLSEN IMPLEMENT INC:							364.84
O'REILLY AUTO PARTS							
01/19/2012	2686	M/E	390266	070.4504.2190	REPAIRS AND MAINTENANCE	26.33	26.33
01/19/2012	2686	M/E	390339	070.4504.2140	M/E REPAIRS	35.26	35.26
01/19/2012	2686	M/E	391646	070.4504.2190	REPAIRS AND MAINTENANCE	14.69	14.69
01/19/2012	2686	R/M	392517	070.4504.2140	M/E REPAIRS	10.78	10.78
Total O'REILLY AUTO PARTS:							87.06
ORR, TAMMY							
01/19/2012	2687	JAN PREMIUM x 2 FEB P	HEALTH INS	800.9401.5510	REFUND	90.00	90.00
Total ORR, TAMMY:							90.00
OVERHEAD DOOR CO OF MASON CITY							
01/19/2012	2688	BLDG MAINT	97289	110.2109.2190	REPAIRS AND MAINTENANCE	464.00	464.00
Total OVERHEAD DOOR CO OF MASON CITY:							464.00
OVERTON, DAVID							
01/19/2012	2689	PRE-EMPLOYMENT POL	107	010.1101.3990	MISCELLANEOUS EXP	400.00	400.00
Total OVERTON, DAVID:							400.00
PETRO BLEND CORP							
01/19/2012	2690	M/E	126450	820.9601.3044	M/E SUPPLIES	119.16	119.16
Total PETRO BLEND CORP:							119.16
PIONEER ANIMAL HOSPITAL							
01/19/2012	2691	EMERGENCY EXAM	18360	010.1901.2672	VETERINARIAN FEES	68.00	68.00
Total PIONEER ANIMAL HOSPITAL:							68.00
PISCHEL, RANDY							
01/19/2012	2692	OVRPMT FINAL	204624001	600.8011.5510	REFUND	20.08	20.08

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Total PISCHEL, RANDY:							20.08
PIZZA RANCH,THE							
01/19/2012	2693	FOOD ITEMS	2	010.3900.3990	MISCELLANEOUS EXP	26.00	26.00
01/19/2012	2693	FOOD ITEMS	3	010.3900.3990	MISCELLANEOUS EXP	44.00	44.00
Total PIZZA RANCH,THE:							70.00
PLUMB SUPPLY							
01/19/2012	2694	BLDG MAINT	1878844	020.4306.2150	BUILDING REPAIRS A	483.67	483.67
01/19/2012	2694	SUPPLIES	1880891	020.4306.2150	BUILDING REPAIRS A	27.22	27.22
Total PLUMB SUPPLY:							510.89
PPG ARCHITECTURAL FINISHES							
01/19/2012	2695	SUPPLIES	9832030058	610.8121.3110	MAINTENANCE MATE	53.55	53.55
01/19/2012	2695	PAINT	9832030059	040.4223.2190	REPAIRS AND MAINTENANCE	39.81	39.81
Total PPG ARCHITECTURAL FINISHES:							93.36
PRO-BUILD							
01/19/2012	2696	BLDG MAINT	709764	110.8127.3220	STORM SEWER MATE	134.00	134.00
01/19/2012	2696	BLDG MAINT	709769	110.8127.3220	STORM SEWER MATE	47.61	47.61
01/19/2012	2696	BLDG MAINT	712383	110.8127.3220	STORM SEWER MATE	3.45	3.45
01/19/2012	2696	BLDG MAINT	716001	110.2107.3044	M/E SUPPLIES	65.32	65.32
01/19/2012	2696	BLDG MAINT	716357	110.2107.3044	M/E SUPPLIES	16.40	16.40
01/19/2012	2696	BLDG MAINT	716536	110.2107.3044	M/E SUPPLIES	8.08	8.08
Total PRO-BUILD:							274.86
PROGRESSIVE MEDICAL INTN'L							
01/19/2012	2697	M/E	331220	660.1509.3044	M/E SUPPLIES	174.70	174.70
01/19/2012	2697	M/E	331437	660.1509.3044	M/E SUPPLIES	25.95	25.95
01/19/2012	2697	STOCK	9015238	600.8042.3590	MATERIAL	389.52	389.52
Total PROGRESSIVE MEDICAL INTN'L:							590.17
QUILL CORPORATION							
01/19/2012	2698	SUPPLIES	8932294	010.1904.3019	OFFICE SUPPLIES	156.91	156.91
Total QUILL CORPORATION:							156.91
RDJ SPECIALTIES INC							
01/19/2012	2699	BADGE STICKERS	31631	010.1101.3990	MISCELLANEOUS EXP	1,530.83	1,530.83
Total RDJ SPECIALTIES INC:							1,530.83
RELIANT FIRE APPARATUS INC							
01/19/2012	2700	M/E	1119452	010.1503.2140	M/E REPAIRS	2,220.47	2,220.47
Total RELIANT FIRE APPARATUS INC:							2,220.47
RIES,ADRIAN							
01/19/2012	2701	PROF SRVC	173606	010.3900.2740	PROFESSIONAL SERV	50.00	50.00

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Total RIES,ADRIAN:							50.00
RIVER CITY AUTO SUPPLY							
01/19/2012	2702	BAL OWE	251187 BAL	660.1509.2140	M/E REPAIRS	52.92	52.92
01/19/2012	2702	BRAKE PAD SET	251356	010.1102.2140	M/E REPAIRS	104.80	104.80
01/19/2012	2702	OIL SEAL	252247	010.1102.2140	M/E REPAIRS	34.65	34.65
01/19/2012	2702	SEAL	252255	010.1102.2140	M/E REPAIRS	8.16	8.16
01/19/2012	2702	M/E	252277	600.8001.2190	REPAIRS AND MAINTENANCE	34.65	34.65
01/19/2012	2702	M/E	252513	600.8001.2190	REPAIRS AND MAINTENANCE	91.71	91.71
01/19/2012	2702	M/E	252844	020.4308.2140	M/E REPAIRS	54.20	54.20
01/19/2012	2702	M/E	253117	610.8121.2140	M/E REPAIRS	13.81	13.81
01/19/2012	2702	M/E	253120	610.8121.2140	M/E REPAIRS	32.57	32.57
01/19/2012	2702	OIL	253246	010.1102.2140	M/E REPAIRS	18.78	18.78
Total RIVER CITY AUTO SUPPLY:							376.95
RIVER CITY COMMUNICATIONS							
01/19/2012	2703	ANNUAL MAINT FEE	64201	010.6900.3990	MISCELLANEOUS EXP	2,775.53	2,775.53
Total RIVER CITY COMMUNICATIONS:							2,775.53
RSM MCGLADREY, INC							
01/19/2012	2704	COMP EQUIP	M3787788	015.6900.4060	OFFICE EQUIPMENT	572.00	572.00
Total RSM MCGLADREY, INC:							572.00
SCHILLER, MATTHEW J							
01/19/2012	2705	PROF SRVC	FEB 2012	660.1507.2740	PROFESSIONAL SERV	1,500.00	1,500.00
Total SCHILLER, MATTHEW J:							1,500.00
SCHNEIDER LABORATORIES INC							
01/19/2012	2706	PROF SRVC	837490	146.5917.2740	PROFESSIONAL SERV	91.00	91.00
Total SCHNEIDER LABORATORIES INC:							91.00
SCHUMACHER ELEVATOR CO							
01/19/2012	2707	ANNUAL MAINT FEE	90278997	040.4203.2201	ELEVATOR MAINTENANCE	1,964.40	1,964.40
01/19/2012	2707	FULL MAINT	90279010	010.6501.2201	ELEVATOR MAINTENANCE	694.38	694.38
01/19/2012	2707	QRT INVOICE	90279011	010.6501.2201	ELEVATOR MAINTENANCE	465.00	465.00
Total SCHUMACHER ELEVATOR CO:							3,123.78
SHINEWAY SERVICES							
01/19/2012	2708	DEC SRVCS	11440	110.2105.2050	CONTRACT LABOR	141.66	141.66
01/19/2012	2708	DEC SRVCS	11440	600.8002.2190	REPAIRS AND MAINTENANCE	141.66	141.66
01/19/2012	2708	DEC SRVCS	11440	640.8305.2150	BUILDING REPAIRS A	141.66	141.66
Total SHINEWAY SERVICES:							425.00
SHOPKO EYECARE CENTER							
01/19/2012	2709	SUPPLIES	1918201112	010.6915.3035	OTHER SUPPLIES	6.00	6.00
Total SHOPKO EYECARE CENTER:							6.00

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STAPLES #781							
01/19/2012	2710	SUPPLIES	2573331001	010.1501.2080	EDUCATION AND TRAI	31.44	31.44
01/19/2012	2710	SUPPLIES	2573331002	010.1501.2080	EDUCATION AND TRAI	1.49	1.49
01/19/2012	2710	SUPPLIES	2573331003	010.1501.2080	EDUCATION AND TRAI	8.98	8.98
01/19/2012	2710	SUPPLIES	60230	020.4401.3019	OFFICE SUPPLIES	149.99	149.99
01/19/2012	2710	SUPPLIES	77730	010.6202.3019	OFFICE SUPPLIES	99.99	99.99
Total STAPLES #781:							291.89
STAR AUTO BODY &							
01/19/2012	2711	M/E	141650	610.8121.2140	M/E REPAIRS	506.71	506.71
01/19/2012	2711	M/E	141650	610.8121.2140	M/E REPAIRS	123.60	123.60
Total STAR AUTO BODY &:							630.31
STREICHER'S							
01/19/2012	2712	M/E	1893717	010.1101.3990	MISCELLANEOUS EXP	244.99	244.99
Total STREICHER'S:							244.99
THEILEN AUTO SALES							
01/19/2012	2713	R/M WINNEBAGO	173071	010.1102.2140	M/E REPAIRS	338.19	338.19
Total THEILEN AUTO SALES:							338.19
THERMO FISHER SCIENTIFIC							
01/19/2012	2714	CHEMICALS	6316460	010.1101.3045	IDENT DEPARTMENT	224.04	224.04
01/19/2012	2714	CHEMICALS	6529984	010.1101.3045	IDENT DEPARTMENT	234.43	234.43
Total THERMO FISHER SCIENTIFIC:							458.47
THOMPSON CO,G A							
01/19/2012	2715	WARNING & REPAIR BO	81258	010.1101.3045	IDENT DEPARTMENT	719.40	719.40
Total THOMPSON CO,G A:							719.40
TOEPFER ELECTRIC MFG COMPANY							
01/19/2012	2716	R/M	85252	070.4504.2140	M/E REPAIRS	150.34	150.34
Total TOEPFER ELECTRIC MFG COMPANY:							150.34
TRACTOR SUPPLY COMPANY							
01/19/2012	2717	M/E	77222	110.2107.3044	M/E SUPPLIES	72.44	72.44
01/19/2012	2717	M/E	79120	820.9601.3044	M/E SUPPLIES	13.74	13.74
01/19/2012	2717	M/E	80133	121.4350.4644	SITE IMPROVEMENTS	17.99	17.99
01/19/2012	2717	M/E	80401	110.2107.3044	M/E SUPPLIES	21.27	21.27
01/19/2012	2717	M/E	80419	121.4350.4644	SITE IMPROVEMENTS	179.99	179.99
01/19/2012	2717	M/E	81294	110.2107.3044	M/E SUPPLIES	134.97	134.97
01/19/2012	2717	M/E	81362	820.9601.3044	M/E SUPPLIES	59.99	59.99
01/19/2012	2717	M/E	81367	110.2105.3240	STREET SIGNS MAINT	124.04	124.04
Total TRACTOR SUPPLY COMPANY:							624.43
TRANS IOWA EQUIPMENT INC							
01/19/2012	2718	M/E	7120406	110.2107.2140	M/E REPAIRS	282.94	282.94

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Total TRANS IOWA EQUIPMENT INC:							282.94
TREASURER'S OFFICE							
01/19/2012	2719	TRAINING	D JOHNSON	660.1507.2080	EDUCATION AND TRAI	60.00	60.00
Total TREASURER'S OFFICE:							60.00
TWO B'S LAWN CARE INC							
01/19/2012	2720	SNOW REMOVAL - FLOO	16265	010.1911.2050	CONTRACT LABOR	807.40	807.40
Total TWO B'S LAWN CARE INC:							807.40
UNITED HEARTLAND							
01/19/2012	2721	WKMN COMP NS	201112507	010.1911.3990	MISCELLANEOUS EXP	127.44	127.44
01/19/2012	2721	WKMN COMP PARKS	201112507	020.4301.2740	PROFESSIONAL SERV	294.16	294.16
01/19/2012	2721	WKMN COMP LIB	201112507	030.4101.3990	MISCELLANEOUS EXP	500.00	500.00
01/19/2012	2721	WKMN COMP STREET	201112507	110.2105.2690	WORKERS COMP	10.50	10.50
01/19/2012	2721	WKMN COMP WST WTR	201112507	610.8121.3990	MISCELLANEOUS EXP	167.40	167.40
01/19/2012	2721	WKMN COMP WST WTR	201112612	610.8121.3990	MISCELLANEOUS EXP	303.82	303.82
01/19/2012	2721	WKMN COMP PARKS	201112735	020.4301.2740	PROFESSIONAL SERV	500.00	500.00
Total UNITED HEARTLAND:							1,040.80
UNITED STATES CELLULAR							
01/19/2012	2722	PHONE SRVC	4476970850	010.1101.2040	PHONE EXPENSE	568.76	568.76
01/19/2012	2722	PHONE SRVC	483072257 J	660.1508.2040	PHONE EXPENSE	208.25	208.25
Total UNITED STATES CELLULAR:							777.01
USA BLUEBOOK							
01/19/2012	2723	LAB EQUIP	566449	610.8121.3070	LABORATORY SUPPLI	1,483.07	1,483.07
Total USA BLUEBOOK:							1,483.07
VAN HORN AUTO PARTS							
01/19/2012	2724	AXLE ASSEMBLY	1257559	010.1102.2140	M/E REPAIRS	425.00	425.00
Total VAN HORN AUTO PARTS:							425.00
VERMEER SALES & SERVICE							
01/19/2012	2725	M/E	1110961	110.2107.3044	M/E SUPPLIES	216.00	216.00
01/19/2012	2725	M/E	1111002	110.2107.3044	M/E SUPPLIES	62.00	62.00
Total VERMEER SALES & SERVICE:							278.00
WASTE MANAGEMENT							
01/19/2012	2726	DEC 2011	6193570513	650.8906.2150	BUILDING REPAIRS A	15.26	15.26
01/19/2012	2726	FILTERS	6194021051	600.8001.3175	FILTERS	632.18	632.18
01/19/2012	2726	DEC MAINT	6194051	020.4304.2740	PROFESSIONAL SERV	87.93	87.93
Total WASTE MANAGEMENT:							735.37
WENDLAND DISTRIBUTING							
01/19/2012	2727	M/E	10404	020.4308.3044	M/E SUPPLIES	32.93	32.93

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Total WENDLAND DISTRIBUTING:							32.93
WEST PARK APPLIANCES AND RECY							
01/19/2012	2728	RECYCLING	2875	640.8301.2570	LANDFILL USE CHARG	36.00	36.00
Total WEST PARK APPLIANCES AND RECY:							36.00
WRIGHT EXPRESS							
01/19/2012	2729	DEC FUEL	28199800	010.5802.3570	GASOLINE	8,289.14	8,289.14
Total WRIGHT EXPRESS:							8,289.14
XEROX CORPORATION							
01/19/2012	2730	COPIER	59424589	110.2105.3019	OFFICE SUPPLIES	41.38	41.38
01/19/2012	2730	COPIER	59424589	600.8002.3019	OFFICE SUPPLIES	41.37	41.37
01/19/2012	2730	COPIER	59424589	640.8305.3990	MISCELLANEOUS EXP	41.37	41.37
Total XEROX CORPORATION:							124.12
Grand Totals:							562,544.81

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	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
ADVANCED SYSTEMS INC							
01/26/2012	2771	FINAL CONTRACT - DEC	199831	010.6206.3019	OFFICE SUPPLIES	474.32	474.32
Total ADVANCED SYSTEMS INC:							474.32
ALLIANT UTILITIES-IPC							
01/26/2012	2772	ALLIANT UTILITIES	136232001 J	070.4501.2160	GAS & ELECTRICITY	335.15	335.15
01/26/2012	2772	ALLIANT UTILITIES	136236001 J	070.4501.2160	GAS & ELECTRICITY	131.49	131.49
01/26/2012	2772	ALLIANT UTILITIES	160205003 J	020.4304.2160	GAS & ELECTRICITY	59.72	59.72
01/26/2012	2772	ALLIANT UTILITIES	164045002 J	020.4304.2160	GAS & ELECTRICITY	35.88	35.88
01/26/2012	2772	ALLIANT UTILITIES	164051501 J	305.7536.3990	MISCELLANEOUS EXP	244.05	244.05
01/26/2012	2772	ALLIANT UTILITIES	164104005 J	610.8123.2630	LIFT STATION ELECTR	563.40	563.40
01/26/2012	2772	ALLIANT UTILITIES	164143004 J	010.2404.2160	GAS & ELECTRICITY	153.75	153.75
01/26/2012	2772	ALLIANT UTILITIES	164160301 J	020.4304.2160	GAS & ELECTRICITY	83.33	83.33
01/26/2012	2772	ALLIANT UTILITIES	164160501 J	020.4304.2160	GAS & ELECTRICITY	100.94	100.94
01/26/2012	2772	ALLIANT UTILITIES	164163001 J	070.4501.2160	GAS & ELECTRICITY	49.71	49.71
01/26/2012	2772	ALLIANT UTILITIES	164164003 J	600.8001.2160	GAS & ELECTRICITY	238.46	238.46
01/26/2012	2772	ALLIANT UTILITIES	164164101 J	600.8001.2160	GAS & ELECTRICITY	2,669.04	2,669.04
01/26/2012	2772	ALLIANT UTILITIES	172132005 J	610.8125.2620	SUMP PUMP ELECTRI	352.68	352.68
01/26/2012	2772	ALLIANT UTILITIES	192170001 J	020.4304.2160	GAS & ELECTRICITY	57.48	57.48
01/26/2012	2772	ALLIANT UTILITIES	192228002 J	020.4304.2160	GAS & ELECTRICITY	13.82	13.82
01/26/2012	2772	ALLIANT UTILITIES	194292003 J	600.8001.2160	GAS & ELECTRICITY	248.14	248.14
01/26/2012	2772	ALLIANT UTILITIES	212102001 J	110.2301.2180	ELECTRICITY	173.23	173.23
01/26/2012	2772	ALLIANT UTILITIES	212553501 J	110.2301.2180	ELECTRICITY	44.02	44.02
01/26/2012	2772	ALLIANT UTILITIES	232015001 J	600.8001.2160	GAS & ELECTRICITY	21.28	21.28
01/26/2012	2772	ALLIANT UTILITIES	234075001 J	020.4304.2160	GAS & ELECTRICITY	72.18	72.18
01/26/2012	2772	ALLIANT UTILITIES	234211001 J	600.8001.2160	GAS & ELECTRICITY	20.61	20.61
01/26/2012	2772	ALLIANT UTILITIES	256059501 J	010.1901.2160	GAS & ELECTRICITY	909.68	909.68
01/26/2012	2772	ALLIANT UTILITIES	256060103 J	610.8121.2160	GAS & ELECTRICITY	18,588.31	18,588.31
01/26/2012	2772	ALLIANT UTILITIES	256356001 J	110.2100.2160	GAS & ELECTRICITY	42.71	42.71
01/26/2012	2772	ALLIANT UTILITIES	278093002 J	610.8123.2630	LIFT STATION ELECTR	19.31	19.31
01/26/2012	2772	ALLIANT UTILITIES	278249001 J	610.8123.2630	LIFT STATION ELECTR	210.14	210.14
01/26/2012	2772	ALLIANT UTILITIES	323010001 J	010.2404.2180	ELECTRICITY	49.71-	49.71-
01/26/2012	2772	ALLIANT UTILITIES	336062501 J	110.2301.2180	ELECTRICITY	138.02	138.02
01/26/2012	2772	ALLIANT UTILITIES	336066501 J	110.2301.2180	ELECTRICITY	130.30	130.30
01/26/2012	2772	ALLIANT UTILITIES	348328102 J	010.2601.3035	OTHER SUPPLIES	298.50	298.50
01/26/2012	2772	ALLIANT UTILITIES	348328201 J	600.8001.2160	GAS & ELECTRICITY	57.44	57.44
01/26/2012	2772	ALLIANT UTILITIES	92010002 JA	600.8001.2160	GAS & ELECTRICITY	2,198.72	2,198.72
Total ALLIANT UTILITIES-IPC:							28,211.78
AMERICAN ASSOC OF MUSEUMS							
01/26/2012	2773	ANNUAL MEETING	175012	040.4211.2060	TRAVEL AND CONFER	375.00	375.00
Total AMERICAN ASSOC OF MUSEUMS:							375.00
ANDERSON, SCOTT A							
01/26/2012	2774	PROF SRVC	12612	146.5917.2950	RELOCATION EXPENS	300.00	300.00
Total ANDERSON, SCOTT A:							300.00
BALEK,DEB							
01/26/2012	2775	COORDINATOR	175011	040.4215.3140	OTHER SPECIAL EVE	104.17	104.17
01/26/2012	2775	INSTRUCTOR 1/21/12	175011	040.4215.2740	PROFESSIONAL SERV	39.00	39.00

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
Total BALEK,DEB:							143.17
BLACK PLBG HEATING & AIR COND							
01/26/2012	2776	TRANSIT STATION R/M	14448	010.5802.2150	BUILDING REPAIRS A	78.00	78.00
Total BLACK PLBG HEATING & AIR COND:							78.00
CASHIER							
01/26/2012	2777	POSTAGE/HR/CHERI 12/7	1/25/12	010.6401.2300	POSTAGE	16.40	16.40
01/26/2012	2777	SUPPLIES/MAYOR & CC	1/25/12	010.6101.3019	OFFICE SUPPLIES	15.59	15.59
Total CASHIER:							31.99
CENTER FOR CONFERENCES,THE							
01/26/2012	2778	CONF	B. TROUT 20	010.6105.2060	TRAVEL AND CONFER	420.00	420.00
Total CENTER FOR CONFERENCES,THE:							420.00
CENTURYLINK							
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	650.8901.2040	PHONE EXPENSE	41.06	41.06
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	600.8001.2040	PHONE EXPENSE	44.01	44.01
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	020.4490.2040	PHONE EXPENSE	92.88	92.88
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	010.2404.2040	PHONE EXPENSE	36.61	36.61
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	010.2404.2040	PHONE EXPENSE	36.61	36.61
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	010.2404.2040	PHONE EXPENSE	36.61	36.61
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	020.4490.2040	PHONE EXPENSE	22.99	22.99
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	030.4101.2040	PHONE EXPENSE	42.61	42.61
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	020.4410.3130	CAMPGROUND SUPPL	85.22	85.22
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	110.2103.2040	PHONE EXPENSE	42.61	42.61
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	110.2103.2040	PHONE EXPENSE	42.61	42.61
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	110.2103.2040	PHONE EXPENSE	36.61	36.61
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	110.2103.2040	PHONE EXPENSE	73.09	73.09
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	010.2404.2040	PHONE EXPENSE	42.61	42.61
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	110.2103.2040	PHONE EXPENSE	42.61	42.61
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	110.2103.2040	PHONE EXPENSE	42.61	42.61
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	110.2103.2040	PHONE EXPENSE	42.61	42.61
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	110.2103.2040	PHONE EXPENSE	42.61	42.61
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	110.2103.2040	PHONE EXPENSE	42.61	42.61
01/26/2012	2780	CENTURY LINK	1/1, 1/7, & 1/	600.8002.2040	PHONE EXPENSE	85.22	85.22
01/26/2012	2779	CENTURY LINK	1/11/12	010.1101.2040	PHONE EXPENSE	2.45	2.45
01/26/2012	2779	CENTURY LINK	1/11/12	010.1502.2040	PHONE EXPENSE	21.31	21.31
01/26/2012	2779	CENTURY LINK	1/11/12	010.3900.2040	PHONE EXPENSE	6.92	6.92
01/26/2012	2779	CENTURY LINK	1/11/12	010.1701.2040	PHONE EXPENSE	14.98	14.98
01/26/2012	2779	CENTURY LINK	1/11/12	010.3802.2040	PHONE EXPENSE	6.13	6.13
01/26/2012	2779	CENTURY LINK	1/11/12	010.3801.2040	PHONE EXPENSE	11.73	11.73
01/26/2012	2779	CENTURY LINK	1/11/12	010.6101.2040	PHONE EXPENSE	9.93	9.93
01/26/2012	2779	CENTURY LINK	1/11/12	010.6105.2040	PHONE EXPENSE	2.45	2.45
01/26/2012	2779	CENTURY LINK	1/11/12	010.6201.2040	PHONE EXPENSE	11.17	11.17
01/26/2012	2779	CENTURY LINK	1/11/12	010.6206.2040	PHONE EXPENSE	5.75	5.75
01/26/2012	2779	CENTURY LINK	1/11/12	010.6206.2040	PHONE EXPENSE	35.76	35.76
01/26/2012	2779	CENTURY LINK	1/11/12	010.5401.2040	PHONE EXPENSE	15.17	15.17
01/26/2012	2779	CENTURY LINK	1/11/12	010.2601.2040	PHONE EXPENSE	11.84	11.84
01/26/2012	2779	CENTURY LINK	1/11/12	010.6401.2040	PHONE EXPENSE	12.16	12.16
01/26/2012	2779	CENTURY LINK	1/11/12	020.4301.2040	PHONE EXPENSE	.05	.05
01/26/2012	2779	CENTURY LINK	1/11/12	020.4401.2040	PHONE EXPENSE	15.19	15.19
01/26/2012	2779	CENTURY LINK	1/11/12	030.4101.2040	PHONE EXPENSE	19.19	19.19
01/26/2012	2779	CENTURY LINK	1/11/12	040.4202.2040	PHONE EXPENSE	11.12	11.12

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
01/26/2012	2779	CENTURY LINK	1/11/12	050.2801.2040	PHONE EXPENSE	12.12	12.12
01/26/2012	2779	CENTURY LINK	1/11/12	070.4501.2040	PHONE EXPENSE	2.86	2.86
01/26/2012	2779	CENTURY LINK	1/11/12	110.2105.2040	PHONE EXPENSE	18.72	18.72
01/26/2012	2779	CENTURY LINK	1/11/12	010.1911.2040	PHONE EXPENSE	4.82	4.82
01/26/2012	2779	CENTURY LINK	1/11/12	650.8901.2040	PHONE EXPENSE	8.17	8.17
01/26/2012	2779	CENTURY LINK	1/11/12	600.8002.2040	PHONE EXPENSE	2.62	2.62
01/26/2012	2779	CENTURY LINK	1/11/12	600.8001.2040	PHONE EXPENSE	11.46	11.46
01/26/2012	2779	CENTURY LINK	1/11/12	600.8011.2040	PHONE EXPENSE	10.14	10.14
01/26/2012	2779	CENTURY LINK	1/11/12	610.8121.2040	PHONE EXPENSE	12.66	12.66
01/26/2012	2779	CENTURY LINK	1/11/12	640.8305.2040	PHONE EXPENSE	4.90	4.90
01/26/2012	2779	CENTURY LINK	1/11/12	660.1508.2040	PHONE EXPENSE	2.45	2.45
01/26/2012	2779	CENTURY LINK	1/11/12	820.9601.2040	PHONE EXPENSE	2.45	2.45
01/26/2012	2780	CENTURY LINK	1/7/12	010.1901.2040	PHONE EXPENSE	10.00	10.00
01/26/2012	2780	CENTURY LINK	1/7/12	010.1502.2040	PHONE EXPENSE	217.50	217.50
01/26/2012	2780	CENTURY LINK	1/7/12	010.3900.2040	PHONE EXPENSE	20.00	20.00
01/26/2012	2780	CENTURY LINK	1/7/12	010.1701.2040	PHONE EXPENSE	40.00	40.00
01/26/2012	2780	CENTURY LINK	1/7/12	010.3802.2040	PHONE EXPENSE	17.50	17.50
01/26/2012	2780	CENTURY LINK	1/7/12	010.3801.2040	PHONE EXPENSE	20.00	20.00
01/26/2012	2780	CENTURY LINK	1/7/12	010.5801.2040	PHONE EXPENSE	30.00	30.00
01/26/2012	2780	CENTURY LINK	1/7/12	010.6101.2040	PHONE EXPENSE	20.00	20.00
01/26/2012	2780	CENTURY LINK	1/7/12	010.6105.2040	PHONE EXPENSE	20.00	20.00
01/26/2012	2780	CENTURY LINK	1/7/12	010.6201.2040	PHONE EXPENSE	45.00	45.00
01/26/2012	2780	CENTURY LINK	1/7/12	010.6204.2040	PHONE EXPENSE	30.00	30.00
01/26/2012	2780	CENTURY LINK	1/7/12	010.6206.2040	PHONE EXPENSE	346.54	346.54
01/26/2012	2780	CENTURY LINK	1/7/12	010.6401.2040	PHONE EXPENSE	20.00	20.00
01/26/2012	2780	CENTURY LINK	1/7/12	010.6206.2040	PHONE EXPENSE	10.00	10.00
01/26/2012	2780	CENTURY LINK	1/7/12	010.5401.2040	PHONE EXPENSE	50.00	50.00
01/26/2012	2780	CENTURY LINK	1/7/12	010.2601.2040	PHONE EXPENSE	70.00	70.00
01/26/2012	2780	CENTURY LINK	1/7/12	020.4301.2040	PHONE EXPENSE	30.00	30.00
01/26/2012	2780	CENTURY LINK	1/7/12	020.4401.2040	PHONE EXPENSE	150.00	150.00
01/26/2012	2780	CENTURY LINK	1/7/12	020.4410.2040	PHONE EXPENSE	30.00	30.00
01/26/2012	2780	CENTURY LINK	1/7/12	020.4490.2040	PHONE EXPENSE	60.00	60.00
01/26/2012	2780	CENTURY LINK	1/7/12	030.4101.2040	PHONE EXPENSE	180.00	180.00
01/26/2012	2780	CENTURY LINK	1/7/12	040.4202.2040	PHONE EXPENSE	90.00	90.00
01/26/2012	2780	CENTURY LINK	1/7/12	050.2801.2040	PHONE EXPENSE	159.50	159.50
01/26/2012	2780	CENTURY LINK	1/7/12	070.4501.2040	PHONE EXPENSE	30.00	30.00
01/26/2012	2780	CENTURY LINK	1/7/12	110.2105.2040	PHONE EXPENSE	90.00	90.00
01/26/2012	2780	CENTURY LINK	1/7/12	010.1911.2040	PHONE EXPENSE	30.00	30.00
01/26/2012	2780	CENTURY LINK	1/7/12	650.8901.2040	PHONE EXPENSE	120.00	120.00
01/26/2012	2780	CENTURY LINK	1/7/12	600.8001.2040	PHONE EXPENSE	150.00	150.00
01/26/2012	2780	CENTURY LINK	1/7/12	600.8002.2040	PHONE EXPENSE	30.00	30.00
01/26/2012	2780	CENTURY LINK	1/7/12	600.8011.2040	PHONE EXPENSE	30.00	30.00
01/26/2012	2780	CENTURY LINK	1/7/12	610.8121.2040	PHONE EXPENSE	127.95	127.95
01/26/2012	2780	CENTURY LINK	1/7/12	640.8305.2040	PHONE EXPENSE	60.00	60.00
01/26/2012	2780	CENTURY LINK	1/7/12	660.1508.2040	PHONE EXPENSE	37.50	37.50
01/26/2012	2780	CENTURY LINK	1/7/12	820.9601.2040	PHONE EXPENSE	30.00	30.00
01/26/2012	2779	CENTURY LINK	12/11/11	010.1101.2040	PHONE EXPENSE	2.45	2.45
01/26/2012	2779	CENTURY LINK	12/11/11	010.1502.2040	PHONE EXPENSE	25.12	25.12
01/26/2012	2779	CENTURY LINK	12/11/11	010.3900.2040	PHONE EXPENSE	6.68	6.68
01/26/2012	2779	CENTURY LINK	12/11/11	010.1701.2040	PHONE EXPENSE	13.78	13.78
01/26/2012	2779	CENTURY LINK	12/11/11	010.3802.2040	PHONE EXPENSE	10.64	10.64
01/26/2012	2779	CENTURY LINK	12/11/11	010.3801.2040	PHONE EXPENSE	11.40	11.40
01/26/2012	2779	CENTURY LINK	12/11/11	010.6101.2040	PHONE EXPENSE	7.25	7.25
01/26/2012	2779	CENTURY LINK	12/11/11	010.6105.2040	PHONE EXPENSE	2.45	2.45
01/26/2012	2779	CENTURY LINK	12/11/11	010.6201.2040	PHONE EXPENSE	15.43	15.43
01/26/2012	2779	CENTURY LINK	12/11/11	010.6204.2040	PHONE EXPENSE	3.52	3.52
01/26/2012	2779	CENTURY LINK	12/11/11	010.6206.2040	PHONE EXPENSE	33.28	33.28

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
01/26/2012	2779	CENTURY LINK	12/11/11	010.5401.2040	PHONE EXPENSE	16.58	16.58
01/26/2012	2779	CENTURY LINK	12/11/11	010.2601.2040	PHONE EXPENSE	8.79	8.79
01/26/2012	2779	CENTURY LINK	12/11/11	010.6401.2040	PHONE EXPENSE	13.32	13.32
01/26/2012	2779	CENTURY LINK	12/11/11	020.4301.2040	PHONE EXPENSE	.11	.11
01/26/2012	2779	CENTURY LINK	12/11/11	020.4401.2040	PHONE EXPENSE	13.67	13.67
01/26/2012	2779	CENTURY LINK	12/11/11	030.4101.2040	PHONE EXPENSE	19.45	19.45
01/26/2012	2779	CENTURY LINK	12/11/11	040.4202.2040	PHONE EXPENSE	11.22	11.22
01/26/2012	2779	CENTURY LINK	12/11/11	050.2801.2040	PHONE EXPENSE	11.05	11.05
01/26/2012	2779	CENTURY LINK	12/11/11	070.4501.2040	PHONE EXPENSE	2.61	2.61
01/26/2012	2779	CENTURY LINK	12/11/11	110.2105.2040	PHONE EXPENSE	14.48	14.48
01/26/2012	2779	CENTURY LINK	12/11/11	010.1911.2040	PHONE EXPENSE	3.29	3.29
01/26/2012	2779	CENTURY LINK	12/11/11	650.8901.2040	PHONE EXPENSE	9.30	9.30
01/26/2012	2779	CENTURY LINK	12/11/11	600.8002.2040	PHONE EXPENSE	2.45	2.45
01/26/2012	2779	CENTURY LINK	12/11/11	600.8001.2040	PHONE EXPENSE	10.99	10.99
01/26/2012	2779	CENTURY LINK	12/11/11	600.8011.2040	PHONE EXPENSE	11.03	11.03
01/26/2012	2779	CENTURY LINK	12/11/11	610.8121.2040	PHONE EXPENSE	13.13	13.13
01/26/2012	2779	CENTURY LINK	12/11/11	640.8305.2040	PHONE EXPENSE	4.90	4.90
01/26/2012	2779	CENTURY LINK	12/11/11	660.1508.2040	PHONE EXPENSE	2.45	2.45
01/26/2012	2779	CENTURY LINK	12/11/11	820.9601.2040	PHONE EXPENSE	2.45	2.45
01/26/2012	2780	CENTURY LINK	E48-0000 1/1	610.8121.2040	PHONE EXPENSE	170.00	170.00
01/26/2012	2780	CENTURY LINK	E48-0107 1/1	010.1502.2040	PHONE EXPENSE	76.00	76.00
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.3802.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.1701.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.1911.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.1701.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.1701.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.3802.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.3802.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.3801.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.5801.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6101.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6101.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6105.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6105.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6201.2040	PHONE EXPENSE	10.80	10.80
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6201.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6201.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6201.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6201.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6201.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6204.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6204.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6204.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6206.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6206.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.5401.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.2601.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.2601.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.2601.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.2601.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.2601.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.2601.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6401.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.6401.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.1911.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.1901.3035	OTHER SUPPLIES	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.5401.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.1911.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	010.5401.2040	PHONE EXPENSE	10.90	10.90

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	600.8011.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	600.8011.2040	PHONE EXPENSE	10.90	10.90
01/26/2012	2780	T1 MONTHLY JANUARY	E48-0234	600.8011.2040	PHONE EXPENSE	10.90	10.90
Total CENTURYLINK:							4,614.22
CERRO GORDO ABSTRACT COMPANY							
01/26/2012	2781	CDBG: 500 N JACKSON	FINAL	150.5940.2850	ACQUISITION COSTS -	175.00	175.00
01/26/2012	2781	CDBG: 500 N JACKSON	GAP SEARC	150.5940.2850	ACQUISITION COSTS -	50.00	50.00
01/26/2012	2781	CDBG: 500 N JACKSON	INITIAL 500	150.5940.2850	ACQUISITION COSTS -	275.00	275.00
Total CERRO GORDO ABSTRACT COMPANY:							500.00
CERRO GORDO COUNTY RECORDER							
01/26/2012	2782	ORDIN 12-01	2012-362	010.6900.2800	RECORDING FEES	12.00	12.00
01/26/2012	2782	RESOL 12-08	2012-370	010.6900.2800	RECORDING FEES	67.00	67.00
01/26/2012	2782	RESOL 12-01	2012371	010.5401.2800	RECORDING FEES	32.00	32.00
01/26/2012	2783	CDBG: 500 N JACKSON	DEED 12620	150.5940.2800	RECORDING FEES	37.00	37.00
01/26/2012	2783	CDBG: 500 N JACKSON	TRANSFER	150.5940.2800	RECORDING FEES	120.00	120.00
Total CERRO GORDO COUNTY RECORDER:							268.00
CERRO GORDO COUNTY TREASURER							
01/26/2012	2784	CDBG: 500 N JACKSON	REAL ESTA	150.5940.2850	ACQUISITION COSTS -	461.00	461.00
Total CERRO GORDO COUNTY TREASURER:							461.00
CHARLES CITY COMMUNITY SCHOOL							
01/26/2012	2785	TRAVEL - BUSING	173608	010.3900.2430	AUTO EXPENSE/HIRE	133.34	133.34
Total CHARLES CITY COMMUNITY SCHOOL:							133.34
CITY OF MASON CITY							
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.1101.1040	FICA	1,776.30	1,776.30
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.1501.1040	FICA	1,014.14	1,014.14
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.1701.1040	FICA	249.57	249.57
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.1901.1040	FICA	148.19	148.19
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.1904.1040	FICA	151.88	151.88
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.1907.1040	FICA	152.91	152.91
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.1911.1040	FICA	377.86	377.86
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.2404.1040	FICA	151.88	151.88
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.2601.1040	FICA	649.20	649.20
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.3401.1040	FICA	150.60	150.60
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.3801.1040	FICA	378.80	378.80
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.3802.1040	FICA	43.06	43.06
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	010.3900.1040	FICA	642.86	642.86
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.5401.1040	FICA	547.82	547.82
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	150.5935.1040	FICA	3.65	3.65
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	150.5936.1040	FICA	.67	.67
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	150.5937.1040	FICA	29.60	29.60
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	150.5938.1040	FICA	20.28	20.28
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	150.5940.1040	FICA	15.30	15.30
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	151.5944.1040	FICA	25.60	25.60
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	151.5943.1040	FICA	.67	.67
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	010.5802.1040	FICA	481.82	481.82
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.6101.1040	FICA	67.42	67.42
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.6105.1040	FICA	508.58	508.58

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.6201.1040	FICA	732.55	732.55
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.6202.1040	FICA	135.41	135.41
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.6203.1040	FICA	123.82	123.82
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.6204.1040	FICA	164.12	164.12
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.6401.1040	FICA	99.45	99.45
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.6501.1040	FICA	106.10	106.10
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.4301.1040	FICA	761.59	761.59
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.4301.1040	FICA	18.13	18.13
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.4301.1040	FICA	45.72	45.72
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	112.4401.1040	FICA	665.27	665.27
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	030.4101.1040	FICA	1,769.14	1,769.14
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	040.4202.1040	FICA	716.29	716.29
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	040.4222.1040	FICA	148.42	148.42
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	050.2801.1040	FICA	691.48	691.48
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	070.4501.1040	FICA	477.25	477.25
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	110.2105.1040	FICA	2,442.31	2,442.31
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	146.5917.1040	FICA	15.32	15.32
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	147.5917.1040	FICA	11.14	11.14
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	144.5916.1040	FICA	11.94	11.94
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	600.8012.1040	FICA	3,085.57	3,085.57
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	600.8012.1040	FICA	138.87	138.87
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	600.8012.1040	FICA	104.20	104.20
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	610.8121.1040	FICA	104.20	104.20
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	610.8121.1040	FICA	1,996.00	1,996.00
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	610.8123.1040	FICA	250.04	250.04
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	630.8203.1040	FICA	102.73	102.73
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	640.8305.1040	FICA	1,652.63	1,652.63
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	650.8901.1040	FICA	285.34	285.34
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	650.8901.1040	FICA	28.91	28.91
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	660.1507.1040	FICA	325.63	325.63
01/26/2012	2788	FICA 1/27/12	1/27/12 FICA	820.9601.1040	FICA	407.53	407.53
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	010.5401.2722	COPY CHARGE	93.06-	93.06-
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	010.1701.2722	COPY CHARGE	25.13	25.13
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	010.1911.3019	OFFICE SUPPLIES	.72	.72
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	010.1911.2720	OFFICE EQUIPMENT	.72	.72
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	010.1911.2720	OFFICE EQUIPMENT	.12	.12
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	010.5801.3019	OFFICE SUPPLIES	5.36	5.36
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	010.5801.2722	COPY CHARGE	.52	.52
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	010.6201.2722	COPY CHARGE	6.01	6.01
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	150.5935.3990	MISCELLANEOUS EXP	.21	.21
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	150.5936.3990	MISCELLANEOUS EXP	.17	.17
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	150.5937.3990	MISCELLANEOUS EXP	4.51	4.51
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	150.5938.3990	MISCELLANEOUS EXP	.65	.65
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	150.5939.3990	MISCELLANEOUS EXP	7.13	7.13
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	151.5944.3990	MISCELLANEOUS EXP	10.75	10.75
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	151.5944.3990	MISCELLANEOUS EXP	.40	.40
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	151.5944.3990	MISCELLANEOUS EXP	.27	.27
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	010.6204.2722	COPY CHARGE	4.15	4.15
01/26/2012	2786	NOV 2011 OCD CHARGE	DEC 2011 O	010.6101.3019	OFFICE SUPPLIES	26.24	26.24
01/26/2012	2786	POLICE M/E SUPPLIES	DEC 2011 O	010.1102.3044	M/E SUPPLIES	160.85	160.85
01/26/2012	2786	POLICE M/E REPAIRS	DEC 2011 O	010.1102.2140	M/E REPAIRS	945.00	945.00
01/26/2012	2786	POLICE BLDG/R&M	DEC 2011 O	010.1103.2150	BUILDING REPAIRS A	140.00	140.00
01/26/2012	2786	ENGINEERING/ ME SUPP	DEC 2011 O	010.2601.3044	M/E SUPPLIES	16.25	16.25
01/26/2012	2786	ENGINEERING/ ME REPA	DEC 2011 O	010.2601.2140	M/E REPAIRS	140.00	140.00
01/26/2012	2786	CITY HALL R/M	DEC 2011 O	010.6501.2190	REPAIRS AND MAINT	70.00	70.00
01/26/2012	2786	PARK/ME REPAIRS	DEC 2011 O	020.4308.2140	M/E REPAIRS	1,190.00	1,190.00
01/26/2012	2786	TRAFFIC (ELECTRICIAN	DEC 2011 O	110.2103.2360	TRAFFIC SIGNAL REP	1,295.00	1,295.00

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
01/26/2012	2786	STREET MOTOR EQUIPM	DEC 2011 O	110.2107.2140	M/E REPAIRS	1,545.53	1,545.53
01/26/2012	2786	STREET MOTOR EQUIPM	DEC 2011 O	110.2107.3044	M/E SUPPLIES	6,470.00	6,470.00
01/26/2012	2786	STREET BUILDING/R&M	DEC 2011 O	110.2109.2190	REPAIRS AND MAINT	3,710.00	3,710.00
01/26/2012	2786	STREET LIGHTING/R&M	DEC 2011 O	110.2301.2190	REPAIRS AND MAINT	2,450.00	2,450.00
01/26/2012	2786	WATER SUPPLY BLDG/R	DEC 2011 O	600.8001.2150	BUILDING REPAIRS A	2,348.20	2,348.20
01/26/2012	2786	WATER DIST/MAINT MAT	DEC 2011 O	600.8002.3110	MAINTENANCE MATE	140.00	140.00
01/26/2012	2786	SEWER TREAT/ME REPA	DEC 2011 O	610.8121.2140	M/E REPAIRS	560.00	560.00
01/26/2012	2786	PARKING LOT/R&M	DEC 2011 O	630.8202.2190	REPAIRS AND MAINT	210.00	210.00
01/26/2012	2786	SANITATION, M/E SUPPLI	DEC 2011 O	640.8305.3044	M/E SUPPLIES	302.40	302.40
01/26/2012	2786	SANITATION, M/E REPAI	DEC 2011 O	640.8305.2140	M/E REPAIRS	1,680.00	1,680.00
01/26/2012	2786	AMBULANCE MOTOR EQ	DEC 2011 O	660.1509.3044	M/E SUPPLIES	130.40	130.40
01/26/2012	2786	AMBULANCE MOTOR EQ	DEC 2011 O	660.1509.2140	M/E REPAIRS	700.00	700.00
01/26/2012	2786	DEC OCD	DEC 2011 O	070.4504.4645	CEMETERY IMPROVE	146.25	146.25
01/26/2012	2786	DEC OCD	DEC 2011 O	070.4504.4646	CEMETERY PRESERV	146.25-	146.25-
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	010.5401.2722	COPY CHARGE	128.27-	128.27-
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	010.1701.2722	COPY CHARGE	21.10	21.10
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	010.1911.3019	OFFICE SUPPLIES	.83	.83
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	010.1911.2720	OFFICE EQUIPMENT	.33	.33
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	010.1911.2720	OFFICE EQUIPMENT	.18	.18
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	010.5801.3019	OFFICE SUPPLIES	4.90	4.90
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	010.6201.2722	COPY CHARGE	6.15	6.15
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	150.5935.3990	MISCELLANEOUS EXP	.41	.41
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	150.5936.3990	MISCELLANEOUS EXP	.11	.11
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	150.5937.3990	MISCELLANEOUS EXP	5.67	5.67
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	150.5938.3990	MISCELLANEOUS EXP	.26	.26
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	150.5939.3990	MISCELLANEOUS EXP	8.20	8.20
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	151.5944.3990	MISCELLANEOUS EXP	23.36	23.36
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	151.5944.3990	MISCELLANEOUS EXP	1.14	1.14
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	151.5943.3990	MISCELLANEOUS EXP	.39	.39
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	010.6204.2722	COPY CHARGE	1.97	1.97
01/26/2012	2786	OCTOBER 2011 OCD CH	DEC 2011 O	070.4501.3330	VASES & DECORATIO	53.27	53.27
01/26/2012	2786	DECEMBER COPIES	DEC 2011 O	010.6105.2722	COPY CHARGE	.06	.06
01/26/2012	2786	DECEMBER COPIES	DEC 2011 O	010.6201.2722	COPY CHARGE	9.91	9.91
01/26/2012	2786	DECEMBER COPIES	DEC 2011 O	010.2601.2722	COPY CHARGE	26.02	26.02
01/26/2012	2786	DECEMBER COPIES	DEC 2011 O	010.2601.2722	COPY CHARGE	35.99-	35.99-
01/26/2012	2786	NOVEMBER COPIES	DEC 2011 O	010.6101.2722	COPY CHARGE	44.31	44.31
01/26/2012	2786	NOVEMBER COPIES	DEC 2011 O	010.2601.2722	COPY CHARGE	45.14	45.14
01/26/2012	2786	NOVEMBER COPIES	DEC 2011 O	010.2601.2722	COPY CHARGE	89.45-	89.45-
01/26/2012	2786	OCT/NOV COPIES	DEC 2011 O	010.6101.2722	COPY CHARGE	21.85	21.85
01/26/2012	2786	OCT/NOV COPIES	DEC 2011 O	010.6201.2722	COPY CHARGE	9.83	9.83
01/26/2012	2786	OCT/NOV COPIES	DEC 2011 O	010.6401.2722	COPY CHARGE	5.50	5.50
01/26/2012	2786	OCT/NOV COPIES	DEC 2011 O	600.8012.2722	COPY CHARGE	5.66	5.66
01/26/2012	2786	OCT/NOV COPIES	DEC 2011 O	010.6206.3019	OFFICE SUPPLIES	42.84-	42.84-
01/26/2012	2786	DECEMBER COPIES	DEC 2011 O	010.6101.2722	COPY CHARGE	67.59	67.59
01/26/2012	2786	DECEMBER COPIES	DEC 2011 O	010.6201.2722	COPY CHARGE	37.87	37.87
01/26/2012	2786	DECEMBER COPIES	DEC 2011 O	010.6401.2722	COPY CHARGE	69.04	69.04
01/26/2012	2786	DECEMBER COPIES	DEC 2011 O	600.8012.2722	COPY CHARGE	10.38	10.38
01/26/2012	2786	DECEMBER COPIES	DEC 2011 O	010.6206.3019	OFFICE SUPPLIES	184.88-	184.88-
01/26/2012	2786	12/2/11	DEC 2011 O	150.5935.1160	HEALTH & LIFE INSUR	11.02	11.02
01/26/2012	2786	12/2/11	DEC 2011 O	150.5935.1160	HEALTH & LIFE INSUR	1.84	1.84
01/26/2012	2786	12/2/11	DEC 2011 O	150.5937.1160	HEALTH & LIFE INSUR	13.32	13.32
01/26/2012	2786	12/2/11	DEC 2011 O	150.5938.1160	HEALTH & LIFE INSUR	13.78	13.78
01/26/2012	2786	12/2/11	DEC 2011 O	150.5940.1160	HEALTH & LIFE INSUR	62.91	62.91
01/26/2012	2786	12/16/11	DEC 2011 O	150.5935.1160	HEALTH & LIFE INSUR	1.84	1.84
01/26/2012	2786	12/16/11	DEC 2011 O	150.5937.1160	HEALTH & LIFE INSUR	.92	.92
01/26/2012	2786	12/16/11	DEC 2011 O	150.5938.1160	HEALTH & LIFE INSUR	14.24-	14.24-
01/26/2012	2786	12/16/11	DEC 2011 O	150.5940.1160	HEALTH & LIFE INSUR	19.75	19.75

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
01/26/2012	2786	12/16/11	DEC 2011 O	150.5937.1160	HEALTH & LIFE INSUR	17.91	17.91
01/26/2012	2786	12/16/11	DEC 2011 O	150.5938.1160	HEALTH & LIFE INSUR	9.64	9.64
01/26/2012	2786	12/16/11	DEC 2011 O	151.5944.1160	HEALTH & LIFE INSUR	77.61	77.61
01/26/2012	2786	12/16/11	DEC 2011 O	150.5935.1160	HEALTH & LIFE INSUR	3.21	3.21
01/26/2012	2786	12/30/11	DEC 2011 O	150.5936.1160	HEALTH & LIFE INSUR	2.30	2.30
01/26/2012	2786	12/30/11	DEC 2011 O	150.5937.1160	HEALTH & LIFE INSUR	6.43	6.43
01/26/2012	2786	12/30/11	DEC 2011 O	150.5938.1160	HEALTH & LIFE INSUR	11.02	11.02
01/26/2012	2786	12/30/11	DEC 2011 O	150.5940.1160	HEALTH & LIFE INSUR	39.03	39.03
01/26/2012	2786	12/30/11	DEC 2011 O	151.5944.1160	HEALTH & LIFE INSUR	84.96	84.96
01/26/2012	2786	12/30/11	DEC 2011 O	010.6900.1160	HEALTH & LIFE INSUR	363.25-	363.25-
01/26/2012	2786	1/13/12	DEC 2011 O	150.5937.1160	HEALTH & LIFE INSUR	30.55	30.55
01/26/2012	2786	1/13/12	DEC 2011 O	150.5938.1160	HEALTH & LIFE INSUR	39.29	39.29
01/26/2012	2786	1/13/12	DEC 2011 O	150.5940.1160	HEALTH & LIFE INSUR	33.18	33.18
01/26/2012	2786	1/13/12	DEC 2011 O	151.5944.1160	HEALTH & LIFE INSUR	8.73	8.73
01/26/2012	2786	1/27/12	DEC 2011 O	150.5935.1160	HEALTH & LIFE INSUR	9.61	9.61
01/26/2012	2786	1/27/12	DEC 2011 O	150.5936.1160	HEALTH & LIFE INSUR	1.75	1.75
01/26/2012	2786	1/27/12	DEC 2011 O	150.5937.1160	HEALTH & LIFE INSUR	77.71	77.71
01/26/2012	2786	1/27/12	DEC 2011 O	150.5938.1160	HEALTH & LIFE INSUR	53.27	53.27
01/26/2012	2786	1/27/12	DEC 2011 O	150.5940.1160	HEALTH & LIFE INSUR	40.17	40.17
01/26/2012	2786	1/27/12	DEC 2011 O	151.5943.1160	HEALTH & LIFE INSUR	1.75	1.75
01/26/2012	2786	1/27/12	DEC 2011 O	151.5944.1160	HEALTH & LIFE INSUR	67.24	67.24
01/26/2012	2786	1/27/12	DEC 2011 O	010.6900.1160	HEALTH & LIFE INSUR	363.25-	363.25-
01/26/2012	2786	NOVEMBER 2011 GASAH	DEC 2011 O	010.1503.3044	M/E SUPPLIES	125.67	125.67
01/26/2012	2786	NOVEMBER 2011 GASAH	DEC 2011 O	010.3401.3044	M/E SUPPLIES	83.06	83.06
01/26/2012	2786	NOVEMBER 2011 GASAH	DEC 2011 O	010.1901.3044	M/E SUPPLIES	217.98	217.98
01/26/2012	2786	NOVEMBER 2011 GASAH	DEC 2011 O	010.1701.3044	M/E SUPPLIES	61.54	61.54
01/26/2012	2786	NOVEMBER 2011 GASAH	DEC 2011 O	010.1904.3044	M/E SUPPLIES	139.06	139.06
01/26/2012	2786	NOVEMBER 2011 GASAH	DEC 2011 O	010.1701.3044	M/E SUPPLIES	74.39	74.39
01/26/2012	2786	NOVEMBER 2011 GASAH	DEC 2011 O	010.2601.3044	M/E SUPPLIES	493.96	493.96
01/26/2012	2786	NOVEMBER 2011 GASAH	DEC 2011 O	010.1911.3044	M/E SUPPLIES	160.80	160.80
01/26/2012	2786	NOVEMBER 2011 GASAH	DEC 2011 O	020.4401.3044	M/E SUPPLIES	85.37	85.37
01/26/2012	2786	NOVEMBER 2011 GASAH	DEC 2011 O	110.2107.3044	M/E SUPPLIES	79.71	79.71
01/26/2012	2786	NOVEMBER 2011 GASAH	DEC 2011 O	110.2107.3044	M/E SUPPLIES	1,258.34	1,258.34
01/26/2012	2786	NOVEMBER 2011 GASAH	DEC 2011 O	600.8012.3044	M/E SUPPLIES	716.91	716.91
01/26/2012	2786	NOVEMBER 2011 GASAH	DEC 2011 O	610.8121.3044	M/E SUPPLIES	1,031.08	1,031.08
01/26/2012	2786	NOVEMBER 2011 GASAH	DEC 2011 O	640.8305.3044	M/E SUPPLIES	79.66	79.66
01/26/2012	2786	NOVEMBER 2011 GASAH	DEC 2011 O	010.1102.3750	FUEL	4,607.53-	4,607.53-
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	010.1503.3044	M/E SUPPLIES	360.09	360.09
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	010.3401.3044	M/E SUPPLIES	85.88	85.88
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	010.1901.3044	M/E SUPPLIES	159.96	159.96
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	010.1701.3044	M/E SUPPLIES	64.53	64.53
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	010.1904.3044	M/E SUPPLIES	157.88	157.88
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	010.1701.3044	M/E SUPPLIES	150.15	150.15
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	010.2601.3044	M/E SUPPLIES	585.11	585.11
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	010.1911.3044	M/E SUPPLIES	199.58	199.58
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	020.4308.3044	M/E SUPPLIES	73.35	73.35
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	020.4401.3044	M/E SUPPLIES	61.99	61.99
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	110.2107.3044	M/E SUPPLIES	178.50	178.50
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	110.2107.3044	M/E SUPPLIES	1,391.85	1,391.85
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	600.8012.3044	M/E SUPPLIES	912.15	912.15
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	610.8121.3044	M/E SUPPLIES	1,217.73	1,217.73
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	630.8203.3044	M/E SUPPLIES	16.70	16.70
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	640.8305.3044	M/E SUPPLIES	156.25	156.25
01/26/2012	2786	OCT 2011 GASAHOL	DEC 2011 O	010.1102.3750	FUEL	5,771.70-	5,771.70-
01/26/2012	2786	DEC 2011 GASAHOL	DEC 2011 O	010.1503.3044	M/E SUPPLIES	219.38	219.38
01/26/2012	2786	DEC 2011 GASAHOL	DEC 2011 O	010.3401.3044	M/E SUPPLIES	144.33	144.33
01/26/2012	2786	DEC 2011 GASAHOL	DEC 2011 O	010.1901.3044	M/E SUPPLIES	148.07	148.07

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
01/26/2012	2786	DEC 2011 GASAHOL	DEC 2011 O	010.1701.3044	M/E SUPPLIES	68.57	68.57
01/26/2012	2786	DEC 2011 GASAHOL	DEC 2011 O	010.1904.3044	M/E SUPPLIES	110.16	110.16
01/26/2012	2786	DEC 2011 GASAHOL	DEC 2011 O	010.1701.3044	M/E SUPPLIES	35.52	35.52
01/26/2012	2786	DEC 2011 GASAHOL	DEC 2011 O	010.2601.3044	M/E SUPPLIES	365.06	365.06
01/26/2012	2786	DEC 2011 GASAHOL	DEC 2011 O	010.1911.3044	M/E SUPPLIES	93.93	93.93
01/26/2012	2786	DEC 2011 GASAHOL	DEC 2011 O	020.4308.3044	M/E SUPPLIES	69.75	69.75
01/26/2012	2786	DEC 2011 GASAHOL	DEC 2011 O	020.4401.3044	M/E SUPPLIES	182.49	182.49
01/26/2012	2786	DEC 2011 GASAHOL	DEC 2011 O	110.2107.3044	M/E SUPPLIES	105.55	105.55
01/26/2012	2786	DEC 2011 GASAHOL	DEC 2011 O	110.2107.3044	M/E SUPPLIES	1,209.25	1,209.25
01/26/2012	2786	DEC 2011 GASAHOL	DEC 2011 O	600.8012.3044	M/E SUPPLIES	827.23	827.23
01/26/2012	2786	DEC 2011 GASAHOL	DEC 2011 O	610.8121.3044	M/E SUPPLIES	1,017.21	1,017.21
01/26/2012	2786	DEC 2011 GASAHOL	DEC 2011 O	640.8305.3044	M/E SUPPLIES	159.21	159.21
01/26/2012	2786	DEC 2011 GASAHOL	DEC 2011 O	010.1102.3750	FUEL	4,755.71-	4,755.71-
01/26/2012	2787	CDBG:500 N JACKSON	TAX CREDIT	150.5940.2850	ACQUISITION COSTS -	543.09	543.09
Total CITY OF MASON CITY:							49,952.48

CITY OF MASON CITY IPERS

01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.1101.1050	IPERS	532.38	532.38
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.1501.1050	IPERS	111.56	111.56
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.1701.1050	IPERS	271.14	271.14
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.1901.1050	IPERS	158.76	158.76
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.1904.1050	IPERS	162.63	162.63
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.1907.1050	IPERS	168.77	168.77
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.1911.1050	IPERS	408.48	408.48
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.2404.1050	IPERS	162.63	162.63
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.2601.1050	IPERS	712.14	712.14
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.3401.1050	IPERS	164.16	164.16
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.3801.1050	IPERS	430.38	430.38
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.3802.1050	IPERS	56.72	56.72
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	010.3900.1050	IPERS	695.31	695.31
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.5401.1050	IPERS	590.87	590.87
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	150.5935.1050	IPERS	3.98	3.98
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	150.5936.1050	IPERS	.72	.72
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	150.5937.1050	IPERS	32.16	32.16
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	150.5938.1050	IPERS	22.05	22.05
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	150.5940.1050	IPERS	16.62	16.62
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	151.5944.1050	IPERS	27.83	27.83
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	151.5943.1050	IPERS	.72	.72
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	010.5802.1050	IPERS	508.29	508.29
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.6101.1050	IPERS	132.83	132.83
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.6105.1050	IPERS	195.60	195.60
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.6201.1050	IPERS	802.25	802.25
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.6202.1050	IPERS	145.26	145.26
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.6203.1050	IPERS	140.03	140.03
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.6204.1050	IPERS	177.09	177.09
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.6401.1050	IPERS	104.91	104.91
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.6501.1050	IPERS	114.33	114.33
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.4301.1050	IPERS	821.99	821.99
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.4301.1050	IPERS	19.37	19.37
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.4301.1050	IPERS	48.60	48.60
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.4401.1050	IPERS	537.87	537.87
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	030.4101.1050	IPERS	1,943.12	1,943.12
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	040.4202.1050	IPERS	647.28	647.28
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	040.4222.1050	IPERS	161.40	161.40
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	050.2801.1050	IPERS	739.92	739.92
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	070.4501.1050	IPERS	518.58	518.58

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	110.2105.1050	IPERS	2,636.24	2,636.24
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	144.5916.1050	IPERS	16.50	16.50
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	146.5917.1050	IPERS	16.50	16.50
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	147.5917.1050	IPERS	12.00	12.00
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	600.8012.1050	IPERS	3,333.05	3,333.05
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	600.8012.1050	IPERS	151.50	151.50
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	600.8012.1050	IPERS	113.92	113.92
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	610.8121.1050	IPERS	113.91	113.91
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	610.8121.1050	IPERS	2,175.80	2,175.80
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	610.8123.1050	IPERS	273.66	273.66
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	630.8203.1050	IPERS	110.79	110.79
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	640.8305.1050	IPERS	1,791.59	1,791.59
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	650.8901.1050	IPERS	308.09	308.09
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	660.1507.1050	IPERS	106.26	106.26
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	820.9601.1050	IPERS	442.74	442.74
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.6201.1050	IPERS	.98	.98
01/26/2012	2789	IPERS 1/27/12	1/27/12 IPER	112.6201.1050	IPERS	.18	.18
Total CITY OF MASON CITY IPERS:							24,092.44
CLEAR LAKE POLICE DEPARTMENT							
01/26/2012	2790	SUBCONTRACTOR	173607	010.3900.2740	PROFESSIONAL SERV	698.60	698.60
Total CLEAR LAKE POLICE DEPARTMENT:							698.60
COMMUNITY QUICKPRINT							
01/26/2012	2791	457 TRAIN	2993	020.4304.4680	OTHER IMPROVEMEN	13.75	13.75
Total COMMUNITY QUICKPRINT:							13.75
DAHLEY,JUDITH KAY							
01/26/2012	2792	TRANSCRIPT	4	010.3803.2740	PROFESSIONAL SERV	302.25	302.25
Total DAHLEY,JUDITH KAY:							302.25
DALLAS MIDWEST LLC							
01/26/2012	2793	M/E	EC039787-DI	010.6101.3019	OFFICE SUPPLIES	27.95	27.95
Total DALLAS MIDWEST LLC:							27.95
EXPRESS PERSONNEL SERVICES							
01/26/2012	2794	BO3: W/E 1/15/12	105634232	150.5937.2740	PROFESSIONAL SERV	831.42	831.42
01/26/2012	2794	PW9585: W/E 1/15/12	105634232	151.5944.2740	PROFESSIONAL SERV	21.18	21.18
Total EXPRESS PERSONNEL SERVICES:							852.60
FAIRWAY OUTDOOR ADVERTISING							
01/26/2012	2795	MEDIA	NC 428423	010.3900.2020	ADVERTISING (GENER	350.00	350.00
01/26/2012	2795	MEDIA	NC 428424	010.3900.2020	ADVERTISING (GENER	350.00	350.00
Total FAIRWAY OUTDOOR ADVERTISING:							700.00
FAREWAY STORE							
01/26/2012	2796	KIDS CLUB SNACKS	13 1/20/12	040.4215.3140	OTHER SPECIAL EVE	30.70	30.70
01/26/2012	2796	SALT FOR SOFTENER	41	010.6501.2190	REPAIRS AND MAINTEN	23.96	23.96

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
Total FAREWAY STORE:							54.66
FEDEX							
01/26/2012	2797	POSTAGE	7-761-96640	010.6401.2300	POSTAGE	25.31	25.31
Total FEDEX:							25.31
FIRST ADMINISTRATORS INC							
01/26/2012	2798	01/10/2012 CLAIMS	1102012 A	010.1101.2010	MEDICAL SERVICE	854.27	854.27
01/26/2012	2798	01/24/12 CLAIMS	1242012	800.9401.5265	HEALTH CARE CLAIM	119,294.62	119,294.62
Total FIRST ADMINISTRATORS INC:							120,148.89
GANSEN,JON							
01/26/2012	2799	IA TURF CONFERENCE	173971	650.8901.2060	TRAVEL AND CONFER	494.10	494.10
Total GANSEN,JON:							494.10
HARTFORD LIFE & ACCIDENT							
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	010.1101.1160	HEALTH & LIFE INSUR	173.06	173.06
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	010.1501.1160	HEALTH & LIFE INSUR	134.64	134.64
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	010.1701.1160	HEALTH & LIFE INSUR	6.92	6.92
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	010.1901.1160	HEALTH & LIFE INSUR	3.82	3.82
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	010.1904.1160	HEALTH & LIFE INSUR	3.82	3.82
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	010.1907.1160	HEALTH & LIFE INSUR	3.82	3.82
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	010.1911.1160	HEALTH & LIFE INSUR	7.64	7.64
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	010.3401.1160	HEALTH & LIFE INSUR	3.82	3.82
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	010.3801.1160	HEALTH & LIFE INSUR	9.66	9.66
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	010.3900.1160	HEALTH & LIFE INSUR	17.66	17.66
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	010.6900.1160	HEALTH & LIFE INSUR	73.52	73.52
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	010.6900.1160	HEALTH & LIFE INSUR	77.13	77.13
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	010.6900.1160	HEALTH & LIFE INSUR	15.28	15.28
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	020.4301.1160	HEALTH & LIFE INSUR	15.28	15.28
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	020.4401.1160	HEALTH & LIFE INSUR	11.46	11.46
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	040.4202.1160	HEALTH & LIFE INSUR	19.68	19.68
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	050.2801.1160	HEALTH & LIFE INSUR	17.66	17.66
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	070.4501.1160	HEALTH & LIFE INSUR	14.56	14.56
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	110.2105.1160	HEALTH & LIFE INSUR	75.68	75.68
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	600.8012.1160	HEALTH & LIFE INSUR	42.02	42.02
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	600.8012.1160	HEALTH & LIFE INSUR	33.66	33.66
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	600.8012.1160	HEALTH & LIFE INSUR	19.08	19.08
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	610.8121.1160	HEALTH & LIFE INSUR	61.70	61.70
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	610.8121.1160	HEALTH & LIFE INSUR	7.64	7.64
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	630.8203.1160	HEALTH & LIFE INSUR	3.82	3.82
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	640.8305.1160	HEALTH & LIFE INSUR	45.84	45.84
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	650.8901.1160	HEALTH & LIFE INSUR	6.92	6.92
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	660.1507.1160	HEALTH & LIFE INSUR	39.86	39.86
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	820.9601.1160	HEALTH & LIFE INSUR	15.28	15.28
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	010.6900.1160	HEALTH & LIFE INSUR	33.00	33.00
01/26/2012	2800	HARTFORD LIFE 1/1/12	5711268-2	010.6900.1160	HEALTH & LIFE INSUR	54.05-	54.05-
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	010.1101.1160	HEALTH & LIFE INSUR	173.06	173.06
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	010.1501.1160	HEALTH & LIFE INSUR	134.64	134.64
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	010.1701.1160	HEALTH & LIFE INSUR	6.92	6.92
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	010.1901.1160	HEALTH & LIFE INSUR	3.82	3.82
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	010.1904.1160	HEALTH & LIFE INSUR	3.82	3.82
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	010.1907.1160	HEALTH & LIFE INSUR	3.82	3.82

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	010.1911.1160	HEALTH & LIFE INSUR	7.64	7.64
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	010.3401.1160	HEALTH & LIFE INSUR	3.82	3.82
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	010.3801.1160	HEALTH & LIFE INSUR	9.66	9.66
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	010.3900.1160	HEALTH & LIFE INSUR	17.66	17.66
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	010.6900.1160	HEALTH & LIFE INSUR	73.52	73.52
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	010.6900.1160	HEALTH & LIFE INSUR	77.13	77.13
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	010.6900.1160	HEALTH & LIFE INSUR	15.28	15.28
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	020.4301.1160	HEALTH & LIFE INSUR	15.28	15.28
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	020.4401.1160	HEALTH & LIFE INSUR	11.46	11.46
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	040.4202.1160	HEALTH & LIFE INSUR	19.68	19.68
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	050.2801.1160	HEALTH & LIFE INSUR	17.66	17.66
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	070.4501.1160	HEALTH & LIFE INSUR	14.56	14.56
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	110.2105.1160	HEALTH & LIFE INSUR	75.68	75.68
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	600.8012.1160	HEALTH & LIFE INSUR	42.02	42.02
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	600.8012.1160	HEALTH & LIFE INSUR	33.66	33.66
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	600.8012.1160	HEALTH & LIFE INSUR	19.08	19.08
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	610.8121.1160	HEALTH & LIFE INSUR	61.70	61.70
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	610.8121.1160	HEALTH & LIFE INSUR	7.64	7.64
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	630.8203.1160	HEALTH & LIFE INSUR	3.82	3.82
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	640.8305.1160	HEALTH & LIFE INSUR	45.84	45.84
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	650.8901.1160	HEALTH & LIFE INSUR	6.92	6.92
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	660.1507.1160	HEALTH & LIFE INSUR	39.86	39.86
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	820.9601.1160	HEALTH & LIFE INSUR	15.28	15.28
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	010.6900.1160	HEALTH & LIFE INSUR	33.00	33.00
01/26/2012	2800	HARTFORD LIFE 2/1/12	5751214-7	010.6900.1160	HEALTH & LIFE INSUR	40.51	40.51
Total HARTFORD LIFE & ACCIDENT:							1,974.32
HEINY LAWFIRM TRUST ACCOUNT							
01/26/2012	2801	CDBG:500 N JACKSON	CLOSING 50	150.5940.2850	ACQUISITION COSTS -	265.00	265.00
01/26/2012	2801	CDBG: 500 N JACKSON	DEED PREP	150.5940.2850	ACQUISITION COSTS -	85.00	85.00
01/26/2012	2801	CDBG: 500 N JACKSON	TITLE EXAM	150.5940.2850	ACQUISITION COSTS -	175.00	175.00
Total HEINY LAWFIRM TRUST ACCOUNT:							525.00
HIGGINS PRO AUDIO							
01/26/2012	2802	SOUND SERVICES	174	010.4250.2290	PA SYSTEM	350.00	350.00
Total HIGGINS PRO AUDIO:							350.00
JAY SQUARE COMPANY VIDEOGRAPHY							
01/26/2012	2803	1-3 TO 1-17 MEETINGS	MC120101	010.6206.4060	OFFICE EQUIPMENT	386.00	386.00
Total JAY SQUARE COMPANY VIDEOGRAPHY:							386.00
JOHNSON SANITARY PRODUCTS							
01/26/2012	2804	SUPPLIES	165333	010.6501.3060	SUPPLIES & LAUNDRY	14.05	14.05
Total JOHNSON SANITARY PRODUCTS:							14.05
JOHNSTON, LINDA							
01/26/2012	2805	FEB 2012 PREM PD	FEB-HEALT	800.9401.5510	REFUND	20.00	20.00
Total JOHNSTON, LINDA:							20.00
KLEIN,JENNIFER							
01/26/2012	2806	POSTAGE/BROCHURES	217011	040.4211.2300	POSTAGE	22.52	22.52

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
01/26/2012	2806	POSTAGE/GRANT	87583	040.4211.2300	POSTAGE	3.29	3.29
01/26/2012	2806	CARDS	9272	040.4211.3990	MISCELLANEOUS EXP	16.02	16.02
Total KLEIN,JENNIFER:							41.83
KRAMER ACE HARDWARE							
01/26/2012	2807	BOLTS, SCREWS	079770	040.4215.3140	OTHER SPECIAL EVE	7.95	7.95
01/26/2012	2807	CASTER, PLATE	079770	040.4213.3019	OFFICE SUPPLIES	11.48	11.48
01/26/2012	2807	HOOK MOUNT	079770	040.4223.3035	OTHER SUPPLIES	3.29	3.29
01/26/2012	2807	SQUEEGIE	079820	040.4223.3035	OTHER SUPPLIES	6.99	6.99
01/26/2012	2807	KILZ PRIMER	079908	040.4223.2190	REPAIRS AND MAINTENANCE	16.49	16.49
01/26/2012	2807	SUPPLIES	79919	010.6501.3060	SUPPLIES & LAUNDRY	15.00	15.00
Total KRAMER ACE HARDWARE:							61.20
LARSON PRINTING CO							
01/26/2012	2808	WINDOW ENVELOPES	42141	010.1701.3560	PRINTED SUPPLIES	115.00	115.00
Total LARSON PRINTING CO:							115.00
LEGISLATIVE SERVICES AGENCY							
01/26/2012	2809	2011 IA CODE W INDEX	171799	010.6401.2030	DUES & PUBLICATION	80.00	80.00
Total LEGISLATIVE SERVICES AGENCY:							80.00
LINSKEY-DEEGAN,MARA							
01/26/2012	2810	POSTAGE	41982	040.4213.2443	EXHIBIT COSTS	26.06	26.06
Total LINSKEY-DEEGAN,MARA:							26.06
MARSH,DENNIS							
01/26/2012	2811	SALE OF ARTWORK	22673	040.4213.5700	PAID TO ARTIST	300.00	300.00
01/26/2012	2811	SALE OF ARTWORK	22674	040.4213.5700	PAID TO ARTIST	210.00	210.00
Total MARSH,DENNIS:							510.00
MASON CITY FORD LNCOLN MERCURY							
01/26/2012	2812	FOB	24693	010.1911.3044	M/E SUPPLIES	17.98	17.98
Total MASON CITY FORD LNCOLN MERCURY:							17.98
MASON CITY HOUSING AUTHORITY							
01/26/2012	2813	B04: BUESING INSPECTI	011912	150.5938.2950	RELOCATION EXPENS	50.00	50.00
Total MASON CITY HOUSING AUTHORITY:							50.00
MCKINESS EXCAVATING							
01/26/2012	2814	CDBG: SS REPAIRS	PAY 5	610.8125.4620	SEWERS - SANITARY	586,653.51	586,653.51
Total MCKINESS EXCAVATING:							586,653.51
MERCY MEDICAL CENTER-NORTH IA							
01/26/2012	2815	TESTING-STEPLETON	630	040.4211.3990	MISCELLANEOUS EXP	150.00	150.00
Total MERCY MEDICAL CENTER-NORTH IA:							150.00

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
MID CONTINENT CONTRACTING							
01/26/2012	2816	'11 STREET PANEL/CURB	RETAINAGE	110.2101.4580	STREET CONSTRUCTI	7,848.14	7,848.14
Total MID CONTINENT CONTRACTING:							7,848.14
MUNICIPAL FIRE AND POLICE							
01/26/2012	2817	CITY SHARE	1/27/12	114.1101.5661	PAYMENT TO MFPRSI	23,948.18	23,948.18
01/26/2012	2817	CITY SHARE	1/28/12	116.1501.5661	PAYMENT TO MFPRSI	17,258.16	17,258.16
01/26/2012	2817	CITY SHARE	1/29/12	660.1507.5661	PAYMENT TO MFPRSI	4,344.30	4,344.30
Total MUNICIPAL FIRE AND POLICE:							45,550.64
NATIONAL PHARMACEUTICAL SERVICES							
01/26/2012	2818	10/29 TO 11/4 POLICE 41	10292011	010.1101.2010	MEDICAL SERVICE	959.40	959.40
01/26/2012	2818	1/7 TO 1/13 POLICE 411 C	1072012	010.1101.2010	MEDICAL SERVICE	577.35	577.35
01/26/2012	2818	1/14 TO 1/20 POLICE 411	1142012	010.1101.2010	MEDICAL SERVICE	341.21	341.21
01/26/2012	2818	12/24 TO 12/30 POLICE 4	12242011	010.1101.2010	MEDICAL SERVICE	589.48	589.48
Total NATIONAL PHARMACEUTICAL SERVICES:							2,467.44
PETTY CASH-MUSEUM							
01/26/2012	2819	GAS/SNOWBLOWER	24886829	040.4203.3035	OTHER SUPPLIES	5.50	5.50
01/26/2012	2819	STAMPS (\$0.01)	2828445	040.4211.2300	POSTAGE	1.00	1.00
01/26/2012	2819	ADAPTER	3970	040.4218.3019	OFFICE SUPPLIES	3.99	3.99
01/26/2012	2819	CARDS	4289	040.4211.3990	MISCELLANEOUS EXP	2.88	2.88
01/26/2012	2819	BALLOONS	48198	040.4211.3990	MISCELLANEOUS EXP	24.00	24.00
01/26/2012	2819	RETURN ADAPTER	7204	040.4218.3019	OFFICE SUPPLIES	3.99	3.99
01/26/2012	2819	PHONE LINE	7204	040.4218.3019	OFFICE SUPPLIES	8.99	8.99
Total PETTY CASH-MUSEUM:							42.37
PROGRESSIVE MEDICAL INTN'L							
01/26/2012	2820	M/E	331220 JAN	660.1509.3044	M/E SUPPLIES	174.70	174.70
01/26/2012	2820	M/E	331437 JAN	660.1509.3044	M/E SUPPLIES	25.95	25.95
Total PROGRESSIVE MEDICAL INTN'L:							200.65
QUILL CORPORATION							
01/26/2012	2821	STOCK	9015238	600.8042.3590	MATERIAL	389.52	389.52
01/26/2012	2821	OFFICE SUPPLIES	9313437	010.1701.3019	OFFICE SUPPLIES	15.40	15.40
01/26/2012	2821	OFFICE SUPPLIES	9320321	010.1701.3019	OFFICE SUPPLIES	96.90	96.90
01/26/2012	2821	OFFICE SUPPLIES	9320321	010.5401.3019	OFFICE SUPPLIES	81.66	81.66
Total QUILL CORPORATION:							583.48
RESERVE ACCOUNT							
01/26/2012	2822	POSTAGE	34159780 1/	010.3900.2300	POSTAGE	1.68	1.68
01/26/2012	2822	POSTAGE	34159780 1/	010.6206.2300	POSTAGE	448.35	448.35
01/26/2012	2822	POSTAGE	34159780 1/	020.4401.2300	POSTAGE	62.48	62.48
01/26/2012	2822	POSTAGE	34159780 1/	010.1701.3019	OFFICE SUPPLIES	268.00	268.00
01/26/2012	2822	POSTAGE	34159780 1/	070.4501.2300	POSTAGE	6.36	6.36
01/26/2012	2822	POSTAGE	34159780 1/	600.8011.2300	POSTAGE	141.32	141.32
01/26/2012	2822	POSTAGE	34159780 1/	610.8121.3019	OFFICE SUPPLIES	20.03	20.03
01/26/2012	2822	POSTAGE	34159780 1/	010.1101.3019	OFFICE SUPPLIES	23.79	23.79
01/26/2012	2822	POSTAGE	34159780 1/	660.1507.2300	POSTAGE	22.44	22.44
01/26/2012	2822	POSTAGE	34159780 1/	010.6101.3019	OFFICE SUPPLIES	2.64	2.64
01/26/2012	2822	POSTAGE	34159780 1/	010.1501.3019	OFFICE SUPPLIES	20.93	20.93

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
01/26/2012	2822	POSTAGE	34159780 1/	020.4304.4680	OTHER IMPROVEMEN	2.16	2.16
01/26/2012	2822	POSTAGE	34159780 1/	010.3801.2300	POSTAGE	185.19	185.19
Total RESERVE ACCOUNT:							1,205.37
REYNOLDS,DOUG							
01/26/2012	2823	WORKSHOP	1712	040.4215.2740	PROFESSIONAL SERV	155.00	155.00
Total REYNOLDS,DOUG:							155.00
ROTTINGHAUS,BRANDON							
01/26/2012	2824	PER DIEM-IA TURF CONF	173970	650.8901.2060	TRAVEL AND CONFER	76.50	76.50
Total ROTTINGHAUS,BRANDON:							76.50
SONY PICTURES CLASSICS							
01/26/2012	2825	RENTAL, "QUINCEANERA	014564	040.4216.3046	FILMS	250.00	250.00
Total SONY PICTURES CLASSICS:							250.00
SPEER FINANCIAL, INC							
01/26/2012	2826	CONTINUING DISCLOSU	CD 1	605.8062.2740	PROFESSIONAL SERV	162.68	162.68
01/26/2012	2826	CONTINUING DISCLOSU	CD 1	615.8150.2740	PROFESSIONAL SERV	162.68	162.68
01/26/2012	2826	CONTINUING DISCLOSU	CD 2	210.7100.2740	PROFESSIONAL SERV	396.46	396.46
Total SPEER FINANCIAL, INC:							721.82
TREASURER STATE OF IOWA							
01/26/2012	2827	CDBG: 500 N JACKSON	TITLE GUAR	150.5940.2850	ACQUISITION COSTS -	110.00	110.00
Total TREASURER STATE OF IOWA:							110.00
WATERWORKS,MASON CITY							
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	010.1101.3019	OFFICE SUPPLIES	512.07	512.07
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	010.1102.3044	M/E SUPPLIES	14.42	14.42
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	010.1103.3060	SUPPLIES & LAUNDRY	502.47	502.47
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	010.1502.3035	OTHER SUPPLIES	59.23	59.23
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	010.1503.3044	M/E SUPPLIES	111.17	111.17
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	010.1901.3019	OFFICE SUPPLIES	68.08	68.08
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	010.2601.3035	OTHER SUPPLIES	39.17	39.17
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	010.3801.3019	OFFICE SUPPLIES	1.92	1.92
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	010.5802.3060	SUPPLIES & LAUNDRY	145.20	145.20
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	010.6101.3019	OFFICE SUPPLIES	4.12	4.12
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	010.6201.3019	OFFICE SUPPLIES	14.93	14.93
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	010.6204.3019	OFFICE SUPPLIES	4.03	4.03
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	010.6206.3019	OFFICE SUPPLIES	401.57	401.57
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	010.6401.3019	OFFICE SUPPLIES	173.10	173.10
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	010.6501.3060	SUPPLIES & LAUNDRY	38.30	38.30
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	020.4301.3019	OFFICE SUPPLIES	1.12	1.12
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	020.4301.3060	SUPPLIES & LAUNDRY	49.85	49.85
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	020.4306.3035	OTHER SUPPLIES	156.87	156.87
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	020.4308.3044	M/E SUPPLIES	40.84	40.84
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	040.4203.3035	OTHER SUPPLIES	29.61	29.61
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	110.2105.3019	OFFICE SUPPLIES	127.07	127.07
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	110.2105.3060	SUPPLIES & LAUNDRY	247.32	247.32
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	110.2105.3770	SAFETY EXPENSE	36.70	36.70
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	110.2107.2140	M/E REPAIRS	4.88	4.88

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	110.2107.3044	M/E SUPPLIES	375.73	375.73
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	110.2109.2190	REPAIRS AND MAINT	4.39	4.39
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	110.2109.3035	OTHER SUPPLIES	274.04	274.04
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	610.8121.3019	OFFICE SUPPLIES	83.37	83.37
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	610.8121.3060	SUPPLIES & LAUNDRY	825.22	825.22
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	610.8123.3230	SANITARY SEWER MA	269.84	269.84
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	640.8305.3035	OTHER SUPPLIES	28.17	28.17
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	640.8305.3060	SUPPLIES & LAUNDRY	82.15	82.15
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	640.8305.3770	SAFETY EXPENSE	51.76	51.76
01/26/2012	2828	DECEMBER 2011 OCD	DECEMBER	820.9601.3019	OFFICE SUPPLIES	31.28	31.28
Total WATERWORKS,MASON CITY:							4,809.99
WELLS FARGO HOME MORTGAGE							
01/26/2012	2829	CDBG:500 N JACKSON	JDGMT P/O	150.5940.2850	ACQUISITION COSTS -	908.93	908.93
01/26/2012	2829	CDBG: 500 N JACKSON	MORT P/O 5	150.5940.2850	ACQUISITION COSTS -	52,912.70	52,912.70
Total WELLS FARGO HOME MORTGAGE:							53,821.63
WOODMAN							
01/26/2012	2830	HVAC TECH SUPPORT	912690G	010.6501.2190	REPAIRS AND MAINT	567.00	567.00
Total WOODMAN:							567.00
YOUNG LAW OFFICE							
01/26/2012	2831	PROF SRVC	2130	010.6401.2660	LEGAL EXPENSE	1,905.00	1,905.00
01/26/2012	2831	PROF SRVC	2168	010.6401.2660	LEGAL EXPENSE	810.00	810.00
Total YOUNG LAW OFFICE:							2,715.00
Grand Totals:							945,473.83

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	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
ACCURATE AIR CONDITIONING							
02/02/2012	2840	BLDG MAINT	11612	110.2109.2190	REPAIRS AND MAINTENANCE	113.31	113.31
Total ACCURATE AIR CONDITIONING:							113.31
ACTIVE THERMAL CONCEPTS INC							
02/02/2012	2841	PW9585: ASBESTOS RE	111012D073	151.5944.2740	PROFESSIONAL SERV	3,035.00	3,035.00
02/02/2012	2841	B03: 678 7TH NE	111012D083	150.5937.2740	PROFESSIONAL SERV	395.00	395.00
Total ACTIVE THERMAL CONCEPTS INC:							3,430.00
ADVANCED SYSTEMS INC							
02/02/2012	2843	COPIER	11778648	660.1507.2722	COPY CHARGE	152.72	152.72
02/02/2012	2842	COPIER	200896	010.1911.2720	OFFICE EQUIPMENT	22.40	22.40
02/02/2012	2842	COPIER	200896	010.1701.2720	OFFICE EQUIPMENT	22.40	22.40
02/02/2012	2842	COPIER	200896	010.5401.2722	COPY CHARGE	121.81	121.81
Total ADVANCED SYSTEMS INC:							319.33
AHLERS AND COONEY PC							
02/02/2012	2844	LABOR/EMPLYMNT	624973	010.6401.2660	LEGAL EXPENSE	975.00	975.00
02/02/2012	2844	OHL	624974	010.6401.2660	LEGAL EXPENSE	1,153.20	1,153.20
02/02/2012	2844	UNION NEGOTIATIONS	624975	010.6101.3990	MISCELLANEOUS EXP	20,250.00	20,250.00
Total AHLERS AND COONEY PC:							22,378.20
AIRGAS NORTH CENTRAL							
02/02/2012	2845	M/E	105127365	660.1509.3044	M/E SUPPLIES	289.55	289.55
02/02/2012	2845	M/E	105138260	660.1509.3044	M/E SUPPLIES	152.76	152.76
02/02/2012	2845	M/E	105177822	660.1509.3044	M/E SUPPLIES	279.67	279.67
02/02/2012	2845	M/E	105220665	660.1509.3044	M/E SUPPLIES	279.67	279.67
02/02/2012	2845	M/E	105220666	660.1509.3044	M/E SUPPLIES	165.02	165.02
02/02/2012	2845	M/E	105220667	660.1509.3044	M/E SUPPLIES	121.06	121.06
02/02/2012	2845	M/E	105220668	660.1509.3044	M/E SUPPLIES	118.04	118.04
02/02/2012	2845	M/E	105224879	820.9601.3260	SHOP SUPPLIES	168.29	168.29
02/02/2012	2845	M/E	105224880	820.9601.3260	SHOP SUPPLIES	123.18	123.18
02/02/2012	2845	M/E	105224881	820.9601.3260	SHOP SUPPLIES	44.47	44.47
02/02/2012	2845	M/E	105251684	660.1509.3044	M/E SUPPLIES	200.88	200.88
02/02/2012	2845	M/E	105251685	660.1509.3044	M/E SUPPLIES	44.47	44.47
Total AIRGAS NORTH CENTRAL:							265.14
ALBERT LEA VACUUM CENTER							
02/02/2012	2846	REPAIR	238121	010.6501.2190	REPAIRS AND MAINTENANCE	66.48	66.48
02/02/2012	2846	TAX EXEMPT	238121	010.6501.2190	REPAIRS AND MAINTENANCE	1.08	1.08
Total ALBERT LEA VACUUM CENTER:							65.40
ALL STAR PEST CONTROL							
02/02/2012	2847	BLDG MAINT	2004115883	610.8121.2190	REPAIRS AND MAINTENANCE	50.00	50.00
Total ALL STAR PEST CONTROL:							50.00

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ALLIANT ENERGY							
02/02/2012	2848	9585 MOA:655 7TH NE	2722374252	151.5944.3990	MISCELLANEOUS EXP	25.02	25.02
Total ALLIANT ENERGY:							25.02
ALLIANT UTILITIES-IPC							
02/02/2012	2849	MAINTENANCE	370031001 F	020.4304.2160	GAS & ELECTRICITY	141.42	141.42
02/02/2012	2849	OFFICE	370056003 F	020.4304.2160	GAS & ELECTRICITY	136.36	136.36
02/02/2012	2849	RED BARN	370058001 F	020.4304.2160	GAS & ELECTRICITY	81.47	81.47
02/02/2012	2849	SLIDE HILL	370061002 F	020.4304.2160	GAS & ELECTRICITY	1.74	1.74
02/02/2012	2849	PUMPING PLANT	372201002 F	600.8001.2160	GAS & ELECTRICITY	1,040.96	1,040.96
02/02/2012	2849	WTR TREATMENT PKLA	372201102 F	600.8001.2160	GAS & ELECTRICITY	1,906.73	1,906.73
02/02/2012	2849	INTERNAL SERVICE 33%	374021001 F	820.9601.2160	GAS & ELECTRICITY	1,174.95	1,174.95
02/02/2012	2849	STREET 33%	374021001 F	110.2109.2160	GAS & ELECTRICITY	1,174.94	1,174.94
02/02/2012	2849	STOREROOM 33%	374021001 F	600.8002.2160	GAS & ELECTRICITY	1,174.94	1,174.94
02/02/2012	2849	STORAGE SHED	374021501 F	110.2109.2160	GAS & ELECTRICITY	690.13	690.13
02/02/2012	2849	SWIM POOL	430123004 F	020.4490.2160	GAS & ELECTRICITY	107.61	107.61
02/02/2012	2849	CAMPGROUND BATH HS	430150003 F	020.4304.2160	GAS & ELECTRICITY	158.71	158.71
02/02/2012	2849	EAST LOT	454030002 F	630.8201.2180	ELECTRICITY	214.36	214.36
02/02/2012	2849	DAM MOTOR	454105001 F	110.2100.2160	GAS & ELECTRICITY	19.31	19.31
02/02/2012	2849	LIBRARY LOT	454148001 F	630.8202.2180	ELECTRICITY	103.75	103.75
02/02/2012	2849	WEST LOT	454224001 F	630.8201.2180	ELECTRICITY	78.65	78.65
02/02/2012	2849	S WASH TRAIL	454248001 F	020.4304.2160	GAS & ELECTRICITY	51.62	51.62
02/02/2012	2849	SOUTH LOT	454272003 F	630.8201.2180	ELECTRICITY	290.15	290.15
02/02/2012	2849	MAIN LOT	454273001 F	630.8201.2180	ELECTRICITY	804.60	804.60
02/02/2012	2850	WTR TRMT PLANT	507599	600.8001.2150	BUILDING REPAIRS A	634.43	634.43
Total ALLIANT UTILITIES-IPC:							9,986.83
ARAMARK UNIFORM SERVICES							
02/02/2012	2851	LAUNDRY	5738404	820.9601.3260	SHOP SUPPLIES	78.04	78.04
02/02/2012	2851	LAUNDRY	5739185	610.8121.3060	SUPPLIES & LAUNDRY	144.27	144.27
02/02/2012	2851	LAUNDRY	5742293	110.2105.3060	SUPPLIES & LAUNDRY	52.40	52.40
02/02/2012	2851	LAUNDRY	5742293	600.8002.2190	REPAIRS AND MAINTENANCE	52.40	52.40
02/02/2012	2851	LAUNDRY	5742293	640.8305.2150	BUILDING REPAIRS A	52.40	52.40
02/02/2012	2851	LAUNDRY	5742294	820.9601.3260	SHOP SUPPLIES	104.88	104.88
02/02/2012	2851	LAUNDRY	5743134	610.8121.3060	SUPPLIES & LAUNDRY	120.33	120.33
02/02/2012	2851	LAUNDRY	5746173	820.9601.3260	SHOP SUPPLIES	58.87	58.87
02/02/2012	2851	LAUNDRY	5748519	010.6501.3060	SUPPLIES & LAUNDRY	123.70	123.70
Total ARAMARK UNIFORM SERVICES:							787.29
ARNOLD MOTOR SUPPLY							
02/02/2012	2852	M/E	579653	020.4308.3044	M/E SUPPLIES	9.80	9.80
02/02/2012	2852	M/E	579828	110.2107.3044	M/E SUPPLIES	2.70	2.70
02/02/2012	2852	M/E	580561	110.2107.3044	M/E SUPPLIES	40.72	40.72
02/02/2012	2852	M/E	584167	650.8908.3044	M/E SUPPLIES	33.63	33.63
02/02/2012	2852	M/E	586356	650.8908.3044	M/E SUPPLIES	20.57	20.57
02/02/2012	2852	M/E	587041	110.2107.3044	M/E SUPPLIES	14.00	14.00
02/02/2012	2852	STOCK	587045	600.8042.3590	MATERIAL	12.98	12.98
02/02/2012	2852	M/E	587126	110.2107.3044	M/E SUPPLIES	15.46	15.46
02/02/2012	2852	M/E	587162	110.2107.3044	M/E SUPPLIES	7.73	7.73
Total ARNOLD MOTOR SUPPLY:							137.99
BAUER BUILT TIRE CENTER							
02/02/2012	2853	M/E	820012641	640.8305.3044	M/E SUPPLIES	37.50	37.50

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02/02/2012	2853	M/E	820012713	640.8305.3044	M/E SUPPLIES	60.49	60.49
02/02/2012	2853	M/E	820012953	110.2107.2140	M/E REPAIRS	165.50	165.50
Total BAUER BUILT TIRE CENTER:							263.49
BECKER,BETTEJO							
02/02/2012	2854	MILEAGE	JAN 12	010.3900.2430	AUTO EXPENSE/HIRE	12.24	12.24
Total BECKER,BETTEJO:							12.24
BLACKHAWK SPRINKLERS INC							
02/02/2012	2855	ANNUAL TEST	71134	660.1508.2150	BUILDING REPAIRS A	215.00	215.00
02/02/2012	2855	ANNUAL INSPECTION &	71136	010.6501.2190	REPAIRS AND MAINTENANCE	215.00	215.00
02/02/2012	2855	ANNUAL INSPECTION	71137	010.1103.2150	BUILDING REPAIRS A	215.00	215.00
Total BLACKHAWK SPRINKLERS INC:							645.00
BLANCHARD TREE SERVICE							
02/02/2012	2856	TREES/12-43	BRIDGE ON	110.2101.4680	OTHER IMPROVEMENTS	600.00	600.00
Total BLANCHARD TREE SERVICE:							600.00
BLAZEK ELECTRIC							
02/02/2012	2857	ANNUAL FEE	52132	110.2109.2190	REPAIRS AND MAINTENANCE	300.00	300.00
Total BLAZEK ELECTRIC:							300.00
BOARDTRONICS INC							
02/02/2012	2858	M/E	8924888	650.8908.2140	M/E REPAIRS	626.80	626.80
Total BOARDTRONICS INC:							626.80
BOUND TREE MEDICAL LLC							
02/02/2012	2859	M/E	87323068	660.1509.3044	M/E SUPPLIES	129.75	129.75
02/02/2012	2859	M/E	87324204	660.1509.3044	M/E SUPPLIES	129.75	129.75
02/02/2012	2859	M/E	87324769	660.1509.3044	M/E SUPPLIES	155.05	155.05
Total BOUND TREE MEDICAL LLC:							414.55
BRAKKE IMP INC							
02/02/2012	2860	M/E	291291	650.8908.2140	M/E REPAIRS	1.83	1.83
Total BRAKKE IMP INC:							1.83
BROWN SUPPLY COMPANY INC							
02/02/2012	2861	STOCK	33846	600.8042.3590	MATERIAL	181.38	181.38
Total BROWN SUPPLY COMPANY INC:							181.38
BROWN,CAROL							
02/02/2012	2862	MILEAGE	JAN 12	010.3900.2430	AUTO EXPENSE/HIRE	41.31	41.31
Total BROWN,CAROL:							41.31
BUILDING SERVICES GROUP-							
02/02/2012	2863	PROF SRVC	1952	147.5917.2740	PROFESSIONAL SERVICE	650.00	650.00

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Total BUILDING SERVICES GROUP:							650.00
CAMPBELL SUPPLY CO							
02/02/2012	2864	STOCK	106658901	600.8042.3590	MATERIAL	25.40	25.40
02/02/2012	2864	STOCK	106658902	600.8042.3590	MATERIAL	33.20	33.20
02/02/2012	2864	STOCK	106658903	600.8042.3590	MATERIAL	43.36	43.36
Total CAMPBELL SUPPLY CO:							101.96
CDW GOVERNMENT INC							
02/02/2012	2865	COMP EQUIP	D657654	010.1101.2110	COMPUTER EXPENSE	67.62	67.62
Total CDW GOVERNMENT INC:							67.62
CENTRAL LOCK & KEY							
02/02/2012	2866	BLDG MAINT	87404	650.8906.2150	BUILDING REPAIRS A	14.96	14.96
02/02/2012	2866	DUPLICATE KEY	87551	010.1901.3035	OTHER SUPPLIES	5.74	5.74
Total CENTRAL LOCK & KEY:							20.70
CENTURYLINK							
02/02/2012	2867	PHONE SRVC	6414244313	010.1101.2040	PHONE EXPENSE	73.06	73.06
Total CENTURYLINK:							73.06
CERRO GORDO COUNTY							
02/02/2012	2868	JOINT AERIAL AGMNT	28E2012	110.2101.4680	OTHER IMPROVEMEN	12,000.00	12,000.00
02/02/2012	2868	JOINT AERIAL AGMNT	28E2012	600.8061.4680	OTHER IMPROVEMEN	12,000.00	12,000.00
02/02/2012	2868	JOINT AERIAL AGMNT	28E2012	610.8125.4680	OTHER IMPROVEMEN	6,000.00	6,000.00
Total CERRO GORDO COUNTY:							30,000.00
CHRISTIANSEN,MARK							
02/02/2012	2869	CELL PHONE REIMB	FEB 2012	010.1502.2040	PHONE EXPENSE	30.00	30.00
Total CHRISTIANSEN,MARK:							30.00
CITY OF MASON CITY-HEALTH INS							
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	010.1101.1160	HEALTH & LIFE INSUR	32,295.00	32,295.00
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	010.1501.1160	HEALTH & LIFE INSUR	23,932.25	23,932.25
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	010.3401.1160	HEALTH & LIFE INSUR	776.00	776.00
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	010.1901.1160	HEALTH & LIFE INSUR	776.00	776.00
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	010.1911.1160	HEALTH & LIFE INSUR	1,552.00	1,552.00
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	010.3900.1160	HEALTH & LIFE INSUR	1,552.00	1,552.00
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	010.1701.1160	HEALTH & LIFE INSUR	1,552.00	1,552.00
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	010.1904.1160	HEALTH & LIFE INSUR	776.00	776.00
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	010.1907.1160	HEALTH & LIFE INSUR	776.00	776.00
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	010.3801.1160	HEALTH & LIFE INSUR	1,139.25	1,139.25
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	010.3803.1160	HEALTH & LIFE INSUR	776.00	776.00
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	010.6900.1160	HEALTH & LIFE INSUR	9,562.20	9,562.20
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	010.6900.1160	HEALTH & LIFE INSUR	3,467.25	3,467.25
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	020.4301.1160	HEALTH & LIFE INSUR	4,656.00	4,656.00
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	020.4401.1160	HEALTH & LIFE INSUR	2,328.00	2,328.00
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	040.4202.1160	HEALTH & LIFE INSUR	1,865.75	1,865.75
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	040.4222.1160	HEALTH & LIFE INSUR	776.00	776.00
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	050.2801.1160	HEALTH & LIFE INSUR	3,054.50	3,054.50

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02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	070.4501.1160	HEALTH & LIFE INSUR	2,691.25	2,691.25
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	110.2105.1160	HEALTH & LIFE INSUR	14,231.84	14,231.84
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	650.8901.1160	HEALTH & LIFE INSUR	1,139.25	1,139.25
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	600.8012.1160	HEALTH & LIFE INSUR	16,904.63	16,904.63
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	610.8121.1160	HEALTH & LIFE INSUR	10,682.58	10,682.58
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	610.8123.1160	HEALTH & LIFE INSUR	1,552.00	1,552.00
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	630.8203.1160	HEALTH & LIFE INSUR	776.00	776.00
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	640.8305.1160	HEALTH & LIFE INSUR	9,312.00	9,312.00
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	660.1507.1160	HEALTH & LIFE INSUR	6,959.25	6,959.25
02/02/2012	2870	HEALTH INSURANCE	FEB 12 HEA	820.9601.1160	HEALTH & LIFE INSUR	2,328.00	2,328.00
Total CITY OF MASON CITY-HEALTH INS:							158,189.00
CIVIC SYSTEMS							
02/02/2012	2871	SOFTWARE CONTRACT	CVC8752	015.6900.4010	CAPITAL OUTLAY	61,085.30	61,085.30
02/02/2012	2871	SEMI ANNUAL FEES	CVC8753	010.6201.2311	EQUIPMENT RENTAL	1,125.00	1,125.00
02/02/2012	2871	SEMI ANNUAL FEES	CVC8753	010.6401.2720	OFFICE EQUIPMENT	1,125.00	1,125.00
02/02/2012	2871	SEMI ANNUAL FEES	CVC8753	600.8011.2311	EQUIPMENT RENTAL	1,125.00	1,125.00
02/02/2012	2871	SEMI ANNUAL FEES	CVC8753	610.8121.2311	EQUIPMENT RENTAL	1,125.00	1,125.00
02/02/2012	2871	SEMI ANNUAL FEES	CVC8753	640.8305.2311	EQUIPMENT RENTAL	1,125.00	1,125.00
Total CIVIC SYSTEMS:							66,710.30
CLAUSEN PLUMBING & HEATING							
02/02/2012	2872	BLDG MAINT	12162011	660.1508.2150	BUILDING REPAIRS A	90.00	90.00
02/02/2012	2872	BLDG MAINT	QUOTE	010.6501.2190	REPAIRS AND MAINTENANCE	845.00	845.00
Total CLAUSEN PLUMBING & HEATING:							935.00
CLEAR LAKE PHARMACY							
02/02/2012	2873	PROF SRVC	13012	660.1509.3044	M/E SUPPLIES	92.68	92.68
Total CLEAR LAKE PHARMACY:							92.68
COLBY, RICHARD L							
02/02/2012	2874	REFUND	240154002	600.8011.5510	REFUND	20.63	20.63
Total COLBY, RICHARD L:							20.63
COMMUNITY QUICKPRINT							
02/02/2012	2875	RECEIPT BOOKS	3281	070.4501.3019	OFFICE SUPPLIES	164.00	164.00
Total COMMUNITY QUICKPRINT:							164.00
CONSOLIDATED ELECTRICAL DIST							
02/02/2012	2876	SUPPLIES	643106	535.4401.3035	OTHER SUPPLIES	168.00	168.00
02/02/2012	2876	SUPPLIES	643746	535.4401.3035	OTHER SUPPLIES	57.00	57.00
02/02/2012	2876	SUPPLIES	644413	535.4401.3035	OTHER SUPPLIES	19.60	19.60
02/02/2012	2876	SUPPLIES	64790	600.8001.3460	WELLS - MATERIAL	13.91	13.91
02/02/2012	2876	M/E	654471	820.9601.2150	BUILDING REPAIRS A	769.00	769.00
02/02/2012	2876	M/E	654513	820.9601.2150	BUILDING REPAIRS A	440.00	440.00
02/02/2012	2876	SUPPLIES	655448	110.2109.2190	REPAIRS AND MAINTENANCE	32.90	32.90
02/02/2012	2876	SUPPLIES	655778	110.2109.2190	REPAIRS AND MAINTENANCE	2.95	2.95
Total CONSOLIDATED ELECTRICAL DIST:							1,503.36

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CONSOLIDATED ENERGY COMPANY							
02/02/2012	2877	FUEL	257333	600.8002.3750	FUEL	2,913.32	2,913.32
02/02/2012	2877	FUEL	257351	110.2107.3750	FUEL	764.66	764.66
02/02/2012	2877	FUEL	257363	110.2107.3750	FUEL	4,297.92	4,297.92
02/02/2012	2877	FUEL	257429	110.2107.3750	FUEL	1,091.20	1,091.20
02/02/2012	2877	FUEL	257437	110.2107.3750	FUEL	1,348.16	1,348.16
02/02/2012	2877	FUEL	257503	110.2107.3750	FUEL	1,605.44	1,605.44
02/02/2012	2877	FUEL	257514	110.2107.3750	FUEL	1,916.84	1,916.84
02/02/2012	2877	FUEL	257597	110.2107.3750	FUEL	1,735.00	1,735.00
Total CONSOLIDATED ENERGY COMPANY:							15,672.54
CONSTANT CONTACT							
02/02/2012	2878	PROF SRVC	NCZI54IAB3	010.3900.3990	MISCELLANEOUS EXP	162.00	162.00
Total CONSTANT CONTACT:							162.00
CONTINENTAL RESEARCH							
02/02/2012	2879	STOCK	363776CRC	600.8042.3590	MATERIAL	403.34	403.34
Total CONTINENTAL RESEARCH:							403.34
COUNTRY INN & SUITES BY CARLSON AMES							
02/02/2012	2880	TRAINING	2737	010.1501.2080	EDUCATION AND TRAI	176.96	176.96
Total COUNTRY INN & SUITES BY CARLSON AMES:							176.96
CRESCENT ELECTRIC SUPPLY CO							
02/02/2012	2881	BLDG MAINT	826326	110.2105.3770	SAFETY EXPENSE	65.92	65.92
02/02/2012	2881	BLDG MAINT	826755	110.2109.2190	REPAIRS AND MAINT	61.71	61.71
Total CRESCENT ELECTRIC SUPPLY CO:							127.63
CROELL REDI-MIX INC							
02/02/2012	2882	GRND MAINT	273092	600.8002.3470	MAINS - REPAIR MATE	266.00	266.00
02/02/2012	2882	GRND MAINT	273272	600.8002.3470	MAINS - REPAIR MATE	329.50	329.50
02/02/2012	2882	GRND MAINT	273574	600.8002.3470	MAINS - REPAIR MATE	395.00	395.00
Total CROELL REDI-MIX INC:							990.50
CRYSTEEL TRUCK EQUIPMENT							
02/02/2012	2883	M/E	LP149514	110.2107.2140	M/E REPAIRS	174.60	174.60
Total CRYSTEEL TRUCK EQUIPMENT:							174.60
D & D SALES							
02/02/2012	2884	PRINTING	2120085	010.3900.3990	MISCELLANEOUS EXP	250.00	250.00
Total D & D SALES:							250.00
DECKER ATHLETIC SUPPLY							
02/02/2012	2885	SUPPLIES	AAJ005243A	020.4408.3035	OTHER SUPPLIES	16.00	16.00
Total DECKER ATHLETIC SUPPLY:							16.00
DIAMOND DISCS INTERNATIONAL							
02/02/2012	2886	M/E	52276	600.8002.3310	TOOLS AND SUPPLIES	282.62	282.62

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Total DIAMOND DISCS INTERNATIONAL:							282.62
DIAMOND VOGEL PAINTS							
02/02/2012	2887	GRND MAINT	270188189	535.4401.4644	SITE IMPROVEMENTS	90.00	90.00
02/02/2012	2887	GRND MAINT	270188204	535.4401.4644	SITE IMPROVEMENTS	14.95	14.95
02/02/2012	2887	GRND MAINT	270188448	535.4401.4644	SITE IMPROVEMENTS	45.00	45.00
02/02/2012	2887	SUPPLIES	270188485	020.4306.2150	BUILDING REPAIRS A	45.00	45.00
02/02/2012	2887	SUPPLIES	270188574	010.6105.3120	VOLUNTEER COORDI	51.90	51.90
02/02/2012	2887	GRND MAINT	270189164	535.4401.4644	SITE IMPROVEMENTS	90.00	90.00
02/02/2012	2887	SUPPLIES	270191776	020.4306.2150	BUILDING REPAIRS A	27.95	27.95
02/02/2012	2887	SUPPLIES	270191865	020.4306.2150	BUILDING REPAIRS A	33.54	33.54
02/02/2012	2887	SUPPLIES	270192403	110.2107.3044	M/E SUPPLIES	34.72	34.72
Total DIAMOND VOGEL PAINTS:							433.06
DOORS INC							
02/02/2012	2888	BLDG MAINT	155094	121.4350.4644	SITE IMPROVEMENTS	1,199.00	1,199.00
Total DOORS INC:							1,199.00
DOUG'S SMALL ENGINE SLS & SERV							
02/02/2012	2889	M/E	37663	110.2107.2140	M/E REPAIRS	147.09	147.09
02/02/2012	2889	M/E	37671	110.2107.2140	M/E REPAIRS	4.54	4.54
Total DOUG'S SMALL ENGINE SLS & SERV:							151.63
EHELBARGER,RUSS							
02/02/2012	2890	MILEAGE	JAN 2012	010.6202.3019	OFFICE SUPPLIES	51.00	51.00
Total EHELBARGER,RUSS:							51.00
ED ROEHR SAFETY PRODUCTS							
02/02/2012	2891	TASER EQUIP	360735	010.1101.2090	EQUIPMENT MAINTEN	248.50	248.50
Total ED ROEHR SAFETY PRODUCTS:							248.50
ELECTRONIC ENGINEERING CO							
02/02/2012	2892	TWR SRVC	1375808	020.4401.3990	MISCELLANEOUS EXP	133.65	133.65
02/02/2012	2892	LAMP,STINGER,	1378040	010.1101.3990	MISCELLANEOUS EXP	25.00	25.00
02/02/2012	2892	TOWER SERVICE - FEB 1	1379773	010.1102.2130	RADIO MAINTENANCE	475.50	475.50
02/02/2012	2892	TOWER SRVC	1379775	110.2105.2131	RADIO TOWER EXPEN	211.31	211.31
02/02/2012	2892	TOWER SRVC	1379775	600.8002.2131	RADIO TOWER EXPEN	48.12	48.12
02/02/2012	2892	TOWER SRVC	1379775	640.8305.2131	RADIO TOWER EXPEN	45.07	45.07
02/02/2012	2892	TOWER SRVC	1379775	610.8121.2131	RADIO TOWER EXPEN	126.15	126.15
02/02/2012	2892	TOWER SRVC	1379871	020.4308.2130	RADIO MAINTENANCE	59.40	59.40
02/02/2012	2892	BATTERY	1380339	010.1102.2130	RADIO MAINTENANCE	212.00	212.00
Total ELECTRONIC ENGINEERING CO:							1,336.20
ELLIOTT EQUIPMENT							
02/02/2012	2893	M/E	114570	640.8305.3044	M/E SUPPLIES	131.85	131.85
02/02/2012	2893	M/E	114767	610.8123.3044	M/E SUPPLIES	1,650.00	1,650.00
Total ELLIOTT EQUIPMENT:							1,781.85

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EMBLEM ENTERPRISES INC							
02/02/2012	2894	M/E	503945	010.1101.3990	MISCELLANEOUS EXP	234.95	234.95
Total EMBLEM ENTERPRISES INC:							234.95
EMERGENCY VEHICLE SALES							
02/02/2012	2895	AMBULANCE/12-6	8088	660.1509.4040	MOTOR EQUIPMENT	138,600.00	138,600.00
Total EMERGENCY VEHICLE SALES:							138,600.00
EMSLRC							
02/02/2012	2896	TRAINING	5720	660.1507.2080	EDUCATION AND TRAI	182.00	182.00
02/02/2012	2896	TRAINING	5720	010.1101.2080	EDUCATION AND TRAI	90.00	90.00
02/02/2012	2896	TRAINING	5739	660.1507.2080	EDUCATION AND TRAI	200.00	200.00
02/02/2012	2896	TRAINING	5739	010.1101.2080	EDUCATION AND TRAI	90.00	90.00
Total EMSLRC:							562.00
EXCEL PAINTING							
02/02/2012	2897	BLDG/11-81	1422	610.8125.4923	PLANT IMPROVEMENT	3,200.00	3,200.00
Total EXCEL PAINTING:							3,200.00
EXPRESS PERSONNEL SERVICES							
02/02/2012	2898	PW9585: W/E 1/22/12	105876346	151.5944.2740	PROFESSIONAL SERV	502.97	502.97
02/02/2012	2898	B03: W/E 1/22/12	105876346	150.5937.2740	PROFESSIONAL SERV	298.66	298.66
Total EXPRESS PERSONNEL SERVICES:							801.63
EXTENDO BED COMPANY INC							
02/02/2012	2899	EMERG RESP VEH	212114	010.1101.5910	SPECIAL GRANT	3,870.00	3,870.00
Total EXTENDO BED COMPANY INC:							3,870.00
FASTENAL COMPANY							
02/02/2012	2900	M/E	173305	110.2301.2190	REPAIRS AND MAINTEN	34.86	34.86
02/02/2012	2900	M/E	173479	610.8121.3110	MAINTENANCE MATE	8.24	8.24
02/02/2012	2900	M/E	173618	610.8121.3110	MAINTENANCE MATE	39.46	39.46
02/02/2012	2900	M/E	173707	610.8121.3110	MAINTENANCE MATE	38.06	38.06
02/02/2012	2900	M/E	173763	020.4304.3110	MAINTENANCE MATE	40.22	40.22
02/02/2012	2900	M/E	173773	610.8121.3110	MAINTENANCE MATE	37.30	37.30
02/02/2012	2900	M/E	173841	110.2107.3044	M/E SUPPLIES	15.64	15.64
02/02/2012	2900	M/E	174010	110.2107.3044	M/E SUPPLIES	127.90	127.90
02/02/2012	2900	M/E	174070	110.2107.3044	M/E SUPPLIES	44.43	44.43
Total FASTENAL COMPANY:							386.11
FEDEX							
02/02/2012	2901	POSTAGE	773370062 J	010.6401.2300	POSTAGE	98.55	98.55
Total FEDEX:							98.55
FERGUSON WATERWORKS							
02/02/2012	2902	STOCK	S013463230	600.8042.3600	NEW METERS - MATE	11,470.76	11,470.76
02/02/2012	2902	STOCK	S013463230	600.8021.3600	NEW METERS - MATE	293.96	293.96

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Total FERGUSON WATERWORKS:							11,764.72
FIALA OFFICE PRODUCTS LTD							
02/02/2012	2903	COPIER	72333	020.4401.3019	OFFICE SUPPLIES	203.07	203.07
02/02/2012	2903	SUPPLIES	72581	020.4401.3019	OFFICE SUPPLIES	582.96	582.96
Total FIALA OFFICE PRODUCTS LTD:							786.03
FIRST ADMINISTRATORS INC							
02/02/2012	2904	1/31/2012 CLAIMS	1312012	800.9401.5265	HEALTH CARE CLAIM	74,559.91	74,559.91
Total FIRST ADMINISTRATORS INC:							74,559.91
FLOYD & LEONARD AUTO ELECTRIC							
02/02/2012	2905	M/E	441999	110.2107.3044	M/E SUPPLIES	13.99	13.99
02/02/2012	2905	M/E	452812	020.4308.3044	M/E SUPPLIES	84.67	84.67
02/02/2012	2905	M/E	453302	020.4308.3044	M/E SUPPLIES	117.70	117.70
02/02/2012	2905	M/E	455972	650.8908.2140	M/E REPAIRS	34.95	34.95
02/02/2012	2905	M/E	456297	650.8908.2140	M/E REPAIRS	7.63	7.63
02/02/2012	2905	M/E	456409	010.1503.3044	M/E SUPPLIES	5.36	5.36
02/02/2012	2905	M/E	457974	650.8908.2140	M/E REPAIRS	1,042.00	1,042.00
02/02/2012	2905	M/E	457984 1/12/	110.2107.3044	M/E SUPPLIES	52.89	52.89
02/02/2012	2905	M/E	458005	110.2107.3044	M/E SUPPLIES	23.61	23.61
02/02/2012	2905	FILE BOX	458042	070.4504.3310	TOOLS AND SUPPLIES	2.21	2.21
02/02/2012	2905	M/E	458123	110.2107.3044	M/E SUPPLIES	32.58	32.58
02/02/2012	2905	FILTER	458372	070.4504.2140	M/E REPAIRS	17.61	17.61
02/02/2012	2905	M/E	458379	600.8002.3760	EQUIPMENT REPAIRS	356.85	356.85
Total FLOYD & LEONARD AUTO ELECTRIC:							1,792.05
FORT ATKINSON TRACTOR PARTS							
02/02/2012	2906	M/E	515061	650.8908.2140	M/E REPAIRS	149.25	149.25
Total FORT ATKINSON TRACTOR PARTS:							149.25
FOUTS, ANGELA							
02/02/2012	2907	REFUND	354112005	600.8011.5510	REFUND	5.07	5.07
Total FOUTS, ANGELA:							5.07
GALLS AN ARAMARK COMPANY							
02/02/2012	2908	M/E	511924054	010.1101.3990	MISCELLANEOUS EXP	64.19	64.19
Total GALLS AN ARAMARK COMPANY:							64.19
GARNER-HAYFIELD SCHOOL							
02/02/2012	2909	PROF SRVC	S.BROWN	010.3900.2740	PROFESSIONAL SERV	1,328.18	1,328.18
Total GARNER-HAYFIELD SCHOOL:							1,328.18
GEMPLERS INC							
02/02/2012	2910	M/E	1018397087	600.8012.3770	SAFETY EXPENSE	148.25	148.25
Total GEMPLERS INC:							148.25

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GODFATHERS PIZZA							
02/02/2012	2911	FOOD ITEMS	4870	020.4408.3035	OTHER SUPPLIES	38.00	38.00
Total GODFATHERS PIZZA:							38.00
GRAHAM TIRE MASON CITY							
02/02/2012	2912	M/E	1000011028	020.4401.3990	MISCELLANEOUS EXP	157.56	157.56
02/02/2012	2912	M/E	1000011030	020.4401.3990	MISCELLANEOUS EXP	88.37	88.37
02/02/2012	2912	M/E	1000018867	020.4308.3044	M/E SUPPLIES	12.00	12.00
02/02/2012	2912	M/E	1000018956	110.2107.2140	M/E REPAIRS	79.80	79.80
02/02/2012	2912	M/E	1000019048	110.2107.2140	M/E REPAIRS	31.50	31.50
02/02/2012	2912	MOUNT & BALANCE	1000019205	010.1102.2140	M/E REPAIRS	9.95	9.95
Total GRAHAM TIRE MASON CITY:							379.18
GREEN CANOPY INC							
02/02/2012	2913	RENTALS	36613	020.4401.3035	OTHER SUPPLIES	170.00	170.00
02/02/2012	2913	RENTALS	36613	020.4315.2740	PROFESSIONAL SERV	60.00	60.00
Total GREEN CANOPY INC:							230.00
HACH CHEMICAL COMPANY							
02/02/2012	2914	BLDG MAINT	7565977	600.8001.3170	CHEMICALS	492.57	492.57
Total HACH CHEMICAL COMPANY:							492.57
HARRER, WILLIAM T							
02/02/2012	2915	REFUND	276088001	600.8011.5510	REFUND	105.03	105.03
Total HARRER, WILLIAM T:							105.03
HARRISON TRUCK CENTERS							
02/02/2012	2916	M/E	CL43593	610.8121.2140	M/E REPAIRS	52.26	52.26
02/02/2012	2916	M/E	CL43594	610.8121.2140	M/E REPAIRS	15.53	15.53
02/02/2012	2916	M/E	CL43657	110.2107.3044	M/E SUPPLIES	92.34	92.34
02/02/2012	2916	M/E	CL43714	010.1503.2140	M/E REPAIRS	29.87	29.87
Total HARRISON TRUCK CENTERS:							190.00
HAWKINS INC							
02/02/2012	2917	CHEMICALS	3296070RI	600.8001.3170	CHEMICALS	4,816.67	4,816.67
Total HAWKINS INC:							4,816.67
HEALTH WORKS							
02/02/2012	2918	PROF SRVC	62414	820.9601.2010	MEDICAL SERVICE	108.00	108.00
02/02/2012	2918	PROF SRVC	62414	010.6401.2011	SUBSTANCE ABUSE T	814.00	814.00
Total HEALTH WORKS:							922.00
HEARTLAND PAPER CO							
02/02/2012	2919	STOCK	G1376401	600.8042.3590	MATERIAL	453.54	453.54
Total HEARTLAND PAPER CO:							453.54
HEIMAN INC							
02/02/2012	2920	REPAIR	0792056IN	660.1507.3035	OTHER SUPPLIES	50.35	50.35

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Total HEIMAN INC:							50.35
HENDRIKSON, MARTHA							
02/02/2012	2921	MILEAGE	JAN 12	010.3900.2430	AUTO EXPENSE/HIRE	20.40	20.40
Total HENDRIKSON, MARTHA:							20.40
HIWAY TRUCK & EQUIPMENT							
02/02/2012	2922	M/E	C44200	640.8305.2140	M/E REPAIRS	70.18	70.18
Total HIWAY TRUCK & EQUIPMENT:							70.18
HJELMSTAD, PETE							
02/02/2012	2923	REFUND	348470005	600.8011.5510	REFUND	3.97	3.97
Total HJELMSTAD, PETE:							3.97
HOME LUMBER & BUILDERS							
02/02/2012	2924	BLDG MAINT	408240	110.2107.3044	M/E SUPPLIES	19.36	19.36
Total HOME LUMBER & BUILDERS:							19.36
HOVLAND ENTERPRISES, TOM							
02/02/2012	2925	M/E	224750	110.2107.3044	M/E SUPPLIES	2.43	2.43
02/02/2012	2925	M/E	226138	110.2107.3044	M/E SUPPLIES	29.16	29.16
02/02/2012	2925	M/E	226299	110.2107.3044	M/E SUPPLIES	6.88	6.88
02/02/2012	2925	M/E	227245	660.1509.2140	M/E REPAIRS	63.30	63.30
02/02/2012	2925	M/E	228001	600.8002.3760	EQUIPMENT REPAIRS	13.66	13.66
02/02/2012	2925	M/E	229200	110.2107.3044	M/E SUPPLIES	5.71	5.71
02/02/2012	2925	M/E	229639	640.8305.2140	M/E REPAIRS	30.49	30.49
02/02/2012	2925	RETURN	229881	010.1102.3044	M/E SUPPLIES	14.11-	14.11-
02/02/2012	2925	FILTER	229908	010.1102.3044	M/E SUPPLIES	7.33	7.33
02/02/2012	2925	M/E	229961	650.8908.3044	M/E SUPPLIES	73.63	73.63
02/02/2012	2925	M/E	230035	600.8002.3760	EQUIPMENT REPAIRS	12.59	12.59
02/02/2012	2925	M/E	230089	610.8121.3044	M/E SUPPLIES	3.95	3.95
02/02/2012	2925	M/E	230091	600.8002.3760	EQUIPMENT REPAIRS	15.34	15.34
02/02/2012	2925	M/E	230138	600.8002.3760	EQUIPMENT REPAIRS	79.09	79.09
02/02/2012	2925	M/E	230254	110.2107.3044	M/E SUPPLIES	39.07	39.07
02/02/2012	2925	M/E	230312	110.2107.3044	M/E SUPPLIES	62.52	62.52
02/02/2012	2925	M/E	230330	110.2107.3044	M/E SUPPLIES	26.93	26.93
02/02/2012	2925	M/E	230344	110.2107.3044	M/E SUPPLIES	21.07	21.07
02/02/2012	2925	M/E	230390	110.2107.3044	M/E SUPPLIES	15.68	15.68
02/02/2012	2925	M/E	230404	010.1503.2140	M/E REPAIRS	7.63	7.63
02/02/2012	2925	M/E	230406	110.2107.3044	M/E SUPPLIES	10.76	10.76
02/02/2012	2925	M/E	230424	610.8121.3044	M/E SUPPLIES	214.62	214.62
02/02/2012	2925	FILTER	230446	010.1102.3044	M/E SUPPLIES	11.00	11.00
02/02/2012	2925	M/E	230456	110.2107.3044	M/E SUPPLIES	29.30	29.30
02/02/2012	2925	FILTER	230457	010.1102.3044	M/E SUPPLIES	80.06	80.06
02/02/2012	2925	M/E	230461	110.2107.3044	M/E SUPPLIES	75.50	75.50
02/02/2012	2925	M/E	230462	600.8002.3760	EQUIPMENT REPAIRS	20.37	20.37
02/02/2012	2925	M/E	230466	110.2107.3044	M/E SUPPLIES	30.51	30.51
02/02/2012	2925	M/E	230505	110.2107.3044	M/E SUPPLIES	43.18	43.18
02/02/2012	2925	M/E	230519	110.2107.3044	M/E SUPPLIES	30.51	30.51
02/02/2012	2925	M/E	230584	660.1509.2140	M/E REPAIRS	13.75	13.75
02/02/2012	2925	M/E	230606	110.2107.3044	M/E SUPPLIES	35.03	35.03
02/02/2012	2925	M/E	230629	110.2107.3044	M/E SUPPLIES	25.97	25.97

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02/02/2012	2925	WIPER BLADES	230639	010.1102.3044	M/E SUPPLIES	136.59	136.59
02/02/2012	2925	M/E	230669	110.2107.3044	M/E SUPPLIES	193.27	193.27
02/02/2012	2925	M/E	230699	110.2107.3044	M/E SUPPLIES	12.74	12.74
02/02/2012	2925	M/E	230700	660.1509.2140	M/E REPAIRS	41.74	41.74
02/02/2012	2925	M/E	230717	110.2107.3044	M/E SUPPLIES	75.72	75.72
02/02/2012	2925	M/E	230799	110.2107.3044	M/E SUPPLIES	6.58	6.58
02/02/2012	2925	M/E	230804	650.8908.3044	M/E SUPPLIES	11.15	11.15
02/02/2012	2925	M/E	230898	600.8002.3760	EQUIPMENT REPAIRS	78.02	78.02
02/02/2012	2925	M/E	231026	660.1509.2140	M/E REPAIRS	7.36	7.36
Total HOVLAND ENTERPRISES,TOM:							1,686.08
HUBER SUPPLY COMPANY							
02/02/2012	2926	M/E	210677	600.8002.3110	MAINTENANCE MATE	9.00	9.00
02/02/2012	2926	M/E	212618	610.8121.3310	TOOLS AND SUPPLIES	10.75	10.75
02/02/2012	2926	M/E	212619	110.2107.3044	M/E SUPPLIES	37.81	37.81
02/02/2012	2926	M/E	212826	600.8002.3110	MAINTENANCE MATE	69.69	69.69
02/02/2012	2926	M/E	212991	110.2107.3044	M/E SUPPLIES	12.84	12.84
02/02/2012	2926	M/E	213499	820.9601.3310	TOOLS AND SUPPLIES	185.14	185.14
Total HUBER SUPPLY COMPANY:							325.23
HUBERT,JACOB							
02/02/2012	2927	PER DIEM	PER DIEM 1/	010.1101.2080	EDUCATION AND TRAI	92.00	92.00
Total HUBERT,JACOB:							92.00
HY-VEE DRUGSTORE							
02/02/2012	2928	POLICE	2101037432	010.1101.3990	MISCELLANEOUS EXP	5.65	5.65
02/02/2012	2928	WASTE WTR	2101624816	610.8121.3070	LABORATORY SUPPLI	33.84	33.84
02/02/2012	2928	POLICE	2196614500	010.1101.3990	MISCELLANEOUS EXP	7.92	7.92
02/02/2012	2928	WASTE WTR	2199556805	610.8121.3070	LABORATORY SUPPLI	33.84	33.84
Total HY-VEE DRUGSTORE:							81.25
HY-VEE INC							
02/02/2012	2929	ACCT # 31375	2100302963	010.3900.3019	OFFICE SUPPLIES	40.35	40.35
02/02/2012	2929	ACCT # 31375	2100587507	010.3900.3990	MISCELLANEOUS EXP	36.02	36.02
02/02/2012	2929	ACCT # 31375	2100628017	010.3900.3990	MISCELLANEOUS EXP	21.35	21.35
02/02/2012	2929	ACCT # 31375	2100637666	010.3900.2300	POSTAGE	88.00	88.00
02/02/2012	2929	ACCT # 31375	2100777343	010.3900.3990	MISCELLANEOUS EXP	53.06	53.06
02/02/2012	2929	ACCT # 31375	2100926321	010.3900.2300	POSTAGE	176.00	176.00
02/02/2012	2929	ACCT # 31375	2100926460	010.3900.3990	MISCELLANEOUS EXP	91.96	91.96
02/02/2012	2929	ACCT # 31375	2101241058	010.6401.3880	EMPLOYEE RECOGNI	83.08	83.08
02/02/2012	2929	ACCT # 31375	2101242356	010.3900.2300	POSTAGE	66.00	66.00
02/02/2012	2929	ACCT # 31375	2101345979	010.3900.3990	MISCELLANEOUS EXP	47.03	47.03
02/02/2012	2929	ACCT # 175452	2101499143	010.1101.2010	MEDICAL SERVICE	40.98	40.98
02/02/2012	2929	ACCT # 175452	2101625954	010.1101.2010	MEDICAL SERVICE	63.98	63.98
02/02/2012	2929	ACCT # 31375	2101952494	010.6401.3880	EMPLOYEE RECOGNI	35.99	35.99
02/02/2012	2929	ACCT # 31375	2101954532	010.3900.2300	POSTAGE	44.00	44.00
02/02/2012	2929	ACCT # 31375	2101954835	010.3900.3990	MISCELLANEOUS EXP	62.26	62.26
02/02/2012	2929	ACCT # 31375	2197017517	010.6105.3120	VOLUNTEER COORDI	519.60	519.60
02/02/2012	2929	ACCT # 31375	2198986594	010.3900.3019	OFFICE SUPPLIES	17.07	17.07
Total HY-VEE INC:							1,486.73

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IDPH, BUREAU OF EMS							
02/02/2012	2930	7 CERTIFICATIONS	20112	660.1507.2080	EDUCATION AND TRAI	175.00	175.00
Total IDPH, BUREAU OF EMS:							175.00
IDVILLE							
02/02/2012	2931	SUPPLIES	2358454	020.4401.3990	MISCELLANEOUS EXP	595.98	595.98
Total IDVILLE:							595.98
INTERSTATE MOTOR TRUCKS							
02/02/2012	2932	M/E	1367700	640.8305.2140	M/E REPAIRS	148.68	148.68
02/02/2012	2932	M/E	1367763	640.8305.2140	M/E REPAIRS	29.42	29.42
02/02/2012	2932	M/E	1367866	640.8305.2140	M/E REPAIRS	59.29	59.29
02/02/2012	2932	M/E	1367867	640.8305.2140	M/E REPAIRS	59.29	59.29
02/02/2012	2932	M/E	1367868	640.8305.2140	M/E REPAIRS	16.80	16.80
02/02/2012	2932	M/E	71823	110.2107.2140	M/E REPAIRS	159.60	159.60
02/02/2012	2932	M/E	71846	110.2107.2140	M/E REPAIRS	249.92	249.92
02/02/2012	2932	M/E	B68072	110.2107.3044	M/E SUPPLIES	136.43	136.43
02/02/2012	2932	M/E	B68077	110.2107.2140	M/E REPAIRS	306.33	306.33
Total INTERSTATE MOTOR TRUCKS:							1,047.18
INTOXIMETERS							
02/02/2012	2933	PBT STRAWS	352929	010.1101.2090	EQUIPMENT MAINTEN	449.00	449.00
Total INTOXIMETERS:							449.00
IOWA DEPT OF NATURAL RESOURCES							
02/02/2012	2934	TANK FEE - 2012	REG 198603	010.1103.2980	FUEL TANK EXPENSE	130.00	130.00
Total IOWA DEPT OF NATURAL RESOURCES:							130.00
IOWA GOLF ASSOCIATION							
02/02/2012	2935	18 HOLES DUES	5351	650.8901.2030	DUES & PUBLICATION	180.00	180.00
Total IOWA GOLF ASSOCIATION:							180.00
IOWA ONE CALL							
02/02/2012	2936	PHONE SRVC	137937	600.8001.2040	PHONE EXPENSE	4.30	4.30
Total IOWA ONE CALL:							4.30
IOWA POLICE CHIEFS ASSOCIATION							
02/02/2012	2937	MBRSHIP DUES	LASHBROO	010.1101.2030	DUES & PUBLICATION	75.00	75.00
Total IOWA POLICE CHIEFS ASSOCIATION:							75.00
IOWA PRISON INDUSTRIES							
02/02/2012	2938	SIGNAGE	922312	110.2105.4590	STREET SIGNS	1,852.50	1,852.50
Total IOWA PRISON INDUSTRIES:							1,852.50
IRRIGATION AND TURF EQUIPMENT							
02/02/2012	2939	M/E	101211	650.8908.2140	M/E REPAIRS	269.00	269.00

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Total IRRIGATION AND TURF EQUIPMENT:							269.00
ISCIA							
02/02/2012	2940	CONF REG	HUGI	010.1101.5910	SPECIAL GRANT	150.00	150.00
02/02/2012	2940	CONF REG	ONDER	010.1101.5910	SPECIAL GRANT	150.00	150.00
Total ISCIA:							300.00
J & J MACHINING WELDING							
02/02/2012	2941	M/E	17368	020.4304.3110	MAINTENANCE MATE	369.63	369.63
02/02/2012	2941	M/E	17370	020.4304.3110	MAINTENANCE MATE	10.62	10.62
02/02/2012	2941	M/E	17407	820.9601.3044	M/E SUPPLIES	18.82	18.82
02/02/2012	2941	M/E	17420	020.4304.3110	MAINTENANCE MATE	36.82	36.82
02/02/2012	2941	M/E	17470	110.2107.3044	M/E SUPPLIES	104.51	104.51
02/02/2012	2941	M/E	17513	110.2107.3044	M/E SUPPLIES	46.65	46.65
02/02/2012	2941	M/E	17517	600.8002.2190	REPAIRS AND MAINTENANCE	68.96	68.96
02/02/2012	2941	M/E	17519	600.8002.2190	REPAIRS AND MAINTENANCE	149.98	149.98
02/02/2012	2941	M/E	17552	610.8121.3110	MAINTENANCE MATE	40.00	40.00
02/02/2012	2941	M/E	17628	110.2107.2140	M/E REPAIRS	74.45	74.45
Total J & J MACHINING WELDING:							920.44
JOHNSON SANITARY PRODUCTS							
02/02/2012	2942	GLOVES	165193	040.4223.3035	OTHER SUPPLIES	81.01	81.01
02/02/2012	2942	STOCK	165273	600.8042.3590	MATERIAL	242.81	242.81
02/02/2012	2942	STOCK	165318	600.8042.3590	MATERIAL	135.20	135.20
02/02/2012	2942	SUPPLIES	165403	010.1103.3060	SUPPLIES & LAUNDRY	86.56	86.56
Total JOHNSON SANITARY PRODUCTS:							545.58
JOHNSON SIGN SERVICE							
02/02/2012	2943	TRUCK #22	4836	010.3401.2140	M/E REPAIRS	330.00	330.00
Total JOHNSON SIGN SERVICE:							330.00
JOHNSON, DAVID							
02/02/2012	2944	CELL PHONE REIMB	FEB 2012	660.1508.2040	PHONE EXPENSE	30.00	30.00
Total JOHNSON, DAVID:							30.00
JRM INVESTMENTS LLC							
02/02/2012	2945	REFUND	348116008	600.8011.5510	REFUND	35.78	35.78
Total JRM INVESTMENTS LLC:							35.78
KAMAN INDUSTRIAL TECHNOLOGIES							
02/02/2012	2946	M/E	F624618	110.2107.3044	M/E SUPPLIES	38.57	38.57
Total KAMAN INDUSTRIAL TECHNOLOGIES:							38.57
KEEFE, MIKE							
02/02/2012	2947	PROF SRVC	40	010.1101.5910	SPECIAL GRANT	1,985.00	1,985.00
Total KEEFE, MIKE:							1,985.00

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KEEN, WILLIAM							
02/02/2012	2948	REFUND	175484001	600.8011.5510	REFUND	2.23	2.23
Total KEEN, WILLIAM:							2.23
KEMNA, DUANE							
02/02/2012	2949	POSTAGE	REIMB 2/2/1	010.1101.3990	MISCELLANEOUS EXP	5.15	5.15
Total KEMNA, DUANE:							5.15
KENNEDY, MATTHEW M							
02/02/2012	2950	REFUND	354044003	600.8011.5510	REFUND	30.52	30.52
Total KENNEDY, MATTHEW M:							30.52
KENT SMOCK - SECOND CHANCE							
02/02/2012	2951	M/E	6112	010.1108.3990	MISCELLANEOUS EXP	2,400.00	2,400.00
02/02/2012	2951	M/E	6112	010.1101.3990	MISCELLANEOUS EXP	187.00	187.00
Total KENT SMOCK - SECOND CHANCE:							2,587.00
KITNER, MARVIN							
02/02/2012	2952	MAILBOX	1192012	110.2115.3990	MISCELLANEOUS EXP	49.54	49.54
Total KITNER, MARVIN:							49.54
KORENBERG, AMANDA							
02/02/2012	2953	JAN MILEAGE	JAN	010.3900.2430	AUTO EXPENSE/HIRE	29.07	29.07
02/02/2012	2953	REIMBURSE	JAN	010.3900.3990	MISCELLANEOUS EXP	320.43	320.43
Total KORENBERG, AMANDA:							349.50
KOSSUTH CONNECTIONS							
02/02/2012	2954	REIMBURSE	2005	010.3900.3990	MISCELLANEOUS EXP	155.00	155.00
Total KOSSUTH CONNECTIONS:							155.00
KRAMER ACE HARDWARE							
02/02/2012	2955	SUPPLIES	77669	530.4401.4644	SITE IMPROVEMENTS	18.97	18.97
02/02/2012	2955	SUPPLIES	77676	535.4401.4644	SITE IMPROVEMENTS	69.98	69.98
02/02/2012	2955	SUPPLIES	77687	530.4401.4644	SITE IMPROVEMENTS	45.22	45.22
02/02/2012	2955	SUPPLIES	77735	535.4401.4644	SITE IMPROVEMENTS	13.99	13.99
02/02/2012	2955	SUPPLIES	77768	530.4401.4644	SITE IMPROVEMENTS	83.12	83.12
02/02/2012	2955	SUPPLIES - PD TWICE	78364 PD T	600.8001.3990	MISCELLANEOUS EXP	11.35-	11.35-
02/02/2012	2955	SUPPLIES - PD TWICE	78369 PD T	600.8001.3990	MISCELLANEOUS EXP	10.16-	10.16-
02/02/2012	2955	SUPPLIES - PD TWICE	78381 PD T	600.8001.3990	MISCELLANEOUS EXP	10.42-	10.42-
02/02/2012	2955	SUPPLIES - PD TWICE	78426 PD T	600.8001.3990	MISCELLANEOUS EXP	11.29-	11.29-
02/02/2012	2955	SUPPLIES - PD TWICE	78463 PD T	600.8001.3990	MISCELLANEOUS EXP	9.82-	9.82-
02/02/2012	2955	SUPPLIES	78559	660.1507.2080	EDUCATION AND TRAI	23.78	23.78
02/02/2012	2955	SUPPLIES	78675	010.6401.3019	OFFICE SUPPLIES	3.96	3.96
02/02/2012	2955	457 TRAIN	78750	020.4304.4680	OTHER IMPROVEMEN	9.90	9.90
02/02/2012	2955	SUPPLIES	78886	010.6105.3120	VOLUNTEER COORDI	10.62	10.62
02/02/2012	2955	SUPPLIES	79392	600.8001.3990	MISCELLANEOUS EXP	11.76	11.76
02/02/2012	2955	SUPPLIES	79474	600.8001.3990	MISCELLANEOUS EXP	47.98	47.98
02/02/2012	2955	SUPPLIES	79512	600.8001.3990	MISCELLANEOUS EXP	11.29	11.29
02/02/2012	2955	SUPPLIES	79595	600.8001.3990	MISCELLANEOUS EXP	9.82	9.82
02/02/2012	2955	SUPPLIES	79734	600.8001.3990	MISCELLANEOUS EXP	11.29	11.29

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02/02/2012	2955	SUPPLIES	79754	640.8305.3990	MISCELLANEOUS EXP	12.99	12.99	
02/02/2012	2955	SUPPLIES	79817	600.8002.3470	MAINS - REPAIR MATE	12.99	12.99	
02/02/2012	2955	SUPPLIES	79838	020.4401.3990	MISCELLANEOUS EXP	25.11	25.11	
02/02/2012	2955	M/E	79849	610.8121.3110	MAINTENANCE MATE	12.49	12.49	
02/02/2012	2955	M/E	79859	610.8121.3110	MAINTENANCE MATE	15.96	15.96	
02/02/2012	2955	SUPPLIES	79879	610.8121.3110	MAINTENANCE MATE	9.49	9.49	
02/02/2012	2955	SUPPLIES	79890	610.8121.3110	MAINTENANCE MATE	4.49	4.49	
02/02/2012	2955	BULBS	79891	010.5802.3060	SUPPLIES & LAUNDRY	38.47	38.47	
02/02/2012	2955	SUPPLIES	79903	610.8121.3110	MAINTENANCE MATE	17.97	17.97	
02/02/2012	2955	SUPPLIES	79951	110.2109.2190	REPAIRS AND MAINT	13.95	13.95	
02/02/2012	2955	SUPPLIES	79967	650.8908.2140	M/E REPAIRS	2.99	2.99	
02/02/2012	2955	SUPPLIES	79989	110.2109.2190	REPAIRS AND MAINT	4.49	4.49	
Total KRAMER ACE HARDWARE:							490.03	
KRONLAGE & OLSON PC								
02/02/2012	2956	FY 11 AUDIT	012712	010.6900.2760	AUDIT	6,030.00	6,030.00	
Total KRONLAGE & OLSON PC:							6,030.00	
LARSON PRINTING CO								
02/02/2012	2957	FORMS	41453	010.6105.3120	VOLUNTEER COORDI	42.00	42.00	
02/02/2012	2957	FORMS	42098	010.1101.3990	MISCELLANEOUS EXP	139.95	139.95	
02/02/2012	2957	FORMS	42122	660.1507.3019	OFFICE SUPPLIES	120.60	120.60	
Total LARSON PRINTING CO:							302.55	
LEA MOBILE GLASS INC								
02/02/2012	2958	M/E	141609	020.4308.2140	M/E REPAIRS	30.00	30.00	
02/02/2012	2958	#9	141676	010.1102.2140	M/E REPAIRS	249.45	249.45	
Total LEA MOBILE GLASS INC:							279.45	
LINAHON ELECTRIC								
02/02/2012	2959	PERMIT REFUND	248/249	010.6900.5510	REFUND	187.50	187.50	
Total LINAHON ELECTRIC:							187.50	
LOCHER LAW FIRM								
02/02/2012	2960	PROF SRVC	DEC 2011	010.6401.2660	LEGAL EXPENSE	1,980.00	1,980.00	
Total LOCHER LAW FIRM:							1,980.00	
MARSHALL & SWIFT INC								
02/02/2012	2961	LAUNDRY	2162	640.8305.2410	UNIFORM RENTAL	71.10	71.10	
02/02/2012	2961	LAUNDRY	2944	650.8901.3035	OTHER SUPPLIES	13.99	13.99	
02/02/2012	2961	LAUNDRY	3362	640.8305.2410	UNIFORM RENTAL	71.10	71.10	
02/02/2012	2961	LAUNDRY	5457	650.8901.3035	OTHER SUPPLIES	13.99	13.99	
02/02/2012	2961	LAUNDRY	87737 BAL	650.8901.3035	OTHER SUPPLIES	32.89	32.89	
02/02/2012	2961	LAUNDRY	92917	650.8901.3035	OTHER SUPPLIES	13.99	13.99	
02/02/2012	2961	LAUNDRY	S33526	020.4408.3035	OTHER SUPPLIES	9.60	9.60	
Total MARSHALL & SWIFT INC:							226.66	
MASON CITY FORD LINCOLN MERCURY								
02/02/2012	2962	M/E	24687	010.1102.2140	M/E REPAIRS	10.96	10.96	
02/02/2012	2962	M/E	50231	660.1509.2140	M/E REPAIRS	129.95	129.95	

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02/02/2012	2962	M/E	50289	010.1503.2140	M/E REPAIRS	114.05	114.05
Total MASON CITY FORD LNCOLN MERCURY:							254.96
MASON CITY PUBLIC UTILITIES							
02/02/2012	2963	UTILITIES	224376004 J	020.4306.2150	BUILDING REPAIRS A	188.86	188.86
02/02/2012	2963	UTILITIES	224378001 J	010.6501.2162	WATER/SEWER UTILIT	312.97	312.97
02/02/2012	2963	UTILITIES	363496002	010.1901.2162	WATER/SEWER UTILIT	122.50	122.50
Total MASON CITY PUBLIC UTILITIES:							624.33
MASON CITY RECYCLING							
02/02/2012	2964	RECYCLING	77838	640.8301.2585	RECYCLING CENTER	1,008.98	1,008.98
Total MASON CITY RECYCLING:							1,008.98
MASON CITY TIRE SERVICE							
02/02/2012	2965	M/E	31072	660.1509.3044	M/E SUPPLIES	30.00	30.00
Total MASON CITY TIRE SERVICE:							30.00
MCKINESS EXCAVATING							
02/02/2012	2966	BLACK DIRT	7179	020.4304.3110	MAINTENANCE MATE	875.00	875.00
02/02/2012	2966	BLACK DIRT	7179	110.2111.3210	PAVING REPAIR MATE	1,675.00	1,675.00
02/02/2012	2967	B03: DEMO	PR2D10	150.5937.2550	DEMOLITIONS	36,344.86	36,344.86
02/02/2012	2967	PW9585: DEMO	PR2D9	151.5944.2550	DEMOLITIONS	25,882.75	25,882.75
Total MCKINESS EXCAVATING:							64,777.61
MDB INC							
02/02/2012	2968	M/E	128699	660.1509.2140	M/E REPAIRS	175.00	175.00
Total MDB INC:							175.00
MECHANICAL AIR SYSTEMS							
02/02/2012	2969	BLDG MAINT	W19799	600.8001.2150	BUILDING REPAIRS A	195.00	195.00
02/02/2012	2969	BOILER ROOM TANK RE	W19936	010.6501.2190	REPAIRS AND MAINT	773.16	773.16
02/02/2012	2969	R/M	W19949	010.1103.2150	BUILDING REPAIRS A	3,751.68	3,751.68
02/02/2012	2969	BOILER MAINT-QTR	W19950	010.6501.2190	REPAIRS AND MAINT	995.00	995.00
Total MECHANICAL AIR SYSTEMS:							5,714.84
MEDIACOM							
02/02/2012	2970	INTERNET	8383960010	600.8001.3990	MISCELLANEOUS EXP	31.54	31.54
Total MEDIACOM:							31.54
MENARDS							
02/02/2012	2971	SUPPLEIS	17446	610.8121.3110	MAINTENANCE MATE	8.29	8.29
02/02/2012	2971	FURNACE FILTERS	18585	070.4504.3310	TOOLS AND SUPPLIES	11.28	11.28
02/02/2012	2971	SUPPLIES	18682	010.1503.3044	M/E SUPPLIES	196.88	196.88
02/02/2012	2971	SUPPLIES	18941	610.8121.2190	REPAIRS AND MAINT	186.54	186.54
02/02/2012	2971	SUPPLIES	19162	610.8121.2190	REPAIRS AND MAINT	124.30	124.30
02/02/2012	2971	SUPPLIES	20278	610.8121.2190	REPAIRS AND MAINT	33.26	33.26
02/02/2012	2971	SUPPLIES	20635	610.8121.3110	MAINTENANCE MATE	140.91	140.91
02/02/2012	2971	SUPPLIES	20696	610.8121.3110	MAINTENANCE MATE	16.98	16.98
02/02/2012	2971	SUPPLIES	20829	110.2109.2190	REPAIRS AND MAINT	227.26	227.26

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02/02/2012	2971	SUPPLIES	20873	610.8121.3110	MAINTENANCE MATE	6.89	6.89
02/02/2012	2971	BLDG MAINT	23060	660.1508.3035	OTHER SUPPLIES	77.48	77.48
02/02/2012	2971	BLDG MAINT	23540	660.1508.3035	OTHER SUPPLIES	105.89	105.89
Total MENARDS:							1,135.96
MERCY FAMILY PHARMACIES							
02/02/2012	2972	PROF SRVC	MCFD JAN 1	010.1501.2010	MEDICAL SERVICE	14.99	14.99
Total MERCY FAMILY PHARMACIES:							14.99
MERCY MEDICAL CENTER - NO IA							
02/02/2012	2973	PROF SRVC	6000320812	010.1101.2010	MEDICAL SERVICE	370.00	370.00
02/02/2012	2973	SUPPLIES	658	660.1507.3060	SUPPLIES & LAUNDRY	1,598.37	1,598.37
Total MERCY MEDICAL CENTER - NO IA:							1,968.37
MERTES,SUSAN							
02/02/2012	2974	POSTAGE	REIMB 2/2/1	150.5940.3990	MISCELLANEOUS EXP	100.50	100.50
Total MERTES,SUSAN:							100.50
MIDWEST PIPE SUPPLY INC							
02/02/2012	2975	SUPPLIES	32493	610.8123.3230	SANITARY SEWER MA	132.21	132.21
02/02/2012	2975	SUPPLIES	32512	610.8123.3230	SANITARY SEWER MA	106.02	106.02
02/02/2012	2975	STOCK	32528	600.8042.3590	MATERIAL	320.00	320.00
Total MIDWEST PIPE SUPPLY INC:							558.23
MIDWEST ROOFING							
02/02/2012	2976	BLDG /11-82	18131	610.8125.4923	PLANT IMPROVEMENT	3,450.00	3,450.00
Total MIDWEST ROOFING:							3,450.00
NALCO CHEMICAL CO							
02/02/2012	2977	CHEMICALS	96368676	610.8121.3170	CHEMICALS	7,164.54	7,164.54
Total NALCO CHEMICAL CO:							7,164.54
NORTH CENTRAL MECHANICAL SVC							
02/02/2012	2978	BLDG MAINT	6983	600.8002.2050	CONTRACT LABOR	318.42	318.42
02/02/2012	2978	BLDG MAINT	7017	610.8121.2190	REPAIRS AND MAINT	1,821.44	1,821.44
Total NORTH CENTRAL MECHANICAL SVC:							2,139.86
OCV CONTROL VALVES							
02/02/2012	2979	M/E	202476	600.8001.2380	WATER TOWER MAINT	181.31	181.31
Total OCV CONTROL VALVES:							181.31
OFFICE ELEMENTS							
02/02/2012	2980	SUPPLIES	ARIN475897	020.4401.3019	OFFICE SUPPLIES	143.60	143.60
02/02/2012	2980	SUPPLIES	ARIN478020	020.4401.3019	OFFICE SUPPLIES	16.67	16.67
Total OFFICE ELEMENTS:							160.27

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O'REILLY AUTO PARTS							
02/02/2012	2981	V BELT	392489	070.4504.2140	M/E REPAIRS	23.30	23.30
02/02/2012	2981	RETURN	392515	070.4504.2140	M/E REPAIRS	11.70-	11.70-
02/02/2012	2981	DUCT TAPE	392648	070.4504.2140	M/E REPAIRS	1.82	1.82
02/02/2012	2981	O RING	394467	070.4504.2140	M/E REPAIRS	.53	.53
02/02/2012	2981	M/E	3983081	610.8121.3044	M/E SUPPLIES	5.87	5.87
Total O'REILLY AUTO PARTS:							19.82
OTIS ELEVATOR							
02/02/2012	2982	ANNUAL TEST	CWM330270	010.1103.2150	BUILDING REPAIRS A	187.50	187.50
Total OTIS ELEVATOR:							187.50
OVERHEAD DOOR CO OF MASON CITY							
02/02/2012	2983	BLDG MAINT	97471	110.2109.2190	REPAIRS AND MAINTENANCE	65.00	65.00
02/02/2012	2983	BLDG MAINT	97618	110.2107.3044	M/E SUPPLIES	33.90	33.90
02/02/2012	2983	BLDG MAINT	97631	110.2109.2190	REPAIRS AND MAINTENANCE	5.10	5.10
Total OVERHEAD DOOR CO OF MASON CITY:							104.00
PACKARD ELECTRIC							
02/02/2012	2984	BLDG MAINT	624	600.8001.4040	MOTOR EQUIPMENT	752.10	752.10
Total PACKARD ELECTRIC:							752.10
PETRO BLEND CORP							
02/02/2012	2985	M/E	126635	020.4308.3044	M/E SUPPLIES	455.95	455.95
02/02/2012	2985	M/E	126677	110.2107.3044	M/E SUPPLIES	138.10	138.10
02/02/2012	2985	M/E	126741	110.2107.3044	M/E SUPPLIES	104.54	104.54
Total PETRO BLEND CORP:							698.59
PIKE,RACHEL							
02/02/2012	2986	MILEAGE	JAN 12	010.3900.2430	AUTO EXPENSE/HIRE	31.11	31.11
Total PIKE,RACHEL:							31.11
PLATTS,GEORGE R							
02/02/2012	2987	CELL PHONE REIMB	FEB 2012	660.1508.2040	PHONE EXPENSE	30.00	30.00
Total PLATTS,GEORGE R:							30.00
PLUMB SUPPLY							
02/02/2012	2988	SUPPLIES	1893780	020.4304.3110	MAINTENANCE MATE	5.23	5.23
02/02/2012	2988	SUPPLIES	1893891	610.8121.2190	REPAIRS AND MAINTENANCE	113.00	113.00
02/02/2012	2988	SUPPLIES	1900663	610.8121.2190	REPAIRS AND MAINTENANCE	75.37	75.37
02/02/2012	2988	SUPPLIES	1900972	610.8121.2190	REPAIRS AND MAINTENANCE	486.93	486.93
02/02/2012	2988	SUPPLIES	1900975	610.8121.2190	REPAIRS AND MAINTENANCE	11.63	11.63
02/02/2012	2988	SUPPLIES	1901002	610.8121.2190	REPAIRS AND MAINTENANCE	605.35	605.35
Total PLUMB SUPPLY:							1,297.51
PPG ARCHITECTURAL FINISHES							
02/02/2012	2989	SUPPLIES	9832020026	610.8121.3110	MAINTENANCE MATE	49.54	49.54
02/02/2012	2989	SUPPLIES	9832030056	610.8121.3110	MAINTENANCE MATE	49.42-	49.42-
02/02/2012	2989	SUPPLIES	9832030056	610.8121.3110	MAINTENANCE MATE	46.19	46.19

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
02/02/2012	2989	SUPPLIES	9832030060	610.8121.3110	MAINTENANCE MATE	33.10	33.10
Total PPG ARCHITECTURAL FINISHES:							79.41
PRAZAK, JESSICA							
02/02/2012	2990	DEC MILEAGE	DEC 11	010.3900.2430	AUTO EXPENSE/HIRE	42.84	42.84
02/02/2012	2990	JAN MILEAGE	JAN 12	010.3900.2430	AUTO EXPENSE/HIRE	36.21	36.21
Total PRAZAK, JESSICA:							79.05
PRINTING SERVICES							
02/02/2012	2991	4 DOZ. PENCILS	5339410	040.4211.3019	OFFICE SUPPLIES	20.76	20.76
Total PRINTING SERVICES:							20.76
PRIORITY RESEARCH							
02/02/2012	2992	PROF SRVC	PYS1730101	020.4408.3990	MISCELLANEOUS EXP	32.50	32.50
Total PRIORITY RESEARCH:							32.50
PROGRESSIVE MEDICAL INTN'L							
02/02/2012	2993	M/E	332015	660.1509.3044	M/E SUPPLIES	131.40	131.40
02/02/2012	2993	M/E	332267	660.1509.3044	M/E SUPPLIES	95.07	95.07
02/02/2012	2993	M/E	332868	660.1509.3044	M/E SUPPLIES	408.50	408.50
02/02/2012	2993	M/E	333836	660.1509.3044	M/E SUPPLIES	189.50	189.50
02/02/2012	2993	M/E	334347	660.1509.3044	M/E SUPPLIES	263.54	263.54
02/02/2012	2993	M/E	334766	660.1509.3044	M/E SUPPLIES	500.75	500.75
02/02/2012	2993	M/E	334860	660.1509.3044	M/E SUPPLIES	528.84	528.84
02/02/2012	2993	M/E	335787	660.1509.3044	M/E SUPPLIES	1,130.30	1,130.30
Total PROGRESSIVE MEDICAL INTN'L:							3,247.90
PRO'S SANDWICH SHOP							
02/02/2012	2994	TRAINING	10312	660.1507.2080	EDUCATION AND TRAI	75.00	75.00
Total PRO'S SANDWICH SHOP:							75.00
QUALITY INN & SUITES							
02/02/2012	2995	TRAINING	9555525	660.1507.2080	EDUCATION AND TRAI	161.26	161.26
Total QUALITY INN & SUITES:							161.26
QUILL CORPORATION							
02/02/2012	2996	SUPPLIES	9109358	010.6101.3019	OFFICE SUPPLIES	27.98	27.98
02/02/2012	2996	SUPPLIES	9197081	600.8001.3019	OFFICE SUPPLIES	17.84	17.84
02/02/2012	2996	SUPPLIES	9197081	600.8042.3590	MATERIAL	220.14	220.14
02/02/2012	2996	SUPPLIES	9534265	010.3900.3019	OFFICE SUPPLIES	73.80	73.80
Total QUILL CORPORATION:							339.76
REINHART FOODSERVICE							
02/02/2012	2997	FOOD ITEMS	8922192	020.4408.3035	OTHER SUPPLIES	307.61	307.61
Total REINHART FOODSERVICE:							307.61
RELIANT FIRE APPARATUS INC							
02/02/2012	2998	M/E	1129501	010.1503.2140	M/E REPAIRS	181.79	181.79

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
02/02/2012	2998	M/E	1129530	010.1503.2140	M/E REPAIRS	200.30	200.30
Total RELIANT FIRE APPARATUS INC:							382.09
RIVER CITY AUTO SUPPLY							
02/02/2012	2999	PD TWICE 247989/247346	246953	010.3401.2140	M/E REPAIRS	7.01	7.01
02/02/2012	2999	M/E	253678	110.2107.3044	M/E SUPPLIES	21.93	21.93
02/02/2012	2999	M/E	253681	020.4308.3044	M/E SUPPLIES	28.42	28.42
02/02/2012	2999	M/E	253686	020.4308.3044	M/E SUPPLIES	21.07	21.07
02/02/2012	2999	M/E	253754	110.2107.3044	M/E SUPPLIES	4.53	4.53
02/02/2012	2999	M/E	253842	110.2107.3044	M/E SUPPLIES	16.09	16.09
02/02/2012	2999	FILTERS	253911	010.1102.2140	M/E REPAIRS	26.62	26.62
02/02/2012	2999	M/E	254097	660.1509.2140	M/E REPAIRS	30.64	30.64
02/02/2012	2999	SUPPLIES	254958	010.1701.3044	M/E SUPPLIES	18.87	18.87
02/02/2012	2999	M/E	315104	020.4308.3044	M/E SUPPLIES	28.42	28.42
Total RIVER CITY AUTO SUPPLY:							132.74
SAN ANTONIO MARRIOTT RIVERCNTR							
02/02/2012	3000	TRAINING	325K46LC	010.3900.2060	TRAVEL AND CONFER	556.90	556.90
Total SAN ANTONIO MARRIOTT RIVERCNTR:							556.90
SCHIEMANN, MICHAEL							
02/02/2012	3001	CONF PER DIEM	PER DIEM 1/	010.1101.2080	EDUCATION AND TRAI	92.00	92.00
Total SCHIEMANN, MICHAEL:							92.00
SCHISSEL, MARY							
02/02/2012	3002	PHONE SRVC	JAN 12	010.3900.2040	PHONE EXPENSE	9.30	9.30
Total SCHISSEL, MARY:							9.30
SCHNEIDER CORPORATION, THE							
02/02/2012	3003	GIS INVENTORY	149437	110.2101.4680	OTHER IMPROVEMEN	2,729.51	2,729.51
02/02/2012	3003	GIS INVENTORY	149437	600.8061.4680	OTHER IMPROVEMEN	2,729.51	2,729.51
02/02/2012	3003	GIS INVENTORY	149437	610.8125.4680	OTHER IMPROVEMEN	1,364.76	1,364.76
Total SCHNEIDER CORPORATION, THE:							6,823.78
SHERRILL, INC.							
02/02/2012	3004	M/E	INV260054	110.2107.3044	M/E SUPPLIES	290.65	290.65
Total SHERRILL, INC.:							290.65
SHINEWAY SERVICES							
02/02/2012	3005	JAN BLDG MAINT	12210	110.2105.2050	CONTRACT LABOR	113.40	113.40
02/02/2012	3005	JAN BLDG MAINT	12210	600.8002.2190	REPAIRS AND MAINT	113.30	113.30
02/02/2012	3005	JAN BLDG MAINT	12210	640.8305.2150	BUILDING REPAIRS A	113.30	113.30
Total SHINEWAY SERVICES:							340.00
SMI AWARDS							
02/02/2012	3006	SUPPLIES	75350	010.6401.3880	EMPLOYEE RECOGNI	327.77	327.77
Total SMI AWARDS:							327.77

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
SMYTH SYSTEMS							
02/02/2012	3007	SOFTWARE SUPPORT	SUP7018137	650.8906.2150	BUILDING REPAIRS A	1,760.00	1,760.00
Total SMYTH SYSTEMS:							1,760.00
SPRINGHILL SUITES							
02/02/2012	3008	HOTEL-CONF-HUGI	89247592	010.1101.5910	SPECIAL GRANT	433.44	433.44
02/02/2012	3008	HOTEL-CONF-ONDER	89247595	010.1101.5910	SPECIAL GRANT	433.44	433.44
Total SPRINGHILL SUITES:							866.88
STAPLES #781							
02/02/2012	3009	SUPPLIES	2299767001	010.1501.2080	EDUCATION AND TRAI	42.97	42.97
02/02/2012	3009	SUPPLIES	2412491001	010.1101.3990	MISCELLANEOUS EXP	79.99	79.99
02/02/2012	3009	SUPPLIES	2413936001	010.1101.3990	MISCELLANEOUS EXP	79.99	79.99
02/02/2012	3009	SUPPLIES	2673913001	010.1101.3990	MISCELLANEOUS EXP	61.70	61.70
02/02/2012	3009	SUPPLIES	2917249001	660.1507.3019	OFFICE SUPPLIES	219.99	219.99
02/02/2012	3009	SUPPLIES	2917249002	660.1507.3019	OFFICE SUPPLIES	104.97	104.97
02/02/2012	3009	SUPPLIES	3533	015.6900.4070	OFFICE FURNITURE	279.99	279.99
02/02/2012	3009	SUPPLIES	5370	010.6101.3019	OFFICE SUPPLIES	83.90	83.90
02/02/2012	3009	SUPPLIES	59949	010.6105.3120	VOLUNTEER COORDI	49.98	49.98
02/02/2012	3009	SUPPLIES	60183	010.6203.3019	OFFICE SUPPLIES	106.21	106.21
02/02/2012	3009	SUPPLIES	62170	010.6105.3019	OFFICE SUPPLIES	28.97	28.97
02/02/2012	3009	SUPPLIES	6429	600.8001.3019	OFFICE SUPPLIES	41.98	41.98
02/02/2012	3009	SUPPLIES	66064	610.8121.3019	OFFICE SUPPLIES	44.98	44.98
02/02/2012	3009	SUPPLIES	66067	010.1101.3990	MISCELLANEOUS EXP	8.42	8.42
02/02/2012	3009	SUPPLIES	67528	010.1101.3990	MISCELLANEOUS EXP	254.84	254.84
02/02/2012	3009	SUPPLIES	68095	010.6203.3019	OFFICE SUPPLIES	102.24	102.24
02/02/2012	3009	SUPPLIES	69696	010.1101.3990	MISCELLANEOUS EXP	92.03	92.03
02/02/2012	3009	SUPPLIES	71899	600.8011.3019	OFFICE SUPPLIES	29.99	29.99
02/02/2012	3009	SUPPLIES	72590	010.6201.3019	OFFICE SUPPLIES	10.99	10.99
02/02/2012	3009	SUPPLIES	72590	010.6204.3019	OFFICE SUPPLIES	21.67	21.67
02/02/2012	3009	SUPPLIES	74319	010.1101.3990	MISCELLANEOUS EXP	41.98	41.98
02/02/2012	3009	SUPPLIES	74569	010.6204.3019	OFFICE SUPPLIES	10.29	10.29
02/02/2012	3009	SUPPLIES	76139	600.8001.3019	OFFICE SUPPLIES	4.58	4.58
02/02/2012	3009	SUPPLIES	80878	010.1101.3990	MISCELLANEOUS EXP	52.77	52.77
02/02/2012	3009	SUPPLIES	81069	050.2816.4644	SITE IMPROVEMENTS	310.00	310.00
02/02/2012	3009	SUPPLIES	81070	010.6201.3019	OFFICE SUPPLIES	54.98	54.98
02/02/2012	3009	SUPPLIES	81449	010.3900.3990	MISCELLANEOUS EXP	217.79	217.79
02/02/2012	3009	SUPPLIES	9327	110.2105.3019	OFFICE SUPPLIES	12.99	12.99
Total STAPLES #781:							2,434.34
STAR AUTO BODY &							
02/02/2012	3010	M/E	12012	610.8121.2140	M/E REPAIRS	143.00	143.00
Total STAR AUTO BODY &:							143.00
STERLING CODIFIERS							
02/02/2012	3011	HOSTING FEE	4143	010.6204.2830	ANNUAL SUPPLEMEN	500.00	500.00
Total STERLING CODIFIERS:							500.00
SYSTEM DESIGN ADVANTAGE. LLC							
02/02/2012	3012	COMP EQUIP	SIV1810599	070.4501.3990	MISCELLANEOUS EXP	62.29	62.29

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
Total SYSTEM DESIGN ADVANTAGE, LLC:							62.29
TITAN MACHINERY ACCESS ACCT							
02/02/2012	3013	M/E	FC06371	110.2107.3044	M/E SUPPLIES	125.54	125.54
02/02/2012	3013	M/E	FC06394	600.8002.3760	EQUIPMENT REPAIRS	401.64	401.64
Total TITAN MACHINERY ACCESS ACCT:							527.18
TOTAL FILTRATION SERVICES INC							
02/02/2012	3014	FILTERS	PSV862037	600.8001.3175	FILTERS	7,856.87	7,856.87
TOTAL FILTRATION SERVICES INC:							7,856.87
TRACTOR SUPPLY COMPANY							
02/02/2012	3015	M/E	21242	600.8002.3110	MAINTENANCE MATE	25.85	25.85
02/02/2012	3015	M/E	21628	600.8002.3110	MAINTENANCE MATE	7.86	7.86
02/02/2012	3015	M/E	83546	600.8002.3110	MAINTENANCE MATE	7.96	7.96
02/02/2012	3015	M/E	83827	110.2109.2190	REPAIRS AND MAINTENANCE	13.58	13.58
02/02/2012	3015	M/E	83864	110.2109.2190	REPAIRS AND MAINTENANCE	19.99	19.99
Total TRACTOR SUPPLY COMPANY:							75.24
TRAF-O-TERIA SYSTEM							
02/02/2012	3016	ENVELOPES	13736	630.8203.3019	OFFICE SUPPLIES	718.26	718.26
Total TRAF-O-TERIA SYSTEM:							718.26
TRANS IOWA EQUIPMENT INC							
02/02/2012	3017	M/E	7120466	110.2107.2140	M/E REPAIRS	37.66	37.66
Total TRANS IOWA EQUIPMENT INC:							37.66
TROPHIES UNLIMITED							
02/02/2012	3018	M/E	30891	010.1101.3990	MISCELLANEOUS EXP	61.86	61.86
Total TROPHIES UNLIMITED:							61.86
UNITED L.P. COMPANY							
02/02/2012	3019	FUEL	27712	610.8121.2160	GAS & ELECTRICITY	1,700.50	1,700.50
02/02/2012	3019	FUEL	28026	610.8121.2160	GAS & ELECTRICITY	2,022.70	2,022.70
02/02/2012	3019	FUEL	28092	610.8121.2160	GAS & ELECTRICITY	2,953.50	2,953.50
Total UNITED L.P. COMPANY:							6,676.70
UNITED STATES CELLULAR							
02/02/2012	3020	PHONE SRVC	448612133 F	610.8121.2040	PHONE EXPENSE	41.36	41.36
02/02/2012	3020	PHONE SRVC	483072257 F	660.1508.2040	PHONE EXPENSE	224.56	224.56
Total UNITED STATES CELLULAR:							265.92
UNIVERSITY OF COLORADO BOULDER							
02/02/2012	3021	REG: SCHISSEL	39932208	010.3900.2060	TRAVEL AND CONFER	250.00	250.00
02/02/2012	3021	REG: PRAZAK	39932359	010.3900.2060	TRAVEL AND CONFER	250.00	250.00
Total UNIVERSITY OF COLORADO BOULDER:							500.00

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
VERMEER SALES & SERVICE							
02/02/2012	3022	M/E	1111114	110.2107.2140	M/E REPAIRS	91.00	91.00
Total VERMEER SALES & SERVICE:							91.00
WAL-MART							
02/02/2012	3023	SUPPLIES	1255	650.8908.3044	M/E SUPPLIES	180.44	180.44
02/02/2012	3023	SUPPLIES	4432	030.4101.3090	BUILDING SUPPLIES	34.41	34.41
02/02/2012	3023	SUPPLIES	4986	610.8121.3070	LABORATORY SUPPLI	21.04	21.04
02/02/2012	3023	SUPPLIES	5590	010.6401.3880	EMPLOYEE RECOGNI	8.94	8.94
02/02/2012	3023	SUPPLIES	6427	010.3900.3990	MISCELLANEOUS EXP	28.00	28.00
02/02/2012	3023	SUPPLIES	6544	050.2801.3019	OFFICE SUPPLIES	35.89	35.89
02/02/2012	3023	SUPPLIES	8109	020.4408.3035	OTHER SUPPLIES	60.00	60.00
02/02/2012	3023	SUPPLIES	8109	020.4401.3019	OFFICE SUPPLIES	108.33	108.33
Total WAL-MART:							477.05
WASTE MANAGEMENT							
02/02/2012	3024	JAN MAINT	6198266051	020.4304.2740	PROFESSIONAL SERV	88.02	88.02
Total WASTE MANAGEMENT:							88.02
WENDLAND DISTRIBUTING							
02/02/2012	3025	STOCK	10438	600.8042.3590	MATERIAL	67.92	67.92
Total WENDLAND DISTRIBUTING:							67.92
WEST PARK APPLIANCES AND RECY							
02/02/2012	3026	RECYCLING	2878	640.8301.2570	LANDFILL USE CHARG	15.00	15.00
Total WEST PARK APPLIANCES AND RECY:							15.00
WINDSTREAM							
02/02/2012	3027	PHONE SRVC	11728831 JA	660.1508.2040	PHONE EXPENSE	131.67	131.67
02/02/2012	3027	PHONE SRVC	11729444 JA	010.1901.2040	PHONE EXPENSE	69.89	69.89
Total WINDSTREAM:							201.56
WYBORNY, MARY LOU							
02/02/2012	3028	MILEAGE	JAN 12	010.3900.2430	AUTO EXPENSE/HIRE	12.24	12.24
Total WYBORNY, MARY LOU:							12.24
WYMAN, CALVIN							
02/02/2012	3029	TRAINING	REIMBURSE	660.1507.2080	EDUCATION AND TRAI	59.99	59.99
Total WYMAN, CALVIN:							59.99
YAGGY COLBY ASSOCIATES							
02/02/2012	3031	19TH ST SE/MASON CK/1	92687	110.2101.4580	STREET CONSTRUCTI	13,166.00	13,166.00
02/02/2012	3030	6TH SW UTILITY/12-32	92691	110.2101.4580	STREET CONSTRUCTI	6,208.32	6,208.32
Total YAGGY COLBY ASSOCIATES:							19,374.32
ZIPS TRUCK EQUIPMENT INC							
02/02/2012	3032	M/E	462860	110.2107.3044	M/E SUPPLIES	114.35	114.35

Check Issue Date	Check Number	Description	Invoice Number	Invoice GL Account	Invoice GL Account Title	Invoice Amount	Check Amount
Total ZIPS TRUCK EQUIPMENT INC:							114.35
ZOLL MEDICAL CORPORATION GPO							
02/02/2012	3033	M/E	1860042	660.1509.3044	M/E SUPPLIES	668.25	668.25
02/02/2012	3033	M/E	1862698	660.1509.3044	M/E SUPPLIES	508.06	508.06
Total ZOLL MEDICAL CORPORATION GPO:							1,176.31
Grand Totals:							744,187.10

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

Dated: _____

Approved by: _____

Memorandum

To: The Honorable Mayor and City Council
From: Brent Trout, City Administrator
Re: Permits

The Police Department and Fire Department have reviewed the applications listed below.

The following permits/renewals are submitted for approval.

Refund: Northside Liquor \$18.75

I respectfully recommend approval of the above licenses.


Brent Trout

Memorandum

Date: 2/3/2012
To: The Honorable Mayor and City Council members
From: Brent Trout, City Administrator
Re: Unaudited Financial Report for December

Review:

Finance Director Kevin Jacobson provided the unaudited December financial report which is placed on the agenda for City Council review.

The overall General Fund is under budget by 3.20% as compared to being 1.50% under budget in November.

Council Action Requested:

No City Council action is required.



 Brent Trout, City Administrator

CC: Kevin Jacobson, Finance Director

CITY OF MASON CITY

Memorandum

January 25, 2012

TO: Brent Trout, City Administrator

FROM: Kevin Jacobson, Finance Director

SUBJECT: December Financial Report – Cash Basis

GENERAL FUND EXPENDITURES:

December FY 2011 Budgeted	\$1,486,625.00	Fiscal Year to Date 2011 Budgeted	\$6,937,582.00
December FY 2011 Actual	\$1,268,233.03	Fiscal Year to Date 2011 Actual	\$6,525,705.51

Year-to-date General Fund expenditures for the month ending December 31, 2011 are less than budgeted for FY 2012 by approximately \$410,000. Any department that has a projected or actual overage is identified under the **Comments** in the next section.

The FY 2012 year-to-date expenditures through December 31, 2011 should be 53.85% or under to be within the current budget. The following departments are over budget at this time. Action may be necessary to bring these departments in line with their budget. **Those items in bold will probably need to be amended and reserves may be needed as the funding source.**

GENERAL FUND EXPENDITURES

<u>Department</u>	<u>% over</u>	<u>Comments</u>
Neighborhood Services	3.87%	City Council approved a contract with V & K Lawn with Reso 10-215 on 6-15-2010 for mowing of the flood homes. This will need amending with reserves.
Youth Task Force	32.66%	Paid on new grant contracts. This will need amending as new grants were acquired after the budget was certified.
Mayor & Council	2.41 %	Paid for copy charges for newsletter. This should come in line as the year progresses.

		Paid attorney fees for labor negotiations. This will need amending.
Attorney	21.71%	Paid for attorney fees for litigation of civil service issue. This will need to be amended.
General Administration	27.62%	Made FY 2012 transfers to various funds. This will come in line as the year progresses. Paid first quarter Motel Tax. Paid for remainder of audit. This will come in line as the year progresses.
General-Capital Improvements	14.74%	Paid for 1 st half of Software project. This will come in line as the year progresses.
Parks	4.78%	Paid for M & E and Beautification costs in August and September. Purchased maintenance supplies. This will come in line as the year progresses.
Swimming Pool	28.12%	The pool operates over a three to four month period. Most expenditures happen during that time. This will come in line as the year progresses.
Library	25.41%	Paid for County Library Service. This will come in line as the year progresses. Paid progress payment for Library renovation. This will need amending as the revenues were received in prior years.
Museum	12.64%	The Museum is funded with both City and Trust money. The Museum always uses the City funds first and then covers all remaining expenses with Trust money. This will come in line next month.
Airport – Capital Projects	5.09%	Paid progress payment of construction. This will come in line as the year progresses.
Cemetery	0.93%	Paid for fuel and weed control. This will come in line as the year progresses.

ALL OTHER CITY FUND EXPENDITURES:

Road Use Tax	4.29%	Paid for M & E repairs on equipment. This should come in line as the year progresses.
Water Supply	0.33%	Paid for well maintenance. This will need amending.

OTHER CITY FINANCIAL DATA:

The following table shows the cash basis activity of the Golf Course for calendar year 2011. Typically, March and April are always the best revenue months for the Golf Course as citizens are purchasing season passes these months. The Golf Course started the 2011 season with a negative cash balance of (\$101,515.73).

Month	Revenues	Expenses	Monthly Excess (Deficit)	Calendar Year Excess (Deficit)	Cash Balance
January	\$1,660.00	\$15,395.33	(\$13,735.33)	(\$13,735.33)	(\$115,175.06)
February	\$250.00	\$15,459.56	(\$15,209.56)	(\$28,944.89)	(\$130,384.62)
March	\$66,012.09	\$23,754.33	\$42,257.76	\$13,312.87	(\$88,126.86)
April	\$149,197.10	\$43,832.35	\$98,441.57	\$118,677.62	\$17,217.89
May	\$51,833.48	\$57,862.33	(\$6,028.85)	\$112,648.77	\$11,934.04
June	\$40,677.30	\$45,522.16	(\$4,844.46)	\$107,803.91	\$7,236.80
July	\$36,562.77	\$59,769.36	(\$23,206.59)	\$84,597.32	(\$12,574.79)
August	\$48,851.46	\$55,059.25	(\$6,207.79)	\$78,389.53	(\$18,742.58)
September	\$21,881.26	\$50,658.33	(\$28,777.07)	\$49,612.46	(\$47,494.65)
October	\$11,508.57	\$35,210.89	(\$23,702.32)	\$25,910.14	(\$71,196.97)
November	\$24,449.32	\$27,998.38	(\$3,549.06)	\$22,361.08	(\$74,746.03)
December	\$399.38	\$26,844.20	\$26,444.82	(\$,4083.74)	(\$101,190.85)

The Golf Course expenses for the calendar year exceeded revenues for the same period by approximately \$4,100.

Budgeted overtime for the fiscal year is being monitored in Police, Fire and Ambulance. The following table shows the budgeted versus actual in those areas as of December 31, 2011.

Department	Budgeted	Actual	Remaining
Police	\$172,000.00	\$88,507.45	\$83,492.55
Fire	\$40,000.00	\$27,585.81	\$12,414.19
Ambulance	\$140,000.00	\$95,377.03	\$44,622.97

- 1) The Police Department will be under their budgeted amount for overtime by approximately \$6,000 if spending continues as it has.
- 2) *The Fire department will exceed their budgeted amount for overtime by approximately \$11,250 if spending continues as it has.*
- 3) *The Ambulance department will exceed their budgeted amount for overtime by approximately \$37,200 if spending continues as it has.*

The overall General Fund is under budget in December 2011 by 3.20% as compared to being under budget in November 2011 by 1.50%. Based on the current spending pattern it appears the General Fund should come in under budget for FY 2012. We will continue to monitor the expenses the entire fiscal year.

Each department manager needs to keep in mind that they shall abide by State Code 384.20. The code states “*Public moneys may not be expended or encumbered except under an annual or continuing appropriation.*”

Based upon State Code, a department manager **can not** spend any money on projects or operating costs not included in the current budget, unless Council approval is given and an amendment is made for any non budgeted items. It is the department manager’s responsibility to maintain their expenditures within the guidelines of the City budget.

Mason City’s Debt Limit

The amount of general obligation debt a political subdivision of the State of Iowa can incur is controlled by the constitutional debt limit, which is an amount equal to 5% of the actual value of property within the corporate limits, taken from the last County Tax list. The City’s debt limit, based upon said valuation, amounts to the following:

1/1/2009 Actual Valuation:	\$1,656,947,118
	x .05
Statutory Debt Limit	\$82,847,356
Total General Obligation Debt	34,460,973

Total Loan agreements	195,837
Total Urban Renewal Rebate Agreements	451,104
Total Urban Renewal Revenue Debt	9,610,513
<i>New debt issued for FY 12</i>	<i>4,360,000</i>
<i>Debt called and refunded</i>	<i><u>(3,310,000)</u></i>
Total Debt Subject to Limit	<u>49,229,400</u>
<i>Percentage of Debt Limit Obligated</i>	<i>59.42%</i>

This total obligation is updated as of 1-1-2012 with the 1/1/2010 valuation from the County Auditor. An analysis of the Debt Policy would show the City is near its total capacity for debt payments, based upon the policy.

Revenue Debt

The outstanding revenue bonds for the City of Mason City are \$25,801,000. These do not count towards the legal debt limit. The Water fund's current debt obligation per year is approximately 40% of the Water fund's expenditures. *According to industry standards, this is at the acceptable limit for debt payments through a revenue fund. Close attention should be paid to the Water fund to try to bring this more in line with the other enterprise funds.*

City of Mason City
December 31, 2011
Department Budget Analysis

Department	Revised Expenditure Budget	Month to Date Expenditures	Year to Date Expenditures	Remaining Balance	Actual Percent	Projected Monthly Percent	Over (Under)
Police	4,677,524.00	464,084.24	2,443,330.94	2,234,193.06	52.24%	53.85%	-1.61%
Fire	3,228,094.00	265,091.31	1,270,601.39	1,957,492.61	39.36%	53.85%	-14.49%
Inspections	639,957.00	53,390.31	315,602.00	324,355.00	49.32%	53.85%	-4.53%
Neighborhood Services	143,129.00	14,458.89	82,609.96	60,519.04	57.72%	53.85%	3.87%
Engineering	389,291.00	19,824.80	85,146.75	208,493.44	21.87%	53.85%	-31.97%
Human Rights	251,581.00	23,487.92	120,795.77	130,785.23	48.01%	53.85%	-5.83%
Youth Task Force	337,993.00	45,745.61	292,395.16	45,597.84	86.51%	53.85%	32.66%
Purchase of Services	351,270.00	3,195.00	90,250.68	261,019.32	25.69%	53.85%	-28.15%
Growth Development & Planning	199,538.00	22,793.02	103,925.53	95,612.47	52.08%	53.85%	-1.76%
Transit	623,201.00	76,742.76	320,118.35	303,082.65	51.37%	53.85%	-2.48%
Mayor and Council	88,850.00	7,435.65	49,982.97	38,867.03	56.26%	53.85%	2.41%
City Administrator	217,168.00	236,979.01	111,171.48	105,996.52	51.19%	53.85%	-2.65%
Finance	321,036.00	26,980.37	144,569.65	176,466.35	45.03%	53.85%	-8.81%
Information Technology	49,631.00	5,453.84	25,504.67	24,126.33	51.39%	53.85%	-2.46%
City Clerk	73,961.00	9,121.52	38,296.30	35,664.70	51.78%	53.85%	-2.07%
City Offices	37,000.00	3,085.66	13,850.18	23,149.82	37.43%	53.85%	-16.41%
Attorney Office/Human Resources	216,524.00	18,130.64	163,592.81	52,931.19	75.55%	53.85%	21.71%
Court Cost and Claims	2,000.00	120.00	540.00	1,460.00	27.00%	53.85%	-26.85%

City of Mason City
December 31, 2011
Department Budget Analysis

Department	Revised			Remaining Balance	Actual Percent	Projected Monthly Percent	Over (Under)
	Expenditure Budget	Month to Date Expenditures	Year to Date Expenditures				
City Hall	181,531.00	20,397.51	82,349.33	99,181.67	45.36%	53.85%	-8.48%
General Administration	746,670.00	125,414.76	608,286.00	138,384.00	81.47%	53.85%	27.62%
Safety Director	7,500.00	-	174.99	7,325.01	2.33%	53.85%	-51.51%
General - Capital Improvements	266,520.00	18,338.19	182,795.16	83,724.84	68.59%	53.85%	14.74%
Park General	577,865.00	62,510.57	338,751.53	239,113.47	58.62%	53.85%	4.78%
Recreation	469,398.00	28,027.60	244,406.62	224,991.38	52.07%	53.85%	-1.78%
Swimming Pool	215,630.00	2,236.20	176,740.58	38,889.42	81.96%	53.85%	28.12%
Library	1,032,783.00	111,480.75	818,565.90	214,217.10	79.26%	53.85%	25.41%
Museum - City Funded	262,099.00	32,648.65	174,252.55	87,846.45	66.48%	53.85%	12.64%
Museum - Museum Funded	261,304.00	13,249.34	69,534.68	191,769.32	26.61%	53.85%	-27.24%
Airport	606,871.00	54,044.87	305,969.00	300,902.00	50.42%	53.85%	-3.43%
Airport Capital Projects	1,906,369.00	324,800.57	1,123,481.72	782,887.28	58.93%	53.85%	5.09%
Cemetery	279,878.00	29,221.78	153,300.46	126,577.54	54.77%	53.85%	0.93%
Cemetery Capital Projects	5,000.00	176.18	2,304.76	2,695.24	46.10%	53.85%	-7.75%
Road Use Tax Capital Projects	4,088,677.00	354,022.35	1,276,782.18	2,811,894.82	31.23%	53.85%	-22.62%
Road Use Tax - Operating	2,481,289.00	228,986.33	1,442,643.62	1,038,645.38	58.14%	53.85%	4.29%

City of Mason City
December 31, 2011
Department Budget Analysis

Department	Revised Expenditure Budget	Month to Date Expenditures	Year to Date Expenditures	Remaining Balance	Actual Percent	Projected Monthly Percent	Over (Under)
Local Option CIP	1,563,564.00	51,630.34	766,866.35	766,697.65	50.96%	53.85%	-2.88%
Water Supply	1,692,103.00	158,948.14	916,685.93	775,417.07	54.17%	53.85%	0.33%
Water Distribution	628,872.00	66,040.92	293,266.32	335,605.68	46.63%	53.85%	-7.21%
Water Other	1,634,678.00	114,510.96	752,600.59	882,077.41	46.04%	53.85%	-7.81%
Water Capital Projects	2,556,121.00	48,242.70	652,141.43	1,903,979.57	25.51%	53.85%	-28.33%
Sewer	2,106,471.00	168,911.76	981,514.78	1,124,956.22	46.60%	53.85%	-7.25%
Sewer Capital Projects	7,415,372.00	798,611.67	2,447,272.25	4,968,099.75	33.00%	53.85%	-20.84%
Storm Sewer Construction	292,355.00	1,408.98	45,350.79	247,004.21	15.51%	53.85%	-38.33%
Parking	118,144.00	10,290.85	41,292.19	76,851.81	34.95%	53.85%	-18.90%
Refuse Collection	1,260,576.00	115,806.98	557,863.60	702,712.40	44.25%	53.85%	-9.59%
Golf Course	477,347.00	26,844.20	255,867.35	221,479.65	53.60%	53.85%	-0.24%
Ambulance Services	1,612,014.00	160,063.15	780,839.40	831,174.60	48.44%	53.85%	-5.41%

Memorandum

Date: February 7, 2012
To: Members of the Council
From: Mayor Eric Bookmeyer
Re: Appointments and Reappointments to Boards & Commissions

The council is asked to confirm the following individuals to the appropriate boards and commissions.

<u>Name</u>	<u>Board or Commission</u>	<u>Reappt./New</u>	<u>Term Expires</u>
Anne Jones Flynn (Replaces a Vacant Position)	Zoning Board of Adjustment	New	4/2017

Diana L. Black

From: MasonCity_WebSite@ci.mason-city.ia.us
Sent: Thursday, January 19, 2012 8:27 AM
To: Diana L. Black
Subject: Application for Appointment

The following form was submitted:**Form Name:**
 Application for Appointment

Form Text:

Fill out the following online form in order to apply for a Mason City Board or Commission position.

You may also [download a printable PDF application](#) and drop it off or mail it to City Hall, 10 1st Street NW, Mason City, IA 50401.

Name (First, Middle, Last):	Anne Jones Flynn
Address:	205 Jamestown Road
Home Phone:	641-421-8778
Business Phone:	641-423-2457
Email Address:	anne.flynn@cnb1.com
Occupation:	Vice President and Trust Officer
Education:	college - plus
Why do you want to serve on a Mason City Board or Commission?	Community volunteerism is simply part of what I do to give back. I have served on the Enterprise Zone committee in the past and I understand that the ZBA has committee positions open and this seems like a logical "next step".
List organizations in which you have participated. Include offices and positio	Mercy Hospital Foundation Board Member (past treasurer, past chair), Mercy Hospital Finance Committee, Good Shepherd Board Member (past treasurer, past vice chair, current chair), Hospice Planned Giving Committee, NIACC Planned Giving Committee, Wright on the Park Finance Committee,numerous MCHS committees, St. Joseph Parrish member.
Please place a check next to the Mason City boards and commissions on which you would be willing to	Zoning Board of Adjustment (5 year term starting April 1)

Memorandum

Date: February 7, 2012
To: The Honorable Mayor and City Council
From: Brent Trout, City Administrator
Re: Certify Charges to the County Treasurer for Collection with Property Taxes

From time to time, we need to clear the books of outstanding service charges and certify the same to the County Treasurer in order to collect the unpaid charges. These charges go against the property and are collected with ordinary property taxes. I recommend adoption of the attached resolution and respectfully request City Council approval.



Brent Trout, City Administrator

RESOLUTION NO. 12 –

A RESOLUTION LEVYING ASSESSMENTS FOR CHARGES ON CERTAIN PROPERTIES AND THE CERTIFICATION OF SAME TO THE COUNTY TREASURER FOR COLLECTION WITH PROPERTY TAXES WITHIN THE CITY OF MASON CITY, IOWA

WHEREAS, the City of Mason City, Iowa, has caused charges on certain properties in the City of Mason City, and

WHEREAS, invoices were subsequently sent to the respective property owners for charges relating to said fees, and

WHEREAS, said charges have not been paid by the respective owners:

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

Section 1: That there is hereby levied a special assessment against the property listed below for charges in the amount listed on the invoice rendered:

Billed For	Number/Date Of Invoice	Owner & Address	Parcel Number	Charges
Water-Utility Bill	160-3160-02 9/8/2011	Mark Norcross 2324 24th Street SW Mason City, IA 50401	071737601600	\$221.69
General-Mowing	12365	MK Bendickson 1815 S Harding Mason City, IA 50401	071828600500	\$70.00
General-Mowing	12358	Christine Birkey 1149 Whitewood Way Clermont, FL 34714 Property Address: 420 E. State	071013601300	\$70.00
General-Mowing	12360	Rhonda Chavez 512 15th Street NW Mason City, IA 50401	070420601400	\$70.00
General-Mowing	12361	Janette M Hazelett 716 N Federal Ave Mason City, IA 50401	070443502500	\$70.00
General-Mowing	12366	HF 22 PO Box 12282 Des Moines, IA 50312 Property Address: 1728 N Delaware	033435300400	\$70.00
General-Mowing	12359	Gus Kantaris Spruce Ave RR2 Box 145 Mason City, IA 50401 Property Address: 956 E State	071022700600	\$70.00

General-Mowing	12363	Suzanne M Parr 18 22nd St SE Mason City, IA 50401	071530301800	\$70.00
General-Mowing	12367	Irven Scott & Diana Scott 1301 N Adams Ave Mason City, IA 50401	070428200800	\$70.00
General-Mowing	12364	Irene D Shahan 107 7th St SW Mason City, IA 50401	070947800400	\$70.00
General-Mowing	12357	Kristy A Wagner 817 S Indiana Avenue Mason City, IA 50401	071132901300	\$70.00
General-Mowing	12368	Joshua & Terri Watt 123 12th St NW Mason City, IA 50401	070442700600	\$70.00
General-Mowing	12362	Thomas S Wick 1208 N Shore Drive Clear Lake, IA 50428	071725101100	\$70.00
Property Address:			1624 S Garfield PI	
Water-Service Repair	12383	Leonard E Haag 1015 N Carolina Ave Mason City, IA 50401	070340500900	\$1,271.34
Water-Service Repair	12381	Jonathan P Quinones 609 4th St NE Mason City, IA 50401	071020100300	\$1,252.64
General-Sidewalk Repair	12400	Rhonda K Chavez 512 15th St NW Mason City, IA 50401	070420601400	\$222.29
General-Sidewalk Repair	12419	Steven & Debbie Rambo 1520 N Adams Ave Mason City, IA 50401	070423001700	\$779.28
Water-Service Fee	12375	Jeremy Faktor 17 23rd St SW Mason City, IA 50401	071648000800	\$37.45
Water-Service Fee	12373	Donald Blaine Gates 714 N Tyler Mason City, IA 50401	070437600400	\$37.45
Water-Service Fee	12372	Emilee R Bierl 433 26th St SW Mason City, IA 50401	071645400200	\$37.45
Water-Service Fee	12378	Herbert & Karen	071230000100	\$37.45

Krieger
2299 4th Street SE
Mason City, IA 50401

Water-Service Fee	12378	Herbert & Karen Krieger 2299 4th Street SE Mason City, IA 50401	071230000200	\$37.45
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General-Recording Fee	12394	Rory Buchite & Angela Dimarco 155 Jamestown Road Mason City, IA 50401	071035401000	\$24.00
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Property Address: 717 S Jersey

General-Property Cleanup	12393	Darla Brown 711 S Jersey Mason City, IA 50401	071035400200	\$375.00
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General-Property Cleanup	12396	Louie & Marcene Flores 1012 N Georgia Ave Mason City, IA 50401	070330600800	\$110.00
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General-Property Cleanup	12392	Ben Villarreal & Cleo Martinez Villarreal 1002 6th St SW Mason City, IA 50401	070930402400	\$290.00
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General-Asbestos Removal	12444	Suzanne M Parr 18 22nd St SE Mason City, IA 50401	071530301800	\$1,900.00
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Section 2: That the City Clerk be and is hereby directed to certify to the County Treasurer a copy of this Resolution listing the properties and the amounts charged for said fees, to be placed upon the tax rolls for collection.

PASSED AND APPROVED this 7th day of February, 2012.

Eric Bookmeyer, Mayor

ATTEST:

Brent Trout, City Clerk

Memorandum

Date: 2/3/2012
To: The Honorable Mayor and City Council members
From: Brent Trout, City Administrator
Re: Permission to Inspect/Abate for Asbestos and Take Bids to Demolish All Buildings Located at 717 South Jersey Avenue

Review:

The buildings on the property at 717 South Jersey Avenue have been abandoned, an attractive nuisance, and unsafe. The appropriate notices for the demolition have been sent and the dwelling has been unoccupied since September 8, 2011 due to substantial damage from a fire.

The next step in the process is to inspect/abate for asbestos and take bids to demolish all buildings located on this property.

The costs to demolish this property will be assessed to Allied P&C Insurance Company.

Council Action Requested:

Interim Building and Neighborhood Services Director Pat Otto recommends City Council approval to inspect/abate asbestos and take bids for the demolition of all buildings located on the property of 717 South Jersey Avenue.

I concur with the recommendation and respectfully request City Council approval.

Brent Trout

Brent Trout, City Administrator

CC: Pat Otto, Interim Building and Neighborhood Services Director

Mason City

CITY OF MASON CITY

Inspection Services Division

10 First Street NW • Mason City, IA 50401 • (641) 421-3620 • Fax (641) 421-3623

Memo

Date: February 7, 2012

To: Brent Trout, City Administrator

From: Pat Otto, Interim Building & Neighborhood Services Director

Subject: Permission to inspect/abate for asbestos and take bids to demolish all buildings located at 717 So. Jersey Ave., Mason City, IA

COMMENT:

INTRODUCTION: The purpose of this memorandum is to request permission to inspect/abate for asbestos and take bids to demolish all building(s) located at 717 So. Jersey Ave., Mason City, IA. The property Contract Buyers are Rory M. Buchite & Angela M. Dimarco; and Gene L. Ward - Titleholder.

BACKGROUND: There have been complaints from the neighbors, resulting in Inspectors finding the building(s) at 717 So. Jersey Ave. abandoned, an attractive nuisance, and unsafe. This dwelling suffered substantial damage due to a fire on September 8, 2011. The proper notices for the demolition of the building(s) have been sent to the Titleholder and Contract Buyers.

A Notice to Abate Nuisance was sent on October 11, 2011, and also posted on the dwelling. A Notice and Order to Commence Proceedings to Cause the Demolition was sent on November 3, 2011, as well as being published in the local newspaper. No work has commenced thus far.

Prior to demolition, a licensed asbestos inspector will conduct an inspection of the dwelling and take samples. If asbestos is found, it will be removed by a licensed asbestos contractor.

BUDGET IMPACT: There will be no budget impact. The City will reclaim any asbestos/demolition costs from the insurance company's demolition reserve that is set aside according to State law. All costs will be assessed to Allied P&C Insurance Company.

RECOMMENDATION: Building Inspection Staff recommends the demolition of all building(s) located at 717 So. Jersey Ave., Mason City, IA. The demolition contract shall be awarded to the low bidder.

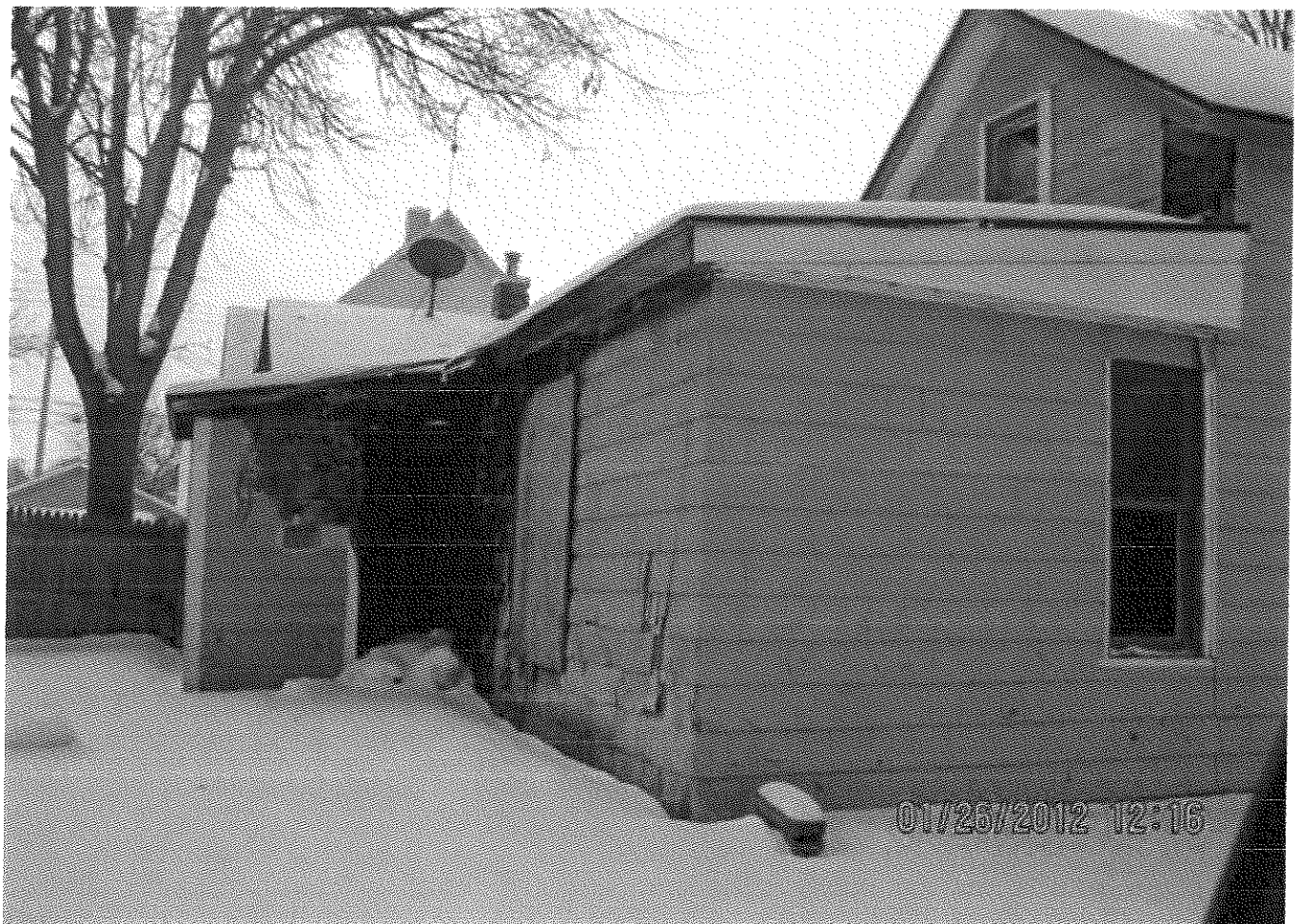
ACTION REQUIRED: If City Council concurs, it should authorize the Building Inspection Staff to secure the inspection/abatement of asbestos and take bids for the demolition of all building(s) located at 717 So. Jersey Ave., Mason City, IA.

Note: This property is not flood related

LEGAL DESCRIPTION:

NORTH FORTY (40) FEET OF LOT FIVE (5) AND THE WEST EIGHTEEN (18) FEET OF THE NORTH FORTY (40) FEET OF LOT SIX (6) IN BLOCK THREE (3) IN SOUTH MASON CITY, IOWA.

PARCEL NO. 07-10-354-010-00



RESOLUTION NO. 12 -

A RESOLUTION FINDING AND DECLARING A CERTAIN STRUCTURE TO BE UNSAFE, UNSANITARY AND A PUBLIC NUISANCE; ORDERING THE DEMOLITION THEREOF; PERMISSION TO INSPECT/ABATE FOR ASBESTOS; CLEANING THE PREMISES OF DEBRIS; AUTHORIZING THE INTERIM BUILDING & NEIGHBORHOOD SERVICES DIRECTOR TO TAKE BIDS FOR SAID WORK; PROVIDING FOR THE ASSESSMENT OF THE COSTS AND EXPENSES THEREOF AGAINST SAID REAL ESTATE COMMONLY KNOWN AS 717 SOUTH JERSEY AVENUE, MASON CITY, IOWA

WHEREAS, an inspection has been made by the Building Inspection Staff of the City of Mason City, Iowa, of the structure(s) located at 717 South Jersey Avenue, Mason City, Iowa, legally described as follows:

LEGAL DESCRIPTION:

NORTH FORTY (40) FEET OF LOT FIVE (5) AND THE WEST EIGHTEEN (18) FEET OF THE NORTH FORTY (40) FEET OF LOT SIX (6) IN BLOCK THREE (3) IN SOUTH MASON CITY, IOWA.

PARCEL NO. 07-10-354-010-00

Contract Buyers: Rory M. Buchite & Angela M. Dimarco
Titleholder: Gene L. Ward

WHEREAS, as a result of said inspection, there was noted structural defects constituting violations of ordinances of the City of Mason City, and

WHEREAS, pursuant to Section 401 of the Uniform Code for the Abatement of Dangerous Buildings of the City of Mason City, Iowa, the Chief Building Official did heretofore on the October 11, 2011, cause to be served upon the Deedholder, and all interested parties, a Notice of Intent to Commence Proceedings to Cause the Repair, Vacation or Demolition of a Building(s), in writing, providing the owner(s) the opportunity to discuss the condition of said structure(s) and the opportunity to rehabilitate the structure(s), and

WHEREAS, a Notice and Order to Commence Proceedings to Cause the Demolition was sent on November 3, 2011, to the real estate hereinabove described.

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

Section 1: That there is hereby found and declared to exist the structural defects and violations of ordinances in the structure situated upon the real estate referred to in the preamble

amble hereof, and as itemized in the notice served upon the owner of said property, which preamble and said notice are by this reference made a part hereof as fully and completely as if set out in detail.

Section 2: That the structure situated upon the real estate hereinabove described, is hereby found and declared to be structurally unsafe, unsanitary and beyond repair, and to constitute an unsafe building within the terms and provisions of the Uniform Code for the Abatement of Dangerous Buildings of the City of Mason City, Iowa, and said structure is hereby found and declared to constitute a public nuisance.

Section 3: That it is hereby found and declared that the owner of said structure situated upon the real estate described in the preamble hereof, has not responded in a timely manner, therefore the City of Mason City is assuming the position of the owner as having waived the notice of demolition and is affording permission to demolish said structure.

Section 4: That the Interim Building & Neighborhood Services Director is hereby authorized and directed to demolish or cause to be demolished said structure situated upon the real estate described above, and to clear and remove from the premises the debris from said demolition.

Section 5: That the Interim Building & Neighborhood Services Director is hereby authorized and directed to inspect/abate for asbestos and to take bids for the demolition of said structure and the removal of debris, and to enter into a contract with the lowest responsible bidder for said work. Said Chief Building Official is further directed to keep a true and exact account of all costs and expenses incurred in connection with the demolition and clearing of said premises, and to report said total costs and expenses, including the cost and expense of service of any notice in connection with this matter to the City Council.

Section 6: That this City Council hereby declares its intention to levy and assess against the real estate described above, and the owners thereof liable for assessment, the full amount of all costs and expenses so incurred, which special assessment shall be certified to the County Treasurer, in the manner provided by law for collection of ordinary real estate taxes.

PASSED AND APPROVED this 7th day of February, 2012.

Eric Bookmeyer, Mayor

ATTEST:

Brent Trout, City Clerk

Memorandum

Date: 2/3/2012
To: The Honorable Mayor and City Council members
From: Brent Trout, City Administrator
Re: Request Approval to Set a Hearing and Letting Date for the 2012 Manhole Replacement and Water Main Reroute Project

Review:

Plans and specifications for the 2012 Manhole Replacement and Water Main Reroute Project have been prepared and are on file at the City Clerk's office. Construction is scheduled to begin this summer. The project will include the removal and replacement of manholes and rerouting water mains at various locations throughout the City.

A public hearing needs to be set for this program. The estimated cost for this project is \$390,582.00, which is budgeted and will be funded with Water Revenues.

Council Action Requested:

City Engineer Mark Rahm is recommending City Council set a public hearing and letting date of March 6, 2012, for the 2012 Manhole Replacement and Water Main Reroute Project.

I concur with the recommendation and respectfully request City Council approval.

Brent Trout

Brent Trout, City Administrator

CC: Mark Rahm, City Engineer

Memorandum

To: Brent Trout, City Administrator
From: Mark A. Rahm, City Engineer *MAR*
Date: 02/01/2012
Re: 2012 Manhole Replacement and Water Main Reroute

Discussion:

The Mason City Engineering Department has completed plans and specifications for the 2012 Manhole Replacement and Water Main Reroute project. City Council's approval of the plans and specifications, and the setting of a public hearing date are now being requested.

The general extent of the project is to remove and replace manholes and reroute water mains at various locations throughout the city.

A public hearing for the project is requested for March 6, 2012.

Budget Impact:

The Engineer's Opinion of Probable Cost is \$390,582.00. The project is budgeted and will be funded with Water Revenues.

Council Action:

I am recommending City Council set a public hearing date of March 6, 2012 for the 2012 Manhole Replacement and Water Main Reroute project.

ENGINEER'S OPINION OF PROBABLE COST

2012 MANHOLE REPLACEMENT AND WATER MAIN REROUTE

PROJECT NUMBER 12-1001

ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Full Depth Saw Cut	LF	1,536	\$ 5.00	\$ 7,680.00
2	Backfill Material	TON	2,925	\$ 8.00	\$ 23,400.00
3	Class A Crushed Stone	TON	15	\$ 15.00	\$ 225.00
4	Remove 6" PCC Pavement and Replace with 7" PCC Pavement (M-Mix)	SY	853	\$ 55.00	\$ 46,915.00
5	Remove 10" PCC Pavement and Replace with 12" PCC Pavement (M-Mix)	SY	96	\$ 85.00	\$ 8,160.00
6	2' PCC Curb and Gutter, Remove and Replace	LF	48	\$ 25.00	\$ 1,200.00
7	PCC Sidewalk, 4", Remove and Replace (C-Mix)	SY	26	\$ 42.00	\$ 1,092.00
8	Remove and Replace Sanitary Manhole, Base, Rings, Casting, and Cover	VF	151.7	\$ 1,050.00	\$ 159,285.00
9	External Chimney Seal	EACH	19	\$ 375.00	\$ 7,125.00
10	Sanitary Service Wye, 8" x 6"	EACH	4	\$ 250.00	\$ 1,000.00
11	Sanitary Sewer Service, 6"	LF	40	\$ 25.00	\$ 1,000.00
12	Water Main, 6" DIP	LF	380	\$ 130.00	\$ 49,400.00
13	Water Main Fittings	LB	8,315	\$ 5.00	\$ 41,575.00
14	Tap Water Main and Install 1" Corporation	EACH	4	\$ 350.00	\$ 1,400.00
15	Water Service, 1" Copper	LF	40	\$ 40.00	\$ 1,600.00
16	Tap Water Main and Install 2" Corporation	EACH	1	\$ 500.00	\$ 500.00
17	Water Service, 2" Copper	LF	72	\$ 90.00	\$ 6,480.00
18	Curb Stop	EACH	1	\$ 350.00	\$ 350.00
19	Solid Rock Excavation	CY	258	\$ 100.00	\$ 25,800.00
20	Topsoil	TON	5.5	\$ 40.00	\$ 220.00
21	Seeding and Fertilizing, Urban	SY	35	\$ 5.00	\$ 175.00
22	Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00
23	Mobilization	LS	1	\$ 1,000.00	\$ 1,000.00
				TOTAL	\$ 390,582.00

RESOLUTION NO. 12-

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 "2012 MANHOLE REPLACEMENT AND WATER MAIN REROUTE PROJECT #12-1001"

BE IT RESOLVED by the Council of the City of Mason City, Iowa that the "2012 Manhole Replacement and Water Main Reroute Project #12-1001", 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 "2012 Manhole Replacement and Water Main Reroute Project #12-1001" 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 Clerk be and is hereby directed to publish notice to bidders once in the "Mason City Globe-Gazette", a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than forty-five days prior to February 28, 2012, which latter day is hereby fixed as the date for receiving bids. Said bids are to be filed with the Office of City Clerk, Mason City, Iowa, prior to 2:00 o'clock P.M., on said date.

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 March 6, 2012.

PASSED AND APPROVED this 7th day of February, 2012.

Eric Bookmeyer, Mayor

ATTEST:

Brent Trout, City Clerk

NOTICE OF HEARING AND LETTING TO BIDDERS
 2012 MANHOLE REPLACEMENT AND WATER MAIN REROUTE
 PROJECT NO. 12-1001
 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 28th day of February, 2012 for furnishing materials and labor for the 2012 Manhole Replacement and Water Main Reroute project 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 6th day of March 2012.

At said time and place, a public hearing will also be held on the 6th day of March 2012 for proposed plans, specifications, and proposed form of the contract for said 2012 Manhole Replacement and Water Main Reroute project, and at said hearing, any interested person may appear and file objections thereto or to the cost of said improvements.

The general extent of the work involved is to remove and replace manholes and reroute water mains 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	1,536
2.	Backfill Material	TON	2,925
3.	Class A Crushed Stone	TON	15
4.	Remove 6" PCC Pavement and Replace with 7" PCC Pavement (M-Mix)	SY	853
5.	Remove 10" PCC Pavement and Replace with 12" PCC Pavement (M-Mix)	SY	96
6.	2' PCC Curb and Gutter, Remove and Replace	LF	48
7.	PCC Sidewalk, 4", Remove and Replace (C-Mix)	SY	26
8.	Remove and Replace Sanitary Manhole, Base, Rings, Casting, and Cover	VF	151.7
9.	External Chimney Seal	EACH	19
10.	Sanitary Service Wye, 8"x 6"	EACH	4
11.	Sanitary Sewer Service, 6"	LF	40
12.	Water Main, 6" DIP	LF	380
13.	Water Main Fittings	LB	8,315
14.	Tap Water Main and Install 1" Corporation	EACH	4
15.	Water Service, 1" Copper	LF	40
16.	Tap Water Main and Install 2" Corporation	EACH	1
17.	Water Service, 2" Copper	LF	72
18.	Curb Stop	EACH	1
19.	Solid Rock Excavation	CY	258
20.	Topsoil	TON	5.5
21.	Seeding and Fertilizing, Urban	SY	35
22.	Traffic Control	LS	1
23.	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, "2012 Manhole Replacement and Water Main Reroute, Project No. 12-1001, 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 "2012 Manhole Replacement and Water Main Reroute" will be made from the Water Fund 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 not 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.

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

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. Determination of certification of compliance with those specifications shall be conducted by the Mason City Human Rights Director, following receipt of bids from prospective bidders or contractors.

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 14, 2012.

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. Copies may be obtained from the Mason City Engineering Department. A copy of the City's Standard Specifications may be obtained for \$25.00.

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.

Brent Trout, City Clerk
City of Mason City, Iowa

Memorandum

Date: 2/3/2012
To: The Honorable Mayor and City Council members
From: Brent Trout, City Administrator
Re: Request Approval to Accept Deed for a Property in the Community Development Block Grant (CDBG) Buyout

Review:

At its July 13, 2010, meeting, the City Council approved setting the fair market value of and authorizing staff to make an offer to purchase properties damaged in the Flood of 2008 in the CDBG Buyout. One of the properties is located at 500 North Jackson Avenue.

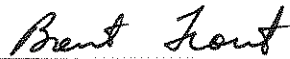
State funds through the Community Development Block Grant are being used to acquire the property and to remove the structures on the property.

City Council approval is required to accept the deed for this property.

Council Action Requested:

Buyout Administrator Susan Mertes is recommending City Council approval of a resolution accepting the deed for the property listed above.

I concur with the recommendation and respectfully request City Council approval.



Brent Trout, City Administrator

CC: Susan Mertes, Buyout Administrator
Pam Myhre, Growth Development & Planning Director
Tricia Sandahl, City Planner

City Council Memo
February 7, 2012

Date: February 1, 2012

To: Brent Trout, City Administrator

Through: Pam Myhre, Growth Development & Planning Director 

From: Susan Mertes, Buyout Administrator 

cc: Tricia Sandahl, City Planner

Subject: Acceptance of Deeds – CDBG Buyout

Recommendation: Staff recommends City Council approve a resolution accepting the deed for the following property in Mason City:

Property Address
500 N Jackson Ave

Property Owner
William A Smith

Background: On July 13, 2010 the City Council set the fair market value of CDBG buyout properties and authorized staff to execute purchase agreements with the property owners. Flooding in June 2008 damaged these properties. State funds through the Community Development Block Grant Program Disaster Recovery are being used to acquire these properties and to remove the structures from the lots. The deed for the property needs to be accepted by the City Council before it can be recorded at the County Recorder's Office.

A copy of the deed for transference of the property is attached.

Requested Action: Staff requests that the City Council approve the resolution accepting the deed for this property.

Attachments: Copy of deed

Prepared by: Jacquelyn K. Arthur, Heiny, McManigal, Duffy, Stambaugh & Anderson, P.L.C., 11 Fourth Street N.E., P.O. Box 1567, Mason City, Iowa 50402-1567 (641-423-5154)

Send Tax Statements to: City of Mason City, Iowa, 10 1st Street N.W., Mason City, Iowa 50401

Return to: Diana Black, Deputy City Clerk, City of Mason City, 10 1st Street N.W., Mason City, Iowa 50401

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,

William A. Smith, single,

do hereby Convey to

City of Mason City, Iowa, an Iowa municipal corporation

the following described real estate in Cerro Gordo County, Iowa:

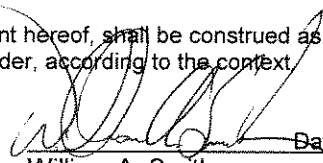
LOT SEVEN (7) IN BLOCK NINE (9) IN PARKER'S SIXTH ADDITION TO MASON CITY, IOWA,

(Locally described as 500 N. Jackson Avenue, Mason City, Iowa 50401; Parcel No. 07-04-384-020-00)

THIS DEED IS SUBJECT TO THE COVENANTS AND RESTRICTIONS CONTAINED IN EXHIBIT "A" ATTACHED HERETO.

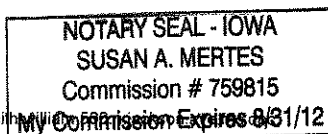
Grantors do Hereby Covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquish all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.


Dated: 1-31-12
William A. Smith

STATE OF IOWA, CERRO GORDO COUNTY, ss:

On this 31st day of January, 2012, before me the undersigned, a Notary Public in and for said State, personally appeared **William A. Smith, single**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



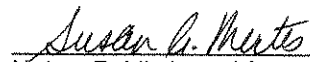

Notary Public in and for said State

EXHIBIT "A"
TO
WARRANTY DEED
AGREEMENT FOR COVENANTS AND RESTRICTIONS
(CDBG Disaster Recover Property Acquisition)

The Parties to this AGREEMENT FOR COVENANTS AND RESTRICTIONS (the "Agreement"), dated as of (closing date), are:

"Grantor": William A. Smith, and

"Grantee" City of Mason City, Iowa, an Iowa municipal corporation

WITNESSETH:

WHEREAS, the Grantee has entered into Community Development Block Grant Program Disaster Recovery Property Acquisition Contract No. 08-DRHB-226 dated November 4, 2009 (the "CDBG Contract") with the Iowa Department of Economic Development, which is incorporated herein by reference; and

WHEREAS, the Grantee received funding (the "Funding") from the Program (defined herein) pursuant to the CDBG Contract in order to assist in disaster recovery, including the purchase of properties affected by the Disaster Event (defined herein), including properties located in Special Flood Hazard Areas (defined herein), and

WHEREAS, as a condition of the Funding, the Grantee has agreed to acquire interests in property, including the acquisition of property located in Special Flood Hazard Areas, including the purchase of structures, to demolish and remove the structures, and to convert the land use into perpetual open space; and

WHEREAS, the terms of the CDBG Contract require that the Grantee agree to conditions which are intended to restrict the use of the land described in the Warranty Deed (the "Land") to open space in perpetuity in order to protect and preserve natural floodplain values; and

NOW, THEREFORE, in consideration of the premises and for other valuable consideration the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **DEFINITIONS.** As used in this Agreement, the following words and phrases shall have the following meanings unless the context otherwise requires:

"Community Development Block Program" or "CDBG Program" means the grant program authorized under Title I of the Housing and Community Development Act of 1974, as amended.

"Disaster Event" means the federally declared disaster, which occurred between May 25 and August 13, 2008, and designated by the Federal Emergency Management Administration as FEMA-1763-DR-IA.

"FEMA" means the Federal Emergency Management Administration, its successors and assigns.

"IDED" means the Iowa Department of Economic Development, its successors and assigns.

"Program" means Community Development Block Program for Disaster Recover authorized pursuant to the Program Rules.

"Program Rules" means Title I of the Housing and Community Development Act of 1974 as amended (42 U.S.C. § 5301 et seq.) and the regulations now or hereafter promulgated thereunder and the guidance now or hereafter disseminated with respect thereto, as modified by the Consolidated, Disaster Assistance, and Continuing Appropriations Act of 2009 (Pub.L. 110-329), and the regulations now or hereafter promulgated thereunder and the guidance now or hereafter disseminated with respect thereto including but not limited to HUD Notices published in the Federal Register on September 11, 2008, December 19, 2008, February 13, 2009 and August 14, 2009, and any additional HUD Notices or other guidance that may be disseminated.

"Special Flood Hazard Area" means an area designed as a Special Flood Hazard Area on the most recent National Flood Insurance Program map.

"State" means the State of Iowa.

2. **TERMS.** Pursuant to the Program Rules, the CDBG Contract and 44 CFR Part 80 (other than 44 CFR Part 80.17), the following conditions and restrictions shall apply in perpetuity to the Land and any improvements thereon (collectively, the "Property"):

(a) The Property shall be dedicated and maintained in perpetuity as open space for the conservation of natural floodplain functions. Permissible uses include parks for outdoor recreational activities; wetlands management; nature reserves; cultivation; grazing; camping (except where adequate warning time is not available to allow evacuation); unimproved, unpaved parking lots; buffer zones; and other uses consistent with FEMA guidance for open space acquisition, Hazard Mitigation Assistance, Requirements for Property Acquisitions and Relocation for Open Space promulgated by FEMA. Any other use of the Property shall be subject to the prior written consent of the Grantee.

(b) No new structures or improvements shall be erected on the Property other than:

- (i) a public facility that is open on all sides and functionally related to a designated open space or recreational use;
- (ii) a public restroom; or
- (iii) a structure that is compatible with open space and conserves the natural function of the floodplain, including the uses described in subsection 2(a), and approved by IDED in writing before the construction of the structure begins.

Any improvements on the Property shall be in accordance with proper floodplain management policies and practices. Structures built on the Property according to subsection 2(b) shall be floodproofed or elevated to at least the base flood level plus one (1) foot of freeboard, or greater, if required by the Grantee, or if required by any State or local statute, rule or ordinance, and in accordance with criteria established by FEMA with respect to its Hazard Mitigation Grant Program, and IDED.

(c) The Grantee, including successors in interest, shall convey any interest in the Property only if IDED gives prior written approval of the transfer in accordance with this Section 2.

- (i) The request by the Grantee must include a signed statement from the proposed transferee that it acknowledges and agrees to be bound by the terms of this Agreement, and documentation of its status as a qualified conservation organization if applicable.
- (ii) The Grantee may convey a property interest only to a public entity or a qualified conservation organization; provided, however, that the Grantee may convey an easement or lease to a private individual or entity for purposes compatible with the uses described in Subsection 2(a), with the prior approval of IDED, and so long as the conveyance does not include authority to control and enforce the terms and conditions of this section.
- (iii) If title to the Property is transferred to a public entity other than one with a conservation mission, it must be conveyed subject to a conservation easement that shall be recorded with the deed and shall incorporate all terms and conditions set forth in this section, including the easement holder's responsibility to enforce the easement. This shall be accomplished by one of the following means:

(A) The Grantee shall convey, in accordance with this subsection 2(c), a conservation easement to an entity other than the title holder, which shall be recorded with the deed, or

(B) At the time of title transfer, the Grantee shall retain such conservation easement, and record it with the deed.

(iv) If title to the Property is transferred the instrument of conveyance shall provide that any transferee is expressly subject to the terms and restrictions of this Agreement, and that any subsequent transfers of the Property shall be expressly subject to the terms and restrictions of this Agreement.

3. **MONITORING AND REPORTING.** Every three (3) years on November 4, commencing November 4, 2013, the Grantee in coordination with any then current successors in interest, shall submit to IDED a report certifying that the Grantee has inspected the Property within the month preceding the report, and that the Property continues to be maintained consistent with the provisions this Agreement.

4. **DISASTER ASSISTANCE AND FLOOD INSURANCE.** No Federal entity or source may provide disaster assistance for any purpose with respect to the Property, nor may any application for such assistance be made to any federal entity or source. The Property is not eligible for coverage under the National Flood Insurance Program for damage to structures located on the Property occurring after the date hereof, except for pre-existing structures being relocated off the Property as a result of the Funding.

5. **COVENANTS TO RUN WITH THE LAND.** The Grantee hereby declares its express intent that the covenants, restrictions, charges and easements set forth herein shall be deemed covenants running with the Property and shall pass to and be binding upon the Grantee's successors in title including any purchaser, grantee, owner or lessee of any portion of the Property and any other person or entity having any right, title or interest therein and upon the respective heirs, executors, administrators, devisees, successors and assigns of any purchaser, grantee, owner or lessee of any portion of the Property and any other person or entity having any right, title or interest therein. Each and every contract, deed or other instrument hereafter executed covering or conveying the Property or any portion thereof or interest therein shall contain an express provision making such conveyance subject to the covenants, restrictions, charges and easements contained herein; provided, however, that any such contract, deed or other instrument shall conclusively be held to have been executed, delivered and accepted subject to such covenants, regardless of whether or not such covenants are set forth or incorporated by reference in such contract, deed or other instrument, and any grantee, successor, assignee, transferee or other person or entity acquiring any interest in the Property or any portion thereof shall conclusively be held to have acquired such interest in the Property or any portion thereof subject to the obligations of such covenants, regardless of whether or not such covenants and restrictions are set forth or referred to, or specifically agreed to be performed by any such transferee, in any such contract, lease, conveyance, agreement or other such instrument.

6. **BURDEN AND BENEFIT.** The Grantor and the Grantee hereby declare their understanding and intent that the burden of the covenants set forth herein touch and concern the Property in that the Grantee's legal interest in the Property may be rendered less valuable thereby. The Grantor and the Grantee further declare their understanding and intent, however, that the covenants, reservations and restrictions set forth herein directly benefit the Property (i) by enhancing and increasing the enjoyment and use of the Property by members of the public, (ii) by making possible the use of the Property consistent with the uses of property located in a Special Flood Hazard Area, and (iii) by furthering the public purposes for which the Grant was made.

7. **EVENTS OF DEFAULT; REMEDIES.** If the Grantee or any subsequent owner of the Property defaults in the performance or observance of any covenant, agreement or obligation of the Grantee set forth in this Agreement, and if such default remains uncured for a period of thirty (30) days after notice thereof shall have been given by IDED to the Grantee (or for a period of sixty (60) days after such notice if such default is curable but requires acts to be done or conditions to be remedied which, by their nature, cannot be done or remedied within such 30-day period, and if the Grantee commences same within such 30-day period and thereafter diligently and continuously pursues the same to completion within such 60-day period), then IDED may declare that the Grantee or subsequent owner of the Property is in default hereunder and may take any one or more of the following steps, at its option:

(a) by mandamus or other suit, action or proceeding at law or in equity, require the Grantee or subsequent owner of the Property to perform its respective obligations and covenants hereunder and under the CDBG Contract, or enjoin any acts or things which may be unlawful or in violation of the rights of IDED hereunder, or obtain damages caused to IDED by any such default;

(b) have access to and inspect, examine and make copies of all of the books and records of the Grantee or any subsequent owner of the Property pertaining to the Property;

(c) require repayment by the Grantee of the Funding related to the Property;

(d) take whatever other action at law or in equity may appear necessary or desirable to enforce the obligations, covenants and agreements of the Grantee hereunder and under the CDBG Contract.

No delay in enforcing the provisions hereof as to any breach or violation shall impair, damage or waive the right of IDED to enforce the same or to obtain relief against or recover for the continuation or repetition of such breach or violation or any similar breach or violation thereof at any later time or times.

8. **RECORDING.** The Grantee shall cause this Agreement and all amendments and supplements hereto to be recorded and filed in such manner and in such places as IDED may reasonably request, and shall pay all fees and charges incurred in connection therewith. The Grantee shall return a copy of this Agreement containing all recording information to IDED after it has been recorded.

9. **GOVERNING LAW.** This Agreement shall be governed by the laws of the State of Iowa.

10. **NOTICES.** Any notice required to be given hereunder shall be given by registered or certified mail at the addresses specified below or at such other addresses as may be specified in writing by the parties hereto:

IDED: Iowa Department of Economic Development
200 East Grand Avenue
Des Moines, Iowa 50309
Attn: Patrick Roberts

Grantee: City of Mason City
10 First Street NW
Mason City, Iowa 50401
Attn: Tricia Sandahl

Grantors: William A. Smith
500 N. Jackson Avenue
Mason City, Iowa 50401

11. **SEVERABILITY.** If any provision of this Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions shall not in any way be affected or impaired.

12. **MULTIPLE COUNTERPARTS.** This Agreement may be simultaneously executed in multiple counterparts, all of which shall constitute one and the same instrument and each of which shall be deemed to be an original.

13. **SUCCESSORS AND ASSIGNS.** All of the rights and obligations set forth herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

14. **AMENDMENT.** This Agreement may be amended only by an amendment in writing executed by the Grantee with the prior written consent of IDED and properly recorded in the County Recorder's office of the County in which the Property is located. The Grantor acknowledges and agrees to any amendment to this Agreement that conforms to this Section 14.

15. **RIGHTS OF IDED.** This Agreement shall constitute a third party beneficiary contract for the benefit of IDED. IDED shall be entitled to enforce performance and observance by the Grantor and the Grantee of the respective covenants and restrictions contained herein as fully and completely as if IDED were a party hereto.

RESOLUTION NO. 12 -

A RESOLUTION ACCEPTING WARRANTY DEED FROM WILLIAM A. SMITH, SINGLE, FOR PROPERTY LOCATED AT 500 NORTH JACKSON AVENUE, IN CONJUNCTION WITH THE FLOOD OF JUNE, 2008

WHEREAS, William A. Smith, single, has agreed to sell real estate to the City of Mason City;

WHEREAS, a Warranty Deed has been presented to the City of Mason City, Iowa, by the owners of certain real estate situated within the said project area over which the City desires acquisition, as described in Section 1 hereof;

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

Section 1: That the Warranty Deed presented to the City of Mason City, Iowa, by William A. Smith, single, should be and the same is hereby approved and accepted for the following legally described property:

LOT SEVEN (7) IN BLOCK NINE (9) IN PARKER'S SIXTH ADDITION TO MASON CITY, IOWA,

(Locally described as 500 N. Jackson Avenue, Mason City, Iowa 50401; Parcel No. 07-04-384-020-00)

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

PASSED AND APPROVED this 7th day of February, 2012.

Eric Bookmeyer, Mayor

ATTEST:

Brent Trout, City Clerk

Memorandum

Date: 2/3/2012
To: The Honorable Mayor and City Council members
From: Brent Trout, City Administrator
Re: Request Approval to Set a Public Hearing and Approval of an Agreement for Private Development by and Between the City and Cargill Kitchen Solutions

Review:

At its May 3, 2011, meeting, the City Council agreed to the general terms and conditions for financial incentives to Cargill Kitchen Solutions to expand their current operations on South Benjamin Avenue in Mason City and increase employment opportunities for the community. The terms in the development agreement are the same as were approved in May of 2011.

The following is a review of terms of the agreement:

- ✓ New Jobs Requirement – 20 new jobs created by October 31, 2012, and maintained throughout the agreement; minimum average starting wage of \$13.65.
- ✓ New Investment Requirement – \$12.55 million in new investment for building improvements, machinery and equipment. The project is to be completed by May of 2012.
- ✓ Financial Assistance – 10-year 100% TIF rebate on new value created by the improvements to the existing facility with a total cumulative rebate not to exceed \$700,000. Since the TIF district will expire prior to the completion of the 10-year commitment, the rebate schedule has been revised to allow a 200% rebate in the last two years of the agreement to equal the 10-year incentive. The ‘not to exceed’ maximum remains in effect.

This facility is located in the Community Growth TIF District and incentives involve the rebate of future taxes paid by the company on their building expansion.

Council Action Requested:

Growth Development & Planning Director Pam Myhre is recommending City Council approval to set a public hearing for February 21, 2012, for an Agreement for Private Development by and between the City and Cargill Kitchen Solutions.

I concur with the recommendation and respectfully request City Council approval.



Brent Trout, City Administrator

CC: Pam Myhre, Growth Development & Planning Director

City Council Memo

February 7, 2012

Date: January 31, 2011

To: Brent Trout, City Administrator

From: Pamela Myhre, Growth Development & Planning Director

Subject: Set for Public Hearing/Agreement for Private Development by and between the City and Cargill Kitchen Solutions

Recommendation: I respectfully recommend City Council approval to set for public hearing an Agreement for Private Development by and between the City and Cargill Kitchen Solutions for the February 21, 2012 City Council meeting. The agreement and all exhibits are attached hereto.

Background: At its May 3, 2011 meeting, the City Council agreed to general terms and conditions to provide financial incentives to Cargill Kitchen Solutions to expand their current operations on S. Benjamin Avenue and increase employment opportunities for the community. The final form of the development agreement is attached for City Council approval. The terms are the same as were approved in concept last May.

New Jobs Requirement

20 new jobs created by October 31, 2012 and maintained throughout the agreement with a minimum average starting wage of \$13.65. The base from which new jobs will be counted is 157 existing jobs.

New Investment Requirement

\$12.55 million in new investment for building improvements, machinery and equipment, with approximately \$3 million in the building expansion. The project is to be completed by May 2012.

Financial Assistance

10-year 100% TIF rebate on new value created by the improvements to the existing facility with a total cumulative rebate not to exceed \$700,000.

Since the TIF district will expire prior to the completion of this 10-year commitment based on when the new value will first be assessed, the rebate schedule has been revised to allow a 200% rebate in the last two years of the agreement to equal a 10-year incentive. Regardless, the 'not to exceed' maximum remains in effect.

Budget Impact: The Cargill Kitchen Solutions facility is located in the Community Growth TIF District and financial incentives involve the rebate of future taxes paid by the company on their building expansion.

Requested Action: I respectfully request City Council approval to set for public hearing on February 21, 2012 an Agreement for Private Development by and between the City and Cargill Kitchen Solutions.

Attachments:

- Agreement for Private Development

AGREEMENT FOR PRIVATE DEVELOPMENT

By and Between

CITY OF MASON CITY, IOWA

AND

CARGILL KITCHEN SOLUTIONS, INC.,
a Division of Cargill, Incorporated

February, 2012

THIS AGREEMENT FOR PRIVATE REDEVELOPMENT (hereinafter called "Agreement"), is made on or as of the _____ day of _____, 2012, by and between the CITY OF MASON CITY, IOWA, a municipality (hereinafter called "City"), established pursuant to the Code of Iowa of the State of Iowa and acting under the authorization of Chapters 15A and 403 of the Code of Iowa, 2011, as amended (hereinafter called "Urban Renewal Act") and CARGILL KITCHEN SOLUTIONS, INC., a division of Cargill, Incorporated, a Delaware corporation having an office for the transaction of business at 1750 S. Benjamin Avenue, Mason City, Iowa 50401 (the "Developer").

WITNESSETH:

WHEREAS, in furtherance of the objectives of the Urban Renewal Act, the City has undertaken a program for the clearance and reconstruction or rehabilitation of an economic development area in the City, and in this connection, is engaged in carrying out urban renewal project activities in an area known as the Community Growth Urban Renewal Area (the "Urban Renewal Area"), which area is described in the Urban Renewal Plan approved for such area by Resolution No. 01-204 on October 16, 2001; and

WHEREAS, a copy of the foregoing Urban Renewal Plan has been recorded among the land records in the office of the Recorder of Cerro Gordo County, Iowa; and

WHEREAS, the City has adopted Ordinance No. 01-17, under which incremental tax revenues from the Urban Renewal Area are to be deposited into a Tax Increment Fund of the City pursuant to Section 403.19 of the Code; and

WHEREAS, the Developer intends to invest approximately \$12.55 million in building improvements, machinery and equipment to allow for the expansion of their existing processed egg products facility; and

WHEREAS, the Developer owns certain real property located in the foregoing Urban Renewal Area as more particularly described in Exhibit A annexed hereto and made a part hereof (which property as so described is hereinafter referred to as the "Development Property"); and

WHEREAS, the Developer is willing to cause certain improvements to be constructed on the Development Property and thereafter to cause the same to be operated in accordance with this Agreement; and

WHEREAS, the City believes that the development of the Development Property

pursuant to this Agreement and the fulfillment generally of this Agreement, are in the vital and best interests of the City and in accord with the public purposes and provisions of the applicable State and local laws and requirements under which the foregoing project has been undertaken and is being assisted.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I. DEFINITIONS

Section 1.1. Definitions. In addition to other definitions set forth in this Agreement, all capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Agreement means this Agreement and all exhibits and appendices hereto, as the same may be from time to time modified, amended or supplemented.

Cargill Kitchen Solutions 2012 TIF Account means a separate account within the Community Growth Urban Renewal Tax Increment Revenue Fund of the City, in which there shall be deposited Tax Increments received by the City with respect to the Minimum Improvements and the Development Property.

Certificate of Completion means a certification in the form of the certificate attached hereto as Exhibit C and hereby made a part of this Agreement and provided to the Developer pursuant to Section 3.4 of this Agreement.

City means the City of Mason City, Iowa, or any successor to its functions.

Code means the Code of Iowa, 2011, as amended.

Commencement Date means the date of this Agreement.

Community Growth Urban Renewal Tax Increment Revenue Fund means the special fund of the City created under the authority of Section 403.19(2) of the Code and the Ordinance, which fund was created in order to pay the principal of and interest on loans, monies advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds or other obligations issued under the authority of Section 403.9 or 403.12 of the Code, incurred by the City to finance or refinance in whole or in part projects undertaken pursuant to the Urban Renewal Plan for the Urban Renewal Area.

Construction Plans means the plans, specifications, drawings and related documents reflecting the construction work to be performed by the Developer on the

Development Property upon which the Minimum Improvements will be located; the Construction Plans shall be as detailed as the plans, specifications, drawings and related documents which are submitted to the building inspector of the City as required by applicable City codes.

County means the County of Cerro Gordo, Iowa.

Developer means Cargill Kitchen Solutions, Inc., a Delaware corporation and its successors or assigns.

Development Property means that portion of the Community Growth Urban Renewal Area of the City described in Exhibit A hereto.

Economic Development Grants mean the Tax Increment payments to be made by the City to the Developer under Article VIII of this Agreement.

Event of Default means any of the events described in Section 10.1 of this Agreement.

Existing Facility means the facility located on the Development Property prior to the commencement of the Minimum Improvements.

Full Time Employment Unit means either (i) a "full time" employee who works at least 37.5 hours per week or 1,950 hours per year or (ii) any combination of "part time" employees, who, in the aggregate, work at least 1,950 hours per year.

Minimum Improvements shall mean construction, renovation and building improvements on the Existing Facility on the Development Property in order to produce a new processed egg product line, all as described more fully in the Construction Plans, and described generally in Exhibit B, attached hereto and incorporated herein by this reference. The assessed value of the Existing Facility is currently \$6,580,320 as of January 1, 2011 (building only). The assessed value of the Existing Facility will not be considered for any Economic Development Grants.

Mortgage means any mortgage or security agreement in which the Developer has granted a mortgage or other security interest in the Development Property, or any portion or parcel thereof, or any improvements constructed thereon.

Net Proceeds means any proceeds paid by an insurer to the Developer under a policy or policies of insurance required to be provided and maintained by the Developer, pursuant to Article V of this Agreement and remaining after deducting all expenses (including fees and disbursements of counsel) incurred in the collection of such proceeds.

Ordinance means Ordinance No. 01-17 of the City, under which the taxes levied on the taxable property in the Urban Renewal Area shall be divided and a portion paid into the Community Growth Urban Renewal Tax Increment Revenue Fund under Iowa Code Section 403.19.

Project shall mean the Existing Facility and the construction and operation of the Minimum Improvements on the Development Property, as described in this Agreement.

State means the State of Iowa.

Tax Increments means the property tax revenues on the Minimum Improvements divided and made available for deposit in the Community Growth Urban Renewal Tax Increment Revenue Fund under the provisions of Section 403.19 of the Iowa Code, as amended, and the Ordinance.

Termination Date means the date of termination of this Agreement, as established in Section 12.8 of this Agreement.

Unavoidable Delays means delays resulting from acts or occurrences outside the reasonable control of the party claiming the delay including, but not limited to, storms, floods, fires, explosions or other casualty losses, unusual weather conditions, strikes, boycotts, lockouts or other labor disputes, delays in transportation or delivery of material or equipment, litigation commenced by third parties, or the acts of any federal, State or local government unit (other than the City).

Urban Renewal Plan means the Urban Renewal Plan approved with respect to the Community Growth Urban Renewal Area, described in the preambles hereof.

ARTICLE II. REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations and Warranties of the City. The City makes the following representations and warranties:

a. The City is a municipal corporation and political subdivision organized under the provisions of the Constitution and the laws of the State and has the power to enter into this Agreement and carry out its obligations hereunder.

b. The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a breach of, the terms, conditions or provisions of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which the City

is now a party or by which it is bound, nor do they constitute a default under any of the foregoing.

Section 2.2. Representations and Warranties of the Developer. The Developer makes the following representations and warranties:

a. The Developer is a corporation duly organized and validly existing under the laws of the State of Delaware, and has all requisite power and authority to own and operate its properties, to carry on its business as now conducted and as presently proposed to be conducted, and to enter into and perform its obligations under the Agreement.

b. This Agreement has been duly and validly authorized, executed and delivered by the Developer and, assuming due authorization, execution and delivery by the City, is in full force and effect and is a valid and legally binding instrument of the Developer enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws relating to or affecting creditors' rights generally.

c. The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a violation or breach of, the terms, conditions or provisions of the articles of organization of the Developer or of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it or its property is bound, nor do they constitute a default under any of the foregoing.

d. There are no actions, suits or proceedings pending or, to Developer's knowledge, threatened against, or affecting the Developer in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the business (present or prospective), financial position or results of operations of the Developer or which in any manner raises any questions affecting the validity of the Agreement or the Developer's ability to perform its obligations under this Agreement.

e. The Developer will cause the Minimum Improvements to be constructed in accordance with the terms of this Agreement, the Urban Renewal Plan and all local, State and federal laws and regulations.

f. The Developer will use its best efforts to obtain, or cause to be obtained, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all applicable local, State, and federal laws and regulations which must be obtained or met before the Minimum Improvements may be lawfully

constructed.

g. The construction of the Minimum Improvements will require approximately \$3.0 Million for the expansion to the Existing Facility and additional investment in building improvements, machinery and equipment is expected to be approximately Nine Million Five Hundred Fifty Thousand Dollars (\$9,550,000.00), making a total investment of approximately \$12.55 Million for building expansion and other improvements, machinery and equipment.

h. The Developer has not received any notice from any local, State or federal official that the activities of the Developer with respect to the Development Property may or will be in violation of any environmental law or regulation (other than those notices, if any, of which the City has previously been notified in writing). The Developer is not currently aware of any State or federal claim filed or planned to be filed by any party relating to any violation of any local, State or federal environmental law, regulation or review procedure applicable to the Development Property, and the Developer is not currently aware of any violation of any local, State or federal environmental law, regulation or review procedure which would give any person a valid claim under any State or federal environmental statute with respect thereto.

i. The Developer has sufficient equity funds to successfully complete the construction of the Minimum Improvements in accordance with the Construction Plans and the schedule contemplated in this Agreement.

j. The Developer will cooperate fully with the City in resolution of any traffic, parking, trash removal or public safety problems which may arise in connection with the construction and operation of the Minimum Improvements.

k. The Developer expects that, barring Unavoidable Delays, the Minimum Improvements will be substantially completed by May 1, 2012.

l. The Developer would not undertake its obligations under this Agreement without the payment by the City of the Economic Development Grants being made to the Developer pursuant to this Agreement.

ARTICLE III. CONSTRUCTION OF MINIMUM IMPROVEMENTS

Section 3.1. Construction of Minimum Improvements. The Developer agrees that it will cause the Minimum Improvements to be constructed on the Development Property in conformance with the Construction Plans submitted to the City. The Developer agrees that the scope and scale of the Minimum Improvements to be constructed shall not be significantly less than the scope and scale of the Minimum Improvements as detailed

and outlined in the Construction Plans, and require approximately \$3.0 Million for the expansion of the Existing Facility and additional investment in building improvements, machinery and equipment for a total investment of approximately Twelve Million Five Hundred Fifty Thousand Dollars (\$12,550,000.00).

Section 3.2. Construction Plans. The Developer shall cause Construction Plans to be provided for the Minimum Improvements which shall be subject to approval by the City as provided in this Section 3.2. The Construction Plans shall be in conformity with the Urban Renewal Plan, this Agreement, and all applicable State and local laws and regulations. The City shall approve the Construction Plans in writing if: (a) the Construction Plans conform to the terms and conditions of this Agreement; (b) the Construction Plans conform to the terms and conditions of the Urban Renewal Plan; (c) the Construction Plans conform to all applicable federal, State, and local laws, ordinances; rules and regulations and City permit requirements; (d) the Construction Plans are adequate for purposes of this Agreement to provide for the construction of the Minimum Improvements and (e) no Event of Default under the terms of this Agreement has occurred; provided, however, that any such approval of the Construction Plans pursuant to this Section 3.2 shall constitute approval for the purposes of this Agreement only and shall not be deemed to constitute approval or waiver by the City with respect to any building, fire, zoning or other ordinances or regulations of the City, and shall not be deemed to be sufficient plans to serve as the basis for the issuance of a building permit if the Construction Plans are not as detailed or complete as the plans otherwise required for the issuance of a building permit. The site plans submitted to the building official of the City for the Development Property where the Minimum Improvements are to be constructed by the Developer shall be adequate to serve as the Construction Plans, if such site plans are approved by the building official.

Approval of the Construction Plans by the City shall not relieve the Developer of any obligation to comply with the terms and provisions of this Agreement, or the provision of applicable federal, State and local laws, ordinances and regulations, nor shall approval of the Construction Plans by the City be deemed to constitute a waiver of any Event of Default.

Approval of Construction Plans hereunder is solely for purposes of this Agreement, and shall not constitute approval for any other City purpose nor subject the City to any liability for the Minimum Improvements as constructed.

Section 3.3 Commencement and Completion of Construction. Subject to Unavoidable Delays, the Developer shall cause construction of the Minimum Improvements to be undertaken and completed: (i) by no later than May 1, 2012; or (ii) by such other date as the parties shall mutually agree upon in writing. Time lost as a result of Unavoidable Delays shall be added to extend this date by a number of days

equal to the number of days lost as a result of Unavoidable Delays. All work with respect to the Minimum Improvements to be constructed or provided by the Developer shall be in conformity with the Construction Plans approved by the building official or any amendments thereto as may be approved by the building official.

The Developer agrees that it shall permit designated representatives of the City, upon reasonable notice to the Developer (which does not have to be written), to enter upon the Development Property during the construction of the Minimum Improvements to inspect such construction and the progress thereof; provided, however, that all representatives of the City will comply with all safety guidelines and protocols during any inspection.

Section 3.4. Certificate of Completion. Upon written request of the Developer after issuance of an occupancy permit for the Minimum Improvements, the City will furnish the Developer with a Certificate of Completion in the recordable form, in substantially the form set forth in Exhibit C attached hereto. Such Certificate of Completion shall be conclusive determination of satisfactory termination of the covenants and conditions of this Agreement with respect to the obligations of the Developer to construct the Minimum Improvements.

The Certificate of Completion may be recorded in the proper office for the recordation of deeds and other instruments pertaining to the Development Property at the Developer's sole expense. If the City shall refuse or fail to provide a Certificate of Completion in accordance with the provisions of this Section 3.4, the City shall, within twenty (20) days after written request by the Developer, provide the Developer with a written statement indicating in adequate detail in what respects the Developer has failed to complete the Minimum Improvements in accordance with the provisions of this Agreement, or is otherwise in default under the terms of this Agreement, and what measures or acts it will be necessary, in the opinion of the City, for the Developer to take or perform in order to obtain such Certificate of Completion.

ARTICLE IV. RESERVED

ARTICLE V. INSURANCE

Section 5.1. Insurance Requirements.

a. The Developer will provide and maintain or cause to be maintained at all times during the maintenance of the Existing Facility and the process of constructing the Minimum Improvements (and, from time to time at the request of the City, furnish the

City with proof of payment of premiums on):

- (i) Until the delivery of the Certificate of Completion as provided for in Section 3.4 Builder's risk insurance, written on the so-called "Builder's Risk Completed Value Basis," in an amount equal to one hundred percent (100%) of the insurable value of the Minimum Improvements at the date of completion, and with coverage available in non-reporting form on the so-called "all risk" form of policy, provided that such coverage can be obtained after reasonable efforts;
- (ii) Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an Developer's Contractor's Policy with limits against bodily injury and property damage of not less than \$500,000 for each occurrence (to accomplish the above-required limits, an umbrella excess liability policy may be used); and

b. Upon completion of construction of the Minimum Improvements and at all times prior to the Termination Date, the Developer shall maintain, or cause to be maintained, at its cost and expense (and from time to time at the request of the City shall furnish proof of the payment of premiums on) insurance as follows:

- (i) Insurance against loss and/or damage to the existing improvements, excluding those stated for demolition as part of the project and the Minimum Improvements under a policy or policies covering such risks as are ordinarily insured against by similar businesses, including (without limitation the generality of the foregoing) fire, extended coverage, vandalism and malicious mischief, explosion, water damage, demolition cost, debris removal, and collapse in an amount not less than the full insurable replacement value of the existing improvements, excluding those stated for demolition as part of the project and the Minimum Improvements, but any such policy may have a deductible amount of not more than \$50,000. No policy of insurance shall be so written that the proceeds thereof will produce less than the minimum coverage required by the preceding sentence, by reason of co-insurance provisions or otherwise, without the prior consent thereto in writing by the City. The term "full insurable replacement value" shall mean the actual replacement cost of the existing improvements, excluding those stated for demolition as part of the project and the Minimum Improvements (excluding foundation and excavation costs and costs of underground flues, pipes, drains and other uninsurable

items) and equipment, and shall be determined from time to time at the request of the City, but not more frequently than once every three years, by an insurance consultant or insurer selected and paid for by the Developer and approved by the City.

- (ii) Comprehensive general public liability insurance, including personal injury liability for injuries to persons and/or property, including any injuries resulting from the operation of automobiles or other motorized vehicles on or about the Development Property, in the minimum amount for each occurrence and for each year of \$1,000,000.
- (iii) Such other insurance, in such amount as is customarily carried by like organizations engaged in like activities of comparable size and liability exposure.

c. All insurance required by this Article V to be provided prior to the Termination Date shall be taken out and maintained in responsible insurance companies selected by the Developer which are authorized under the laws of the State to assume the risks covered thereby. The Developer will deposit annually with the City copies of policies evidencing all such insurance, or a certificate or certificates or binders of the respective insurers stating that such insurance is in force and effect. Unless otherwise provided in this Article V, each policy shall contain a provision that the insurer shall not cancel or modify it without giving written notice to the Developer and the City at least thirty (30) days before the cancellation or modification becomes effective. Not less than fifteen (15) days prior to the expiration of any policy, the Developer shall furnish the City evidence satisfactory to the City that the policy has been renewed or replaced by another policy conforming to the provisions of this Article V, or that there is no necessity therefore under the terms hereof. In lieu of separate policies, the Developer may maintain a single policy, or blanket or umbrella policies, or a combination thereof, which provide the total coverage required herein, in which event the Developer shall deposit with the City a certificate or certificates of the respective insurers as to the amount of coverage in force upon the Minimum Improvements. If the Developer fails to provide copies of policies as required in this paragraph the City shall notify Developer in writing of such failure and the Developer shall have five (5) business days to provide such copies and if the required coverages are in place and the copies provided within such time Developer shall not be considered in default of this paragraph.

d. The Developer agrees to notify the City immediately in the case of damage exceeding \$1,000,000 in amount to, or destruction of, the Minimum Improvements or any portion thereof resulting from fire or other casualty. Subject to the terms of the loan documents between Developer and its lender, Net Proceeds of any such insurance shall be

paid directly to the Developer, and the Developer will forthwith repair, reconstruct and restore the Minimum Improvements to substantially the same or an improved condition or value as they existed prior to the event causing such damage and, to the extent necessary to accomplish such repair, reconstruction and restoration, the Developer will apply the Net Proceeds of any insurance relating to such damage received by the Developer to the payment or reimbursement of the costs thereof.

e. The Developer shall complete the repair, reconstruction and restoration of the Minimum Improvements, whether or not the Net Proceeds of insurance received by the Developer for such purposes are sufficient.

ARTICLE VI. COVENANTS OF THE DEVELOPER

Section 6.1. Maintenance of Properties. The Developer will maintain, preserve and keep the properties (whether owned in fee or a leasehold interest), including but not limited to the Existing Facility and the Minimum Improvements, in good repair and working order, ordinary wear and tear excepted, and from time to time will make all necessary repairs, replacements, renewals and additions for the life of this Agreement.

Section 6.2. Maintenance of Records. The Developer will keep at all times proper books of record and account in which full, true and correct entries will be made of all dealings and transactions of or in relation to the business and affairs of the Developer in accordance with generally accepted accounting principles, consistently applied throughout the period involved, and the Developer will provide reasonable protection against loss or damage to such books of record and account.

Section 6.3. Compliance with Laws. The Developer will comply with all laws, rules and regulations relating to the Existing Facility and the Minimum Improvements, other than laws, rules and regulations the failure to comply with which or the sanctions and penalties resulting therefrom, would not have a material adverse effect on the business, property, operations, or condition, financial or otherwise, of the Developer.

Section 6.4. Non-Discrimination. In the construction and operation of the Minimum Improvements, Developer shall not discriminate against any applicant, employee or tenant because of age, color, creed, national origin, race, religion, marital status, sex, physical disability, or familial status. Developer shall ensure that applicants, employees, and tenants are considered and are treated without regard to their age, color, creed, national origin, race, religion, marital status, sex, physical disability, or familial status.

Section 6.5. Available Information. Upon request, the Developer shall promptly

provide the City with copies of information requested by the City that are related to this Agreement so that the City can determine compliance with this Agreement, including its financial statements for the preceding fiscal year.

Section 6.6. Employment. Beginning by October 31, 2012, the Developer agrees that it will maintain a monthly average of at least twenty (20) New Full Time Employment Units at the Project, and maintain said New Full Time Employment Units at all times until at least the Termination Date set forth in Section 12.8 hereof. Developer acknowledges the base employment at the Project at the time of this Agreement is one hundred fifty-seven (157) Full Time Employment Units and Developer agrees to retain all one hundred fifty-seven Full Time Employment Units ("Retained Full Time Employment Units") until the Termination Date set forth in Section 12.8 hereof. Developer shall provide the New Full Time Employment Units with an average starting wage equal to at least \$13.65 per hour.

Section 6.7. Annual Certification. To assist the City in monitoring the Agreement and performance of Developer hereunder, a duly authorized officer of Developer shall annually provide to the City: (i) a written statement from the County Auditor showing the estimated amount of Tax Increments (as defined in Section 1.1 of this Agreement) in respect of the Development Property for the following fiscal year; (ii) proof that all ad valorem taxes on the Development Property and Minimum Improvements have been paid for the prior fiscal year; (iii) certification of the number of New Full Time Employment Units employed by the Developer as of November 1 and the first day of each of the preceding eleven (11) months and the number of Retained Full Time Employment Units as of November 1 and the first day of each of the preceding eleven (11) months, and the average starting wage of the New Full Time Employment Units whose employment began subsequent to the date of this Agreement; and (iv) certification that such officer has re-examined the terms and provisions of this Agreement and that at the date of such certificate, and during the preceding twelve (12) months, Developer is not, or was not, in default in the fulfillment of any of the terms and conditions of this Agreement and that no Event of Default (or event which, with the lapse of time or the giving of notice, or both, would become an Event of Default) is occurring or has occurred as of the date of such certificate or during such period, or if the signer is aware of any such default, event or Event of Default, said officer shall disclose in such statement the nature thereof, its period of existence and what action, if any, has been taken or is proposed to be taken with respect thereto. Such statement, proof and certificate shall be provided not later than November 1 of each year, commencing November 1, 2012 and ending on November 1, 2021, both dates inclusive. Developer shall provide supporting information for its annual certifications upon request of the City.

Section 6.8. Term of Operation. Developer will maintain its operations at the Minimum Improvements on the Development Property, including the employee obligations in Section 6.6 until at least the Termination Date of this Agreement.

ARTICLE VII. ASSIGNMENT AND TRANSFER

Section 7.1. Status of the Developer; Transfer of Substantially All Assets. As security for the obligations of the Developer under this Agreement, the Developer represents and agrees that, prior to the issuance of the Certificate of Completion and prior to the Termination Date, the Developer will maintain existence as a corporation and will not wind up or otherwise dispose of all or substantially all of its assets or assign its interest in the Development Property or its interest in this Agreement to any other party unless (i) the transferee partnership, corporation, limited liability company or individual assumes in writing all of the obligations of the Developer under this agreement and (ii) the City and Developer consent thereto in writing in advance thereof. Notwithstanding the foregoing, however, or any other provisions of this Agreement, the Developer may pledge any and/or all of its assets as security for any financing of the Existing Facility or Minimum Improvements, and the City agrees that the Developer may assign its interest under this Agreement for such purpose, provided that such assignment of Developer's right to Economic Development Grants hereunder shall in no way be construed to impact the conditions precedent to Developer's qualifying for each Grant payment hereunder. The assignee of the Economic Development Grants shall be in no better position than the Developer for receipt of said Grants, and shall be subject to continued performance hereunder.

Section 7.2. Prohibition Against Use as Non-Taxable or Centrally Assessed Property. During the term of this Agreement, the Developer, or its successors, or assigns agree that the Development Property cannot be transferred or sold to a non-profit entity or used for a purpose that would exempt the Development Property or Minimum Improvements from property tax liability. Nor can the Development Property or Minimum Improvements be used as centrally assessed property (including but not limited to, Iowa Code § 428.24 to 428.29 (Public Utility Plants and Related Personal Property); Chapter 433 (Telegraph and Telephone Company Property); Chapter 434 (Railway Property); Chapter 437 (Electric Transmission Lines); Chapter 437A (Property Used in the Production, Generation, Transmission or Delivery of Electricity or Natural Gas); and Chapter 438 (Pipeline Property))

ARTICLE VIII. ECONOMIC DEVELOPMENT GRANTS

Section 8.1. Economic Development Grants.

a. Economic Development Grants. For and in consideration of the obligations being assumed by the Developer hereunder, and in furtherance of the goals and objectives of the Urban Renewal Plan for the Project Area and the Urban Renewal Act, the City agrees, subject to the Developer being and remaining in compliance with the terms of this Agreement in accordance with the terms of this Article

VIII, to make up to sixteen (16) consecutive semi-annual payments to the Developer under the following formula but in no event to exceed \$700,000 in the aggregate:

- (i) Assuming completion by December 31, 2012 and full assessment of the Minimum Improvements on January 1, 2013 and debt certification by the City to the Auditor prior to December 1, 2013, the Economic Development Grants shall commence on December 1, 2014 and end on June 1, 2022 pursuant to Section 403.19 of the Urban Renewal Act in the following amounts:

December 1, 2014	100% of Tax Increments
June 1, 2015	100% of Tax Increments
December 1, 2015	100% of Tax Increments
June 1, 2016	100% of Tax Increments
December 1, 2016	100% of Tax Increments
June 1, 2017	100% of Tax Increments
December 1, 2017	100% of Tax Increments
June 1, 2018	100% of Tax Increments
December 1, 2018	100% of Tax Increments
June 1, 2019	100% of Tax Increments
December 1, 2019	100% of Tax Increments
June 1, 2020	100% of Tax Increments
December 1, 2020	200% of Tax Increments
June 1, 2021	200% of Tax Increments
December 1, 2021	200% of Tax Increments
June 1, 2022	200% of Tax Increments

Each annual payment shall be equal in amount to the above percentages of the Tax Increments collected by the City with respect to the Minimum Improvements on Development Property under the terms of the Ordinance and deposited into Cargill Kitchen Solutions 2012 TIF Account (without regard to any averaging that may otherwise be utilized under Section 403.19 and excluding any interest that may accrue thereon prior to payment to the Developer) during the preceding six-month period in respect of the Development Property and the Minimum Improvements, but subject to limitations and adjustments as provided in this Article (such payments being referred to collectively as the "Economic Development Grants"). Economic Development Grants payable on December 1, 2020, June 1, 2021, December 1, 2021, and June 1, 2022 are to be equal to 200% of the Tax Increments on the Minimum Improvements if so available. Amounts over 100% will be provided from Tax Increment from other properties in the Urban Renewal Area, if available.

- (ii) The parties recognize that the Minimum Improvements consist of the construction, renovation and building improvements on the Existing Facility on the Development Property. The parties agree that the Existing Facility is assessed at \$6,580,320 as of January 1, 2011 prior to the commencement of the Minimum Improvements. For the purposes of this Agreement, the assessed value of the Existing Facility (building only) (\$6,580,320) will not be considered for any Economic Development Grants. The increment upon which the Economic Development Grants in this Article VIII will be measured is the increased assessed value of the Development Property over and above \$6,580,320 after construction of the Minimum Improvements.
- (iii) The Economic Development Grants are only for the Minimum Improvements described in this Agreement (to be completed in 2012) and not any future expansions, which, to be eligible for Economic Development Grants, would be the subject of an amendment or new agreement and subject to the sole discretion of the City.
- (iv) The aggregate total amount of Economic Development Grants shall in no event exceed Seven Hundred Thousand Dollars (\$700,000.00).

b. The obligation of the City to make an Economic Development Grant to the Developer in any year shall be subject to and conditioned upon: (i) compliance with the terms of this Agreement; and (ii) the timely filing by the Developer of the annual certification required under Section 6.7 hereof. If the Developer's annual certification is timely filed and contains the information required under Section 6.7, the City shall certify to the County prior to December 1 of that year its request for the

available Tax Increments resulting from the assessments imposed by the County as of January 1 of that year, to be collected by the City as taxes are paid during the following fiscal year and which shall thereafter be disbursed to the Developer. (Example: Assuming completion by December 31, 2012 and if the Developer and the City each so certify in November and December 2013, respectively, related to the Minimum Improvements, the first Economic Development Grant would be paid to the Developer in December 2014 (based on the January 1, 2012 assessed value) upon receipt of Tax Increment from the property taxes paid on Minimum Improvements in October of said year. The second Grant would be paid in June 2015. Payments would continue on said schedule in accordance with the terms of this Agreement. Compliance with the terms and conditions of this Agreement is a condition precedent to an Economic Development Grant. As an example, if property taxes are not paid, the Developer is not eligible for an Economic Development Grant. As a further example, if the annual certification or other evidence does not show that Developer was in compliance with the employee obligations in Section 6.6 of this Agreement the Developer is not eligible for an Economic Development Grant.

c. In the event that the annual certificate required to be delivered by the Developer under Section 6.7 is not delivered to the City by November 1 of any year, the Developer recognizes and agrees that the City may have insufficient time to review and approve the same and certify its request for Tax Increments to the County and that, as a result, no Economic Development Grant may be made to the Developer in respect thereof. The City covenants to act in good faith to appropriately review and consider any late certification on the part of the Developer, but the City shall not be obligated to make any certification to the County for the available Tax Increments or make any corresponding payment of the Economic Development Grant to the Developer if, in the reasonable judgment of the City, it is not able to give appropriate consideration (which may include, but not be limited to, specific discussion before the City Council at a regular City Council meeting with respect thereto) to the Developer's certification due to its late filing.

d. The aggregate amount of the Minimum Improvement Economic Development Grants that may be paid to the Developer under this Agreement shall in no event exceed \$700,000.00. Economic Development Grants shall at all times be subject to termination in accordance with the terms of Articles VIII, X or XI. Thereafter, the taxes levied on the Development Property, Existing Facility and Minimum Improvements shall be divided and applied in accordance with the Urban Renewal Act and the Ordinance.

It is recognized by all parties that the total aggregate amount set forth above is a maximum amount only and that the actual payment amounts will be determined after the Minimum Improvements are completed and the valuation of said Improvements have been determined by the City Assessor.

e. Each annual certification filed by Developer under Section 6.7 hereof shall be considered separately in determining whether the City shall make any of the Economic Development Grant payments available to Developer under this Section. Under no circumstances shall the failure by Developer to qualify for an Economic Development Grant in any year serve to extend the term of this Agreement beyond the Termination Date or the years during which Economic Development Grants may be awarded to Developer or the total amount thereof, it being the intent of parties hereto to provide Developer with an opportunity to receive Economic Development Grants only if Developer fully complies with the provisions hereof and becomes entitled thereto, up to the maximum aggregate amount set forth in Section 8.1(e).

f. In the event that any certification filed by the Developer under Section 6.7 discloses the existence or prior occurrence of an Event of Default that was not cured or cannot reasonably be cured under provisions of Section 10.2 (or an event that, with the passage of time or giving of notice, or both, would become an Event of Default that cannot reasonably be cured under the provisions of Section 10.2), the City shall have no obligation thereafter to make any further payments to the Developer in respect of the Economic Development Grants and may proceed to take one or more of the actions described in Section 10.2 hereof.

Section 8.2. Source of Grant Funds Limited.

a. The Economic Development Grants shall be payable from and secured solely and only by amounts deposited and held in the Cargill Kitchen Solutions 2012 TIF Account in the Community Growth Urban Renewal Tax Increment Revenue Fund of the City. The City hereby covenants and, subject to this Article, agrees to maintain the Ordinance in force during the term hereof and to apply the incremental taxes collected in respect of the Development Property, Existing Facility and Minimum Improvements and allocated to the Cargill Kitchen Solutions 2012 TIF Account to pay the Economic Development Grants, as and to the extent set forth in this Article. The Economic Development Grants shall not be payable in any manner by other tax increment revenues or by general taxation or from any other City funds.

Each Economic Development Grant is subject to annual appropriation by the City Council. The right of non-appropriation reserved to the City in this Section is intended by the parties, and shall be construed at all times, so as to ensure that the City's obligation to make future Economic Development Grants shall not constitute a legal indebtedness of the City within the meaning of any applicable constitutional or statutory debt limitation prior to the adoption of a budget which appropriates funds for the payment of that installment or amount. In the event that any of the provisions of this Agreement are determined by a court of competent jurisdiction to create, or result in the creation of, such a legal indebtedness of the City, the enforcement of the said provision

shall be suspended, and the Agreement shall at all times be construed and applied in such a manner as will preserve the foregoing intent of the parties, and no event of default by the City shall be deemed to have occurred as a result thereof. If any provision of this Agreement or the application thereof to any circumstance is so suspended, the suspension shall not affect other provisions of this Agreement which can be given effect without the suspended provision. To this end the provisions of this Agreement are severable.

b. Notwithstanding the provisions of Section 8.1 hereof, the City shall have no obligation to make an Economic Development Grant to Developer if at any time during the term hereof the City fails to appropriate funds for payment, or receives an opinion from its legal counsel to the effect that the use of Tax Increments resulting from the Minimum Improvements to fund an Economic Development Grant to Developer, as contemplated under said Section 8.1, is no longer authorized or otherwise an appropriate project activity permitted to be undertaken by the City under the Urban Renewal Act or other applicable provisions of the Code, as then constituted or under controlling decision of any Iowa Court having jurisdiction over the subject matter hereof. Upon receipt of any such opinion or non-appropriation, the City shall promptly forward notice of the same to Developer. If the non-appropriation or circumstances or legal constraints giving rise to the decision continue for a period during which four (4) annual Economic Development Grants would otherwise have been paid to the Developer under the terms of Section 8.1, the City may terminate this Agreement, without penalty or other liability to the City, by written notice to Developer.

c. The City makes no representation with respect to the amounts that may finally be paid to the Developer as the Economic Development Grants, and under no circumstances shall the City in any manner be liable to the Developer so long as the City timely applies the appropriate percentage of Tax Increments actually collected and held in the Cargill Kitchen Solutions 2012 TIF Account in the Community Growth Urban Renewal Tax Increment Revenue Fund (regardless of the amounts thereof) to the payment of the Economic Development Grants to the Developer, as and to the extent described in this Article.

Section 8.3. Use of Other Tax Increments. The City shall be free to use any and all Tax Increments collected in respect of the Minimum Improvements or in respect of the Existing Facility in excess of the applicable percentage from which that year's Economic Development Grant is to be derived, or from any other properties within the Community Growth Urban Renewal Area, or any available Tax Increments resulting from the suspension or termination of the Economic Development Grants, for any purpose for which the Tax Increments may lawfully be used pursuant to the provisions of the Urban Renewal Act (including an allocation of all or any portion thereof to the reduction of any eligible City costs), and the City shall have no obligations to Developer with respect to the use thereof.

Section 8.4. Real Property Taxes. Developer or its successors shall pay, when due, all real property taxes and assessments payable with respect to all and any parts of the Development Property acquired and owned or leased by them and pursuant to the provisions of this Agreement. Until Developer's obligations have been assumed by any other person or legal title to the property is vested in another person, all pursuant to the provisions of this Agreement, Developer shall be solely responsible for all assessments and taxes.

Developer and its successors agree that prior to the Termination Date:

a. They will not seek administrative review or judicial review of the applicability or constitutionality of any tax statute relating to the taxation of real property contained on the Development Property determined by any tax official to be applicable to the Development Property, Minimum Improvements or Developer, or raise the inapplicability or constitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings; and

b. They will not seek any tax exemption deferral or abatement either presently or prospectively authorized under any State, federal or local law with respect to taxation of real property contained on the Development Property between the date of execution of this Agreement and the Termination Date.

ARTICLE IX. INDEMNIFICATION

Section 9.1. Indemnification.

a. Except for any willful or wanton misconduct, negligence, or violation of any law by the indemnified parties (as defined below), the Developer hereby releases the City and the governing body members, officers, agents, servants and employees thereof (hereinafter, for purposes of this Article IX, the "indemnified parties") from, covenants and agrees that the indemnified parties shall not be liable for, and agree to indemnify, defend and hold harmless the indemnified parties against, any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Existing Facility, Minimum Improvements or Development Property.

b. Except for any willful misrepresentation or any willful or wanton misconduct, negligence, or any violation of any law by the indemnified parties, the Developer agrees to protect and defend the indemnified parties, now or forever, and further agrees to hold the indemnified parties harmless, from any claim, demand, suit, action or other proceedings whatsoever by any person or entity whatsoever arising or purportedly arising from (i) any violation of any agreement or condition of this Agreement by Developer (except with respect to any suit, action, demand or other proceeding brought by the Developer

against the City to enforce its rights under this Agreement), (ii) the acquisition and condition of the Development Property and Existing Facility and the construction, installation, ownership, and operation of the Minimum Improvements or (iii) any hazardous substance or environmental contamination located in or on the Development Property.

c. The indemnified parties shall not be liable for any damage or injury to the persons or property of the Developer or their officers, agents, servants or employees or any other person who may be about the Existing Facility or Minimum Improvements or Development Property due to any act of negligence of any person, other than any act of negligence on the part of any such indemnified party or its officers, agents, servants or employees.

d. All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City, and not of any governing body member, officer, agent, servant or employee of the City in the individual capacity thereof.

e. The provisions of this Article IX shall survive the termination of this Agreement.

ARTICLE X. REMEDIES

Section 10.1. Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Events of Default" shall mean, whenever it is used in this Agreement, any one or more of the following events:

a. Failure by the Developer to cause the construction of the Minimum Improvements to be commenced and completed and the operations to continue pursuant to the terms, conditions and limitations of this Agreement;

b. Transfer of Developer's interest in the Development Property or any interest in this Agreement or substantially all of the assets of the Developer in violation of the provisions of Article VII of this Agreement;

c. Failure by the Developer to substantially observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement;

d. Failure to comply with Section 6.6 and 6.7;

e. Failure to pay ad valorem taxes on the Development Property, Existing

Facility and Minimum Improvements.

f. The holder of any Mortgage on the Development Property, or any improvements thereon, or any portion thereof, commences foreclosure proceedings as a result of any default under the applicable Mortgage documents;

g. The Developer shall:

(i) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended, or under any similar federal or state law; or

(ii) make an assignment for the benefit of its creditors; or

(iii) admit in writing its inability to pay its debts generally as they become due; or

(iv) be adjudicated as bankrupt or insolvent; or if a petition or answer proposing the adjudication of the Developer as a bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within ninety (90) days after the filing thereof; or a receiver, trustee or liquidator of the Developer or the Minimum Improvements, or part hereof, shall be appointed in any proceedings brought against the Developer, and shall not be discharged within ninety (90) days after such appointment, or if the Developer shall consent to or acquiesce in such appointment; or

h. Any representation or warranty made by the Developer in this Agreement, or made by the Developer in any written statement or certificate furnished by the Developer pursuant to this Agreement, shall prove to have been incorrect, incomplete or misleading in any material respect on or as of the date of the issuance or making thereof.

Section 10.2. Remedies on Default. Whenever any Event of Default referred to in Section 10.1 of this Agreement occurs and is continuing, the City, as specified below, may take any one or more of the following actions after (except in the case of an Event of Default under subsections (e) of said Section 10.1) the giving of thirty (30) days written notice by the City to the Developer and the holder of the First Mortgage on the Development Property (but only to the extent the City has been informed in writing of the existence of a First Mortgage on the Development Property and been provided with the address of the holder thereof) of the Event of Default, but only if the Event of Default has not been cured within said thirty (30) days, or if the Event of Default cannot reasonably be cured within thirty (30) days and the Developer does not provide assurances reasonably satisfactory to the

City that the Event of Default will be cured as soon as reasonably possible:

- a. The City may suspend its performance under this Agreement until it receives assurances from the Developer, deemed adequate by the City, that the default will be cured in a timely manner and the parties will continue performance under this Agreement;
- b. The City may terminate this Agreement;
- c. The City may withhold the Certificate of Completion;
- d. The City may take any action, including legal, equitable or administrative action, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the Developer, as the case may be, under this Agreement; or
- e. The City shall be entitled to recover from the Developer, and the Developer shall repay to the City, an amount equal to the full amount of the Economic Development Grants made to Developer under Article VIII hereof while the Developer was in default but not previously, with interest thereon at the highest rate permitted by State law. The City may take any action, including any legal action it deems necessary, to recover such amount from Developer.

Section 10.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 10.4. No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 10.5. Agreement to Pay Attorney's Fees and Expenses.

- a. Developer shall reimburse the City for legal and planning costs associated with the drafting of this Agreement. Legal costs related to this Agreement shall be reimbursed within thirty days of the City presenting evidence of payment of such fees to the Developer.

b. Whenever any Event of Default occurs and the non-breaching party shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the party found to be in breach herein contained, the defaulting party shall, on demand therefore, pay to the non-breaching party the reasonable fees of such attorneys and such other expenses as may be reasonably and appropriately incurred in connection therewith.

ARTICLE XI. DEVELOPER'S OPTION TO TERMINATE AGREEMENT

Section 11.1. Option to Terminate. This Agreement may be terminated by the Developer if (i) the Developer is in compliance with all material terms of this Agreement and no Event of Default has occurred which has not been cured in accordance with the provisions of Section 10.2 hereof; and (ii) the City fails to comply with any material term of this Agreement, and, after written notice by the Developer of such failure, the City has failed to cure such noncompliance within thirty (30) days of receipt of such notice, or, if such noncompliance cannot reasonably be cured by the City within thirty (30) days of receipt of such notice, the City has not provided assurances reasonably satisfactory to the Developer that such noncompliance will be cured as soon as reasonably possible.

Section 11.2. Effect of Termination. If this Agreement is terminated pursuant to this Article XI, this Agreement shall be from such date forward null and void and of no further effect; provided, however, that the termination of this Agreement shall not affect the rights of any party to institute any action, claim or demand for damages suffered as a result of breach or default of the terms of this Agreement by another party, or to recover amounts which had accrued and become due and payable as of the date of such termination. In any such action, the prevailing party shall be entitled to recover its reasonable attorneys fees and related expenses incurred in connection therewith (but only, in the case of the City, to the extent permitted by applicable law). Upon termination of this Agreement pursuant to this Article XI, the Developer shall be free to proceed with the construction and operation of the Minimum Improvements at its own expense and without regard to the provisions of this Agreement.

ARTICLE XII. MISCELLANEOUS

Section 12.1. Conflict of Interest. The Developer represents and warrants that, to its best knowledge and belief after due inquiry, no officer or employee of the City, or its designees or agents, nor any consultant or member of the governing body of the City, and no other public official of the City who exercises or has exercised any functions or

responsibilities with respect to the Project during his or her tenure, or who is in a position to participate in a decision-making process or gain insider information with regard to the Project, has had or shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work or services to be performed in connection with the Project, or in any activity, or benefit therefrom, which is part of the Project at any time during or after such person's tenure.

Section 12.2. Notices and Demands. A notice, demand or other communication under this Agreement by any party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

a. In the case of the City, is addressed to or delivered personally to the City at City Hall, 10 First Street NW, Mason City, Iowa 50401-3224, Attn.: City Administrator;

b. In the case of the Developer, is addressed to: Cargill Kitchen Solutions, 1750 S. Benjamin Avenue, Mason City, Iowa 50401, Attn: Plant Manager;

or to such other designated individual or to such other address as any party shall have furnished to the other in writing in accordance herewith.

Section 12.3. Titles of Articles and Sections. Any titles of the several parts, Articles, and Sections of this Agreement are inserted for convenience of the reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 12.4. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 12.5. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Iowa.

Section 12.6. Entire Agreement. This Agreement and the exhibits hereto reflect the entire agreement between the parties regarding the subject matter hereof, and supersedes and replaces all prior agreements, negotiations or discussions, whether oral or written. This Agreement may not be amended except by a subsequent writing signed by all parties hereto.

Section 12.7. Successors and Assigns. This Agreement is intended to and shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

Section 12.8. Termination Date. This Agreement shall terminate and be of no further force or effect on and after December 31, 2022, unless terminated earlier under the

provisions of this Agreement.

Section 12.9. Memorandum of Agreement. The parties agree to execute and record a Memorandum of Agreement for Private Redevelopment, in substantially the form attached as Exhibit D, to serve as notice to the public of the existence and provisions of this Agreement, and the rights and interests held by the City by virtue hereof. Developer shall reimburse the City for all costs of recording.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and behalf by its Mayor and its seal to be hereunto duly affixed and attested by its City Clerk, and the Developer has caused this Agreement to be duly executed in its name and behalf by its authorized representatives, all on or as of the first day above written.

CITY OF MASON CITY, IOWA

(SEAL)

By _____
Eric Bookmeyer, Mayor

ATTEST:

By _____
Brent Trout, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF CERRO GORDO)

On this _____ day of _____, 2012, before me a Notary Public in and for said County, personally appeared Eric Bookmeyer and Brent Trout 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 voluntarily executed.

Notary Public in and for the State of Iowa

CARGILL KITCHEN SOLUTIONS, INC.

By _____
Troy Swanson, Plant Manager

ATTEST:

By _____

STATE OF IOWA)
) SS
COUNTY OF CERRO GORDO)

On this _____ day of _____, 2012, before me, a Notary Public in and for the State of Iowa, personally appeared Troy Swanson and _____, to me personally known, who being by me duly sworn did say that they are Plant Manager and _____ of said Cargill Kitchen Solutions, Inc. and that said instrument was signed on behalf of the said corporation, and that the said Troy Swanson and _____, the said officers, acknowledged the execution of said instrument to be the voluntary act and deed of said Cargill Kitchen Solutions, Inc. by it voluntarily executed.

Notary Public in and for the State of Iowa

EXHIBIT A

DEVELOPMENT PROPERTY

L 1 BLK 2 7TH ADD IND'L & PT SE NW SEC 17-96-20 BEG SE COR L 13
INDUSTRIAL PARK 4TH ADD SAID PT & BEING ON W LINE S BENJAMIN AVE
TH S 89° 21' 06" W 369.20' ALG S LINE L 13 TO SW COR L 13 TH S 00° 00' 00" W
235.97' TH N 89° 21' 06" E 369.20' TO W LINE S BENJAMIN AVE TH N 00° 00' 00" E
235.97' ALG W LINE S BENJAMIN AVE TO POB, all in the City of Mason City, Iowa.

EXHIBIT B

MINIMUM IMPROVEMENTS

The Minimum Improvements shall consist of the following list of improvements to the Existing Facility upon the Development Property: construction, renovation and building improvements on the Existing Facility on the Development Property in order to produce a new processed egg product line and create additional freezer warehouse space, all as described more fully in the Construction Plans.

The expansion of the Existing Building is expected to cost \$3.0 Million. In addition, Developer will invest \$9.55 Million in building improvements, machines and equipment for a total investment amount of approximately \$12.55 Million. The completion of the Minimum Improvements is expected to be completed in May 2012, with the first full assessment date of January 1, 2013. The assessed value of the Existing Facility (building only) is \$6,580,320 as of January 1, 2011. The assessed value of the Existing Facility will not be considered for Economic Development Grants.

EXHIBIT C

CERTIFICATION OF COMPLETION

WHEREAS, the City of Mason City, Iowa (the "City"), and Cargill Kitchen Solutions, Inc. having an office for the transaction of business in Mason City, Iowa (the "Developer"), did on or about the _____ day of _____, 2012, make, execute and deliver, each to the other, an Agreement for Private Redevelopment (the "Agreement"), wherein and whereby the Developer agreed to develop certain real property located within the City and as more particularly described as follows:

L 1 BLK 2 7TH ADD IND'L & PT SE NW SEC 17-96-20 BEG SE COR L 13 INDUSTRIAL PARK 4TH ADD SAID PT & BEING ON W LINE S BENJAMIN AVE TH S 89° 21' 06" W 369.20' ALG S LINE L 13 TO SW COR L 13 TH S 00° 00' 00" W 235.97' TH N 89° 21' 06" E 369.20' TO W LINE S BENJAMIN AVE TH N 00° 00' 00" E 235.97' ALG W LINE S BENJAMIN AVE TO POB

(the "Development Property").

WHEREAS, the Agreement incorporated and contained certain covenants and restrictions with respect to the development of the Development Property, and obligated the Developer to construct certain Minimum Improvements (as defined herein) in accordance with the Agreement, and maintain the Development Property in accordance; and

WHEREAS, the Developer has to the present date performed said covenants and conditions insofar as they relate to the construction of said Minimum Improvements in a manner deemed by the City to be in conformance with the approved building plans to permit the execution and recording of this certification.

NOW, THEREFORE, pursuant to Section 3.4 of the Agreement, this is to certify that all covenants and conditions of the Agreement with respect to the obligations of the Developer, and its successors and assigns, to construct the Minimum Improvements on the Development Property have been completed and performed by the Developer and are hereby released absolutely and forever terminated insofar as they apply to the land described herein. The County Recorder of Cerro Gordo County is hereby authorized to accept for recording and to record the filing of this instrument, to be a conclusive determination of the satisfactory termination of the covenants and conditions of said Agreement with respect to the construction of the Minimum Improvements on the Development Property.

All other provisions of the Agreement shall otherwise remain in full force and effect until termination as provided therein.

Eric Bookmeyer, Mayor

ATTEST:

Brent Trout, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF CERRO GORDO)

On this _____ day of _____, 2012, before me a Notary Public in and for said County, personally appeared Eric Bookmeyer and Brent Trout, 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 voluntarily executed.

Notary Public in and for the State of Iowa

EXHIBIT D

MEMORANDUM OF AGREEMENT FOR PRIVATE REDEVELOPMENT

WHEREAS, the City of Mason City, Iowa (the "City"), and CARGILL KITCHEN SOLUTIONS, INC. ("Developer"), did on or about the ____ day of _____, 2012, make, execute and deliver, each to the other, an Agreement for Private Redevelopment (the "Agreement"), wherein and whereby Developer agreed, in accordance with the terms of the Agreement and the Community Growth Urban Renewal Plan (the "Plan"), to develop certain real property located within the City and within the Community Growth Urban Renewal Project Area, and as more particularly described as follows:

L 1 BLK 2 7TH ADD IND'L & PT SE NW SEC 17-96-20 BEG SE COR L 13 INDUSTRIAL PARK 4TH ADD SAID PT & BEING ON W LINE S BENJAMIN AVE TH S 89° 21' 06" W 369.20' ALG S LINE L 13 TO SW COR L 13 TH S 00° 00' 00" W 235.97' TH N 89° 21' 06" E 369.20' TO W LINE S BENJAMIN AVE TH N 00° 00' 00" E 235.97' ALG W LINE S BENJAMIN AVE TO POB

(the "Development Property"); and

WHEREAS, the term of the Agreement commenced on the ____ day of _____, 2012 and terminates on December 31, 2022, unless otherwise terminated as set forth in the Agreement; and

WHEREAS, the City and Developer desire to record a Memorandum of the Agreement referring to the Development Property and their respective interests therein.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. That the recording of this Memorandum of Agreement for Private Redevelopment shall serve as notice to the public that the Agreement contains provisions restricting development and use of the Development Property and the improvements located and operated on such Development Property.
2. That all of the provisions of the Agreement and any subsequent amendments thereto, if any, even though not set forth herein, are by the filing of this Memorandum of Agreement for Private Redevelopment made a part hereof by reference, and that anyone making any claim against any of said Development Property in any manner whatsoever shall be fully advised as to all of the terms and conditions of the Agreement, and any amendments thereto, as if the same were fully set forth herein.

3. That a copy of the Agreement and any subsequent amendments thereto, if any, shall be maintained on file for public inspection during ordinary business hours in the office of the City Clerk, Mason City, Iowa.

IN WITNESS WHEREOF, the City and Developer have executed this Memorandum of Agreement for Private Redevelopment on the _____ day of _____, 2012.

CITY OF MASON CITY, IOWA

(SEAL)

By _____
Eric Bookmeyer, Mayor

ATTEST:

By: _____
Brent Trout, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF CERRO GORDO)

On this _____ day of _____, 2012, before me a Notary Public in and for said State, personally appeared Eric Bookmeyer and Brent Trout, 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 Municipality 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 Municipality, and that said instrument was signed and sealed on behalf of said Municipality 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 Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa

RESOLUTION NO. 12 -

RESOLUTION FIXING DATE FOR A MEETING ON THE
PROPOSAL TO ENTER INTO A DEVELOPMENT
AGREEMENT WITH CARGILL KITCHEN SOLUTIONS, INC.,
A DIVISION OF CARGILL, INCORPORATED, AND
PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, by Resolution No. 01-204, adopted October 16, 2001, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Area #1: Mason City Community Growth Urban Renewal Plan (the "Plan") for the Area #1: Mason City Community Growth Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan is on file in the office of the Recorder of Cerro Gordo County; and

WHEREAS, it is desirable that properties within the Area be redeveloped as part of the overall redevelopment area covered by said Plan; and

WHEREAS, the City has received a proposal from Cargill Kitchen Solutions, Inc., a Division of Cargill, Incorporated (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and between the City and the Developer, pursuant to which, among other things, the Developer would agree to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Urban Renewal Area as defined and legally described in the Agreement and consisting of the construction, renovation and building improvements on the Existing Facility on the Development Property in order to produce a new processed egg product line and create additional freezer warehouse space, all as described more fully in the Construction Plans. The construction costs for the expansion of the Existing Building are expected to cost \$3.0 Million. In addition, Developer will invest \$9.55 million in building improvements, machines and equipment for a total investment amount of approximately \$12.55 Million. The proposal includes an employment commitment under which the Developer is obligated to maintain a certain employment obligation in order to receive Economic Development Grants, together with all related site improvements, as outlined in the proposed Development Agreement; and

WHEREAS, the Agreement further proposes that the City will make up to sixteen (16) consecutive semi-annual Economic Development Grants of the Tax Increments (100% of the Tax Increments for the first twelve (12) Economic Development Grants and 200% of the Tax Increment for the last four (4) Economic Development Grants) generated by the construction of the Minimum Improvements to Developer, the cumulative total for all such payments not to exceed \$700,000, under the terms and following satisfaction of the conditions set forth in the Agreement; and

WHEREAS, Iowa Code Chapters 15A and 403 (the "Urban Renewal Law") authorize cities to make grants for economic development in furtherance of the objectives

of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapter, and to levy taxes and assessments for such purposes; and

WHEREAS, the Council has determined that the Agreement is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403 of the Iowa Code, taking into account the factors set forth therein; and

WHEREAS, neither the Urban Renewal Law nor any other Code provision sets forth any procedural action required to be taken before said economic development activities can occur under the Agreement, and pursuant to Section 364.6 of the City Code of Iowa, it is deemed sufficient if the action hereinafter described be taken and the City Clerk publish notice of the proposal and of the time and place of the meeting at which the Council proposes to take action thereon and to receive oral and/or written objections from any resident or property owner of said City to such action.

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

Section 1. That this Council meet in the Mason City Room of the Mason City Public Library, 225 2nd Street SE, Mason City, Iowa, at 7:00 o'clock P.M. on the 21st day of February, 2012, for the purpose of taking action on the matter of the proposal to enter into a Development Agreement with Cargill Kitchen Solutions, Inc., a Division of Cargill, Incorporated.

Section 2. That the City Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

Section 3. The notice of the proposed action shall be in substantially the following form:

(One publication required)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF MASON CITY IN THE STATE OF IOWA, ON THE MATTER OF THE PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT WITH CARGILL KITCHEN SOLUTIONS, INC., A DIVISION OF CARGILL, INCORPORATED, AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Mason City in the State of Iowa, will hold a public hearing on the 21st day of February, 2012, at 7:00 o'clock P.M. in the Mason City Room of the Mason City Public Library, 225 2nd Street SE, Mason City, Iowa, at which meeting the Council proposes to take action on the proposal to enter into a Development Agreement (the "Agreement") with Cargill Kitchen Solutions, Inc., a Division of Cargill, Incorporated (the "Developer").

The Agreement would obligate the Developer to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Area #1: Mason City Community Growth Urban Renewal Area as defined and legally described in the Development Agreement, consisting of the construction, renovation and building improvements on the Existing Facility on the Development Property in order to produce a new processed egg product line and create additional freezer warehouse space, all as described more fully in the Construction Plans. The construction costs for the expansion of the Existing Building are expected to cost \$3.0 Million. In addition, Developer will invest \$9.55 million in building improvements, machines and equipment for a total investment amount of approximately \$12.55 Million. The proposal includes an employment commitment under which the Developer is obligated to maintain a certain employment obligation in order to receive Economic Development Grants, together with all related site improvements, under the terms and following satisfaction of the conditions set forth in the Agreement.

The Agreement would further obligate the City to make up to sixteen (16) consecutive semi-annual Economic Development Grants of the Tax Increments (100% of the Tax Increments for the first twelve (12) Economic Development Grants and 200% of the Tax Increment for the last four (4) Economic Development Grants) generated by the construction of the Minimum Improvements to Developer, the cumulative total for all such payments not to exceed \$700,000, under the terms and following satisfaction of the conditions set forth in the Agreement.

A copy of the Agreement is on file for public inspection during regular business hours in the office of the City Clerk, City Hall, City of Mason City, Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of said City, to the proposal to enter into the Agreement with the Developer. After all objections have been received and considered, the Council will at this meeting or at any adjournment thereof, take additional action on the proposal or will abandon the proposal to authorize said Agreement.

This notice is given by order of the City Council of the City of Mason City in the State of Iowa, as provided by Section 364.6 of the Code of Iowa.

Dated this 7th day of February, 2012.

/s/Brent Trout
City Clerk, City of Mason City in the State of Iowa
(End of Notice)

PASSED AND APPROVED this 7th day of February, 2012.

Eric Bookmeyer, Mayor

ATTEST:

Brent Trout, City Clerk

Memorandum

Date: 2/3/2012
To: The Honorable Mayor and City Council members
From: Brent Trout, City Administrator
Re: Request Approval to Amend Two Contracts with Active Thermal Concepts, Inc. for Asbestos Abatement Services Related to the City's Buyout Program

Review:

The City Council entered into a contract with Active Thermal Concepts, Inc. to perform asbestos testing and abatement monitoring services for properties acquired through FEMA's Hazard Mitigation Grant Program.

During abatement work, additional asbestos containing material (ACM) was identified that required removal and stucco that was previously tested positive was retested and found to be free of ACM. Additional mobilization costs were incurred due to the inaccuracy of the original asbestos testing reports from the previous contractor. A garage located at 678 7th Street NE will be abated and demolished since it is a nuisance to the neighborhood and not considered important to the historic character of the house on the lot. *City Planner Tricia Sandahl has outlined the amendments to the contracts in her attached memo.*

Staff anticipates there will be no cost to the City for this work since it is reimbursable either through the project worksheet or the acquisition budget.

Council Action Requested:

Planner Tricia Sandahl is recommending City Council approval to approve the contract amendments and authorize the Mayor to execute the contract amendments.

I concur with the recommendation and respectfully request City Council approval.




Brent Trout, City Administrator


CC: Pam Myhre, Growth Development & Planning Director
Tricia Sandahl, Planner

City Council Memo
February 7, 2012

Date: February 1, 2012

To: Brent Trout, City Administrator

Through: Pamela Myhre, Growth Development & Planning Director 

From: Tricia Sandahl, City Planner 

Subject: Approving amendments to two contracts with Active Thermal Concepts, Inc. for asbestos abatement services related to the City's buyout program.

Recommendation: Staff respectfully recommends that the City Council approve two contract amendments with Active Thermal Concepts, Inc. of Hiawatha, Iowa. The amendment to 2011-D-07 is necessary due to changes to the scope of work arising from discoveries during abatement. The amendment to 2011-D-08 adds an additional property to the scope of work.

Background: The City contracted with Active Thermal Concepts, Inc. to perform asbestos abatement in houses acquired through FEMA's Hazard Mitigation Grant Program. During abatement work in conjunction with Contract 2011-D-07, additional asbestos containing material (ACM) was identified that required removal. In addition, stucco that was previously identified as containing asbestos was retested and determined to be free of ACM. Active Thermal Concepts, Inc. also incurred additional mobilization costs due to the inaccuracy of the original asbestos testing reports prepared by Kelly Demolition.

In addition, staff determined that the garage at 678 7th St. NE was a nuisance to the neighborhood and not important to the historic character of the mothballed house on the lot. The garage was recently tested for asbestos and staff determined it would be beneficial to the neighborhood to have the garage abated and demolished as a part of the project currently underway.

- Contract 2011-D-07 will be amended as follows:
 - 618 N. Maryland Avenue: Remove and dispose of an additional 600 sq. ft. of drywall joint compound on and

immediately adjacent to the ceiling at a cost not to exceed \$2,340.00.

- 704 N. Maryland Avenue: Remove and dispose of an additional 350 sq. ft. of floor tile and 230 sq. ft. of transite wall board at a cost not to exceed \$1,560.00
- 722 N. Carolina Place: delete from the scope of work the removal and disposal of 300 sq. ft. of stucco on the exterior of the structure with a reduction in cost of \$865.00.
- Re-mobilize for abatement work after discovery of serious and material errors in the original asbestos testing reports at a cost not to exceed \$2,325.00

The total additional cost for these changes is \$5,360.00.

- Contract 2011-D-08 will be amended as follows:
 - 678 7th St. NE (garage only): Remove and dispose of two windows in the garage located at the rear of the lot at a cost not to exceed \$395.00.

Budget Impact: The cost of the abatement in Contract 2011-D-07 will be reimbursed through the FEMA Public Assistance Project Worksheet. The cost of the changes to Contract 2011-D-08 will be reimbursed through the acquisition budget. Staff anticipates there will be no cost to the City for this work. Staff also intends to attempt to recoup the additional mobilization costs from Kelly Demolition since their reports are directly responsible for this additional work.

Requested Action: Staff respectfully requests that City Council approve the contract amendments, and authorize the Mayor to execute the contract amendments.

Attachments:

- Contract amendments

**AMMENDMENT #2 TO
ASBESTOS ABATEMENT SERVICES CONTRACT
2011-D-07**

FEMA Section 404 Public Assistance Demolition Program

ARTICLES OF AGREEMENT, made this 7th day of February, 2011, between the City of Mason City, a Municipal Corporation of Cerro Gordo County, Iowa, by its Mayor, through authority conferred upon him by its Council, hereinafter called CITY, and Active Thermal Concepts, Inc., an Iowa corporation, hereinafter called CONTRACTOR, amending the contract for Asbestos Abatement Services executed by the CITY and CONTRACTOR on October 18, 2011 and as amended on December 20, 2011.

WHEREAS, the CITY and the CONTRACTOR have entered into a contract to provide asbestos abatement services related to the City's flood recovery efforts on October 18, 2011 which was subsequently amended on December 20, 2011, and

WHEREAS, additional asbestos containing material was discovered at 618 N. Maryland Avenue and 704 N. Maryland Avenue properties during abatement activities, and

WHEREAS, exterior stucco at 516 11th St. NE previously identified as containing asbestos was retested and determined to not contain asbestos, and

WHEREAS, the contractor was forced to delay abatement due to the issues arising from the asbestos surveys prepared by Kelly Demolition, which in turn resulted in additional mobilization costs that were out of the control of the CONTRACTOR, and

WHEREAS, the CITY desires to modify the scope of work for the contract to accommodate these new discoveries:

THEREFORE, the following amendments are made to the contract approved and executed by the CITY and CONTRACTOR on October 18, 2011 and amended on December 20, 2011:

SCOPE OF WORK: The original scope of work as noted in the CITY's Request for Proposals, and made a part of the original contract by reference, is amended to include the following tasks:

Re-moblize for abatement work after discovery of serious and material errors in the original asbestos testing reports at a cost not to exceed \$2,325.00

Abate asbestos containing material in the structures listed below, subject to the same general conditions and work qualities as outlined in the original Request for Quotes:

- 618 N. Maryland Avenue: Remove and dispose of an additional 600 sq. ft. of drywall joint compound on and immediately adjacent to the ceiling at a cost not to exceed \$2,340.00.
- 704 N. Maryland Avenue: Remove and dispose of an additional 350 sq. ft. of floor tile and 230 sq. ft. of transite wall board at a cost not to exceed \$1,560.00

- 516 11th St. NE: delete from the scope of work the removal and disposal of 300 sq. ft. of stucco on the exterior of the structure with a reduction in cost of \$865.00.

CONTRACT AMOUNT: The CONTRACTOR will be paid an additional \$5,360.00 for the additional work outlined above. This payment includes:

GENERAL CONDITIONS:

1. Work completed under this amendment will be subject to the same general conditions as the original contract as approved and executed on October 18, 2011 and as amended on December 20, 2011. This contract amendment is not intended in any way to amend the terms as outlined in the previous contract and amendment.
2. The Federal Contract provisions of 44 CFR Part 13.36 shall apply to this contract.
3. The CITY'S Request for Quote for the additional properties is included in this contract amendment by reference.

IN WITNESSHEREOF, the respective parties hereto have caused this instrument to be duly subscribed and sealed and executed.

For the CITY OF MASON CITY, IOWA

By _____
Eric Bookmeyer, Mayor

Date: _____

For the CONTRACTOR

By _____
Active Thermal Concepts, Inc..

Date: _____

**AMMENDMENT #2 TO
ASBESTOS ABATEMENT SERVICES CONTRACT
2011-D-08**

Mason City Buyout #3

ARTICLES OF AGREEMENT, made this 7th day of February, 2011, between the City of Mason City, a Municipal Corporation of Cerro Gordo County, Iowa, by its Mayor, through authority conferred upon him by its Council, hereinafter called CITY, and Active Thermal Concepts, Inc., an Iowa corporation, hereinafter called CONTRACTOR, amending the contract for Asbestos Abatement Services executed by the CITY and CONTRACTOR on October 18, 2011 and as amended on December 20, 2011.

WHEREAS, the CITY and the CONTRACTOR have entered into a contract to provide asbestos abatement services related to the City's flood recovery efforts on October 18, 2011 which was subsequently amended on December 20, 2011, and

WHEREAS, the CITY desires to add abatement of asbestos containing materials identified in the garage at 678 7th St. NE to the amended scope of work for the project, and

WHEREAS, the CONTRACTOR has submitted a bid of \$395.00 to remove two windows from the garage that have asbestos containing glazing compound, and

WHEREAS, the CITY has determined that the proposed cost of abatement is appropriate to the work required.

THEREFORE, the following amendments are made to the contract approved and executed by the CITY and CONTRACTOR on October 18, 2011 and amended on December 20, 2011:

SCOPE OF WORK: The original scope of work as noted in the CITY's Request for Proposals, and made a part of the original contract by reference, is amended to include the following tasks:

Abate asbestos containing material in the structures listed below, subject to the same general conditions and work qualities as outlined in the original Request for Quotes:

- 678 7th St. NE (garage only): Remove and dispose of two windows in the garage located at the rear of the lot at a cost not to exceed \$395.00.

CONTRACT AMOUNT: The CONTRACTOR will be paid an additional \$395.00 for the additional work outlined above.

GENERAL CONDITIONS:

1. Work completed under this amendment will be subject to the same general conditions as the original contract as approved and executed on October 18, 2011 and as amended on December 20, 2011. This contract amendment is not intended in any way to amend the terms as outlined in the previous contract and amendment.
2. The Federal Contract provisions of 44 CFR Part 13.36 shall apply to this contract.
3. The CITY'S Request for Quote for the additional properties is included in this contract amendment by reference.

IN WITNESS WHEREOF, the respective parties hereto have caused this instrument to be duly subscribed and sealed and executed.

For the CITY OF MASON CITY, IOWA

By _____
Eric Bookmeyer, Mayor

Date: _____

For the CONTRACTOR

By _____
Active Thermal Concepts, Inc..

Date: _____

RESOLUTION NO. 12 -

A RESOLUTION AUTHORIZING A CONTRACT AMENDMENT
WITH ACTIVE THERMAL CONCEPTS, INC. OF HIAWATHA, IOWA
FOR CHANGES IN THE SCOPE OF WORK RELATED TO THE
CITY'S FLOOD BUYOUT PROGRAMS (2011-D-07)

WHEREAS, the City Council of the City of Mason City, Iowa did on the 18th day of October, 2011 adopt Resolution No. 11-275 award of contract 2011-D-07 to Active Thermal Concepts, Inc. of Hiawatha, Iowa for asbestos abatement services related to the City's flood buyout programs, and

WHEREAS, an amendment is necessary due to changes in the scope of work.

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

Section 1: That following amendment to the contract be and the same is hereby approved.

- Contract 2011-D-07 will be amended as follows:
 - 618 N. Maryland Avenue: Remove and dispose of an additional 600 sq. ft. of drywall joint compound on and immediately adjacent to the ceiling at a cost not to exceed \$2,340.00.
 - 704 N. Maryland Avenue: Remove and dispose of an additional 350 sq. ft. of floor tile and 230 sq. ft. of transite wall board at a cost not to exceed \$1,560.00
 - 516 11th ST. Ne: delete from the scope of work the removal and disposal of 300 sq. ft. of stucco on the exterior of the structure with a reduction in cost of \$865.00.
 - Re-mobilize for abatement work after discovery of serious and material errors in the original asbestos testing reports at a cost not to exceed \$2,325.00

Section 2: That the Mayor and City Clerk be hereby authorized and directed to execute said amendment on behalf of the City.

PASSED AND APPROVED this 7th day of February, 2012.

Eric Bookmeyer, Mayor

ATTEST:

Brent Trout, City Clerk

RESOLUTION NO. 12 -

A RESOLUTION AUTHORIZING A CONTRACT AMENDMENT WITH ACTIVE THERMAL CONCEPTS, INC. OF HIAWATHA, IOWA TO ADD AN ADDITIONAL PROPERTY TO THE SCOPE OF WORK RELATED TO THE CITY'S FLOOD BUYOUT PROGRAMS (2011-D-08)

WHEREAS, the City Council of the City of Mason City, Iowa did on the 18th day of October, 2011 adopt Resolution No. 11-276 award of contract 2011-D-08 to Active Thermal Concepts, Inc. of Hiawatha, Iowa for asbestos abatement services related to the City's flood buyout programs, and

WHEREAS, an amendment is necessary to add an additional property to the scope of work.

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

Section 1: That following amendment to the contract be and the same is hereby approved.

- Contract 2011-D-08 will be amended as follows:
 - 678 7th St. NE (garage only): Remove and dispose of two windows in the garage located at the rear of the lot at a cost not to exceed \$395.00.

Section 2: That the Mayor and City Clerk be hereby authorized and directed to execute said amendment on behalf of the City.

PASSED AND APPROVED this 7th day of February, 2012.

Eric Bookmeyer, Mayor

ATTEST:

Brent Trout, City Clerk

Memorandum

Date: 2/3/2012
To: The Honorable Mayor and City Council members
From: Brent Trout, City Administrator
Re: Approval to Set Public Hearing for Adoption of the Annual Budget and the Capital Improvements Plan for Fiscal Year Ending June 30, 2013

Review:

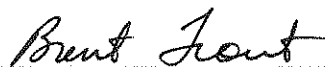
Department Managers prepared an operating budget and updated their five-year Capital Improvements Plan. The City Council has heard requests from the departments and several meetings with managers were held to discuss the budget.

A public hearing needs to be set to consider adoption of the Fiscal Year 2013 budget and the Capital Improvements Plan.

Council Action Requested:

Finance Director Kevin Jacobson is recommending City Council pass a resolution for Notice of Public Hearing to call for a hearing to be held on February 21, 2012, and to consider adoption of the Fiscal Year 2013 budget and the Capital Improvement Plan.

I concur with the recommendation and respectfully request City Council approval.



Brent Trout, City Administrator

CC: Kevin Jacobson, Finance Director

CITY OF MASON CITY
Memorandum

February 3, 2011

TO: Brent Trout, City Administrator

FROM: Kevin Jacobson, Finance Director

SUBJECT: Setting public hearing date for FY 2013-17 Capital Improvements Plan

Over the past few months, department managers prepared an operating budget and updated their five-year capital improvements plan. City Council has heard the requests from the department heads and had meetings with the managers on January 16, 24 and 31, 2011 to discuss the FY 2013-2017 Capital Improvements Plan. The attached sheet shows the summary of the five year plan and FY 2013 has a total of \$10,923,231 of capital projects to be included in the FY 2013 City budget.

The plan calls for bonding of approximately \$1,300,000 for various Police, Fire, Museum and Cemetery projects. The Fire Department will be purchasing a 105 Ft Ladder Truck for approximately \$1,000,000.

The Water Fund will have a rate increase of 4.43% which will help fund approximately \$1,125,000 of water projects, the largest being to reroute water mains from sanitary sewer manholes.

The Sewer Fund has projects totaling \$900,000, the largest being the continuation of the collection system maintenance as identified though the inflow and infiltration study. This fund will have no rate increase.

The Sanitation Fund will have a rate increase of \$0.60 per month to help fund a new recycling truck.

The plan also includes projects totaling approximately \$4,460,000 that are funded with grants, donations, TIF revenues or reserves held over from prior budgeted years. There is very little City money needed to help fund these projects.

According to Iowa Code 384.15.3, a city shall hold a public hearing on its capital improvement plan before adoption of the plan. Therefore, the next step of the Capital Improvements process is for the City Council to set the date for the public hearing on the proposed FY 2013-2017 Capital Improvements Plan.

City Council should set February 21, 2012 as the date of public hearing for adoption of the FY 2013-2017 Capital Improvements Plan.

Please keep in mind that this is a five year plan and that the only year that is to be included in the budget is FY 2103 projects. Projects after that fiscal year will be brought forth in future budget sessions for approval.

City of Mason City
Capital Improvement Program Summary
Fiscal Years 2013-2017

Program/Dept	Project Description	Source of Funds	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	Total
	Tracking management software	General Projects Fund		20,700	13,200	13,200		47,100
	Security cameras for City Hall	General Projects Fund		15,000				15,000
	GPS fleet tracking	General Projects Fund		3,096				3,096
Growth Develop & Planning	CDBG downtown revitalization	Community Growth TIF, Grants	694,000					694,000
	Industrial site development	TIF Revenues	500,000	500,000	500,000	500,000	500,000	2,500,000
	Downtown housing initiative	TIF Revenues	250,000	250,000	250,000	250,000	250,000	1,000,000
	Downtown development	TIF Revenues	250,000	250,000	250,000	250,000	250,000	1,000,000
City Hall	1st floor renovation	General Projects Fund	76,500					76,500
	Computer replacement	General Projects Fund	60,000	60,000	60,000	60,000	60,000	300,000
	Dog park	Grant	34,000					34,000
	Misc equipment replacement	General Projects Fund	10,000	10,000	10,000	10,000	10,000	50,000
	Compensation Study	General Projects Fund	10,000	35,000				35,000
GIS	GIS data conversion	RUT, Water and Sewer	50,000	50,000	70,000	80,000	80,000	330,000
CULTURE & RECREATION								
Parks & Recreation	Trail maintenance program	LOST	50,000	50,000				100,000
	East Park band shell	LOST, Grants, Donations	20,000					20,000
	Truck replacement	LOST	17,000					34,000
	East Park paving	LOST		17,000				34,000
	Limestone pedestrian bridge replacement	LOST		120,000				120,000
	Parker's woods playground equipment	LOST		100,000				100,000
	MacNider campground debt repayment	LOST		25,000				25,000
	Aquatic Center grate replacement	LOST	175,000					175,000
	Fredrick Hnaford softball improvements	LOST	50,000					50,000
	MacNider campground internet	LOST	10,000					10,000
	West Park storage building	LOST	4,600					4,600
	Norrsi youth softball improvements	LOST	1,600					1,600
	Aquatic Center lift station	LOST, Youth Softball fund		50,000				50,000
		LOST		30,000				30,000
Golf	Greens mower	LOST		20,000				20,000
	Finish mower	LOST		20,000				20,000
	Utility Cart	LOST		20,000				20,000
	6 foot out-front mower	LOST		20,000				20,000
Museum	Driveway & Sidewalk replacement	GO Bonds	62,000					62,000
	Replace 1st & 2nd floor windows	General Projects Fund		30,000				30,000
	Entrance Sign	General Projects Fund		16,000				16,000
	Stucco repair	General Projects Fund		10,000				10,000
	Replace hand rails	General Projects Fund		3,000				3,000

City of Mason City
Capital Improvement Program Summary
Fiscal Years 2013-2017

Program/Dept	Project Description	Source of Funds	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	Total
O & M - Street	Vehicle Replacement	RUT	300,000	300,000	300,000	300,000	300,000	1,500,000
	Concrete Street Patching Program	RUT	125,000	150,000	150,000	150,000	150,000	725,000
	City-Wide Curb Replacement Program	RUT	125,000	150,000	150,000	150,000	150,000	725,000
	City-Wide Sidewalk Replacement Program	RUT	60,000	50,000	50,000	50,000	50,000	260,000
	City-Wide Tree Removal	RUT	40,000	50,000	50,000	50,000	50,000	140,000
	Storm Intake Maintenance	RUT	30,000	60,000	60,000	60,000	60,000	270,000
Engineering - Water	Hoover tower renovation	Water Revenue	300,000					300,000
	S Federal tower renovation	Water Revenue	200,000	2,250,000				2,450,000
	Develop Well A-3	Water Revenue	125,000					125,000
	Utility locator	Water Revenue	4,500					4,500
	Water pumping building restoration	Water Revenue Bonds		100,000				100,000
	Vehicle replacement	Water Revenue		22,500		22,500		67,500
	Sand pressure filter	Water Revenue Bonds			2,650,000			2,650,000
	Remote radio readers	Water Revenue			700,000	350,000		1,050,000
	Develop Well #15	Water Revenue				1,750,000		1,750,000
O & M - Water	Re-Route Water Main from SS Manholes	Water Revenue	400,000	400,000	400,000	400,000	400,000	2,000,000
	Valve Replacement	Water Revenue	75,000	75,000	75,000	78,000	80,000	383,000
	Water Main Replacement Program	Water Revenue		400,000	400,000	400,000	400,000	1,600,000
O & M - Sewer	CDBG Sewer replacement	Sewer Revenues, Grants	1,000,000					1,000,000
	Collection System Maintenance	Sewer Revenues	800,000	1,000,000	1,000,000	1,000,000	1,000,000	4,800,000
	Exterior building repainting	Sewer Revenues	60,000	60,000	60,000			180,000
	Transfer pump	Sewer Revenues	30,000					30,000
Engineering - Storm Sewer	Storm Water sub drain	Storm Sewer Revenues	150,000	150,000	150,000	150,000	150,000	750,000
	Bond repayment	Storm Sewer Revenues	108,000					108,000
	10th ST NW Drainage improvements	Storm Sewer Revenues		925,000				925,000
O & M - Sanitation	Vehicle Replacement	Sanitation Revenues	150,000		125,000	125,000	125,000	525,000
			\$ 10,923,231	\$ 14,597,860	\$ 14,213,100	\$ 10,173,600	\$ 7,276,000	\$ 57,183,791

City of Mason City
Capital Improvement Program Summary
Fiscal Years 2013-2017

Program/Dept	Project Description	Source of Funds	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	Total	
PUBLIC SAFETY									
Police	In-car video	GO Bonds	28,700					28,700	
	In-car computer units	GO Bonds, General Projects Fund	24,000	24,000	18,000	18,000	18,000	102,000	
	Automated parking enforcement	GO Bonds	21,500					21,500	
	Portable radio replacement	GO Bonds	20,000	20,000	20,000			60,000	
	Bullet proof vest	Forfeiture Funds, Grants	10,000	10,000	10,000	10,000	10,000	50,000	
	Taser/camera replacement	General Projects Fund	3,900	3,900	3,900	3,900		15,600	
	GPS traffic control pre-emption	GO Bonds	50,000	50,000				50,000	
	Police building electrical system improvements	GO Bonds	36,000	36,000				36,000	
	Police building security	General Projects Fund	14,000	14,000	14,000	30,000		58,000	
	Property and evidence	General Projects Fund	6,000	6,000	5,000			11,000	
	Fire	Ladder Truck	GO Bonds	1,000,000					1,000,000
		Building fire alarm upgrade	GO Bonds	32,000					32,000
		Building thermostat system	GO Bonds	21,000					21,000
		Fire Engine	GO Bonds		600,000				600,000
Front & rear paving		GO Bonds		245,000				245,000	
Painting & tuckpointing		GO Bonds		24,000				24,000	
Building upgrades		GO Bonds		20,000				20,000	
Mobile data units		GO Bonds		17,000				17,000	
Fire Engine		GO Bonds				635,000		635,000	
Bunker gear replacement		GO Bonds				125,000		125,000	
Extraction equipment		GO Bonds				29,000		29,000	
Ambulance		Ambulance replacement	EMS Revenues	162,000	167,000	172,000	177,000		678,000
		Dash cam & I-pads	EMS Revenues	38,000					38,000
		Command vehicle	EMS Revenues, Grants	30,000		32,000			62,000
	Furniture replacement	EMS Revenues	6,000	8,000				14,000	
	Stair chair replacement	EMS Revenues	5,800	6,000	3,000			14,800	
	Hemoglobin meters	EMS Revenues	4,500					4,500	
	Laptop replacement	EMS Revenues	3,000					3,000	
	Sterilization unit	EMS Revenues, Grants		46,000				46,000	
	Mobile data units	EMS Revenues		38,000				38,000	
	Technology upgrade for support pump	EMS Revenues			28,000	30,000		58,000	
	Cardiac support pump	EMS Revenues			16,500	17,000		33,500	
	Power cots	EMS Revenues			14,500	15,000		29,500	
	Coldweather gear	EMS Revenues				9,500		9,500	
	GENERAL GOVERNMENT								
Building/Neighborhood Services	Transit rolling stock	General Projects Fund, State Gran	92,000					92,000	
	Tuck point City Hall	GO Bonds		150,000				150,000	

RESOLUTION 12 –

A RESOLUTION SETTING A DATE FOR HEARING ON THE
PROPOSED 2013-2017 CAPITAL PROJECTS FOR THE CITY
OF MASON CITY, IOWA

WHEREAS, a proposed Capital Improvement Plan for the City of Mason City, Iowa, for the fiscal year 2013-2017 has been compiled, and

WHEREAS, a public hearing is required by law to be held on the adopting of said proposed capital improvements plan;

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

Section 1: That the City Council will conduct a public hearing on the proposed 2013-2017 Capital Improvement Plan in the Mason City Room, Mason City Public Library, Mason City, Iowa, on the 21st day of February, 2012, beginning at 7:00 o'clock P.M.

Section 2: That the City Clerk is hereby authorized and directed to publish notice of said hearing in the Globe Gazette, a newspaper of general circulation in the City of Mason City, Iowa, one time, not less than ten nor more than twenty days before the date set for the hearing; said notice to be in substantially the following form:

“NOTICE OF PUBLIC HEARING
CAPITAL IMPROVEMENT PLAN
Fiscal Year 2013 – 2017
City of Mason City, Iowa

The City Council will conduct a public hearing on the proposed Capital Improvement Plan at the Mason City Room, Mason City Public Library, Mason City, Iowa, on February 21st, 2012, beginning at 7:00 o'clock P.M.

The Capital Improvement Plan Summary of proposed projects is shown below. Copies of the detailed proposed Capital Improvement Plan may be obtained or viewed at the office of the Administrator, City Clerk, or Finance Department.

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed Capital Improvement Plan.

641-421-2701
Phone Number

Brent Trout/Kevin Jacobson
City Clerk/Finance Director
City of Mason City”

PASSED AND APPROVED this 7th day of February, 2012.

Eric Bookmeyer, Mayor

ATTEST:

Brent Trout, City Clerk

Memorandum

Date: 2/3/2012
To: The Honorable Mayor and City Council members
From: Brent Trout, City Administrator
Re: Public Hearing for the Status of Funds for the Community Development Block Grant (CDBG) Contract Number 08-DRI-226, the Emergency Sanitary Sewer Collection System Repair Project

Review:

Community Development Block Grant (CDBG) funding was received by the City through the Iowa Economic Development Authority for the rehabilitation of the wastewater collection system to reduce the amount of infiltration and inflow entering the manholes and piping during flood events.

As per Federal requirements, a Status of Funds hearing is required during the contract period to inform citizens of the status of the project.

Items to be discussed and covered during the hearing include:

- **General description of accomplishments to date:**
 Work completed to date includes point repairs, pipe replacement, and lining of portions of the sanitary sewer system, manhole rehabilitation, surface restoration, and related items. To date we have completed 51 point repairs, 50 pipe replacements, and replaced 10 sanitary sewer manholes, have lined 53 sections of sanitary sewer pipe and rerouted 8 water mains.

- **Summary of expenses to date:**
 To date, we have expended a total of \$2,913,789. This includes \$2,622,735 in grant funds and \$291,054 in local matching funds.

Construction	\$2,514,042
Engineering	\$ 394,075
Project Development/Admin	\$ 5,672
Total	\$2,913,789

- **General description of remaining work:**
 Work yet to be completed includes 10 pipe replacements, 3 point repairs, rehabilitate 90 manholes, replace 3 manholes, line 89 additional sections of

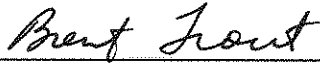
sanitary sewer pipe and replace concrete in numerous areas. Pipe lining is ongoing and will continue as long as the weather permits. Underground excavation work is done until the spring of 2012.

- **General description of changes made to the project budget, performance targets, activity schedules, project scope, location, objectives or beneficiaries:**

The only change in the project was a 1-year extension to the time to complete the project - amended contract end date is May 31, 2012. An additional extension may be needed dependent upon spring weather conditions.

Council Action Requested:

No action is required of the City Council in conjunction with the public hearing other than to take comments from interested citizens.



Brent Trout, City Administrator

CC: Bill Stangler, Operation & Maintenance Manager
Kevin Jacobson, Finance Director
Beth Enright, Grant Administrator

Memo

To: Brent Trout, City Administrator
From: William P. Stangler, Operations and Maintenance Manager
Date: February 1, 2012
Re: Public Hearing: Status of Funds
CDBG Contract No. 08-DRI-226
Emergency Sanitary Sewer Collections System Repair Project

BACKGROUND

The City of Mason City received Supplemental Community Development Block Grant (CDBG) funding through the Iowa Economic Development Authority in the amount of \$4,491,800 for the rehabilitation of the wastewater collection system to reduce the amount of infiltration and inflow entering the manholes and piping during flood events. The CDBG contract requires City local matching funds in the amount of \$500,000 which are provided from the Sewer Rental Fund.

REQUIREMENTS

A Status of Funds hearing is required during the CDBG contract period to comply with Federal requirements. This hearing is to inform citizens of the activity status regarding this project. No formal action is required in conjunction with the hearing.

PUBLIC HEARING DISCUSSION

Items to be covered during the public hearing are as follows:

- **General description of accomplishments to date:**
Work completed to date includes point repairs, pipe replacement, and lining of portions of the sanitary sewer system, manhole rehabilitation, surface restoration, and related items. To date we have completed 51 point repairs, 50

pipe replacements, and replaced 10 sanitary sewer manholes, have lined 53 sections of sanitary sewer pipe and rerouted 8 water mains.

- **Summary of expenses to date:**

To date, we have expended a total of \$2,913,789. This includes \$2,622,735 in grant funds and \$291,054 in local matching funds.

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- **General description of changes made to the project budget, performance targets, activity schedules, project scope, location, objectives or beneficiaries:**

The only change in the project was a 1-year extension to the time to complete the project - amended contract end date is May 31, 2012. An additional extension may be needed dependent upon spring weather conditions.

ACTION REQUIRED

No action is required by the City Council in conjunction with the public hearing other than to take comment from interested citizens. A report will be filed with the Iowa Economic Development Authority (IEDA) documenting items covered and comments received during this public hearing. No other public hearings are required under the grant contract. The Grant Administrator will continue administering the program until all grant conditions and requirements are met in closing out the program in compliance with the CDBG contract. IEDA has scheduled a monitoring visit for February 23, 2012.

City Council Memo

February 7, 2012

Date: January 31, 2012
To: Brent Trout, City Administrator
From: Pamela Myhre, Growth Development & Planning Director
Subject: Change of Zone from Z2 Sub-Urban District to Z3 General Urban District at 2626 19th Street SW – Final Reading

Recommendation: At their December 13, 2011 meeting, the Planning and Zoning Commission voted unanimously to recommend that the City Council approve the request from Manufacturers Bank and Trust to rezone the property at 2626 19th Street SW from Z2 Sub-Urban District to Z3 General Urban District. The City Council held a public hearing on the request on January 3, 2012 and has approved the change of zone on 1st and 2nd readings.

Background: The subject property is located in the Central Heights neighborhood immediately west of the former Trax Restaurant. The restaurant property is zoned Z3. The bank has taken possession of both properties in a foreclosure and plans to market them together. They would like to have similar zoning on both parcels to allow for redevelopment of the property.

Analysis: The immediate neighborhood has a mix of residential and non-residential forms and functions. The area immediately west and north of this property is zoned Z2 Sub-Urban. The area to the south and east is zoned Z3 General Urban with Z6-R Restricted Industrial east of the adjacent S. Taft Avenue.

Because zoning regulations run with the land, it is appropriate for the Council to examine the impact of all forms and functions that are allowed in the Z3 district. The forms and functions allowed by right in the Z3 district include a corner store or office, convenience store, small box or restaurant along with a full range of residential forms and functions. Some of these uses would require site plan review by the Planning and Zoning Commission with neighbor notification. The Commission will be able to comment on the development plan and shape the development in such a way to minimize any negative impact on the surrounding area. Staff does not believe that rezoning alone would introduce detrimental or objectionable development to the neighborhood.

The requested rezoning appears to conform to the City's Comprehensive Plan which indicates this area as a mixed use node, with its location at the intersection of two arterial streets. The development would support smart growth by fostering a diversity of land uses and walkable access from adjacent neighborhoods. It would also make efficient use of existing public services and infrastructure.

Staff Comment: There was no adverse comment received from City departments or public utilities.

Public Comment: Notice of the application was sent to all of the property owners within 350 ft. of the subject property. Staff has not received any negative comments regarding the application but has answered several inquiries. One citizen spoke at the Planning and Zoning Commission meeting and indicated he thought a new development would be nice.

Requested Action: Staff and the Planning and Zoning Commission recommend that the ordinance changing the zoning on 2626 19th Street SW from Z2 Sub-Urban to Z3 General Urban be approved on final reading.

Attachments:

- Planning and Zoning Staff Report with attachments
- Draft minutes, December 13, 2011 Planning and Zoning Commission

DRAFT

MINUTES

MASON CITY PLANNING & ZONING COMMISSION
Second Floor Conference Room, City Hall
Tuesday, December 13, 2011

Item 1: Call to Order/Roll Call

Chair John Groninga called the meeting to order at 7:00 p.m. Commissioners present: Gary Christiansen, Kris Kramer, Lori Jorgensen and Heidi Heimbuch. Commissioners absent: Dan Worden. Staff present: Planner Tricia Sandahl and City Administrator Brent Trout.

Item 2: Approval of Agenda

Groninga asked if there were any corrections or additions to the agenda. Agenda was approved.

Item 3: Approval of Minutes

3.1 Minutes of the Regular Meeting of November 8, 2011

Groninga called for any corrections or additions to the November 8, 2011 minutes. Minutes were approved with changes.

Item 4: Comprehensive Plan

Item 5: Change of Zone

5.1 Manufacturers Bank and Trust requested a Change of Zone for the property at 2626 19th St. SW. The property is currently zoned Z2 Sub-Urban District; the applicant requested the property be zoned Z3 General Urban District.

Sandahl presented the staff report. Sandahl explained that the bank has taken possession of this property and the property to the east which was the former Trax Restaurant. The applicant would like to bring the two parcels into one zoning classification so that they can be marketed as one property.

Sandahl noted that the future land use map in the 2006 comprehensive plan for this site is shown as being used as low density residential. Sandahl explained that it makes sense to combine the two parcels to enhance the ability to develop it. Sandahl noted that if this land were developed it would need to meet the development standards of the City's Zoning Ordinance and would need to meet the appropriate level of review depending on the form and function. Sandahl also stated that the requested zoning supports the Smart Growth principles listed in the staff report.

Sandahl informed the Commission that there had been a couple questions from the public regarding the application. The questions were made to Councilwoman Janet Solberg who then followed up with City Administrator Trout. Trout provided Solberg with information. Sandahl stated that there has not been any push back regarding this application, but if any objections come in they would be recorded and given to the City Council.

Groninga asked if screening would be required between a development and the houses to the north. Sandahl said yes it would require some type of screening, a buffer or a combination of the two. Groninga had concern about the possibility of a convenience store or drive up being developed because of the traffic. Myhre explained that a restaurant or small box would be a P1 in the Z3 Zoning District. P1 would require a site plan review with the Planning and Zoning Commission and neighbor notification.

Groninga opened the public hearing.

Tim Esbeck, representative from Manufacturers Bank and Trust, explained to the Commission that their intent is to clean up the property and sell. He felt it would be helpful to have both parcels zoned the same.

Ray Blanchard, Mason City, said it would nice to see the property turned into something nice. He said there is other property to the west of this site that he would also like to see turned into something nice.

Groninga closed the public hearing.

Christiansen commented that he believes this is a good thing in Central Heights and he is encouraged by some of the things going on in this area.

Christiansen motioned to recommend approval of the request to rezone 2626 19th St. SW. Heimbuch seconded. Upon roll being called, the motion was approved unanimously.

- Item 6: **Subdivisions**
- Item 7: **City Property/Street/Alley Vacation Requests**
- Item 8: **Text Amendments**
- Item 9: **Development Plan Review**
- Item 10: **Public Works/Engineering Items**
- Item 11: **Miscellaneous**
- Item 12: **Unfinished Business**
- Item 13: **New Business**

Sandahl informed the Commissioners that the City Council has moved their meeting time on January 3rd to 4:00 p.m. so that Council members and the public can participate in the caucus of their political party of choice.

- Item 14: **Adjournment**

There being no further comments, the meeting adjourned at 7:22 p.m.

PLANNING AND ZONING COMMISSION

STAFF MEMORANDUM

DATE: December 8, 2011

TO: Planning and Zoning Commission

FROM: Tricia Sandahl, City Planner

CC: Pam Myhre, Growth Development & Planning Director

RE: 11-Z-02, a request for a rezoning at 2626 19th St. SW

Staff has received a request from Manufacturers Bank and Trust Company to rezone the property at 2626 19th St. SW. The property is currently zoned Z2 Sub-Urban District; the applicant is requesting that the property be rezoned to Z3 General Urban District. The form and function of the structure would remain as a single family residence. A location map is included in Attachment A.

Background: The subject property is located in the Central Heights neighborhood in southwest Mason City near the intersection of S. Taft Avenue and 19th St. SW. It is immediately west of the former Trax Restaurant. The restaurant and adjacent house were under the same ownership and the house was used by the owner of Trax as his residence. The bank has taken possession of both properties and they are marketing the properties for redevelopment. Currently, the restaurant property is zoned Z3 General Urban. The house is zoned Z2 Sub-Urban. The applicant would like to bring the two parcels into one zoning classification so that they can be marketed as one property. Neither building is in good condition and the bank believes that the most viable scenario for the property is to clear both lots and offer the properties as one development site in one zoning district.

Neighboring development and zoning: This area of Mason City is located on the western edge of the community and is developed with a mix of forms and functions. The area to the east is zoned Z6-R and is developed and used as an industrial park; Graham Doors is the closest business in this direction. The Newman Catholic Schools campus is located to the southeast. A Casey's convenience store and a residential neighborhood are located to the south. The area to the west and north is developed with residential forms and functions. The commercial properties abutting 19th St. SW are zoned Z3; the balance of the residential properties as well as the Newman campus are zoned Z2.

This neighborhood developed outside of Mason City and was annexed into the community after development had occurred. This mix of residential, commercial, industrial and civic forms and functions form a small node that is recognized in both the 2006 Comprehensive Plan and the zoning map.

Analysis: Because zoning regulations run with the land and likely will outlive the applicant, it is important to examine the impact of all possible forms and functions allowed in the proposed district. The purpose of the Z2 Sub-Urban District is to provide space for walkable detached single-family residential forms, open lawns, occasional corner store and corner office forms and functions along with passive and active greenways and open spaces. Typically, this development will occur at a lower density, with 3-5 units per acre.

The Z3 General Urban District provides space for a walkable community of mixed housing forms including townhomes, multiple flat residential, small retail buildings, corner stores, home office with active and passive greenways and neighborhood pocket parks. Typically, this development will occur at a slightly higher density with the structural form being up to 3 stories in height.

Forms and functions not allowed by right in the Z2 district that would be allowed in the Z3 district (those denoted as a "P" on Table 12-8-2 – Zoning Form and Function Table) include higher intensity residential forms and functions. There are also several commercial, retail and service forms and functions that are allowed, subject to Planning and Zoning Commission approval. Staff will have ample input into the redevelopment of the lot when it occurs. Any future development of the site will, at a minimum, be reviewed by the City's Development Review Committee and will conform to the development standards and specific district requirement. Future forms and functions would also be required to buffer themselves from the adjacent residential function. Any proposed P1 form or function would require notice to neighboring property owners and review and approval by the Planning and Zoning Commission. Neighboring property owners would be notified of the development and given the opportunity to make comment at a public hearing. The Commission would also be allowed to make comment on the development and shape the development to minimize the negative impact on the surrounding area. Staff does not believe that rezoning alone will introduce detrimental or objectionable development to the neighborhood.

Comprehensive Plan: Iowa law requires that any rezoning be in conformance with the jurisdiction's Comprehensive Plan. Mason City's plan is rooted in Smart Growth principles. The requested rezoning supports these Smart Growth principles identified in the Comprehensive Plan:

- Mixed land uses that diversify activity in neighborhoods and locate a variety of uses near one another, allowing for alternatives to automobile travel.
- Make full and efficient use of urban services by encouraging the rehabilitation of aging properties in older portions of town and by encouraging compact development patterns.
- Create a walkable community to ensure that key activity centers are within walking distance of residential areas.
- Diversify transportation modes by making walking and bicycling viable, attractive alternatives to driving.

Staff and Utility Comment: Notice of this application was sent to City department managers and local utility providers. There were no negative comments received and no objections to the rezoning.

Public Comment: Notices were sent to the property owners within 350 ft. of the property; notice of the request was also published in the *Globe Gazette*. To date we have not received any comments regarding this request.

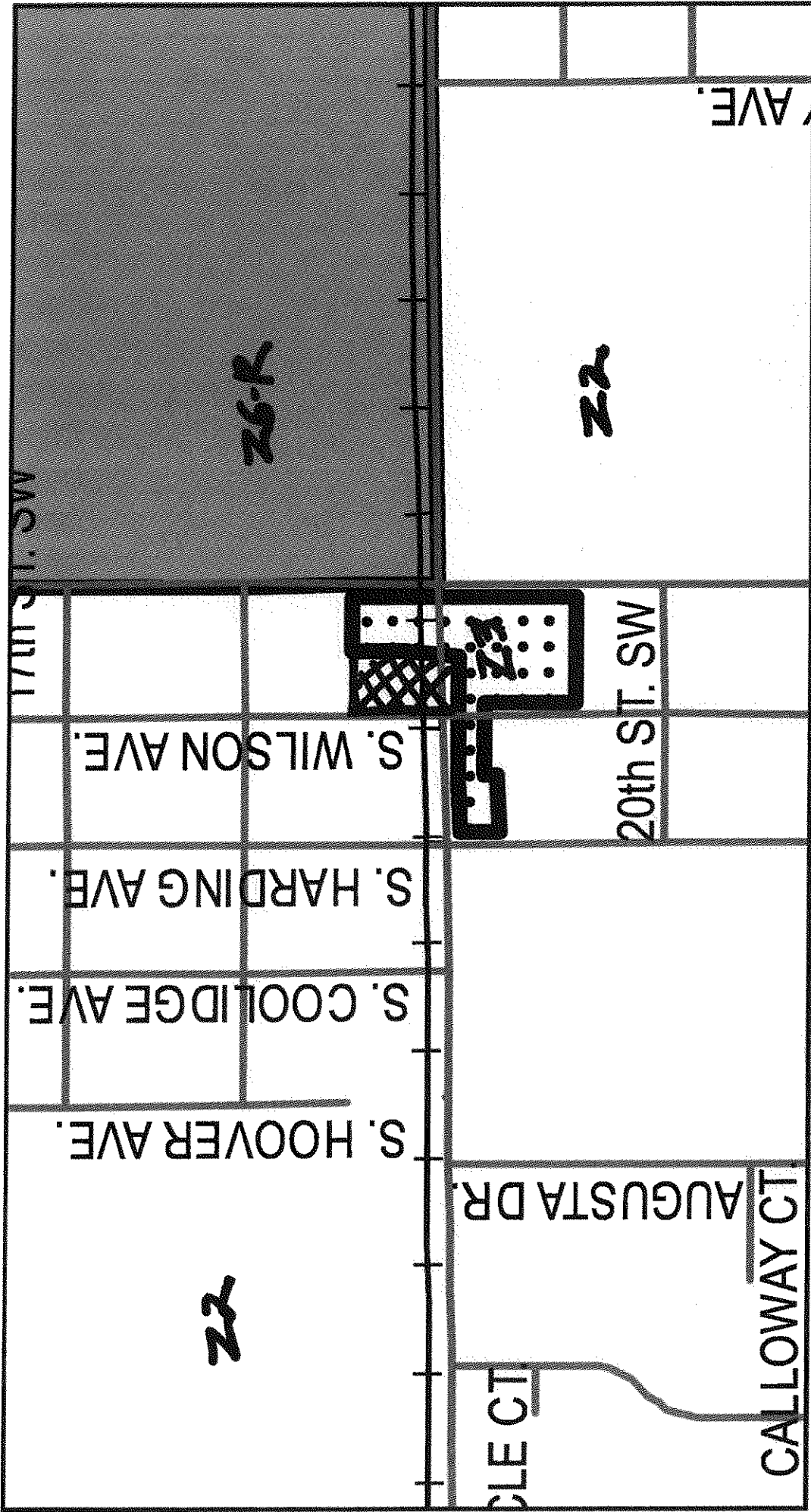
Requested Action: Staff respectfully requests that the Commission review the request for rezoning at 2626 19th St. SW and, after public hearing forward a recommendation on the rezoning to the City Council. Staff believes the rezoning should be approved. It is anticipated that the City Council will hold a public hearing and give the rezoning its first consideration on January 3, 2012.

Attachments:

- Location Map
- Change of Zone Checklist
- Form and Function Table



2626 19th St. SW - Vicinity Map



REZONING REQUEST
TO Z-3



ZONING REVIEW CHECKLIST

This checklist is intended to be used as a guide, not as a scorecard. It should not be used to take the place of a careful analysis of each request for rezoning, but rather to assist in such an analysis. The checklist contains some key factors that normally should be investigated before a judgment regarding rezoning should be made. The checklist is not all encompassing. It suggests many important rezoning considerations, but other equally valid factors may appropriately arise, depending upon specific circumstances.

- Would the granting of the rezoning request conform to the City's land use policies or Comprehensive Plan?
- Is there a public need for additional land to be zoned to the district requested?
- If there is a need for additional land to be rezoned as requested, should the rezoning be done in the areas requested or would the public interest be better served if the rezoning were done in other areas of the City?
- Would the permitted uses in the proposed district be compatible with surrounding land uses?
- Would the granting of the rezoning request create (or worsen substantially) existing traffic problems?
- Would the granting of the rezoning request adversely affect property values of adjacent land owners to an unreasonable degree?
- Would the granting of the rezoning request impose undue hardships on adjacent owners? (Such as noise, electric display signs, odors, or other nuisances.)
- Would granting the rezoning request significantly affect the need for public services such as schools, fire protection, road maintenance, etc.?
- Would granting the rezoning request result in problems due to topography, drainage, soils, or other natural systems and features?
- Would granting the rezoning request result in converting existing good quality agricultural land to other uses?
- If the request for rezoning were granted, is there sufficient economic base to support the permitted uses?
- If the rezoning request were granted, would the necessary utilities and facilities (transportation; rail, truck, air; water, sewer, electricity, gas) be available to support the permitted uses?
- Is there an alternative site for the suggested use that would eliminate the necessity for rezoning?
- If the request for rezoning were granted, are the size and shape of the parcel suitable for permitted use?

ORDINANCE NO. 12 –

AN ORDINANCE AMENDING TITLE 12 OF THE CITY CODE OF THE CITY OF MASON CITY, IOWA, IT BEING THE ZONING ORDINANCE OF SAID CITY, AND CHANGING THE BOUNDARIES OF CERTAIN DISTRICTS THEREIN ZONED Z2 SUB-URBAN DISTRICT TO Z3 GENERAL URBAN DISTRICT FOR PROPERTY LOCATED AT 2626 19TH STREET SOUTHWEST, IN THE CITY OF MASON CITY, IOWA

WHEREAS, the Planning and Zoning Commission of the City of Mason City, Iowa, after a public hearing held on December 13, 2011 recommended approval of a change of zone classification of a certain area hereinafter described;

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

Section 1: That Title 12 of the City Code of the City of Mason City, Iowa and the Zoning Map of the City of Mason City, Iowa, by this reference made a part hereof, be and the same is hereby amended by changing the district boundaries thereof so as to change the classification of property generally located at 2626 19th Street Southwest from Z2 Sub-Urban District to Z3 General Urban District and legally described as follows:

LOT THIRTEEN (13), EXCEPT THE NORTH TWO (2) FEET THEREOF, LOT 00 AND LOT FOURTEEN (14); AND THE WEST HALF (W1/2) OF THE ALLEY (ALSO KNOWN AS LOT 17) WHICH ABUTS LOT THIRTEEN (13), EXCEPT THE NORTH TWO (2) FEET THEROF, AND LOTS 00 AND FOURTEEN (14), ALL IN BLOCK ONE (1) IN AUDITOR'S SUBDIVISION OF LOT FOURTEEN (14) IN THE SUBDIVISION OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) AND THAT PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION EIGHTEEN (18) TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M., LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, AND ST. PAUL RAILWAY, CERRO GORDO COUNTY, IOWA.

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 7th day of February, 2012.

Eric Bookmeyer, Mayor

ATTEST:

Brent Trout, City Clerk

1st Consideration: January 3, 2012
2nd Consideration: January 17, 2012
3rd Consideration: February 7, 2012

Memorandum

Date: 2/3/2012
To: The Honorable Mayor and City Council members
From: Brent Trout, City Administrator
Re: Request Approval of an Agreement with Cerro Gordo County for the Cerro Gordo County Corridor Urban Renewal Area

Review:

Cerro Gordo County is in the process of developing its first Urban Renewal Area which will be located in Lake Township, west of the City limits of Mason City. The development of this area will provide tentatively agreed-to property tax rebates through Tax Increment Financing (TIF) to Red Power, Inc., who is constructing a new dealership and service building at its current location.

Since the proposed Urban Renewal Area is within two miles of the City, an agreement between Cerro Gordo County and the City of Mason City is necessary. *Cerro Gordo County Administrative Officer Tom Drzycimski outlined the boundary of the proposed area in his attached memo.*

There is no budget impact included with this item.

Council Action Requested:

I respectfully request City Council approval of an agreement between the City and Cerro Gordo County for the development of an Urban Renewal Area in Lake Township located west of the Mason City City limits.

Brent Trout

Brent Trout, City Administrator



PLANNING AND ZONING
Cerro Gordo County Courthouse

220 N Washington Ave Mason City, IA 50401-3254 (641) 421-3021
Tom Drzycimski, AICP, Administrative Officer FAX (641) 421-3088
Michelle Rush, Administrative Assistant

January 31, 2012

TO: Clear Lake City Council
 City Administrator Scott Flory
 Mason City City Council
 City Administrator Brent Trout

CC: Cerro Gordo County Board of Supervisors
 Brent Willett and Ken Bales, NICEDC
 Tom Simmering, Simmering & Cory, Inc.

SUBJECT: **Proposed City/County Agreement** – Cerro Gordo County Corridor Urban
 Renewal Area

Dear Honorable Mayors, Council Members, & City Administrators:

With the assistance of Simmering & Cory, Inc., Cerro Gordo County is in the process of developing its first urban renewal area in Lake Township, just west of the city limits of Mason City.

The impetus for developing this area is to provide tentatively agreed-to property tax rebates to Red Power, Inc. through the use of tax increment financing (TIF). Red Power is in the process of making a major investment in the community by constructing a new dealership and service building west of their current location.

As part of this process, agreements with Clear Lake and Mason City are necessary because the urban renewal area will be within two miles of both cities. A proposed agreement is provided for your consideration, labeled as **“Exhibit C.”**

The boundary of the proposed urban renewal area is shown in **“Exhibit B”** of the plan. This roughly 490 acre area includes existing development in Woollum’s First Subdivision (north of Iowa Hwy 122) and Benton’s Addition (south of Iowa Hwy 122). Willow Pointe Assisted Living and farmland owned by Cerro Gordo County is also included in the urban renewal area.

There are no proposals to develop the county-owned farmland at this time. The county, however, sees value in including it due to its future development potential.

I will be available at each of your council meetings, scheduled for February 6 and 7, to answer questions about the plan.

**CITY/COUNTY AGREEMENT
CERRO GORDO COUNTY AND CITY OF MASON CITY**

WHEREAS, pursuant to Chapter 403 of the Code of Iowa, counties have certain urban renewal powers; and

WHEREAS, in accordance with paragraph 4 of Section 403.17 of the Code of Iowa, a county may exercise urban renewal powers with respect to property which is located within two miles of a city only if the county and city have entered into a joint agreement with respect to such exercise of powers; and

WHEREAS, some of the property within the proposed Cerro Gordo County Corridor Urban Renewal Area, the description of which is shown as Exhibit A in the Urban Renewal Plan, is within two miles of the city limits of the City of Mason City, Iowa (the "City"); and

WHEREAS, the Board of Supervisors of the County has requested that the City enter into an agreement in order to enable the County to exercise urban renewal powers within the proposed Cerro Gordo County Corridor Urban Renewal Area;

NOW THEREFORE, it is agreed by the County and the City as follows:

Section 1. The County may exercise urban renewal powers pursuant to Chapter 403 of the Code of Iowa with respect to property included within the proposed Cerro Gordo County Corridor Urban Renewal Area.

Section 2. This Agreement shall be deemed to meet the statutory requirements of paragraph 4 of Section 403.17 of the Code of Iowa and shall be effective following approval by the governing bodies and execution by the appropriate officials of the County and the City.

IN WITNESS WHEREOF, the County has caused this Agreement to be executed by the Chairperson of its Board of Supervisors and attested by its Deputy County Auditor, and the City has caused this Agreement to be executed by its Mayor and attested by its City Clerk, as of the dates shown opposite their respective signatures below.

CERRO GORDO COUNTY, IOWA

By _____
Chairperson, Board of Supervisors

ATTEST:

Deputy County Auditor

Date: _____

CITY OF MASON CITY, IOWA

By _____
Mayor

ATTEST:

City Clerk

Date: _____

CITY/COUNTY AGREEMENT
CERRO GORDO COUNTY AND CITY OF CLEAR LAKE

WHEREAS, pursuant to Chapter 403 of the Code of Iowa, counties have certain urban renewal powers; and

WHEREAS, in accordance with paragraph 4 of Section 403.17 of the Code of Iowa, a county may exercise urban renewal powers with respect to property which is located within two miles of a city only if the county and city have entered into a joint agreement with respect to such exercise of powers; and

WHEREAS, some of the property within the proposed Cerro Gordo County Corridor Urban Renewal Area, the description of which is shown as Exhibit A in the Urban Renewal Plan, is within two miles of the city limits of the City of Clear Lake, Iowa (the "City"); and

WHEREAS, the Board of Supervisors of the County has requested that the City enter into an agreement in order to enable the County to exercise urban renewal powers within the proposed Cerro Gordo County Corridor Urban Renewal Area;

NOW THEREFORE, it is agreed by the County and the City as follows:

Section 1. The County may exercise urban renewal powers pursuant to Chapter 403 of the Code of Iowa with respect to property included within the proposed Cerro Gordo County Corridor Urban Renewal Area.

Section 2. This Agreement shall be deemed to meet the statutory requirements of paragraph 4 of Section 403.17 of the Code of Iowa and shall be effective following approval by the governing bodies and execution by the appropriate officials of the County and the City.

IN WITNESS WHEREOF, the County has caused this Agreement to be executed by the Chairperson of its Board of Supervisors and attested by its Deputy County Auditor, and the City has caused this Agreement to be executed by its Mayor and attested by its City Clerk, as of the dates shown opposite their respective signatures below.

CERRO GORDO COUNTY, IOWA

By _____
Chairperson, Board of Supervisors

ATTEST:

Deputy County Auditor

Date: _____

CITY OF CLEAR LAKE, IOWA

By _____
Mayor

ATTEST:

City Clerk

Date: _____

URBAN RENEWAL PLAN

**CERRO GORDO COUNTY CORRIDOR
URBAN RENEWAL AREA**

CERRO GORDO COUNTY, IOWA

March, 2012

SIMMERING-CORY, INC.

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- A. DESCRIPTION OF AREA
- B. URBAN RENEWAL AREA MAP
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**Urban Renewal Plan
Cerro Gordo County Corridor Urban Renewal Area
Cerro Gordo County, Iowa**

A. INTRODUCTION

This Urban Renewal Plan has been developed to help local officials promote economic development in Cerro Gordo County. The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new commercial/industrial development.

In order to achieve this objective, Cerro Gordo County (the “County”), intends to undertake urban renewal activities pursuant to the powers granted to it under Chapters 403 and 15A of the Code of Iowa.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Cerro Gordo County Corridor Urban Renewal Area is described in Exhibit A and illustrated in Exhibit B.

The County reserves the right to modify the boundaries of the area at some future date. Any amendments to the property included within the area will be completed in accordance with Chapter 403 of the Code of Iowa.

C. DISTRICT DESIGNATION

With the adoption of this plan, Cerro Gordo County will designate this Urban Renewal Area as an economic development district that is appropriate for new commercial and industrial development.

D. BASE VALUE

If the Cerro Gordo County Corridor Urban Renewal Area is legally established and debt is certified prior to December 1, 2012, the taxable valuation within the district as of January 1, 2011, will be considered the “base valuation.” If debt is not certified until a later date, the “base value” will be the assessed value of the taxable property in the Urban Renewal Area as of January 1 of the calendar year preceding the calendar year in which the County first certifies the amount of any debt.

E. CITY/COUNTY AGREEMENTS

Because the Cerro Gordo County Corridor Urban Renewal Area is within 2 miles of the Cities of Mason City and Clear Lake, the County will enter into a joint agreement with each City, pursuant to Section 403.17 of the Code of Iowa, which authorizes the County to carry out project activities within a City's 2-mile "area of operation." Copies of these agreements are attached as Exhibit C.

F. AGREEMENT TO INCLUDE AGRICULTURAL LAND

Because some of the area being included in the Cerro Gordo County Corridor Urban Renewal Area contains land that is being used for agricultural purposes as defined by Iowa Code Section 403.17(3), the County and property owners have entered into an agreement in which the property owners agree to allow the County to include real property defined as "Agricultural Land" in the Urban Renewal Area. Copies of these agreements are attached as Exhibit D.

G. DEVELOPMENT PLAN

The County has a general plan for the physical development of the County outlined in the Cerro Gordo County Comprehensive Plan which was updated in 2004. The goals, objectives, and proposed activities outlined in this Urban Renewal Plan are consistent with the goals and policies identified and adopted as part of the County's planning process and are consistent with the Comprehensive Plan itself. The plan identifies the Corridor Urban Renewal Area as a "Joint Development Area" appropriate for new commercial and industrial development."

This Urban Renewal Plan does not replace the County's existing land use planning or zoning regulation process.

H. PROJECT AREA OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for community economic development purposes, including new and expanded commercial and industrial development. Objectives include:

1. To stimulate through public action and commitment, private investment in new development.
2. To provide for the installation of public works and facilities which contribute to the sound development in the area.

3. To plan for and provide sufficient land for new development in a manner that is efficient from the standpoint of providing services.
4. To provide a more marketable and attractive investment climate.
5. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.

I. TYPE OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the area, the County intends to utilize the powers conferred under Chapter 403 and Chapter 15A, Code of Iowa.

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure, including but not limited to streets, storm water drainage, sanitary sewer system, water system, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, tax rebate payments or other types of economic development grants or incentives to private persons or businesses for economic development purposes on such terms as may be determined by the Board of Supervisors.
4. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Program or specific urban renewal projects.
5. To borrow money and to provide security therefor.
6. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the Cerro Gordo County and the State of Iowa.

J. DEVELOPMENT PROJECTS

Although certain urban renewal activities may occur over a period of years, the first proposed project involves providing property tax rebates to support a building expansion by Red Power, L.L.C. The County may also consider providing financial assistance, including tax increment rebates, to other developers as an

incentive to promote new and expanding business development and employment opportunities in the area.

In addition, the County may use tax increment to help finance the cost of installing infrastructure, including but not limited to, water, sewer, storm water, roadway, and traffic control improvements.

K. FINANCIAL DATA

1. Current constitutional debt limit: \$197,192,614
2. Current general obligation debt: \$11,447,419
3. Proposed amount of loans, advances, indebtedness or bonds to be incurred: Although, a specific amount of tax increment debt to be included for projects over time has not yet been determined, it is anticipated that the cost of the proposed projects identified in Section J of this plan will be in approximately the \$50,000 to \$3 million range. Future projects that have not been specifically determined at this time may increase this amount. The current Red Power, L.L.C. project proposal involves providing tax increment grants or rebates subject to certain conditions, including employment obligations. The cumulative value of the potential grants or rebates is estimated at between \$140,000 and \$200,000. This amount is included in the \$50,000 to \$3 million range.

L. SPECIAL FINANCING

To meet the objectives of this Urban Renewal Plan and to encourage private investment in and the development of the urban renewal area, the County may determine to provide financial assistance to qualified private businesses through the making of incentives, such as loans, rebates or grants under all applicable provisions of the Iowa Code, including but not limited to Chapter 15 and 15A, and through the use of tax increment financing under Chapter 403 of the Code of Iowa.

1. Loan, Rebates or Grants. The making of loans or grants of public funds to private businesses within the urban renewal area may be deemed necessary or appropriate for economic development purposes and to aid in the planning, undertaking and carrying out of urban renewal project activities authorized under this Urban Renewal Plan and the Code of Iowa. Accordingly, in furtherance of the objectives of this Urban Renewal Plan, the County may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in

the urban renewal area. Alternatively, the County may determine to use available funds for making such loans or grants.

2. Tax Increment Financing. The County may utilize tax increment financing as a means to help pay for the costs associated with the development of the urban renewal area. General obligation bonds, tax increment revenue bonds or such other obligations or loan agreements may be issued by the County, and tax increment reimbursement may be sought for, among other things, the following costs (if and to the extent incurred by the County):
 - A. Constructing public improvements, such as streets, sanitary sewers, storm sewers, water mains, parking lots or other facilities;
 - B. Making loans or grants to private businesses, including debt service payments on any bonds or notes issued to finance such loans or grants;
 - C. Providing the local matching share of state or federal grant and loan programs; or
 - D. Providing other incentives for activities described in this plan.

M. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, change in the area, to add or change land use controls and regulations, to modify goals or types of renewal activities, or to amend property acquisition and disposition provisions.

The Board of Supervisors may amend this Urban Renewal Plan by complying with applicable State law.

N. PROPERTY ACQUISITION/DISPOSITION

Other than easements and public right-of-ways, no property acquisition by the County is anticipated at this time. However, if property acquisition/disposition become necessary to accomplish the objectives of the plan, urban renewal powers will be carried out, without limitation, in accordance with the State of Iowa Urban Renewal Law.

O. EFFECTIVE PERIOD

This Cerro Gordo County Corridor Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and will remain in effect until it is repealed by the Board of Supervisors. During the life of the plan, the Board of

Supervisors may designate all or any portion of the property covered by this plan as a “tax increment area.”

With respect any property covered by this plan which is included in an ordinance which designates that property as a tax increment area, the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years from the calendar year following the calendar year in which the County first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property. However, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code) by the County for activities carried out under this Urban Renewal Plan shall be limited as deemed appropriate by the Board of Supervisors and consistent with all applicable provisions of law.

EXHIBIT A

**Cerro Gordo County
Corridor Urban Renewal Area
Description of Land**

Private Property:

1. All land in Woollums First Subdivision, Cerro Gordo County, Iowa

Parcels:	06-11-100-003-00	Ag Parcels:	06-11-100-006-00	3.98 a
	06-11-100-004-00		06-11-100-008-00	3.99 a
	06-11-100-005-00		06-11-100-009-00	5.11 a
	06-11-100-010-00		06-11-100-018-00	<u>3.99 a</u>
	06-11-100-012-00			17.07 a
	06-11-100-013-00			
	06-11-100-014-00			
	06-11-100-016-00			
	06-11-100-017-00			
	06-11-100-019-00			

2. Parcel "A" in the SE¼ of Section 11-96-21 (Doc. 1997-7873)

Parcel: 06-11-400-001-00

3. E 10 acres of the NW¼ of the SW¼ of Section 11-96-21

Parcel: 06-11-300-003-00

4. All land in Benton's Addition, Cerro Gordo County, Iowa

Parcel:	06-11-300-018-00	Ag Parcels:	06-11-300-016-00	10.21 a
	06-11-300-017-00			

County-Owned Property:

1. NE¼ of Section 11-96-21

Ag Parcel: 06-11-200-003-00 149.06 a

2. W½ SW¼ of Section 12-96-21

Ag Parcel: 06-12-300-001-00 73.64 a

3. That part of the SE $\frac{1}{4}$ of Section 11-96-21 lying E of the centerline of Kingbird Avenue and N of the centerline of 263rd Street

Ag Parcel: 06-11-400-003-00 70.31 a

4. Lot 1, Cerro Gordo County First Subdivision to Cerro Gordo County, Iowa

Ag Parcel: 06-11-400-005-00 23.04 a

Road Rights-of-Way:

The Corridor Urban Renewal Area also includes the full right-of-way of all streets and roads that are in or adjacent to the property described above including, but not necessarily limited to the following:

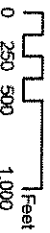
1. All of Killdeer Avenue beginning at a point 60 feet west of the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10-96-21, thence south along the west right-of-way line of Killdeer Avenue to the south right-of-way line of 265th Street (Iowa Highway 122), thence easterly 120 feet along the south right-of-way line of 265th Street (Iowa Highway 122), thence north along the east right-of-way line of Killdeer Avenue to a point 60 feet east of the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11-96-21, thence west 120 feet to the point of beginning.
2. All of Lark Avenue beginning at a point 33 feet west of the NE corner of the NE $\frac{1}{4}$ of Section 11-96-21, thence south along the west right-of-way line of Lark Avenue to a point 33 feet west of the SE corner of the NE $\frac{1}{4}$ of Section 11-96-21, thence east 66 feet to a point 33 feet east of the SW corner of the NW $\frac{1}{4}$ of Section 12-96-12, thence north along the east right-of-way line of Lark Avenue to a point 33 feet east of the NW corner of the NW $\frac{1}{4}$ of Section 12-96-21, thence west 66 feet to the point of beginning.
3. All of Lark Avenue beginning at a point 60 feet west of the NE corner of the SE $\frac{1}{4}$ of Section 11-96-21, thence south along the west right-of-way line of Lark Avenue to a point 60 feet west of the SE corner of the SE $\frac{1}{4}$ of Section 11-96-21, thence east 120 feet to a point 60 feet east of the SW corner of the SW $\frac{1}{4}$ of Section 12-96-11, thence north along the east line of Lark Avenue to a point 60 feet east of the NW corner of the SW $\frac{1}{4}$ of Section 12-96-21, thence west 120 feet to the point of beginning.
4. All of Kingbird Avenue from the south right-of-way line of 265th Street (Iowa Highway 122) to the south right-of-way line of 263rd Street.
5. All of 265th Street (Iowa Highway 122):

Westerly boundary: A line running from the north right-of-way line of 265th Street to the south right-of-way line of 265th Street, 60 feet west of and parallel to the west line of the NW $\frac{1}{4}$ of Section 11-96-21 and the west line of the SW $\frac{1}{4}$ of Section 11-96-11.

Easterly boundary: A line running from the north right-of-way line of 265th Street to the south right-of-way line of 265th Street, along the east line of the SW¹/₄ of the NW¹/₄ of Section 10-96-21 and the east line of the NW¹/₄ of the SW¹/₄ of Section 10-96-21.

Right-of-way is inclusive of the frontage road platted as part of and adjacent to the south line of Lots 1-5 of Woollums First Subdivision, Cerro Gordo County, Iowa.

Cerro Gordo County Corridor Urban Renewal Area



"Exhibit B"



November 7, 2011

RESOLUTION NO. 12 -

A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE CITY OF MASON CITY AND CERRO GORDO COUNTY TO ENABLE THE COUNTY TO EXERCISE URBAN RENEWAL POWERS WITHIN THE PROPOSED CERRO GORDO COUNTY CORRIDOR URBAN RENEWAL AREA WITHIN TWO MILES OF THE CITY LIMITS OF MASON CITY, IOWA

WHEREAS, the City Council of the City of Mason City, Iowa desires to enter into an agreement with Cerro Gordo County to enable Cerro Gordo County to exercise urban renewal powers within the proposed Cerro Gordo County Corridor Urban Renewal Area within two miles of the City limits of Mason City, Iowa.

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

Section 1: That the Agreement between the City of Mason City and Cerro Gordo County to enable the County to exercise urban renewal powers within the proposed Cerro Gordo county Corridor Urban Renewal Area within two miles of the City limits of the City of Mason City, Iowa, be and the same is hereby approved.

Section 2: That the Mayor and City Clerk are hereby authorized and directed to execute said Agreement, said agreement not to be binding on the City until approved by this Council.

PASSED AND APPROVED this 7th day of February, 2012.

Eric Bookmeyer, Mayor

ATTEST:

Brent Trout, City Clerk

Memorandum

Date: 2/3/2012
To: The Honorable Mayor and City Council members
From: Brent Trout, City Administrator
Re: Draft Comprehensive Code Enforcement Plan

Review:

At a previous meeting, the City Council directed staff to develop a Comprehensive Code Enforcement Plan. Staff reviewed several objectives and categorized them into specific recommendations for immediate, short, and long horizon implementation.

The Code Enforcement Plan involves six categories: Building Permits, Mason City Housing Code, Fire-Damaged Properties, Nuisance Code Enforcement, Dangerous Building Code, and Assistance for Homeowners with Special Circumstances.

Interim Building & Neighborhood Services Director Pat Otto outlines the details of the categories and implementation options in the attached memo.

Council Action Requested:

Interim Building and Neighborhood Services Director Pat Otto recommends City Council review and approval of the Comprehensive Code Enforcement Plan as outlined in the attached memo.

I concur with the recommendation and respectfully request City Council approval.

Brent Trout

Brent Trout, City Administrator

CC: Pat Otto, Interim Building and Neighborhood Services Director




Chuck McGreevey, Director
Building & Neighborhood Services Department
(641) 424-7164

Building and Neighborhood Services Department

10 First Street NW • Mason City, IA 50401 • (641) 421-3620 • Fax (641) 421-3623

**CITY COUNCIL MEETING ON
FEBRUARY 7, 2012**

TO: BRENT TROUT, CITY ADMINISTRATOR; BUILDING AND
NEIGHBORHOOD SERVICES STAFF, ASSISTANT FIRE CHIEF MARK
CHRISTIANSEN

FROM: PAT OTTO, INTERIM BUILDING AND NEIGHBORHOOD SERVICES
DEPARTMENT DIRECTOR 

RE: DRAFT COMPREHENSIVE CODE ENFORCEMENT PLAN

DATE: JANUARY 26, 2012

The 2011 City Council goals included “Mason City as an attractive community”, and lists “strict nuisance code enforcement, addressing maintenance code where applicable” as one of their top priorities. Council member Hickey requested the development of a Comprehensive Code Enforcement Plan at the Dec. 20, 2011 council meeting. With the notion of improving and promoting quality code enforcement this Comprehensive Plan puts forth a series of objectives for the Building and Neighborhood Services Department (B&NS) and breaks down specific recommendations into immediate, short, and long horizon implementation.

The Building and Neighborhood Services Department currently has 25 employees, 9 of whom impact code enforcement directly, an Interim Director/Transit Director, one housing inspector/zoning administrator, one electrical inspector, one plumbing/mechanical inspector, one permit technician/secretary, one part-time transit/rental housing/code enforcement secretary, two nuisance code enforcement officers, one animal control officer, and 16 part-time transit drivers.

The department is responsible for the issuance of building permits, both major and minor, demolition, moving, sign, occupancy, electrical, mechanical, plumbing and zoning permits and all inspections associated with those permits. They are responsible for complaints about junk cars and junk, rubbish and refuse on private property, dumping of garbage, signs, zoning, vicious animals, animals running at large, nuisance snow removal, tall grass and weeds, and other citizen complaints of a wide variety. They are also responsible for the safe transportation of Mason City residents to work, home, medical appointments and play.

DRAFT Comprehensive Code Enforcement Plan

Building Permits

The International Building Code language pertaining to permits says a permit holder has 180 days from the issuance of the permit to begin work authorized in the permit or the permit becomes invalid. If the project is abandoned for 180 days the permit becomes invalid. The Chief Building Official is authorized to grant one of more extensions of time for periods no more than 180 days each. The request for an extension must be in writing and justifiable cause demonstrated. We currently have no tracking system for these permits.

Staff is recommending the implementation of the following:

Immediate Horizon:

- Regular inspections every 3 months throughout the project for each permit issued to determine that the work will begin in a timely manner and/or is progressing as expected.
- Education for permit holders of City expectations pertaining to work commencement and/or progression will be addressed in a FAQs page on our web site.
- Notification to each permit applicant of the time requirements for commencement of work and ongoing progression expectations.
- Requirement of a time line for commencement and/or completion of project from permit holder requesting a permit extension.

Short Horizon:

- Development of guidelines for “reasonable progress” of a project and “justifiable” cause for permit extension requests

Long Horizon:

- If Council requests, staff will bring recommendations for ordinance revisions limiting the number of permit extensions and/or the length of additional time allowed for an extension.

Mason City Housing Code

This code promotes the health, safety and welfare of citizens living in existing housing, whether it is owner-occupied or rental housing.

Staff is recommending the implementation of the following:

Short Horizon:

- Review Housing Code for:
 - Ability to hold tenants responsible for destruction of rental property
 - Conformance with existing International Building and Electrical Codes
 - Ability to address general upkeep and appearance of property - both structure(s) and landscaping
 - Ability to reference other adopted City codes
 - Mechanism to collect unpaid fees and fines.
 - *Bring recommendations for revision to Council by July 17, 2012 Council meeting*

Fire-Damaged Properties

In the event of fire-related substantial damage to a structure the Mason City Fire Department secures the structure temporarily for property protection only. It is up to the owner to secure the property against illegal entry. Currently there is no formal communication between the fire department and B&NS when a fire with substantial damage occurs.

According to Iowa State Code, when an insurance company totals a house due to fire damage a letter is to be generated to the City Clerk's office. This letter confirms that \$10,000 is retained from the insurance payout to the property owner to insure there is money available for demolition of the property.

Staff is recommending the implementation of the following:

Short Horizon:

- Have fire department notify B&NS within 48 working hours of a fire with substantial property damage
- Code Enforcement officers meet with property owner within 72 hours to establish proper methods of securing building against illegal entry

Nuisance Code Enforcement

Owners of every type of residential and commercial property in Mason City want to protect their investment and their property value. This need to protect the value of those properties and the need for excellence in code enforcement becomes an economic issue.

It is a very likely scenario that as our housing ages and maintenance problems become visible citizens will ask for forced maintenance on housing that is not meeting a neighborhood's standards for appearance. Citizens will direct their concerns to Council, Council will direct the City Administrator to intensify code enforcement activity. As Code Enforcement officers work loads increase we must discover ways to increase their working capacity and efficiency.

Staff is recommending the implementation of the following:

Immediate Horizon:

- Proactive Enforcement – continue to move away from the complaint basis for code enforcement. Take action immediately upon a visual identification of a violation. Continue to take complaints and react accordingly , but establish code enforcement priorities on the basis of importance and scope

As an example:

- Unsafe and vacant structures
- Uncollected garbage on private property
- Public sidewalks not cleared of snow/ice
- Inoperable or abandoned vehicles on private property
- Junk, rubbish refuse and other noisome substances on private property
- Accessory structure maintenance
- Shrubbery, vegetation maintenance
- Tall grass/weeds
- Traffic visibility zone issue

- Recreational and/or commercial vehicles improperly parked on private property
- Missing address numbers
- Increase enforcement capacity for Code Enforcement
 - Eliminate or minimize non-code enforcement work, this will increase time for enforcement of nuisance codes
 - Utilize participation of others in code enforcement activity. The Housing/Rental Inspector and Animal Control Officer have related code enforcement duties and experience. Continue to use this resource and, in addition, look for ways to partner with other city departments for code enforcement activity

Short to Long Horizon

- Tracking System – our current software tracking system is sufficient for work at our desks but has proven to be too unwieldy for consistent use in the field. The appropriate code enforcement software will increase inspectors’ efficiency by allowing them more time in the field with citizens. It will allow the inspectors to open cases, schedule inspections, record violations and coordinate resolutions. Property ownership, inspection results, photos, notices, violations and notes become an electronic record of each case.
 - B&NS has targeted a software company that will meet the needs for the department and it has been included in our CIP since 2011. However, the company that provided the newly implemented financial software also offers a code enforcement module and it would be in our best interests to meet with them for an on-line demonstration.
- Abatement – minimize the amount of time from the discovery of a violation to abatement.
 - Amend ordinances to minimize required notices
- Budgeting
 - Move Tracking software to high priority for this coming year
 - Continue to provide B&NS with funding necessary to carry out forced improvements such as cleanups, building securement, and tall grass/weeds and snow removal.
- Ordinance Updates
 - Revisit adoption of portions of the International Property Maintenance Code pertaining to upkeep and appearance of buildings.

- ***Bring recommendations to Council for approval by May 1, 2012 Council meeting.***
- From time to time every ordinance needs to be reviewed for general updates; but they may also need to be improved due to new enforcement issues encountered by inspectors

Dangerous Building Code

This code provides for the abatement of all buildings or portions of buildings which are determined after inspection to be dangerous, by repair, rehabilitation, demolition or removal. This hammer is a tool to be used only when necessary. The danger of having a hammer as the only tool at our resource is that all problems tend to look like nails. Empty lots are seldom, if ever, sold for redevelopment and become an ongoing cost to taxpayers due to other nuisance issues like tall grass/weeds and snow removal.

Staff is recommending the implementation of the following:

Short to Long Horizon:

- Make public an inventory list of existing properties slated for demolition or on the watch list by posting the list on our website and making the list otherwise available to Council members and citizens. This may spur the interest of those looking for properties to develop or rehabilitate.
- Perform a cost/benefit analysis for each property for rehabilitation vs demolition
- Consider an increase of the demolition budget. Currently, we budget \$32,000; at current rates this allows for the demolition of approximately four residential structures or possibly one commercial structure
- Consider other vacant property management strategies such as one utilized in Philadelphia, PA (*see attached*).

Assistance for Homeowners with Special Circumstances

Low-income, elderly and disabled homeowners may face serious challenges to providing the needed maintenance for their homes. While there may be a few government sponsored funding programs to assist they are few and far between and funding is never guaranteed for a community.

Staff recommends the implementation of the following:

Immediate Horizon:

- Continue to work closely with the City's grant writer to determine neighborhoods that would benefit from Community Development Block Grants for housing rehabilitation programs for low to moderate income families and refer homeowners to the NIACOG Housing Trust Fund when appropriate. Although this trust fund was developed primarily to address emergency repairs; some funds will also be available for general rehabilitation of homes especially for projects that improve the appearance of neighborhoods. *(See attached).*

Short-Long Horizon:

- Search out local youth, church and other community groups or organizations who may be interested in helping with painting and repair of homes
- Explore the development of national organizations on the local level such as Habitat for Humanities "A Brush with Kindness", Rebuilding Together and Hearts and Hammers. These are all programs made up of local volunteers who help "low-income homeowners impacted by age, disability, and family circumstances maintain the exterior of their homes." *(See attached).*

Summary

The bottom line for Code Enforcement is that Council and citizens want more of it. They also want to see quick results. This plan recommends a stepped up code enforcement program and more activity in response to this demand. The reality is, however, there are limitations to what code enforcement alone can accomplish. Code enforcement works best in conjunction with capital improvement programs and community development programs. Through taxes, citizens must also be willing to pay the cost of code enforcement, the funding of abatement programs, and the cost of litigation. Residents must also be willing to step up and help their local government by talking to their neighbors directly, by showing a good example, and by helping when there is a genuine need.

Philadelphia

Vacant Property Management Strategy

Philadelphia has battled blight problems resulting from vacant buildings for 50 years, but the problem has continued to grow. This year, the city's Department of Licenses and Inspections (L&I) created a program to deal with vacant properties once and for all, and progress already is being made.

"This strategy is important because we have [more than] 20,000 vacant structures in the city," says City Commissioner Fran Burns.

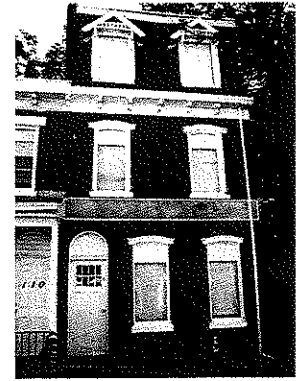
"They breed a nuisance problem. Sometimes it's criminal activity, sometimes it causes repair problems for neighboring buildings, and sometimes animals and people take shelter in these vacant structures. For those living with a vacancy in their neighborhoods, it really can be a source of daily difficulties."

In January, L&I identified 25,000 unoccupied structures and instituted a Vacant Property Management Strategy to hold owners more accountable for the maintenance of their vacant properties. The city started with a pilot program targeting vacant structures in census tracts with low occupancy rates. The program includes a three-pronged approach:

1. **Finding the owners.** Researchers use several databases to obtain current names and addresses of the owners of vacant properties.
2. **Increasing enforcement.** The city has new powers to penalize owners of a large number of vacant, blighted properties and attach liens to their personal assets. The city is enforcing its "doors and windows" ordinance, allowing L&I to charge owners \$300 per day for every opening that is not covered with a functioning door or window.
3. **Dedicating court time.** The city has established dedicated days for local courts to hear cases in the First Judicial District, ensuring the swift handling of vacancy cases.

L&I also is contacting neighbors and community groups near the vacant properties to get the word out about vacant properties for sale to help sell the properties and get them inhabited. Reducing the blight has led to an increase in neighborhood values and an increase in safety. For example, since the pilot began, 25 percent of owners cited for rental license violations have obtained licenses, 13.5 percent of owners cited for vacant property license violations have acquired licenses, 14.6 percent of owners cited for vacant exterior violations have complied, and 7.5 percent of doors and windows violations have complied, all without any legal action.

With such success in the pilot program, L&I is now expanding the program in four phases, with each phase focusing on census tracts with greater numbers of vacant, blighting properties. "We've had some very positive press locally, and it's clear that people really want this," Burns says. "With a little initial success, we're hoping to build momentum and nip blight in the bud before it happens."



Above, two properties before and after complying with the city's maintenance requirements. "Just adding doors and windows to neglected properties makes a significant difference in the fabric of a neighborhood," Burns says.

NIACOG Housing Trust Fund Now Available



Applications are now being accepted from home owners to repair their homes with financial help from the new NIACOG Housing Trust Fund. The Trust Fund was created primarily to address emergency repairs for issues like leaking roofs, non-functioning plumbing, handicapped accessibility, etc. However, some funds will also be available for general rehabilitation of homes (rental and owner-occupied) especially for projects that improve the appearance of neighborhoods.

The Trust Fund is limited to no more than \$10,000 per repair or rehabilitation project. Any expenses over and above that will be the responsibility of the home owner. Additionally, rental rehabilitation projects will require a match equal to the amount of assistance provided (Continued on page 2)

For owner-occupied housing, the program will be limited to households with incomes of \$40,540 for 1-2 person households and \$46,620 for 3+ person households. For rental housing, the program will be limited to homes where the tenant's income is no more than \$13,200 to \$24,850 depending upon household size. Additionally, to be eligible occupants can have no more than \$50,000 in cash assets. The assistance will be provided in the form of forgivable loans with repayment being required only if the owner sells the home within 5 years.

Several agencies and business made this trust fund possible through their generous financial support. Funding was awarded to the Trust Fund by the Federal Home Loan Bank of Des Moines (\$150,000) and the State Housing Trust Fund (\$74,151), as well as, lenders and Realtors® that are providing \$33,750 and satisfying the required local match.

In this first round for funding (2012) only homes in Cerro Gordo County will be eligible for assistance; however, other counties within the NIACOG region will be invited soon to join the NIACOG Housing Trust Fund in preparation for the 2013 funding year. If other counties do choose to join, the state's funding will approximately triple automatically. We also anticipate applying for more funding from the Federal Home Loan Bank.

The Trust Fund was limited to Cerro Gordo County this first year for two reasons. First, Cerro Gordo County is the only county in our region not currently in a trust fund. Second, we had to put the trust fund together in record time to receive funding for this coming year, which didn't allow time to coordinate with additional counties and the cities within them.

Applications are being taken now and will be followed by application processing, environmental clearance, and bidding out work. Construction work is anticipated to begin in the spring.

Additional information, brochures, and application forms are available on the NIACOG Housing Trust Fund's webpage at www.niacog.org/trustfund or by contacting Myrtle Nelson (641-423-0491 ext. 16 or mnelson@niacog.org).

A Brush with Kindness

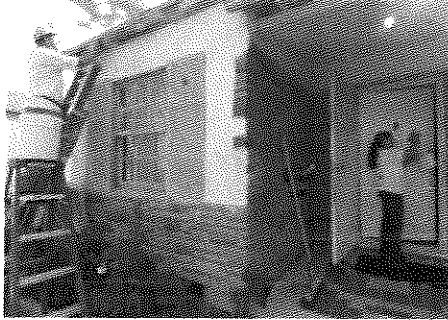
About A Brush with Kindness

Habitat for Humanity's *A Brush with Kindness* is an exterior home preservation service that offers painting, landscaping, weather stripping and minor repair services for homeowners in need. ABWK helps low-income homeowners impacted by age, disability and family circumstances, who struggle to maintain the exterior of their homes, reclaim their homes with pride and dignity.

ABWK serves as a companion to local affiliates' core building services, enabling them to serve more families and increase opportunities for volunteers and sponsors.

How we do it

- Habitat selects partner families based on income, need and willingness to partner.
- Habitat affiliates use volunteer labor and donated materials to keep costs low and take no profit for their services.
- A no-interest loan is made to the homeowner to cover the cost of the project. Payments made by the homeowners are placed in a revolving fund to help A Brush with Kindness serve others in need.



Why it matters

A Brush with Kindness ensures that families live in safe and well-maintained homes. The program is designed to revitalize the appearance of the neighborhood, encourage connections within the community, and most importantly, help preserve affordable housing stock.

For more information

Find [Habitat for Humanity affiliates in your area](#) offering *A Brush with Kindness* services.

**HEARTS & HAMMERS**[Login](#) [Register](#)

Wednesday, January 25, 2012

[Home](#) [About Us](#) [Info](#) [Support](#) [Contact](#) [News & Media](#) [Faces & Places](#) [Donate](#)[About Us](#) > [Mission](#)**Our Purpose**

The mission of Hearts & Hammers - Twin Cities is to provide exterior home improvement assistance for senior and disabled homeowners so that they may continue living independently. This is accomplished by organizing teams of volunteers and providing them with the necessary leadership, expertise, resources, and materials.

A typical Hearts & Hammers home requires significant exterior painting, moderate carpentry, and landscaping to restore the weatherproofing, security, and overall appearance of the home.

Assistance is provided at no cost to homeowners and is completed on Program Days held twice yearly. Program Days represent the culmination of multiple activities, including home selection; Team Captain training; needs assessment; materials and resource coordination; volunteer registration; and site preparation.

Labor for Program Days is provided by teams of volunteers from Twin Cities-area businesses, professional associations, and churches. An average team consists of fifty volunteers from up to three different organizations.

Hearts & Hammers recommends that volunteering organizations make monetary or other contributions to help cover the costs associated with rehabilitating their home on Program Day. In return, Hearts & Hammers provides teams with materials and supplies, including ladders, scrapers, paint, pails, brushes, etc. Dumpsters, portable restrooms, and boom lifts (if necessary) are also provided by Hearts & Hammers for each site.



Hearts & Hammers - Twin Cities, Inc. - P.O. Box 26124, St. Louis Park, MN 55426 - (952) 922-2451

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About Us

Rebuilding Together is the nation's leading nonprofit working to preserve affordable homeownership and revitalize communities. Our network of more than 200 affiliates provides free rehabilitation and critical repairs to the homes of low-income Americans.

What we do:

Rebuilding Together believes in a safe and healthy home for every person. This means that we believe disabled and aging homeowners should be able to remain in their homes for as long as possible. We believe that homeowners displaced by natural disaster will get back into safe housing with help from the community. We believe that our nation's veterans with disabilities deserve safe and accessible homes. Rebuilding Together believes we can preserve affordable homeownership and revitalize communities by providing free home modifications and repairs, making homes safer, more accessible, and more energy efficient.

Who we help:

As the economic pressure on low-income families grows, more and more families are placed in the position of choosing between vital necessities and essential home repairs and modifications.

Read more about Rebuilding Together's **National Initiatives...**



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For the fifth consecutive year Rebuilding Together has received a 4-star rating from Charity Navigator, America's largest independent evaluator of charities.