

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

May 19, 2026
7:00 P.M.

City Council Meeting Comments: City Council Meeting Comments: To view the Agenda for all meetings, visit www.masoncity.net and click on the Agenda button. The public is invited to provide input on Council items only prior to the meeting *or at the meeting during the public forum.*

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/89538687887?pwd=UHPv1EegchNK42gTDzX9fJkhSMUuXg.1>

Passcode:360773; Phone one-tap: +13052241968,,89538687887# US; +13092053325,,89538687887# US

Join via audio:+1 305 224 1968 US; +1 309 205 3325 US; +1 312 626 6799 US (Chicago); +1 646 931 3860 US

+1 929 205 6099 US (New York); +1 301 715 8592 US (Washington DC); +1 360 209 5623 US; +1 386 347 5053 US

+1 564 217 2000 US; +1 669 444 9171 US; +1 669 900 6833 US (San Jose); +1 689 278 1000 US; +1 719 359 4580 US

+1 253 205 0468 US; +1 253 215 8782 US (Tacoma); +1 346 248 7799 US (Houston); Webinar ID: 895 3868 7887

International numbers available: <https://us02web.zoom.us/j/89538687887?pwd=UHPv1EegchNK42gTDzX9fJkhSMUuXg.1>

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

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

ROLL CALL -

ADOPT AGENDA -

SPECIAL ITEMS –

1. Visit Mason City Yearly Update

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

2. CITY ADMINISTRATOR’S MONTHLY REPORT

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

3. MINUTES – Regular and Worksession Minutes of May 5, 2026

4. CLAIMS dated May 7 and 14, 2026

5. PERMITS

6. Mayor recommending approval
Appoint Michael Lillquist to the Mason City Housing Authority
7. Administrator recommending approval
Appoint/hire Timothy Hitchcock as Engineering Aide at \$29.08/hour
8. Administrator recommending approval
Reso. levying assessments for charges on certain properties and the certification of same to the County Treasurer for collection with property taxes
9. Administrator recommending approval
Reso. approving the contract and bond for the construction of “Mason City Water Reclamation Facility Improvements”
10. Administrator recommending approval
Reso. naming depositories for the City of Mason City, Iowa
11. Administrator recommending approval
Reso. fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$43,000,000
12. Administrator recommending approval
Reso. approving Amendment No. 2 to the professional services agreement with Short Elliott Hendrickson, Inc. for additional services related to the FEMA Stormwater flood mitigation study
13. Administrator recommending approval
Reso. approving and authorizing execution of a Predesign Agreement with the IDOT for the Highway 122 West Project
14. Administrator recommending approval
 - a. **Reso.** award of contract to WHKS & Co. for professional services related to the IA 122 West – Corridor Improvement Project
 - b. **Reso.** approving Amendment No. 1 to the professional services agreement with WHKS & Co. for professional services related to the IA 122 West – Corridor Improvement Project
15. Administrator recommending approval
Reso. adopting the revised Personnel Policy Manual for the City of Mason City, Iowa
16. Administrator recommending approval
 - a. **Reso.** support for a Workforce Housing Tax Credit application being filed IEDA authority by Talon Development.

b. **Reso.** support for a Workforce Housing Tax Credit application being filed with the IEDA by Rye Construction Company

17. Administrator recommending approval
Reso. authorizing approval of Amendment No. 1 related to the forgivable loan to Zayn Properties, LLC for the rehabilitation of 1323 North Federal Avenue in conjunction with the Corridor Revitalization Loan

PUBLIC HEARING –

18. Administrator recommending approval
Reso. taking additional action on proposal to enter into a General Obligation Urban Renewal Loan Agreement
19. Administrator recommending approval
Reso. to declare necessity and establish an Urban Renewal Area, pursuant to Section 403.4 of the Code of Iowa and approve Urban Renewal Plan Amendment No. 13 for the Expanded Mason City Unified Urban Renewal Area
20. Administrator recommending approval
Reso. amending the budget (Amendment #2) for Fiscal Year Ending June 30, 2026
21. Administrator recommending approval
Reso. authorizing conveyance and issuance of Quit Claim Deed of previously vacated public property to Sandra K. Whitt, Trustee of the Sandra K. Whitt Revocable Trust located in 10-96-20

ACTION ITEM –

22. Administrator recommending approval
- a. **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 (17.7 acres) to Z3 General Urban District subject to the terms of the Zoning Agreement (FINAL)
 - b. **Reso** authorizing approval and execution of a Zoning Agreement between the City of Mason City and
 - c. **Reso.** support for a workforce housing tax credit application being filed with the Iowa Economic Development Authority by Legacy Golf Course at the Nineteen LLC
23. Administrator recommending approval
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 Z7-1 Specific Use District/Mercy Medical Center to Z3 General Urban District for property generally located West of North Eisenhower Avenue, North of

MercyOne West Campus and the Willows Independent Living Complex and East of Willow Creek (approximately 33.58 acres) (2nd or FINAL)

24. Administrator recommending approval
Ord. amending the City Code, by amending Title 4, Chapter 1 “Nuisances”, repealing and replacing Title 6, Chapter 1, Section 9, “Repairs of Service Lines”, and amending Title 6, Chapter 1 “Public Utilities” by adding a new Section 22, “Lead Service Line Replacement” (1st, 2nd or FINAL)
25. Administrator recommending approval
Ord. amending the City Code, by repealing Title 4: “Health and Sanitation”, Chapter 1: “Nuisances”, Section 1: “Definitions” in its entirety and adopting a new Section 1 in lieu thereof (1st, 2nd or FINAL)
26. Administrator recommending approval
Reso. accepting work and ordering payment for construction of the “Willow Creek Riverwalk Project

Adjournment

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