

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

April 7, 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*.

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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 ITEM

1. Fair Housing Month Proclamation

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.

ACTION ITEMS

2. 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 Z3 General Urban District to Z6-O Open Industrial District(19.22 acres) and from Z1 Agricultural District to Z6-O Open Industrial District (204.22 acres) all subject to a Conditional Zoning Agreement (FINAL)
 - b. **Reso.** authorizing approval and execution of a Zoning Agreement between the City of Mason City and RCK Properties, LLC

3. 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 Z4 Multi-Use District to Z6 Open Industrial District (79 acres) and from Z1 Agricultural District to Z6-O Open Industrial District (80 acres) all subject to the terms of the zoning agreement (FINAL)
 - b. **Reso.** approving Zoning Agreement between the City of Mason City and Indianhead Farms, Inc.
4. Administrator recommending approval
Ord. amending the City Code, by repealing Title 9, Chapter 4: Speed Regulations, Section 1: Speed Restrictions and adopting a new Section 1 in lieu thereof (1st, 2nd or FINAL)

5. 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.

6. MINUTES – Regular Minutes of March 17, 2026 and two Special Meeting Minutes of March 24, 2026
7. CLAIMS dated March 19, 26 and April 2, 2026
- 7A. PERMITS
8. FEBRUARY FINANCIAL REPORT
9. Mayor recommending approval
Appoint Michael Mundt and Ryan Hocken to the Building Advisory & Appeals Board; Lon Badker to the Plumbing Board of Appeals, Brian Truex to the Electrical Examiners & Appeals Board, and Spencer Dedor to the Cemetery Board and reappointment Miranda Johnson to the Mason City Housing Authority Board
10. Administrator recommending approval
Appoint/hire Chris Axelsen and Jaden O’Brien as Police Officers at \$33.19/hour

11. Administrator recommending approval
Appoint/hire Alexis Hauge as Marketing & Communication Specialist at Garde J, Step 1 (\$30.65 hour)
12. Administrator recommending approval
Appoint/hire Sarah Carr as Civil Engineer I at \$38.94/hour
13. Administrator recommending approval
Appoint/hire Alex Mariner as Street Maintenance Worker at \$30.40/hour
14. 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
15. Administrator recommending approval
Reso. levying special assessment for tree removal charges on certain properties and the certification of same to the County Treasurer for collection with property taxes
16. Administrator recommending approval
Reso. authorizing the temporary closing of public ways for North Iowa Band Festival
17. Administrator recommending approval
Reso. making award of contract (billing service agreement) with Digitech Computer, LLC of Chappaqua, NY for the Fire Department
18. Administrator recommending approval
Reso. approving Amendment No. 1 to the Professional Services Agreement with WHKS & Co. for professional services related to the Mason City Water Reclamation Facility Improvements – Design and Construction Phase
19. Administrator recommending approval
Reso. award of contract to Heartland Asphalt, Inc. for the Pennsylvania Avenue Street & Utility Improvements Project
20. Administrator recommending approval
Reso. approving and authorizing execution of an Iowa Contaminated Site Environmental Covenant for the former shooting range at Evans Preserve and submission to the Iowa DNR for final approval

21. Administrator recommending approval
Reso. setting Date for Public Hearing on Urban Renewal Plan Amendment No. 9 for the Mason City Downtown Reinvestment Urban Renewal Area”
22. Administrator recommending approval
Reso. setting Date for Public Hearing on Urban Renewal Plan Amendment No. 12 for the Mason City Unified Urban Renewal Area”
23. Administrator recommending approval
Reso. authorizing submission of an Edward J. Byrne Memorial Justice Assistance Grant (JAG) FY2025 Local Solicitation application for the Mason City Police Department to allow the Cerro Gordo County Sheriff’s Office to use the funds for the start-up costs of a K9 unit to benefit all of Cerro Gordo County and authorizing execution of grant agreement upon application approval
24. Administrator recommending approval
Reso. authorizing approval of Amendment #2 to the Building Renovation & Life Safety Grant Program Grant Agreement for the Brick and Tile Building located at 103 East State Street
25. Administrator recommending approval
Reso. authorizing submission of a final application to the Iowa Economic Development Authority for funding from the Community Catalyst Building Remediation Program on behalf of Music Man Apartments, LLC for property located at 321 - 331 South Delaware Avenue
26. Administrator recommending approval
Reso. proposing vacation of a portion of a public utility easement at property commonly known as 508 North Delaware Avenue and calling for a public hearing on the proposed vacation

PUBLIC HEARING

27. Administrator recommending approval
 - a. **Reso.** adopting plans, specifications, form of contract and estimated cost for the “2026 Pavement Marking Program
 - b. Bid Tabulation
 - c. **Reso.** award of contract to Quality Striping, Inc. of Des Moines, IA for

the “2026 Pavement Marking Program Project No. 26-1002”

28. Administrator recommending approval

Reso. taking additional action to issue General Obligation Local Option Sales Tax Bonds in a principal amount not to exceed \$1,500,000

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.

Proclamation

WHEREAS, April 2026 marks the 58th anniversary of the passage of Title VIII of the Civil Rights Act of 1968, commonly known as the Federal Fair Housing Act, which enshrined into federal law the goal of eliminating racial segregation and ending housing discrimination in the United States, and

WHEREAS, housing is a human right and affording a home is part of the American Dream, and

WHEREAS, equal opportunity for all to buy and rent a home without regard to race, color, religion, sex, disability, familial status or national origin is a fundamental goal of our nation, state and municipalities, and

WHEREAS, our social fabric, the economy, health, and environment are strengthened in diverse, inclusive communities, and

WHEREAS, as we recognize Fair Housing Month, it is timely that we reflect on the importance in communities, states, and the nation to affirm civil rights and oppose discrimination, and

WHEREAS, only through continued cooperation, commitment and support of all Iowans can barriers to fair housing be removed, and

WHEREAS, Great Mason City Board of REALTORS® is committed to the mission and intent of the Fair Housing Act to provide fair and equal housing opportunities for all, and

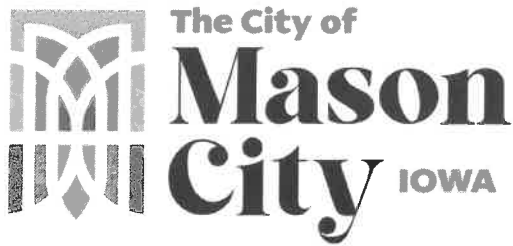
WHEREAS, the local government of Mason City, Iowa supports the education of homebuyers and sellers, REALTORS®, landlords, property managers and tenants regarding their rights and responsibilities under the Fair Housing Act, and

WHEREAS, Mason City, Iowa recognizes the need to affirmatively promote fair housing in its policies and practices, and will continue to work to identify and remove impediments to fair housing choices.

NOW THEREFORE, I, John P. Lee, Mayor of Mason City, do hereby proclaim the month of April, 2026 as,

“Fair Housing Month in Mason City, Iowa ”

Mayor John P. Lee



**DEVELOPMENT
SERVICES
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator

Through: Steven J. Van Steenhuyse, Director of Development Services *SJS*

From: Ella Phillips, City Planner

Date: March 27, 2026

RE: A. Rezoning from Z3 General Urban District to Z6-O Open Industrial District (19.22 acres) and from Z1, Agricultural District to Z6-O Open Industrial District (204.22 acres), all subject to a conditional zoning agreement (FINAL).

B. Resolution Approving a Conditional Zoning Agreement.

Recommendation:

The Planning and Zoning Commission held a public hearing on February 10, 2026, regarding the proposed rezoning of 19.22 acres from Z3 and 204.22 acres from Z1 to Z6-O. Public comment included concerns about the breadth of permitted uses within the Z6-O district and the potential for high-intensity industrial development near established residential areas. Key issues raised included the adequacy of the proposed 500-foot buffer, potential noise and lighting impacts, increased heavy truck traffic and safety concerns, and stormwater, drainage, and groundwater impacts in an area already experiencing flooding and runoff challenges.

Following the hearing, the Planning and Zoning Commission voted unanimously to recommend approval of the rezoning, subject to a Zoning Agreement, and in conjunction with the related rezoning request by Indianhead Farms Inc. for 159 adjacent acres. Staff concurs with this recommendation and requests approval of the rezoning on final consideration. Staff also requests separate approval of the resolution approving the Zoning Agreement.

Prior Council Action:

Public Hearing and First Consideration: On March 3, 2026, the City Council held a public hearing on the request. Prior to the hearing, the applicant submitted a revised Zoning Agreement that, among other restrictions, increased the required buffer from 500 feet to 1,000 feet, prohibits buildings within that area, and prohibits certain intensive manufacturing uses otherwise permitted in the Z6-O District. A corresponding agreement was submitted for the adjacent Indianhead Farms rezoning.

At the March 3 public hearing, the applicant's representative provided background on the proposal, noting that no end user has been identified but that there is active interest in development within the South Industrial Park. Public comments were generally consistent with those raised at the Planning and Zoning Commission hearing, with particular focus on the potential for data center development and associated environmental and economic impacts. The City Council subsequently approved the rezoning on first consideration by a 4-2 vote.

Second Consideration: At the March 17, 2026, City Council meeting, additional public comment was received during the public forum. Comments in opposition remained consistent with prior meetings, again emphasizing concerns related to industrial intensity and data center development. Support was also expressed, including testimony from local union representatives highlighting job creation and economic benefits associated with industrial development. The City Council approved the rezoning on second consideration by a 5-1 vote.

Background:

The applicant, RCK Properties LLC, seeks to rezone the property at the east side of South Pierce Avenue, immediately south of IOOF at 1037 19th Street Southwest at the north end, and approximately 3548 South Pierce Avenue at the south. The 19.22 acres due south of IOOF are proposed to be rezoned from Z3, General Urban District, to Z6-O, Open Industrial District. The remaining 204.22 acres of the subject property are proposed to be rezoned from Z1, Agriculture District, to Z6-O, Open Industrial District.

This property is adjacent to 159 acres to the east owned by Indianhead Farms, Incorporated. The Indianhead properties are also proposed for rezoning to Z6-O. Upon rezoning both the RCK and Indianhead Farms properties, nearly all of the land south and west of Midland Heights, west of South Federal Avenue, and north of 43rd Street Southwest will be zoned Z6-O.

The property is currently vacant and has historically been used for crop farming. It has been marketed as the River City South Industrial Park since it

was annexed into the city in 2005. The long-term intent of the South Industrial Park is to accommodate all types of industrial uses, including those located within the Z6-O Open Industrial District. The North Iowa Corridor Economic Development Corporation has received requests from industrial developers seeking land suitable for all types of industrial uses, including manufacturing, assembly, large-scale warehousing and transfer, and data centers. For the land to be developed as an industrial park accommodating this scope of use, a change of zone is required.

Analysis:

Neighboring Development and Zoning: Land to the north is zoned Z3, General Urban District, and includes the IOOF Home and surrounding property. Land to the east is zoned Z2, Sub-Urban District; property directly abutting the proposed rezoning includes the Frederick Hanford Park softball fields and the Midland Heights neighborhood of single-family detached homes. Land to the south and west is vacant cropland zoned Z1, Agriculture.

Current Zoning: Section 12-8-3 (Form and Function Table) of the Zoning Ordinance identifies permitted uses by district.

Z3 zoning allows a mix of housing types, including single-family homes, duplexes, townhomes, group dwellings, and apartment buildings up to three stories, as well as limited low-intensity retail and commercial uses. Section 12-11-1 states that the Z3 General Urban District is intended to provide a range of residential lot sizes supporting medium-density, walkable neighborhoods with interconnected streets, sidewalks, parks, playgrounds, and limited neighborhood-scale commercial uses. The Z3 District is not suitable for industrial park development.

The Z1, Agriculture zoning district permits agricultural uses, single-family and farm dwellings, and very limited low-intensity commercial uses. Section 12-9-1.A states that the Z1, Agricultural District, is intended to support agriculture and preserve natural ecosystems to prevent soil erosion, protect water quality, and maintain biodiversity. Areas zoned Z1 within city limits are considered future development areas where public utilities can be reasonably extended; development is therefore expected to extend existing or planned growth patterns.

Rezoning to Z6-O: Section 12-14-1 states that the purpose of the Z6 Industrial District is to preserve existing industrial facilities and support development of sustainable employment centers. Uses in Z6 may require separation from residential and commercial districts due to potential impacts, including noise, lighting, heavy truck traffic, rail activity, and round-the-clock operations

associated with manufacturing, warehousing, freight, agribusiness, and research and development.

Section 12-14-7 further provides that Open Industrial development within the Z6 District consists of large, relatively self-contained facilities with moderate to high potential nuisance or hazard impacts. Emissions (noise, vibration, smoke, dust, particulates, toxic materials, odor, or glare) must meet Iowa Department of Natural Resources standards. Storage, distribution, or sale of gas, fuel, or oil requires Fire Chief approval.

Comprehensive Plan: Iowa law requires rezoning decisions to conform to the jurisdiction's Comprehensive Plan. The City Council adopted Amendment #1 to the North Iowa Corridor Joint Comprehensive Plan on January 20, 2026, covering the subject area.

The Future Land Use (FLU) Map (attached) designates most of the proposed rezoning area as General Industrial and Utilities, with a greenbelt separating it from Midland Heights and Frederick Hanford Park. The Plan describes the General Industrial and Utilities designation as:

- Areas reserved for larger business and industrial development that are essential to the regional economy but less compatible with standard urban development.
- Public and semi-public facilities with industrial characteristics (e.g., utilities, maintenance facilities, public works yards).
- A range of industrial enterprises, including uses with significant external effects such as extraction, heavy materials production, and substantial outdoor operations.

The forms and functions permitted in the Z6-O Open Industrial District are consistent with this designation. Staff finds that the proposed Z6-O rezoning conforms to the amended Comprehensive Plan.

Spot Zoning: Spot zoning occurs when a rezoning benefits a small area or limited number of property owners and is inconsistent with surrounding zoning and land use. While potentially unlawful, a rezoning consistent with the Comprehensive Plan may withstand a spot zoning challenge.

Although the proposed Z6-O rezoning differs from zoning to the north and east, it is consistent with land to the west, which is already zoned Z6-O (River City Industrial Park). Staff concludes that this proposal is not spot zoning.

Zoning Agreement: Prior to the Planning and Zoning Commission public hearing, the applicant submitted a Zoning Agreement imposing development restrictions. Iowa Code permits conditional rezoning when voluntarily offered by the applicant and submitted prior to a public hearing. The Planning and Zoning Commission's recommendation was based on the conditions within the Agreement. Prior to the March 3 public hearing, the applicant submitted a new Zoning Agreement, which should be considered during further deliberations of the City Council.

The original Agreement provided that no structure could be built within 500 feet of any property zoned Z2 (Sub-Urban) or Z3 (General Urban). The new Zoning Agreement increases this distance to 1,000 feet. Within that 1,000-foot buffer, the owner must establish a greenbelt at least 25 feet wide; where a solid fence is combined with landscaping, the greenbelt may be reduced to 15 feet. The greenbelt must include coniferous and/or deciduous trees and shrubs at a density sufficient to provide year-round visual screening between industrial and residential uses. It should be noted that Frederick Hanford Park is zoned Z2 and the 1,000 foot buffer will apply to the south and west edges of the park. This provides an additional buffer from residences in Midland Heights east of the park.

In addition to the increased buffer, the Agreement states that a drainage plan shall be submitted along with the required site plans for development. This plan must ensure that post-development stormwater discharge rates are 10 percent less than pre-development (current) discharge rates. This requirement responds to the concerns raised during the Planning and Zoning Commission meeting about drainage in the area around the south end of South Monroe Avenue. It ensures that there will be less off-site drainage impact than currently occurs over the agricultural land.

The new Agreement includes a statement regarding noise generated by development on the rezoned property. It states "No function shall be permitted on the Property which creates sound at the nearest Residential Property in excess of 60 db(A) during the hours of 7:00 a.m. to 7:00 p.m. and in excess of 50 db(A) during the hours of 7:01 p.m. to 6:59 a.m." This is slightly more restrictive than the requirements of Section 8-6-5 of City Code, that sets maximum noise levels based on land use.

Within residential areas, City Code allows maximum sound levels of 60 db(A) from 7:00 a.m. to 10:00 p.m. and 50 db(A) between 10:00 p.m. and 7:00 a.m. The Conditional Rezoning Agreement requires the lower noise level beginning at 7:00 p.m. instead of 10:00 p.m. According to the Center for Hearing and Communication, 60 db(A) is equivalent to the volume of normal conversation or

a typical office. Combining this requirement with the 1,000 foot buffer, it is very unlikely that there will be significant noise impacts on nearby residences.

Finally, the new Zoning Agreement specifically prohibits certain forms and functions that are otherwise allowed in the Z6-O District. The following forms and functions will not be allowed on the property if the rezoning is approved:

- i. Livestock related intensive uses such as feedlots, stockyards, slaughterhouses, rendering plants, and tanneries.
- ii. Solid waste landfills, waste transfer stations, materials recovery facilities, or waste incinerators.
- iii. Hazardous materials manufacturing or processing; hazardous waste treatment, storage, or disposal facilities.
- iv. Petroleum refining, bulk petroleum/fuel storage terminals, or renewable diesel/biodiesel production/refining facilities.
- v. Asphalt or concrete batch plants.
- vi. Scrap/junk/salvage yards, automotive dismantling, or metal shredding.
- vii. Crematoriums as a principal or accessory use.
- viii. Mining or mineral extraction operations.
- ix. Adult Use.
- x. Utility-Scale Solar Energy Generation Facility. For clarity, "Utility-Scale Solar Energy Generation Facility" means a principal-use solar energy project designed primarily to export electricity off-site (whether by interconnection to a utility grid or by private wire) rather than to serve on-site consumption. This prohibition does not apply to "Active Solar Equipment" installed as an accessory use to serve on-site electrical or thermal load, including rooftop, building-integrated, canopy/carport, or subordinate ground-mounted systems that are incidental and subordinate to the principal permitted use, consistent with Chapter 12, Zoning, of the City Code of the City.
- xi. Gas/convenience stations or stores
- xii. Vehicle repair
- xiii. Vehicle sales or rental

These additional conditions were created in response to concerns raised during the Planning and Zoning Commission public hearing. Staff finds that these commitments will mitigate potential impacts to surrounding residential properties. The applicant for the adjacent Indianhead Farms Z6-O rezoning has also submitted a new and nearly identical Zoning Agreement with almost the same conditions and restrictions; however, the Indianhead agreement does not prohibit gas/convenience stations or stores, vehicle repair, or vehicle sales or

rental. This is because the Indianhead property has frontage on South Federal Avenue, where such functions are appropriate.

Public Comment:

Notice of the application was sent to the owners of all properties within 350 feet of the boundaries of the subject property. Notice of the application and public hearing was published in the Globe-Gazette. A public notice sign was posted on the property.

At the Planning and Zoning Commission public hearing, five residents of the Midland Heights neighborhood and one resident who owns land directly to the south of the property proposed to be rezoned spoke in opposition to the rezoning. These comments are summarized in the attached draft minutes from the February 10, 2026, public hearing. The Planning and Zoning Commission voted unanimously (7-0) to recommend approval.

Since the Planning and Zoning Commission meeting, Staff has received a petition signed by 404 persons opposing the rezoning. Iowa Code states, if the owners of 20 percent of the land within 200 feet of the property to be rezoned submit a protest petition, a supermajority vote by the City Council is required to approve the rezoning. Staff has determined that the area of the residential properties in Midland Heights within 200 feet of the RCK property is only 0.05 percent of the total land within 200 feet. Therefore, the supermajority requirement does not apply to this rezoning request.

Budget Impact:

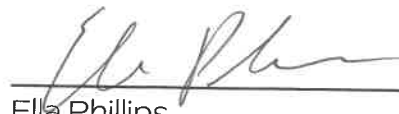
There is no impact to the operating budget resulting from this request. If the rezonings are approved, there will be increased property tax revenue from the development of the properties.

Council Action Requested:

Staff requests that the City Council approve the rezoning requests on Final consideration (FINAL) and separately approve the attached Zoning Agreement by resolution.

Attachments:

1. Map of area to be rezoned
2. Map showing existing zoning
3. Comprehensive Plan map
4. Section 12-8-3, Table 2, Form and Function Table
5. Rezoning Agreement



Ella Phillips
City Planner



Reviewed and Recommend Approval

RCK Properties LLC. Rezoning Z1 and Z3 to Z6-O

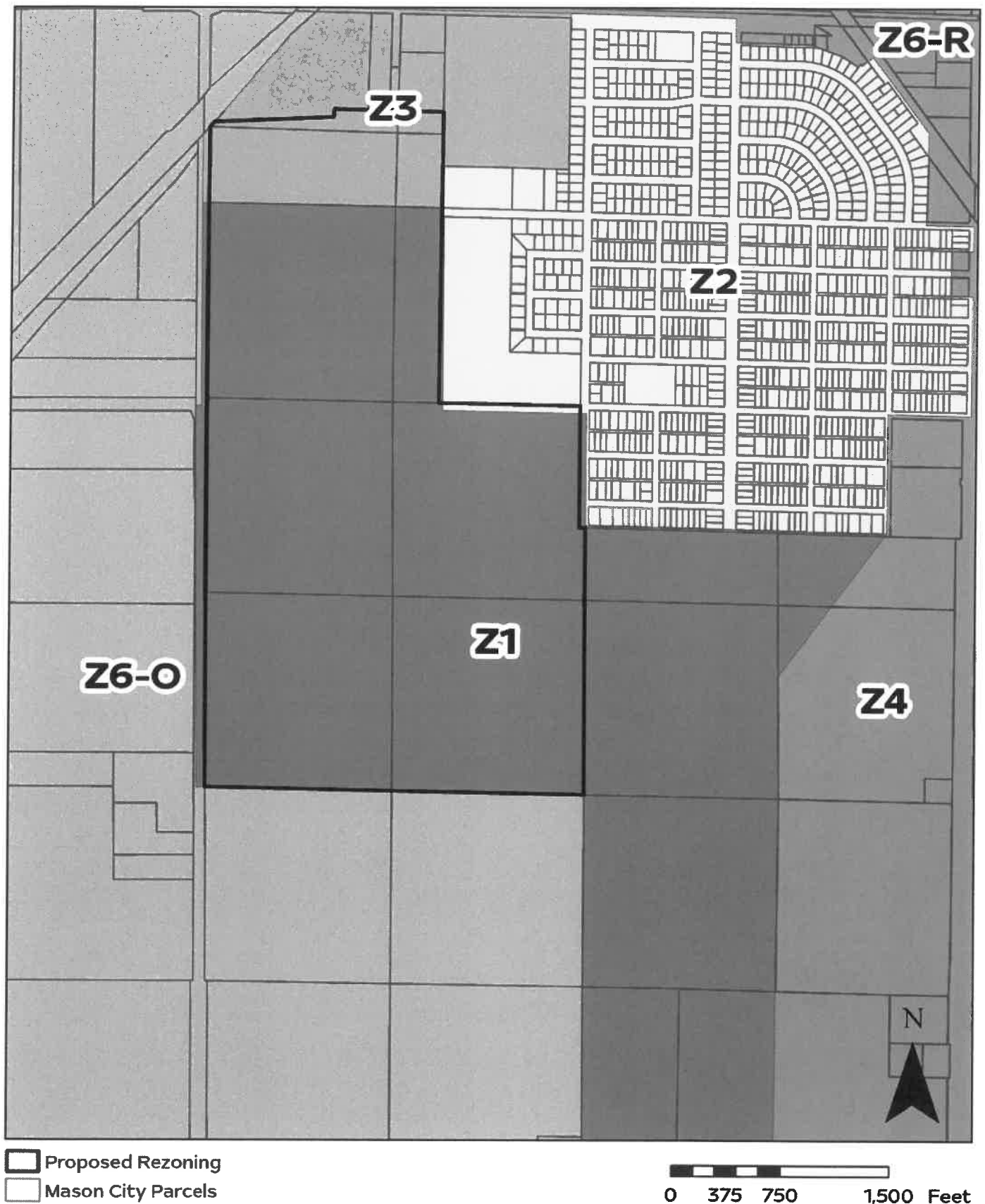


 Proposed Rezoning
 Mason City Parcels

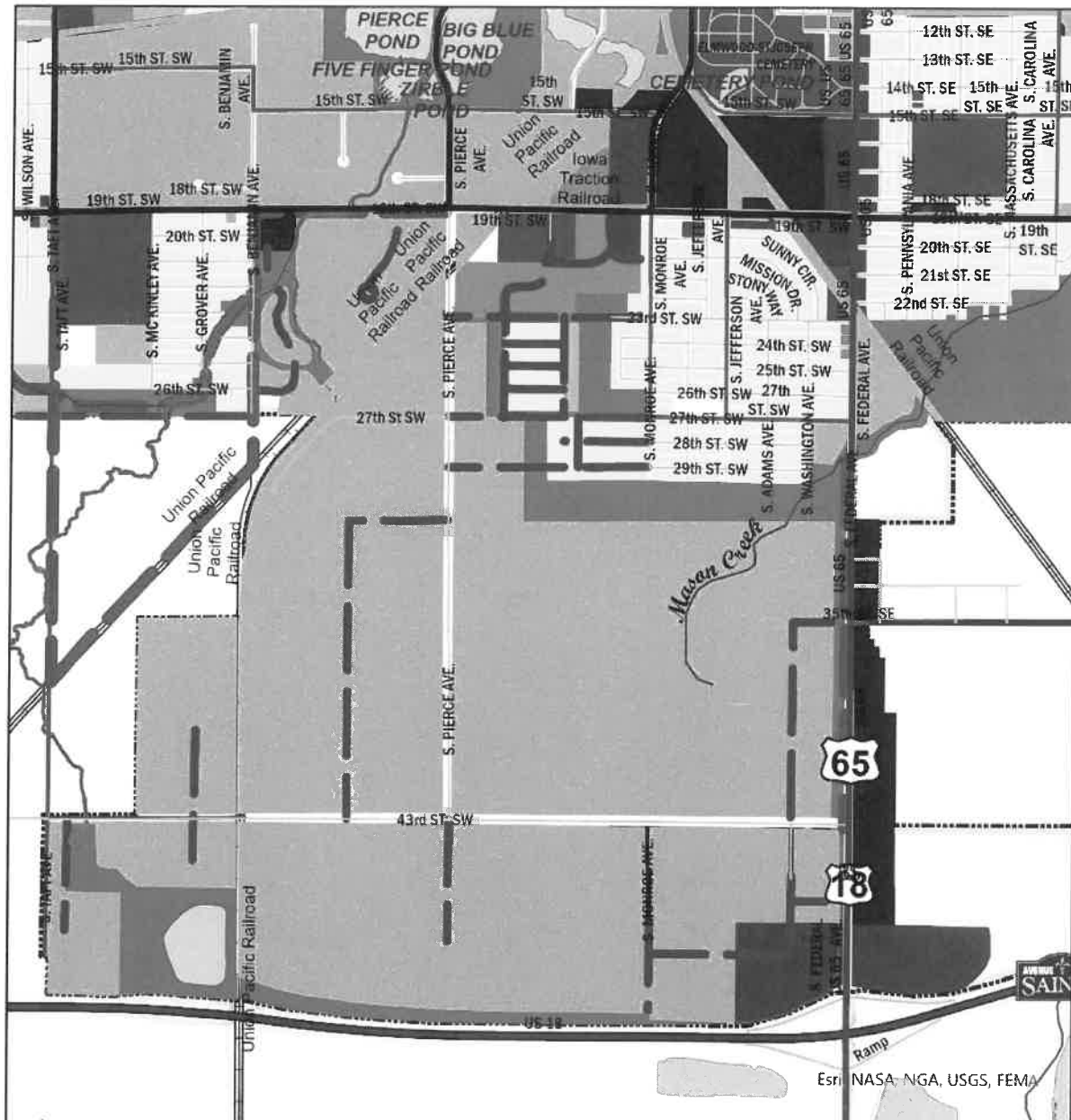

0 375 750 1,500 Feet

RCK Properties LLC. Rezoning

Existing Zoning



SOUTH INDUSTRIAL PARK - AMENDMENT #1



- | | | | |
|--|----------------------|--|----------------------------------|
| | Low Intensity | | General Industrial and Utilities |
| | Medium Intensity | | Rural Estate |
| | High Intensity | | Public/Semi-Public |
| | Commercial Mixed Use | | Park/Recreational/Greenway |
| | Mixed Business | | Downtown |

--- Comprehensive Plan Trails 2026

— Comprehensive Plan Roads 2026

**12-8-2 Table 2:
Zoning Form and
Function Table**

	AGRICULTURE	SUB-URBAN	GENERAL URBAN	MULTI-USE	CENTRAL BUSINESS	INDUSTRIAL	SPECIFIC USE
	Z1	Z2	Z3	Z4	Z5	Z6	Z7*
A. Residential/mixed use							
Accessory dwelling unit	P	P	P				
Duplex/two flat		P	P	P			
Farm dwelling	P	P		P		P	
Family home	P	P	P	P			
Freestanding house	P	P	P				
Group dwelling			P1	P	P1		
Live/work building			P	P	P	C*	
Mansion apartment			P	P	P1		
Mixed use block building				P	P		
Multiple flats			P1	P	P		
Sideyard/zero lot line house		P	P	P			
SRO			C		P1		
Town house		P	P	P	P		
B. Lodging							
Bed & breakfast	P	P	P	P	P		
Dormitory				P1	P1		
Hotel				P	P		
Inn	C		C	P	P		
Residence lodging	P	P	P	P			
C. Office/Misc.							
Corner office		P1	P	P	P		
Personal hobby building				P		P	
Office building				P	P	P	
D. Commercial/retail service							
Adult use				C		P	
Box, large				P			
Box, medium				P	P1		
Box, small			P1	P		P	
Corner store	P	P1	P	P	P	P	
Multiple principal bldg. development				P1		P1	
Open air market				P	P		
Restaurant	P1	C	C	P	P	P	
Roadside stand	P						
Self storage				C		P	
Shopping strip				P1			
Shopping mall				P1	P2		
Taverns or similar				P	P		
E. Civic							
Auditorium				P1	P1		
Convention center				P2	P2		
Golf course	P	P1				P	
Indoor recreation				P	P	P	
Library		P2	P2	P2	P2		
Movie theater				P	P		
Museum	C	C	P1	P1	P		
Outdoor recreation	C	C	C	P1		P1	
Public parks and related facilities	P	P	P	P	P	P	
Religious assembly, large		C		P1		C	
Religious assembly, medium		C	C	P	P1	C	
Religious assembly, small	C	P1	P	P	P		

NOTES TO TABLE 2:

***Z7 Specific Use District:** See section 12-15-6, Table 1A of this title for permitted and conditional forms and functions in the Z7 Specific Use districts

P = Permitted; P* = Open Industry functions are permitted only in the Z6-O District.

P1 = Permitted subject to Planning and Zoning Commission site plan approval, with notification to neighbors.

P** and P1** = in the Z4 South Federal Gateway Overlay District, allowed only as Conditional Use, see section 12-12-7.B

P2 = Permitted subject to Planning and Zoning and City Council site plan approval with notification to neighbors.

C = Conditional subject to Zoning Board of Adjustment approval.

	AGRICULTURE	SUB-URBAN	GENERAL URBAN	MULTI-USE	CENTRAL BUSINESS	INDUSTRIAL	SPECIFIC USE
	Z1	Z2	Z3	Z4	Z5	Z6	Z7*
F. Civic support							
Cemetery	P	P					
Clinic			P1	P	P		
Crematorium	P			P	C	P	
Fairgrounds	P						
Funeral home		C	P1	P	P		
Hospital				P1	P1		
Parking structure				P2	P2		
Public safety facility	P2	P2	P2	P2	P2	P2	
Public works garage	P2			P2		P2	
G. Education							
9-12/High school		C	C	P1	P1		
College	C			P1	P1		
Daycare	P	P	P	P	P	P	
K-8		P1	P1	P	P		
Preschool		P1	P	P	P		
Trade school			P1	P	P	P	
H. Automotive							
Gas/convenience	C		P1	P	P1	P	
Vehicle repair	C		C	P	P1	P	
Vehicle Sales/rental	C			P		P	
I. Agriculture							
Community garden	P	P	P	P	P	P	
Grain storage	P					P	
Greenhouse	P	C		P		P	
Kennel	P			P1		P	
Livestock	P					P	
Farm	P	P		P		P	
Small farm		C					
Stable	P						
J. Industrial							
Agribusiness	P1					P	
Artisan/craftsman shop				P	P	P	
Contractor shops	P1			P		P	
Cross docking facility				C**		P	
Industry, open						P*	
Industry, restricted						P	
Office/showroom				P		P	
Warehousing						P	
Waste transfer						C	
Wastewater treatment	P2					P2	
Water treatment	P2					P2	
K. Accessory uses							
Active solar equipment	P	P	P	P	P	P	
Agntourism	C						
Drive-through			P1	P	P1	P	
Home occupations	P	P	P	P	P		
Outdoor storage	P			P1**		P	
Outdoor customer dining area	P1	P1	P1	P	P	P	
Accessory parking structure				P1	P1		
Seasonal sales/display	P			P**	P	P	
Small wind equipment	P	P	P	P	P	P	
Dispersed wind equipment	C	C	C	C	C	C	
Accessory surface parking (off site)			C	P	C	P	

C* = Z6-R districts only

C** = Conditional use only in the Z4 South Federal Gateway Overlay District; see section 12-12-7.B. Not permitted in the remainder of the Z4 District.



John L. Duffy
jduffy@lairdlawfirm.com
Office: 641.423.5154

Legal Assistant:
Lisa R. Bohach | lbohach@lairdlawfirm.com

February 25, 2026

Steven J. Van Steenhuyse
Development Services Department
City of Mason City
10 1st Street NW
Mason City, IA 50401
(SENT BY EMAIL: svansteenhuyse@masoncity.net)

Chad Schreck, President
North Iowa Corridor Economic Development Corporation
9 North Federal Avenue
Mason City, Iowa 50401
(SENT BY EMAIL: cschreck@northiowacorridor.com)

Brett F. Schoneman
1819 4th Street Southwest
Mason City, Iowa 50401
(SENT BY EMAIL: brett@schonemanrealtors.com)

Greg Schoneman
Schoneman Realtors
465 State Street
Garner, IA 50438
(SENT BY EMAIL: greg@schonemanrealtors.com)

Robert C. Kopple
Kopple, Klinger & Elbaz
10866 Wilshire Blvd.
Los Angeles, CA 90024
(SENT BY EMAIL: rkopple@kandklaw.com; bob@rckopple.com)

Re: Signed Zoning Agreement of RCK Properties, LLC

Dear Everyone:

MASON CITY
641.423.5154

CLEAR LAKE
641.357.7296

CLARION
515.532.2851



lairdlawfirm.com

February 25, 2026

Page 2

I enclose signed Zoning Agreement of RCK Properties, LLC incorporating all changes requested by Chad Schreck through his email of February 25, 2026, at 10:30 A.M.

Sincerely,

A handwritten signature in black ink, appearing to read "John L. Duffy". The signature is stylized with a large, looped initial "J" and a cursive "L".

John L. Duffy

JLD:lrb:Encs:[https://heinylaw.sharepoint.com/sites/Duffy/Shared Documents/ltr/uv/vansteenhuyse.steven.rck properties llc.022426.2.docx](https://heinylaw.sharepoint.com/sites/Duffy/Shared Documents/ltr/uv/vansteenhuyse.steven.rck%20properties%20llc.022426.2.docx)

ORDINANCE NO. 26 –

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 Z3 GENERAL URBAN DISTRICT TO Z6-O OPEN INDUSTRIAL DISTRICT(19.22 ACRES) AND FROM Z1 AGRICULTURAL DISTRICT TO Z6-O OPEN INDUSTRIAL DISTRICT (204.22 ACRES) ALL SUBJECT TO THE TERMS OF THE ZONING AGREEMENT

WHEREAS, the Planning and Zoning Commission of the City of Mason City, Iowa, after a public hearing held on February 10, 2026, recommended approval of a change of zone classification of a certain areas hereinafter described, subject to the terms of the Zoning Agreement, and

WHEREAS, the City Council of the City of Mason City, Iowa, did hold a public hearing on the 3rd day of March, 2026.

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 subject to the terms of the Zoning Agreement from Z3 General Urban District to Z6-O Open Industrial District(19.22 acres) and from Z1 Agricultural District to Z6-O Open Industrial District (204.22 acres) legally described as follows:

Legal Description:

THAT PART OF THE SOUTHWEST QUARTER (SW¼) OF SECTION SIXTEEN (16), AND THE NORTHWEST QUARTER (NW¼) OF SECTION TWENTY-ONE (21), ALL IN TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M., CERRO GORDO COUNTY, MASON CITY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 21, THENCE N 00°05'50" W, 2649.94 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 21, THENCE N 00°00'00" W, 1807.14 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW¼) SAID SECTION 16; THENCE N 43°31'00" E, 52.27 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 00°27'451", A RADIUS 5769.64 FEET AND AN ARC LENGTH OF 46.58 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE N 87°17'13" E, 835.99 FEET; THENCE N 01°59'54" E, 54.47 FEET; THENCE S 88°51'13" E, 751.90 FEET; THENCE S 00°07'43" W,

1989.65 FEET; THENCE S 88°53'58" E, 994.63 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 21; THENCE S 00°03'16" W, 2649.89 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 21; THENCE N 88°53'51" W, 2640.08 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 21 TO THE POINT OF BEGINNING, CONTAINING 234.56 ACRES, SUBJECT TO EASEMENTS OF RECORD AND MONUMENTED AS SHOWN ON THE PLAT HEREIN. NOTE: THE WEST LINE OF THE SW¼ OF SAID SECTION 21 IS ASSUMED TO BEAR N 00°00'00" W, EXCEPT THE NORTH 830.5 FEET OF THE EAST 41 FEET OF THE NE¼ NW¼ 21-96-20 CONVEYED TO THE CITY OF MASON CITY, IOWA, BY WARRANTY DEED DATED OCTOBER 8, 1970, AND RECORDED OCTOBER 27, 1970, IN BOOK 131, PAGE 25; (Parcel Nos. 071630200200, 071630200400 , 071632600200, 071632601300, 071635100100, 071637600100, 072110000100, 072110000200, 072110000300, and 072110000400)

Section 2: That approval of the change of zone shall be subject to the conditions outlined in the Zoning Agreement.

Section 3: That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 4: 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 5: 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 April, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

1st Consideration: March 3, 2026
2nd Consideration: March 17, 2026
3rd Consideration: April 7, 2026

RESOLUTION NO. 26 –

A RESOLUTION AUTHORIZING APPROVAL AND EXECUTION OF A ZONING AGREEMENT BETWEEN THE CITY OF MASON CITY AND RCK PROPERTIES, LLC

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

Section 1: That the Zoning Agreement between the City of Mason City and RCK Properties, LLC regarding property described in the attachment, be and the same is hereby approved.

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

PASSED AND APPROVED this 7th day of April, 2026

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

Prepared by: John L. Duffy, Laird Law Firm, P.L.C., 11 4th Street N.E., P.O. Box 1567, Mason City, Iowa 50402-1567, Telephone 641-423-5154, Email jduffy@lairdlawfirm.com

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

ZONING AGREEMENT REGARDING

THAT PART OF THE SOUTHWEST QUARTER (SW¼) OF SECTION SIXTEEN (16), AND THE NORTHWEST QUARTER (NW¼) OF SECTION TWENTY-ONE (21), ALL IN TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M., CERRO GORDO COUNTY, MASON CITY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 21, THENCE N 00°05'50" W, 2649.94 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 21, THENCE N 00°00'00" W, 1807.14 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW¼) SAID SECTION 16; THENCE N 43°31'00" E, 52.27 FEET ALONG THE SOUTHEASTERLY RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 00°27'45", A RADIUS 5769.64 FEET AND AN ARC LENGTH OF 46.58 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE N 87°17'13" E, 835.99 FEET; THENCE N 01°59'54" E, 54.47 FEET; THENCE S 88°51'13" E, 751.90 FEET; THENCE S 00°07'43" W, 1989.65 FEET; THENCE S 88°53'58" E, 994.63 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 21; THENCE S 00°03'16" W, 2649.89 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 21; THENCE N 88°53'51" W, 2640.08 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION 21 TO THE POINT OF BEGINNING, CONTAINING 234.56 ACRES, SUBJECT TO EASEMENTS OF RECORD AND MONUMENTED AS SHOWN ON THE PLAT HEREIN. NOTE: THE WEST LINE OF THE SW¼ OF SAID SECTION 21 IS ASSUMED TO BEAR N 00°00'00" W, EXCEPT THE NORTH 830.5 FEET OF THE EAST 41 FEET OF THE NE¼ NW¼ 21-96-20 CONVEYED TO THE CITY OF MASON CITY, IOWA, BY WARRANTY DEED DATED OCTOBER 8, 1970, AND RECORDED OCTOBER 27, 1970, IN BOOK 131, PAGE 25; (Parcel Nos. 07-16-302-002-00, 07-16-302-400-00, 07-16-326-002-00, 07-16-

326-013-00, 07-16-351-001-00, 07-16-376-001-00, 07-21-100, 001-00, 07-21-100-002-00, 07-21-100-003-00, and 07-21-100-004-00); (the "Property").

1. **PARTIES.** The Parties to this Agreement are:

"RCK" RCK Properties, LLC, an Iowa limited liability company,

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

2. **BACKGROUND.** RCK is the owner of the Property. RCK has filed an application to rezone the Property Z6-O Open Industrial.

The City is willing to rezone the Property subject to certain conditions and restrictions as follows.

3. **AGREEMENT.** The Parties agree upon affirmative vote of the City Council of the City:

- A. The Property shall be rezoned to Z6-O Open Industrial from Z1 Agricultural District and from Z3 General Urban.
- B. No structure on the Property shall be located within one thousand feet (1,000') of any Residential Property. Structure means a building including any accessory building. Residential Property means any parcel zoned for residential use, including but not limited to Z2 (Sub-Urban), Z3 (General Urban), or any district in Chapter 12 designated primarily for dwelling units. For clarity, the term "Residential Property" includes both occupied and unoccupied dwellings. It does not include agricultural structures located in the Z1 Agricultural District unless they contain a dwelling. The one thousand foot (1,000') distance shall be measured from the nearest point of any building or enclosed structure on the Property to the nearest boundary line of the Residential Property.
- C. Where the Property lies within one thousand feet (1,000') of Residential Property, a Screening Buffer Area shall be constructed and maintained which meets the following standards:
 - i. The green belt planting strip shall not be less than twenty-five feet (25') in width. If a section of the green belt includes a combination of solid fence and landscaping, the width can be reduced to fifteen feet (15'). The fence must be opaque, either wood or masonry, or a combination.
 - ii. The Screening Buffer Area shall include vegetative screening consisting of coniferous and/or deciduous trees and shrubs planted at a

density sufficient to provide a year-round visual screen between the industrial use and the Residential Property.

- iii. All plant materials must comply with the City's required landscaping and screening ordinance.
 - iv. "Screening" is defined as a continuous visual buffer designed to block direct line-of-sight between industrial uses and residential property through use of vegetation, fencing, or a combination thereof, consistent with the City's required fencing and required landscaping and screening standards in Chapter 12-16.
- D. Any site plans submitted for development must comply with the one thousand feet (1,000') residential setback and the Screening Buffer Area requirements, and all applicable provisions of the Z6-O Open Industrial District (or other applicable zoning district), including development review requirements found in Chapter 12-7.
- E. A drainage report and/or plan prepared at owner's expense must be submitted with the site plans for any development ("Drainage Plan"). The Drainage Plan must be prepared by a drainage engineer licensed in the State of Iowa and contain a drainage plan for the portion of the Property subject to the development and the proposed improvements. The Drainage Plan shall be in compliance with all local, state and federal regulations regarding drainage. The Drainage Plan shall provide detention/retention and flow controls such that post-development discharge rates during 100-year storm events show a 10% reduction from pre-development rates for 100-year storm events. The plan shall address known downstream constraints and include mitigation measures (e.g., on-site detention, controlled release, green infrastructure) to improve existing localized flooding.
- F. Any site plans submitted for development must show access to the Property subject to development from South Pierce Avenue, 43rd Street S.W. or South Federal Avenue only.
- G. No function shall be permitted on the Property which creates sound at the nearest Residential Property in excess of 60 db(A) during the hours of 7:00 a.m. to 7:00 p.m. and in excess of 50 db(A) during the hours of 7:01 p.m. to 6:59 a.m.
- H. The following functions shall be prohibited on the Property:
- i. Livestock-related intensive uses such as feedlots, stockyards, slaughterhouses, rendering plants, and tanneries.

- ii. Solid waste landfills, waste transfer stations, materials recovery facilities, or waste incinerators.
- iii. Hazardous materials manufacturing or processing; hazardous waste treatment, storage, or disposal facilities.
- iv. Petroleum refining, bulk petroleum/fuel storage terminals, or renewable diesel/biodiesel production/refining facilities.
- v. Asphalt or concrete batch plants.
- vi. Scrap/junk/salvage yards, automotive dismantling, or metal shredding.
- vii. Crematoriums as a principal or accessory use.
- viii. Mining or mineral extraction operations.
- ix. Adult Use.
- x. Utility-Scale Solar Energy Generation Facility. For clarity, "Utility-Scale Solar Energy Generation Facility" means a principal-use solar energy project designed primarily to export electricity off-site (whether by interconnection to a utility grid or by private wire) rather than to serve on-site consumption. This prohibition does not apply to "Active Solar Equipment" installed as an accessory use to serve on-site electrical or thermal load, including rooftop, building-integrated, canopy/carport, or subordinate ground-mounted systems that are incidental and subordinate to the principal permitted use, consistent with Chapter 12, Zoning, of the City Code of the City.
- xi. Gas/Convenience stores.
- xii. Vehicle repair.
- xiii. Vehicle sales/rental.

4. **OTHER ORDINANCE REQUIREMENTS NOT AFFECTED.** Nothing in this Agreement shall be construed to supersede, modify, or waive any other requirement of the Mason City Code, including Chapter 12 Zoning and all applicable zoning district development standards. This Agreement shall not be used or construed to grant any variance unless explicitly authorized by the Zoning Board of Adjustment.

5. **BINDING EFFECT.** This Agreement is binding upon the Parties and their heirs, successors, and assigns.

6. **COUNTERPART SIGNATURE PAGES.** This Agreement is signed on counterpart signature pages by the Parties. The remainder of this page is intentionally left blank.

COUNTERPART SIGNATURE PAGE
TO
ZONING AGREEMENT

"RCK"

RCK Properties, LLC

By: 

Robert C. Kopple, Manager

Date: 2/25/2026

STATE OF _____, COUNTY OF _____, ss:

On this _____ day of _____, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared **Robert C. Kopple**, to me personally known, who being by me duly sworn, did say that he is a Manager of **RCK Properties, LLC**, executing the within and foregoing instrument; that said instrument was signed on behalf of **RCK Properties, LLC**, by authority of its Managers and Members; and that **Robert C. Kopple** a Manager acknowledged execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by him voluntarily executed.

Notary Public in and for said State

See attached certificate

CALIFORNIA ACKNOWLEDGMENT

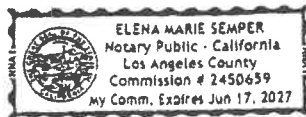
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles }On 2/25/2026 before me, Elena Marie Semper, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Robert C. Kopple
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Elena Marie Semper
Signature of Notary Public**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

COUNTERPART SIGNATURE PAGE
TO
ZONING AGREEMENT

“City”

City of Mason City, Iowa

By: _____ Date: _____
John Lee, Mayor

By: _____ Date: _____
Aaron Burnett, City Clerk

STATE OF IOWA, COUNTY OF CERRO GORDO, ss:

On this _____ day of _____, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared **John Lee** and **Aaron Burnett**, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Mason City Iowa, an Iowa municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the City, and that the instrument was signed and sealed on behalf of the City, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council on the _____ day of _____, 2026; and that **John Lee** and **Aaron Burnett** acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the City, by it voluntarily executed.

Notary Public in and for the
State of Iowa



**DEVELOPMENT
SERVICES
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator

Through: Steven J. Van Steenhuyse, Director of Development Services *SVS*

From: Ella Phillips, City Planner

Date: March 10, 2026

RE: A. Rezoning from Z4 Multi-Use District to Z6-O, Open Industrial District (79 acres) and from Z1 Agricultural District to Z6-O, Open Industrial District (80 acres), all subject to a conditional zoning agreement (FINAL).

B. Resolution Approving a Conditional Zoning Agreement.

Recommendation:

The Planning and Zoning Commission held a public hearing on February 10, 2026, regarding the proposed rezoning of approximately 79 acres from Z4 and 80 acres from Z1 to Z6-O. Public comment reflected concerns about the breadth of permitted uses within the Z6-O district and uncertainty regarding future development. Key issues raised included the potential for high-intensity industrial uses operating continuously near established neighborhoods, the adequacy of the proposed buffer, and the need for enforceable standards related to screening, lighting, noise, access, and truck traffic. Additional concerns included stormwater management, flooding, groundwater impacts, traffic and safety, school bus routes, fire protection, and overall community cost-benefit.

Following the hearing, the Planning and Zoning Commission voted unanimously to recommend approval of the rezoning, subject to a Zoning Agreement, and in conjunction with the related rezoning request by RCK Properties, LLC for 223.44 adjacent acres. Staff concurs with this recommendation and requests approval of the rezoning on final consideration. Staff also requests separate approval of the resolution approving the Agreement.

Prior City Council Action:

Public Hearing and First Consideration: On March 3, 2026, the City Council held a public hearing on the request. Prior to the hearing, the applicant submitted a revised Zoning Agreement that, among other restrictions, increased the required buffer from 500 feet to 1,000 feet, prohibits buildings within that area, and prohibits certain intensive manufacturing uses otherwise permitted in the Z6-O District. A corresponding agreement was submitted for the adjacent RCK Properties rezoning.

At the March 3 public hearing, the applicant's representative provided background on the proposal, noting that no end user has been identified but that there is active interest in development within the South Industrial Park. Public comments largely reiterated concerns raised at the Planning and Zoning Commission hearing, with particular emphasis on the potential for data center development and associated environmental and economic impacts. Following the hearing, the City Council approved the rezoning on first consideration by a 4-2 vote.

Second Consideration: At the March 17, 2026, City Council meeting, additional public comment was received during the public forum. Comments in opposition remained consistent with prior meetings, again highlighting concerns related to industrial intensity and data center development. Support was also expressed, including testimony from local union representatives emphasizing job creation and economic benefits associated with industrial development. The City Council subsequently approved the rezoning on second consideration by a 5-1 vote.

Background:

The applicant, Indianhead Farms Incorporated, requests rezoning of four parcels immediately west of US 65/Federal Avenue within the River City Industrial Park area. The property is bordered on the south by 4042 South Federal Avenue (MH Equipment) and the Iowa DOT Region 2 facility, and on the north by two parcels owned by Indianhead Farms but not part of the rezoning request. Approximately 79 acres with frontage on US 65/Federal Avenue are proposed to be rezoned from Z4, Multi-Use District, to Z6-O, Open Industrial District. The remaining approximately 80 acres are proposed to be rezoned from Z1, Agriculture District, to Z6-O, Open Industrial District.

The subject property is east of and adjacent to approximately 223.5 acres to the west owned by RCK Properties, LLC, which is also proposed for rezoning to Z6-O. If both the RCK and Indianhead Farms rezonings are approved, nearly all land south and west of Midland Heights, west of South Federal Avenue, and north of 43rd Street Southwest will be zoned Z6-O.

The property is currently vacant and has historically been used for crop farming. Since annexation into the city in 2005, it has been marketed as the River City South Industrial Park. The long-term intent of the South Industrial Park is to accommodate a full range of industrial uses, including those allowed in the Z6-O, Open Industrial District. The North Iowa Corridor Economic Development Corporation has received requests from industrial developers seeking land suitable for industrial development, including manufacturing, assembly, large-scale warehousing and transfer, and data centers. To develop the land as an industrial park that accommodates this scope of use, a change of zone is required.

Analysis

Neighboring Development and Zoning: Two parcels immediately north of the proposed rezoning area are also owned by Indianhead Farms and will remain zoned Z1 and Z4. Land farther north is zoned Z2, Sub-Urban District, and is developed as the Midland Heights neighborhood of single-family, freestanding houses.

Land to the west is vacant and used for crop farming. Of the two quarter sections to the west, the northern abutting quarter section is zoned Z1, Agriculture (and is proposed for rezoning to Z6-O as part of the RCK rezoning noted above), and the southern adjoining quarter section is already zoned Z6-O.

Land to the south includes farmland, the MH Equipment crane dealership along South Federal Avenue, and the Iowa Department of Transportation Region 2 facility. The western half of the land to the south is zoned Z1, and the eastern half is zoned Z4.

Land to the east, across US 65/South Federal Avenue, is zoned Z4 and is developed with a range of uses, including single-family homes and farm dwellings, lodging, automotive service, and light industrial functions.

Current Zoning: The Form and Function Table (Section 12-8-3) lists the forms and functions allowed in each zoning district.

Z4, Multi-Use District: Z4 permits a mix of housing types (including single-family homes, duplexes, townhomes, group dwellings, and apartment buildings limited to three (3) stories) and some low-intensity retail and commercial uses. The stated purpose of Z4 is "to provide space for a mixture of retail, personal and business service, office, lodging, automotive service, civic and medium to high

density residential uses necessary to support the needs of the overall community and planned in a walkable arrangement with parks, interconnected and landscaped sidewalks, streets and parking facilities” (Section 12-12-1). While Z4 may allow certain low-intensity functions sometimes found near industrial areas, it does not permit typical industrial park functions by right and is not suitable for exclusive industrial park development.

Z1, Agriculture District: Z1 permits agricultural functions, freestanding houses and farm dwellings, and very limited, low-intensity commercial uses. The stated purpose of Z1 is “to provide areas in which agriculture and related uses are supported and natural ecosystems, woodlands, wetlands, prairies, etc., are preserved to prevent soil erosion, protect water quality, and support biodiversity and natural habitats” (Section 12-9-1.A). Areas zoned Z1 within city limits are considered future development areas, provided public utilities can be easily extended; development in this area is therefore anticipated as an extension of existing or planned development.

Rezoning to Z6-O, Open Industrial District: The purpose of the Z6, Industrial District, is to “promote the management and preservation of existing industrial facilities within Mason City as well as the development and management of new ecologically responsible, sustainable employment centers. Building forms and functions within the Z6 District require varying degrees of separation from residential and commercial/service districts due to their potential for noise, bright lighting, traffic from heavy trucks and other large vehicles, rail traffic, and round-the-clock activities associated with research and development, manufacturing, warehousing, freight terminals, and agribusiness” (Section 12-14-1).

Section 12-14-7 further provides that “Open industry development consists of large, relatively self-contained and isolated facilities whose potential nuisance or hazard generation from the processing, manufacturing, assembly, storage, and distribution of materials and products is moderately high or higher. Functions that produce emissions of noise, vibration, smoke, dust, or other particulate matter, toxic materials, odor, or glare shall not exceed the standards set by the Iowa Department of Environmental Quality. Storage, distribution, or sale of gas, fuel, or oil shall comply with and be approved by the Fire Chief.”

Comprehensive Plan: Iowa law requires rezonings to be in conformance with the jurisdiction’s Comprehensive Plan. A map excerpt from the Future Land Use (FLU) Map in the North Iowa Corridor Joint Comprehensive Plan (Amendment #1)

is attached. The City Council adopted Amendment #1 on January 20, 2026, and it covers the area proposed for rezoning.

The FLU map designates the area proposed for rezoning as General Industrial and Utilities, except for a greenbelt strip along South Federal Avenue. Proposed roads provide the major access to the General Industrial lands.

The Joint Comprehensive Plan describes the General Industrial and Utilities designation as follows:

- Areas reserved for larger business and industrial development are essential to North Iowa's economic base, but are not as complementary to standard urban development.
- The designation includes public and semi-public facilities with industrial operating characteristics, such as public utilities, maintenance facilities, and public works yards.
- Uses might include a range of industrial enterprises, including those with significant external effects such as extraction, heavy materials production, and uses with significant outdoor operations.

The forms and functions allowed in the Z6-O, Open Industrial District are consistent with this description. Staff finds the proposed Z6-O rezoning conforms to the amended Comprehensive Plan.

Spot Zoning: Spot zoning occurs when a rezoning benefits only a small area or a limited number of property owners and is in stark contrast to the established surrounding zoning and land use. Spot zoning can be illegal; however, if the rezoning is consistent with the adopted Comprehensive Plan, it may survive a spot zoning challenge. The proposed rezoning to Z6-O is a substantial change relative to existing land use to the north and east, but it is consistent with land to the west, which is already zoned Z6-O as part of the River City Industrial Park. Staff concludes that this proposal is not spot zoning.

Zoning Agreement: Prior to the Planning and Zoning Commission public hearing, the applicant submitted a Zoning Agreement placing restrictions on the use and development of the land proposed for rezoning. Iowa Code allows conditions on rezoning approvals when voluntarily proposed by the applicant and submitted prior to a public hearing. The Planning and Zoning Commission's recommendation was based on the conditions within the Agreement. Prior to the March 3 public hearing, the applicant submitted a new Zoning Agreement, which should be considered during further deliberations of the City Council.

Under the original Zoning Agreement, in exchange for rezoning approval, the applicant would not allow any structure to be built within 500 feet of the nearest boundary of any property zoned Z2, Sub-Urban, or Z3, General Urban. The new Zoning Agreement increases this distance to 1,000 feet. Within that 1,000-foot-buffer, the owner must establish a greenbelt with a minimum width of 25 feet (or 15 feet when a combination of a solid fence and landscaping is provided). The greenbelt "shall include vegetative screening consisting of coniferous and/or deciduous trees and shrubs planted at a density sufficient to provide a year-round visual screen between the industrial use and the Residential Property."

In addition to the increased buffer, the Agreement states that a drainage plan shall be submitted along with the required site plans for development. This plan must ensure that post-development stormwater discharge rates are 10 percent less than pre-development (current) discharge rates. This requirement responds to the concerns raised during the Planning and Zoning Commission meeting about drainage in the area. It ensures that there will be less off-site drainage impact than currently occurs over the agricultural land.

The new Agreement includes a statement regarding noise generated by development on the rezoned property. It states "No function shall be permitted on the Property which creates sound at the nearest Residential Property in excess of 60 db(A) during the hours of 7:00 a.m. to 7:00 p.m. and in excess of 50 db(A) during the hours of 7:01 p.m. to 6:59 a.m." This is slightly more restrictive than the requirements of Section 8-6-5 of City Code, that sets maximum noise levels based on land use.

Within residential areas, City Code allows maximum sound levels of 60 db(A) from 7:00 a.m. to 10:00 p.m. and 50 db(A) between 10:00 p.m. and 7:00 a.m. The Conditional Rezoning Agreement requires the lower noise level beginning at 7:00 p.m. instead of 10:00 p.m. According to the Center for Hearing and Communication, 60 db(A) is equivalent to the volume of normal conversation or a typical office. Combining this requirement with the 1,000 foot buffer, it is very unlikely that there will be significant noise impacts on nearby residences.

Finally, the new Zoning Agreement specifically prohibits certain forms and functions that are otherwise allowed in the Z6-O District. The following forms and functions will not be allowed on the property if the rezoning is approved:

- i. Livestock related intensive uses such as feedlots, stockyards, slaughterhouses, rendering plants, and tanneries.

- ii. Solid waste landfills, waste transfer stations, materials recovery facilities, or waste incinerators.
- iii. Hazardous materials manufacturing or processing; hazardous waste treatment, storage, or disposal facilities.
- iv. Petroleum refining, bulk petroleum/fuel storage terminals, or renewable diesel/biodiesel production/refining facilities.
- v. Asphalt or concrete batch plants.
- vi. Scrap/junk/salvage yards, automotive dismantling, or metal shredding.
- vii. Crematoriums as a principal or accessory use.
- viii. Mining or mineral extraction operations.
- ix. Adult Use.
- x. Utility-Scale Solar Energy Generation Facility. For clarity, "Utility-Scale Solar Energy Generation Facility" means a principal-use solar energy project designed primarily to export electricity off-site (whether by interconnection to a utility grid or by private wire) rather than to serve on-site consumption. This prohibition does not apply to "Active Solar Equipment" installed as an accessory use to serve on-site electrical or thermal load, including rooftop, building-integrated, canopy/carport, or subordinate ground-mounted systems that are incidental and subordinate to the principal permitted use, consistent with Chapter 12, Zoning, of the City Code of the City.

These additional conditions were created in response to concerns raised during the Planning and Zoning Commission public hearing. Staff finds that these commitments will prevent or mitigate potential impacts to surrounding residential uses. The applicant for the adjacent RCK Properties rezoning to Z6-O has submitted a new and nearly identical Zoning Agreement with almost the same conditions and restrictions proposed for the Indianhead Farms rezoning. The RCK agreement also prohibits gas/convenience stations or stores, vehicle repair, and vehicle sales or rental. They are not prohibited in this agreement since the Indianhead property has frontage on South Federal Avenue, where such functions are appropriate.

Public Comment:

Notice of the application was sent to the owners of all properties within 350 feet of the boundaries of the subject property. Notice of the application and public hearing was published in the Globe-Gazette. A public notice sign was posted on the property.

At the Planning and Zoning Commission public hearing, two residents of the Midland Heights neighborhood and one resident who owns land directly to the south of the property proposed for rezoning spoke in opposition to the rezoning. These comments are summarized in the attached minutes from the February 10, 2026, public hearing.

Since the Planning and Zoning Commission meeting, Staff has received a petition signed by 404 persons opposing the rezoning of both the RCK and Indianhead Farms properties. Iowa Code states that if the owners of 20 percent of the land within 200 feet of the property to be rezoned submit a protest petition, a supermajority vote by the City Council is required to approve the rezoning. In the case of the Indianhead rezoning, the 200-foot buffer barely touches one residential property on the east side of South Federal Avenue. This property does not come close to the 20 percent ownership threshold (and it is not zoned residential, as it is in the Z4 Multi-Use District). The remainder of the property within 200 feet is either already zoned Z6-O or is part of the RCK rezoning application. Therefore, the supermajority requirement does not apply to this rezoning request.

Budget Impact:

There is no impact to the operating budget resulting from this request. If the rezonings are approved, there will be increased property tax revenue from the development of the properties.

Council Action Requested:

Staff requests that the City Council approve the rezoning request on final consideration (FINAL) and separately approve the Conditional Zoning Agreement by resolution.

Attachments:

1. Map of area to be rezoned
2. Map showing existing zoning
3. Comprehensive Plan map
4. Section 12-8-3, Table 2, Form and Function Table
5. Rezoning Agreement



Ella Phillips
City Planner



Reviewed and Recommend Approval

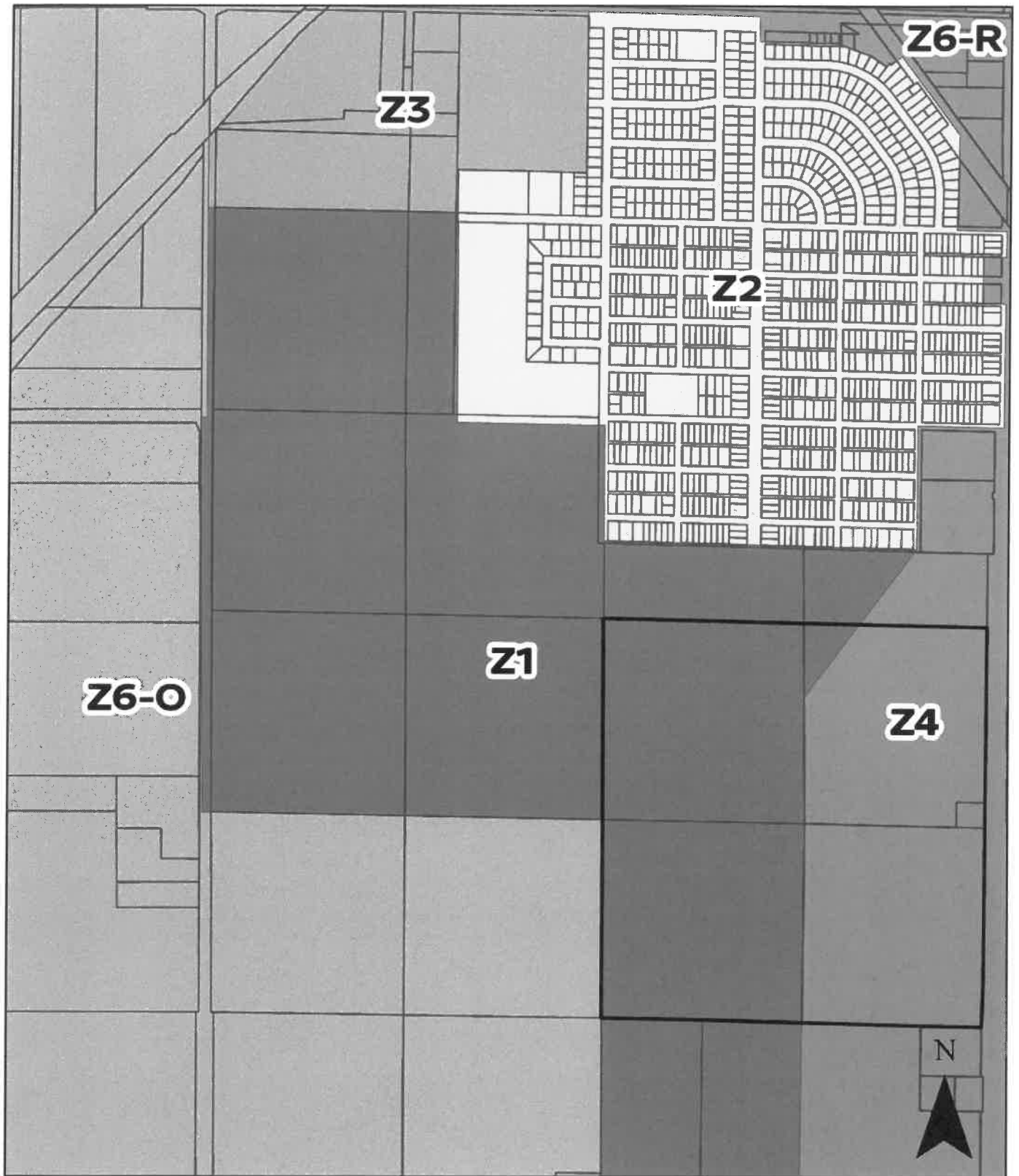
Indianhead Farms Inc. Rezoning

Z1 and Z4 to Z6-O



Indianhead Farms Inc. Rezoning

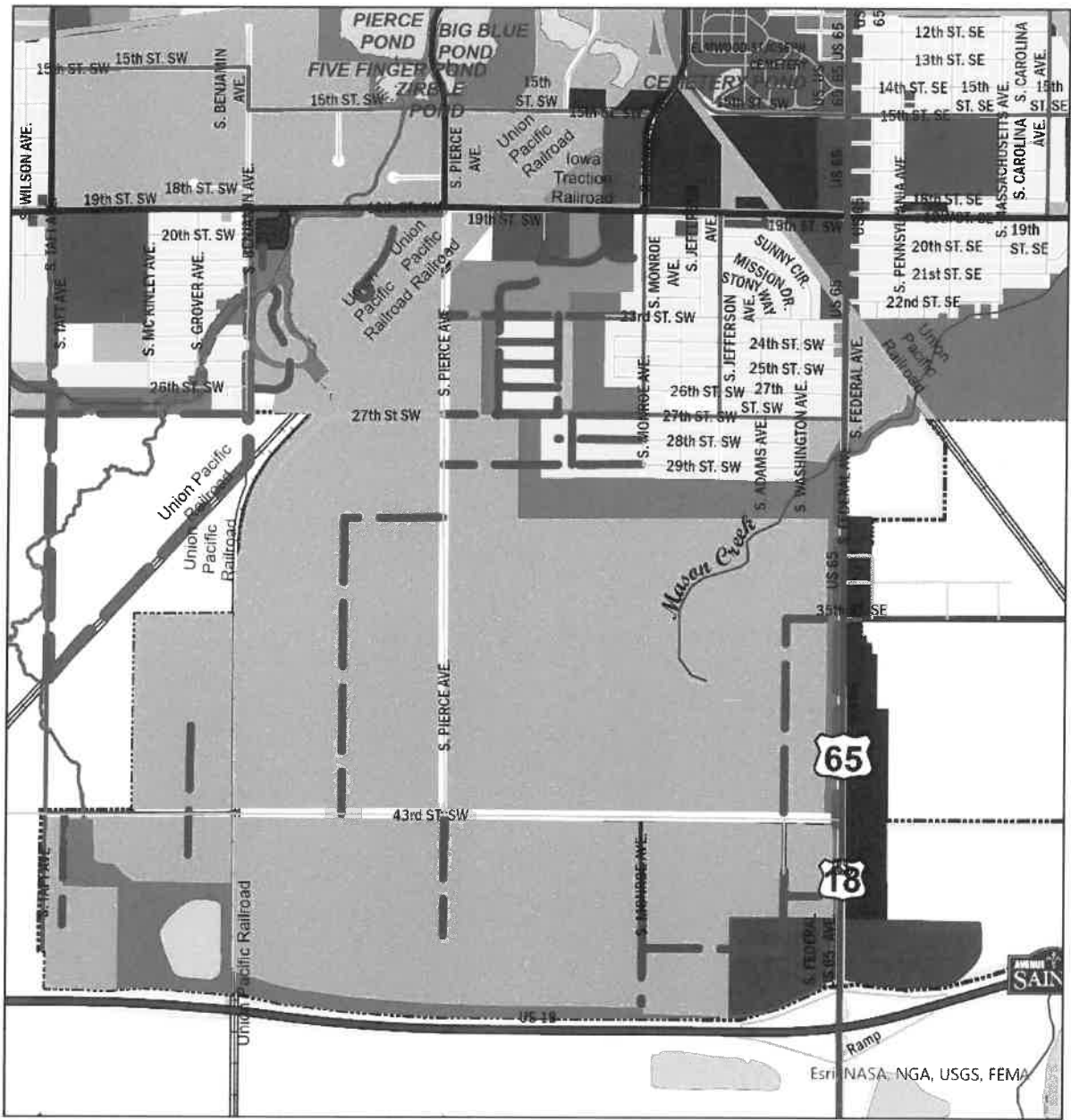
Existing Zoning



 Proposed Rezoning
 Mason City Parcels


0 375 750 1,500 Feet

SOUTH INDUSTRIAL PARK - AMENDMENT #1



- | | |
|--------------------------------|----------------------------------|
| Low Intensity | General Industrial and Utilities |
| Medium Intensity | Rural Estate |
| High Intensity | Public/Semi-Public |
| Commercial Mixed Use | Park/Recreational/Greenway |
| Mixed Business | Downtown |
| Comprehensive Plan Trails 2026 | |
| Comprehensive Plan Roads 2026 | |

12-8-2 Table 2:
Zoning Form and
Function Table

	AGRICULTURE	SUB-URBAN	GENERAL URBAN	MULTI-USE	CENTRAL BUSINESS	INDUSTRIAL	SPECIFIC USE
	Z1	Z2	Z3	Z4	Z5	Z6	Z7*
A. Residential/mixed use							
Accessory dwelling unit	P	P	P				
Duplex/two flat		P	P	P			
Farm dwelling	P	P		P		P	
Family home	P	P	P	P			
Freestanding house	P	P	P				
Group dwelling			P1	P	P1		
Live/work building			P	P	P	C*	
Mansion/apartment			P	P	P1		
Mixed use block building				P	P		
Multiple flats			P1	P	P		
Sideyard/zero lot line house		P	P	P			
SRO			C		P1		
Town house		P	P	P	P		
B. Lodging							
Bed & breakfast	P	P	P	P	P		
Dormitory				P1	P1		
Hotel				P	P		
Inn	C		C	P	P		
Residence lodging	P	P	P	P			
C. Office/Misc.							
Corner office		P1	P	P	P		
Personal hobby building				P		P	
Office building				P	P	P	
D. Commercial/retail service							
Adult use				C		P	
Box, large				P			
Box, medium				P	P1		
Box, small			P1	P		P	
Corner store	P	P1	P	P	P	P	
Multiple principal bldg. development				P1		P1	
Open air market				P	P		
Restaurant	P1	C	C	P	P	P	
Roadside stand	P						
Self storage				C		P	
Shopping strip				P1			
Shopping mall				P1	P2		
Taverns or similar				P	P		
E. Civic							
Auditorium				P1	P1		
Convention center				P2	P2		
Golf course	P	P1				P	
Indoor recreation				P	P	P	
Library		P2	P2	P2	P2		
Movie theater				P	P		
Museum	C	C	P1	P1	P		
Outdoor recreation	C	C	C	P1		P1	
Public parks and related facilities	P	P	P	P	P	P	
Religious assembly, large		C		P1		C	
Religious assembly, medium		C	C	P	P1	C	
Religious assembly, small	C	P1	P	P	P		

NOTES TO TABLE 2:

*Z7 Specific Use District: See section 12-15-6, Table 1A of this title for permitted and conditional forms and functions in the Z7 Specific Use districts

P = Permitted; P* = Open Industry functions are permitted only in the Z6-O District.

P1 = Permitted subject to Planning and Zoning Commission site plan approval, with notification to neighbors.

P** and P1** = in the Z4 South Federal Gateway Overlay District, allowed only as Conditional Use, see section 12-12-7.B

P2 = Permitted subject to Planning and Zoning and City Council site plan approval with notification to neighbors.

C = Conditional subject to Zoning Board of Adjustment approval.

C* = Z6-R districts only

C** = Conditional use only in the Z4 South Federal Gateway Overlay District; see section 12-12-7 B. Not permitted in the remainder of the Z4 District.

	AGRICULTURE	SUB-URBAN	GENERAL URBAN	MULTI-USE	CENTRAL BUSINESS	INDUSTRIAL	SPECIFIC USE
	Z1	Z2	Z3	Z4	Z5	Z6	Z7*
F. Civic support							
Cemetery	P	P					
Clinic			P1	P	P		
Crematorium	P			P	C	P	
Fairgrounds	P						
Funeral home		C	P1	P	P		
Hospital				P1	P1		
Parking structure				P2	P2		
Public safety facility	P2	P2	P2	P2	P2	P2	
Public works garage	P2			P2		P2	
G. Education							
9-12/High school		C	C	P1	P1		
College	C			P1	P1		
Daycare	P	P	P	P	P	P	
K-8		P1	P1	P	P		
Preschool		P1	P	P	P		
Trade school			P1	P	P	P	
H. Automotive							
Gas/convenience	C		P1	P	P1	P	
Vehicle repair	C		C	P	P1	P	
Vehicle Sales/ rental	C			P		P	
I. Agriculture							
Community garden	P	P	P	P	P	P	
Grain storage	P					P	
Greenhouse	P	C		P		P	
Kennel	P			P1		P	
Livestock	P					P	
Farm	P	P		P		P	
Small farm		C					
Stable	P						
J. Industrial							
Agribusiness	P1					P	
Artisan/craftsman shop				P	.P	P	
Contractor shops	P1			P		P	
Cross docking facility				C**		P	
Industry, open						P*	
Industry, restricted						P	
Office/showroom				P		P	
Warehousing						P	
Waste transfer						C	
Wastewater treatment	P2					P2	
Water treatment	P2					P2	
K. Accessory uses							
Active solar equipment	P	P	P	P	P	P	
Agritourism	C						
Drive-through			P1	P	P1	P	
Home occupations	P	P	P	P	P		
Outdoor storage	P			P1**		P	
Outdoor customer dining area	P1	P1	P1	P	P	P	
Accessory parking structure				P1	P1		
Seasonal sales/display	P			P**	P	P	
Small wind equipment	P	P	P	P	P	P	
Dispersed wind equipment	C	C	C	C	C	C	
Accessory surface parking (off site)			C	P	C	P	

ORDINANCE NO. 26 –

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 Z4 MULTI-USE DISTRICT TO Z6 OPEN INDUSTRIAL DISTRICT (79 ACRES) AND FROM Z1 AGRICULTURAL DISTRICT TO Z6-O OPEN INDUSTRIAL DISTRICT (80 ACRES) ALL SUBJECT TO THE TERMS OF THE ZONING AGREEMENT

WHEREAS, the Planning and Zoning Commission of the City of Mason City, Iowa, after a public hearing held on February 10, 2026, recommended approval of a change of zone classification of a certain areas hereinafter described, subject to the terms of the Zoning Agreement, and

WHEREAS, the City Council of the City of Mason City, Iowa, did hold a public hearing on the 3rd day of March, 2026.

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 subject to the terms of the Zoning Agreement from Z4 Multi-Use District to Z6 Open Industrial District (79 acres) and from Z1 Agricultural District to Z6-O Open Industrial District (80 acres) legally described as follows:

Legal Description:

THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) AND THE NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) ALL IN SECTION 21, TOWNSHIP 96 NORTH, RANGE 20 WEST OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA, EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED FILED AS DOCUMENT NO. 0009296

(Parcel Nos. 07-21-251-001-00, 07-21-276-001-00, 07-21-276-002-00, 07-21-400-001-00 and 07-21-400-002-00)

Section 2: That approval of the change of zone shall be subject to the conditions outlined in the Zoning Agreement.

Section 3: That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 4: 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 5: 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 April, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

1st Consideration: March 3, 2026
2nd Consideration: March 17, 2026
3rd Consideration: April 7, 2026

RESOLUTION NO. 26 --

A RESOLUTION AUTHORIZING APPROVAL AND EXECUTION OF A ZONING AGREEMENT BETWEEN THE CITY OF MASON CITY AND INDIANHEAD FARMS, INC.

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

Section 1: That the Zoning Agreement between the City of Mason City and Indianhead Farms, Inc. regarding property described in the attachment, be and the same is hereby approved.

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

PASSED AND APPROVED this 7th day of April, 2026

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

Prepared by: Jacquelyn K. Arthur, Laird Law Firm, P.L.C., 11 4th Street N.E., P.O. Box 1567, Mason City, Iowa 50402-1567, Telephone 641-423-5154, Email jarthur@lairdlawfirm.com

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

**ZONING AGREEMENT REGARDING
THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) AND THE
NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) ALL IN SECTION 21,
TOWNSHIP 96 NORTH, RANGE 20 WEST OF THE 5TH P.M., CERRO GORDO
COUNTY, IOWA, EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE
OF IOWA BY WARRANTY DEED FILED AS DOCUMENT NO. 0009296
(Parcel Nos. 07-21-251-001-00, 07-21-276-001-00, 07-21-276-002-00, 07-21-400-001-00 and
07-21-400-002-00; the “Property”)**

1. **PARTIES.** The Parties to this Agreement are:

“Indianhead”	Indianhead Farms, Inc., an Iowa corporation, and
“City”	City of Mason City, Iowa, an Iowa municipal corporation.

2. **BACKGROUND.** Indianhead is the owner of the Property. Owner has filed an application to rezone the Property Z6-O Open Industrial District.

The City is willing to rezone the Property subject to certain conditions and restrictions.

3. **AGREEMENT.** The Parties agree upon affirmative vote of the City Council of the City:

- A. The Property shall be rezoned to Z6-O Open Industrial District from Z1 Agricultural District and Z4 Multi-Use District.
- B. No structure on the Property shall be located within one thousand feet (1,000’) of any Residential Property. Structure means a building including any accessory building. Residential Property means any parcel zoned for residential use, including but not limited to Z2 (Sub-Urban), Z3 (General Urban), or any district in Chapter 12 designated primarily for dwelling units. For clarity, the term “Residential Property” includes both occupied

and unoccupied dwellings. It does not include agricultural structures located in the Z1 Agricultural District unless they contain a dwelling. The one-thousand-foot (1,000') distance shall be measured from the nearest point of any building or enclosed structure on the Property to the nearest boundary line of the Residential Property.

- C. Where the Property lies within one thousand feet (1,000') of Residential Property, a Screening Buffer Area shall be constructed and maintained which meets the following standards:
- i. The green belt planting strip shall not be less than twenty-five feet (25') in width. If a section of the green belt includes a combination of solid fence and landscaping, the width can be reduced to fifteen feet (15'). The fence must be opaque, either wood or masonry, or a combination.
 - ii. The Screening Buffer Area shall include vegetative screening consisting of coniferous and/or deciduous trees and shrubs planted at a density sufficient to provide a year-round visual screen between the industrial use and the Residential Property.
 - iii. All plant materials must comply with the City's required landscaping and screening ordinance.
 - iv. "Screening" is defined as a continuous visual buffer designed to block direct line-of-sight between industrial uses and residential property through use of vegetation, fencing, or a combination thereof, consistent with the City's required fencing and required landscaping and screening standards in Chapter 12-16.
- D. Any site plans submitted for development must comply with the one-thousand-foot (1,000') residential setback and the Screening Buffer Area requirements, and all applicable provisions of the Z6-O Open Industrial District (or other applicable zoning district), including development review requirements found in Chapter 12-7.
- E. A drainage report and/or plan prepared at owner's expense must be submitted with the site plans for any development "Drainage Plan"). The Drainage Plan must be prepared by a drainage engineer licensed in the State of Iowa and contain a drainage plan for the portion of the Property subject to the development and the proposed improvements. The Drainage Plan shall be in compliance with all local, state and federal regulations regarding drainage. The Drainage Plan shall provide detention/retention and flow controls such that post-development discharge rates during 100-year storm events show a 10% reduction from pre-development rates for 100-year storm events. The plan shall address known downstream constraints and include mitigation

measures (e.g., on-site detention, controlled release, green infrastructure) to improve existing localized flooding.

F. Any site plans submitted for development must show access to the Property subject to development from South Pierce Avenue, 43rd Street S.W. or South Federal Avenue only.

G. No function shall be permitted on the Property which creates sound at the nearest Residential Property in excess of 65 db(A) during the hours of 7:00 a.m. to 7:00 p.m. and in excess of 55 db(A) during the hours of 7:01 p.m. to 6:59 a.m.

H. The following functions shall be prohibited on the Property:

- i. Livestock related intensive uses such as feedlots, stockyards, slaughterhouses, rendering plants, and tanneries.
- ii. Solid waste landfills, waste transfer stations, materials recovery facilities, or waste incinerators.
- iii. Hazardous materials manufacturing or processing; hazardous waste treatment, storage, or disposal facilities.
- iv. Petroleum refining, bulk petroleum/fuel storage terminals, or renewable diesel/biodiesel production/refining facilities.
- v. Asphalt or concrete batch plants.
- vi. Scrap/junk/salvage yards, automotive dismantling, or metal shredding.
- vii. Crematoriums as a principal or accessory use.
- viii. Mining or mineral extraction operations.
- ix. Adult Use.
- x. Utility-Scale Solar Energy Generation Facility. For clarity, "Utility-Scale Solar Energy Generation Facility" means a principal-use solar energy project designed primarily to export electricity off-site (whether by interconnection to a utility grid or by private wire) rather than to serve on-site consumption. This prohibition does not apply to "Active Solar Equipment" installed as an accessory use to serve on-site electrical or thermal load, including rooftop, building-integrated, canopy/carport, or subordinate ground-mounted systems that are incidental and subordinate to the principal permitted use, consistent with Chapter 12, Zoning, of the City Code of the City.

4. **OTHER ORDINANCE REQUIREMENTS NOT AFFECTED.** Nothing in this Agreement shall be construed to supersede or overrule any requirement in the City Code of the City, including all requirements of the Z6-O Open Industrial District, development review, and/or subdivision regulations. This Agreement shall not be used or construed to grant any variance to the requirements of Chapter 12, Zoning, of the City Code of the City.

5. **BINDING EFFECT.** The requirements and terms of this Agreement shall be binding upon Indianhead and all subsequent owners, successors and assigns with respect to the property described herein.

6. **EXECUTION.** This Agreement is executed on separate signature pages which also contain the notary acknowledgments.

[https://heinylaw.sharepoint.com/sites/Arthur/Real Estate/zoning/zone/indianheadfarms.2-24-26-2nd.docx](https://heinylaw.sharepoint.com/sites/Arthur/Real%20Estate/zoning/zone/indianheadfarms.2-24-26-2nd.docx)

SIGNATURE PAGE
OF
INDIANHEAD FARMS, INC.
TO
ZONING AGREEMENT
REGARDING

THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) AND THE
NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) ALL IN SECTION 21,
TOWNSHIP 96 NORTH, RANGE 20 WEST OF THE 5TH P.M., CERRO GORDO
COUNTY, IOWA, EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE
OF IOWA BY WARRANTY DEED FILED AS DOCUMENT NO. 0009296

(Parcel Nos. 07-21-251-001-00, 07-21-276-001-00, 07-21-276-002-00, 07-21-400-001-00 and
07-21-400-002-00) (the "Property")

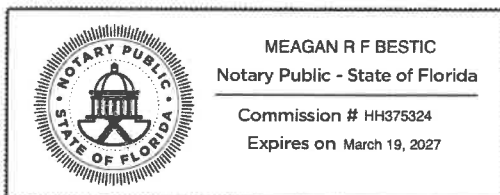
"Indianhead"

Indianhead Farms, Inc.

By: Charles MacNider Date: 03/02/2026
Charles H. MacNider, President

Florida Charlotte
STATE OF ~~XXXX, CERRO GORDO~~ COUNTY, ss:

On this 2nd day of March, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared **Charles H. MacNider**, to me personally known, who, being by me duly sworn, did say that he is the President of said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that said **Charles H. MacNider**, as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed. Charles MacNider provided a drivers license as identification



Meagan R F Bestic
Notary Public in and for said State
Meagan R F Bestic

Notarized remotely online using communication technology via Proof.

**SIGNATURE PAGE
OF
CITY OF MASON CITY, IOWA
TO
ZONING AGREEMENT
REGARDING**

**THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) AND THE
NORTH HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) ALL IN SECTION 21,
TOWNSHIP 96 NORTH, RANGE 20 WEST OF THE 5TH P.M., CERRO GORDO
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**(Parcel Nos. 07-21-251-001-00, 07-21-276-001-00, 07-21-276-002-00, 07-21-400-001-00 and
07-21-400-002-00) (the "Property")**

"City"

City of Mason City, Iowa

**By: _____ Date: _____
John Lee, Mayor**

**By: _____ Date: _____
Aaron Burnett, City Clerk**

STATE OF IOWA, COUNTY OF CERRO GORDO, ss:

On this _____ day of _____, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared John Lee and Aaron Burnett, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Mason City Iowa, an Iowa municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the City, and that the instrument was signed and sealed on behalf of the City, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council on the _____ day of _____, 2026; and that John Lee and Aaron Burnett acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the City, by it voluntarily executed.

Notary Public in and for said State



**ENGINEERING/
WATER SUPPLY
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brent Hinson, Interim Director
Date: March 31, 2026
RE: 19th SW Speed Zone Change Ordinance- Consider on 1st Reading

Recommendation:

We recommend the City Council consider 1st reading of an ordinance changing a portion of 19th Street SW from a speed limit of 55 miles per hour to 45 miles per hour, in connection with a recently completed speed limit zone review.

Review:

As part of the 19th SW Improvements project planning, we asked WHKS to complete a speed limit zone review for the corridor. It was found that while no change was recommended based on the data collected for most of the corridor, the westernmost portion can be justified for a lower speed. The 55mph zone ends 950 feet west of Country Club Drive, or just before the 1st entrance to The Legacy at 19 parking lots. The review found that it could be justified to move this 55mph zone back to South Eisenhower and make the portion between Eisenhower and The Legacy a 45mph zone. Staff has reviewed and concurs with this finding. We believe it is a good fit as part of the larger program of safety improvements we will be implementing in the upcoming construction project. We have prepared a proposed ordinance to effectuate the change.

Budget Impact:

There is no direct budgetary impact of this change except for revised signage.

Council Action Requested:

We respectfully request the City Council consider on 1st reading an ordinance amending Title 9-4-1 of the City Code amending the speed limit on 19th Street SW as described above.

Attachments:

Speed Limit Zone Review Report
Proposed Ordinance



Brent Hinson, Interim Director



Reviewed and Recommend Approval

10393

**SPEED LIMIT ZONE REVIEW – 19TH STREET SW CORRIDOR
S EISENHOWER AVENUE TO S BENJAMIN AVENUE**

MASON CITY IOWA

Prepared for:

City of Mason City

Prepared by:

WHKS & Co.
1412 6th Street SW
Mason City, Iowa 50401
www.whks.com

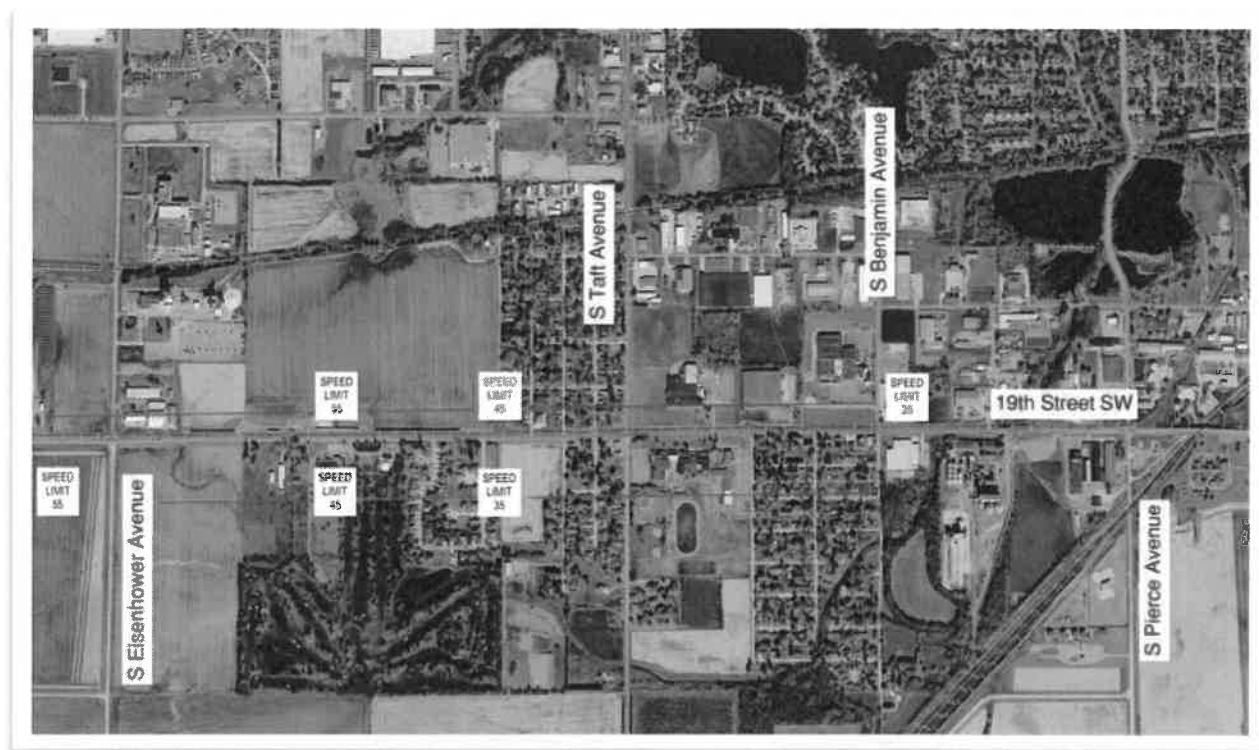
Background

Purpose

The City of Mason City requested that WHKS reviews the current speed limit zones for the 19th Street SW corridor between S Eisenhower Avenue and S Benjamin Avenue. WHKS was tasked with reviewing the reasonableness of the current speed limit zones and not with preparing a speed study along the corridor.

Location Map

The following map shows the location of the speed limit review.



Speed Limit Review

Review Parameters

The speed limit review was accomplished using the Manual of Uniform Traffic Control Devices (MUTCD), 11th Edition, Chapter 2B.21 as discussed below:

- 01 *In general, the maximum speed limits applicable to rural and urban roads are established:*
 - A. *Statutorily – a maximum speed limit applicable to a particular class of road, such as freeways or city streets, that is established by State law; or*
 - B. *As speed zones – based on engineering studies.*
- 02 *State statutory limits might restrict the maximum speed limit that can be established on a particular road, notwithstanding what an engineering study might indicate.*
- 03 *Agencies with designated authorities to set speed limits, which include States, and sometimes local jurisdictions, can establish non-statutory speed limits or designate reduced speed zones using an engineering study. Setting appropriate speed limits is especially important to ensure safety for all road users in varying types of contexts, particularly on roadways where adjacent land use suggests that trips could be served by varied modes. These situations include urban and suburban non-freeway arterials or rural arterials that serve as main streets in smaller communities, consistent with the context classifications of urban core, urban, suburban, and rural towns found in “A Policy on Geometric Design of Highways and Streets,” 2018 Edition, AASHTO. When setting a speed limit, a range of factors such as land-use context, pedestrian and bicyclist activity, crash history, intersection spacing, driveway density, roadway geometry, roadside conditions, roadway functional classification, traffic volume, and observed speeds can influence the speed limit determined in the engineering study. The engineering study will determine which of the recommended factors will prevail in setting the speed limit.*
- 04 *Jurisdictions can use speed limit setting tools and methods such as expert systems and those consistent with the safe system approach as part of the required engineering study for a non-statutory speed limit. As speed limit setting tools vary, jurisdictions need to be aware of their limitations and advantages, possible variation between the tools and the need to explore gaps or weaknesses of tools, and weigh the output accordingly in consideration of setting speed limits.*
- 05 *To achieve desired operating speeds, agencies often implement other speed management strategies concurrently with setting speed limits, such as traffic calming measures, geometric design features, speed safety cameras, and increased enforcement. Standard:*
- 06 ***Speed zones (other than statutory speed limits) shall only be established on the basis of an engineering study that has been performed in accordance with traffic engineering practices. The engineering study shall consider the roadway context.***

Guidance:

- 07 *Among the factors that should be considered when conducting an engineering study for establishing or reevaluating speed limits within speed zones are the following:*

- A. Roadway environment (such as roadside development, number and frequency of driveways and access points, and land use), functional classification, public transit volume and location or frequency of stops, parking practices, and pedestrian and bicycle facilities and activity;
 - B. Roadway characteristics (such as lane widths, shoulder condition, grade, alignment, median type, and sight distance);
 - C. Geographic context (such as an urban district, rural town center, non-urbanized rural area, or suburban area), and multi-modal trip generation;
 - D. Reported crash experience for at least a 12-month period;
 - E. Speed distribution of free-flowing vehicles including the pace, median (50th-percentile), and 85th-percentile speeds; and
 - F. A review of past speed studies to identify any trends in operating speeds.
- 08 When the 85th-percentile speed is appreciably greater than the posted speed limit, and the roadway context does not support setting a higher speed limit, the engineering study should consider whether changes to geometric features, enforcement, and/or other speed-reduction countermeasures might improve compliance with the posted speed limit. A similar approach should be used if the results of past speed studies indicate that the 85th-percentile speed has consistently increased.
- 09 On urban and suburban arterials, and on rural arterials that serve as main streets through developed areas of communities, the 85th-percentile speed should not be used to set speed limits without consideration of all factors described in Paragraph 7 of this Section. December 2023 MUTCD 11th Edition Page 85 Sect. 2B.21
- 10 On a freeway, expressway, or rural highway (outside urbanized locations or conditions), the speed limit that is posted within a speed zone should be within 5 mph of the 85th-percentile speed of free-flowing motor-vehicle traffic under the following conditions:
- A. All factors described in Paragraph 7 of this Section have been considered and determined to be non-mitigating, and
 - B. The measures described in Paragraph 8 of this Section have been considered to the extent practicable.
- 11 State and local agencies should conduct engineering studies to reevaluate non-statutory speed limits on segments of their roadways that have undergone significant changes since the last review (such as changes to roadway context, the addition or elimination of parking or driveways, changes in the number of travel lanes, changes in the configuration of bicycle lanes, changes to road geometrics, changes in traffic control signal coordination, or significant changes in traffic volumes).
- 12 Speed studies for signalized intersection approaches should be taken outside the influence area of the traffic control signal, which is generally considered to be approximately 1/2 mile, to avoid obtaining skewed results for the speed distribution. If the signal spacing is less than 1 mile, the speed study should be at approximately the middle of the segment

Process

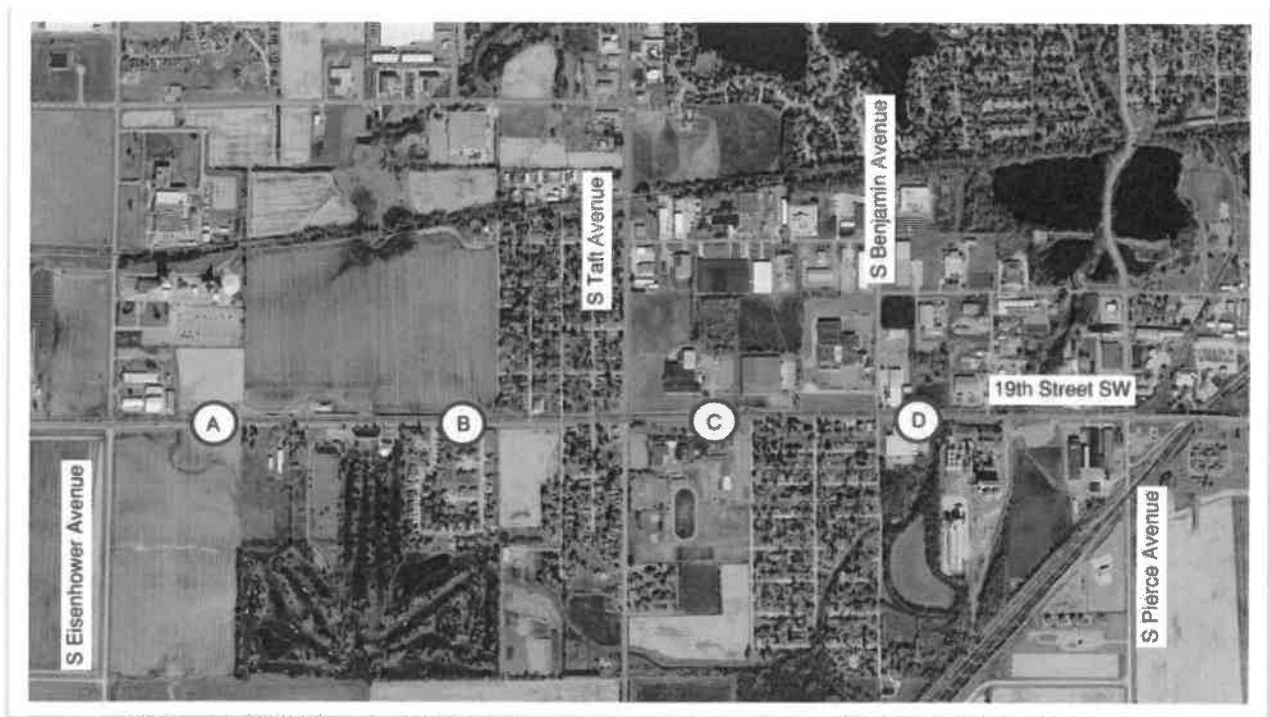
WHKS and the City Engineers Department selected four (4) locations along the corridor to gather data. Iowa Counts electronically gathered the counts. The review process included the following tasks:

- Identify Spot Locations for Review
- Gather Speed Data
- Review Speed Data
- Review Roadway Context
- Provide Recommendation

Spot Locations

The following four (4) locations were selected along the corridor for gathering speed data:

- A – East of S Eisenhower Avenue
- B – East of Country Club Drive
- C – East of Newman Catholic High School
- D – East of Benjamin Avenue



Gather Speed Data

Speed data was gathered at the four locations shown in the preceding section. The speed data was obtained electronically by Iowa Counts. The parameters were as follows:

- Collected traffic volume and speed electronically
- Collected between 11:30 a.m. on September 7, 2025 and 10:15 a.m. on September 9, 2025
- Collected with 5 miles per hour (mph) increments between 0 mph and 76+ mph
- Collected for both eastbound and westbound travel.

The collected speed data is included in Appendix A.

Review Speed Data

The following table summarizes the speed data gathered at each spot location:

LOCATION	SPEED LIMIT	WESTBOUND AVERAGE SPEED	WESTBOUND 85 TH PERCENTILE SPEED	EASTBOUND AVERAGE SPEED	EASTBOUND 85 TH PERCENTILE SPEED	HIGHEST SPEED
A	55 mph	41 mph	47 mph	45 mph	48 mph	76 mph +
B	45 mph	43 mph	49 mph	37 mph	39 mph	76 mph +
C	35 mph	33 mph	35 mph	31 mph	38 mph	75 mph
D	35 mph	34 mph	39 mph	32 mph	37 mph	76 mph +

Locations A and B should be reviewed with the understanding that these locations are near current speed limit changes between 45 mph and 55 mph and their location may influence the speed data that was gathered. Location C should be reviewed with the understanding that this location is located near a school reduced speed zone and near an intersection controlled by traffic signals and may be influenced by these factors.

Analysis of the speed limits along the corridor specifically using only the 85th percentile speed may indicate that the speed limits are applicable for the speeds that are being traveled. The one caveat for this may be that the 55 mph speed limit located between S Eisenhower Avenue to the Legacy Golf Course be reduced to 45 mph to match the 85th percentile speed.

Review Roadway Context

As mentioned in the Guidance portion of the MUTCD, roadway context may also be reviewed as it may affect both the average and 85th percentile speeds.

The corridor is composed of two distinct roadway environments. The first section is from S Eisenhower Avenue to S Coolidge Avenue. This corridor would be characterized as an urbanized-rural environment with characteristics of a rural section with shoulders and ditches but including housing developments with both street access and driveways. The second section is from S Coolidge Avenue to S Benjamin Avenue. This section is an urban section with curb and gutter and underground drainage. Access is limited to street intersections.

Common characteristics along the corridor include the following:

- Pedestrian accommodations are located off-road,
- Parking is not accommodated on the roadway,
- Roadway is straight and located in flat terrain,
- Iowa Traction Railroad runs parallel to the corridor along the north side,

In reviewing the roadway environment, characteristics, and geometrics, the only factor that may affect the speed limit would be the spacing and number of access locations on the south side of 19th St SW between the residence at 3581 19th St SW and Augusta Drive. In this 2400 feet, there are 6 driveway locations and two street access locations which may be more than expected in an urbanized-rural section. The remaining roadway context elements do not appear to have an effect on the roadway speed limits along the corridor.

The Iowa Crash Analysis Tool (ICAT) from the Iowa Department of Transportation was used to gather the crash data between 2021 through 2025 to review the interaction between the speed limit and access locations and to correspond that value with the entire corridor. There were five (5) crashes between 3581 19th St SW and Augusta Drive. Of these two (2) could possibly be related to speed. There were forty (40) crashes along the corridor for the same timeframe. Of these, twelve (12) could possibly be related to speed.

See Appendix B for Crash Detail Reports.

Recommendation

Based on the review of the data gathered, the assessment is that the speed limit zones are reasonable for the current roadway characteristics and conditions. A speed limit zone that could be reduced would be the 55 mph speed limit located between S Eisenhower Avenue to the Legacy Golf Course. This speed limit zone could possibly be reduced to 45 mph to match the 85th percentile speed and the closeness of the traffic signals located at 19th Street SW and S Eisenhower Avenue.

ORDINANCE NO. 26 -

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF MASON CITY, IOWA, BY REPEALING TITLE 9, CHAPTER 4: SPEED REGULATIONS, SECTION 1: SPEED RESTRICTIONS AND ADOPTING A NEW SECTION 1 IN LIEU THEREOF

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

Section 1: That the City Code of the City of Mason City, Iowa, should be and the same is hereby amended by repealing Title 9, Chapter 4: Speed Regulations, Section 1: Speed Restrictions and adopting a new Section 3 in lieu thereof as follows:

"TITLE 9
CHAPTER 4
SPEED REGULATIONS

9-4-1: SPEED RESTRICTIONS: Any person operating a motor vehicle on a street or highway within the City limits of the City of Mason City shall operate said vehicle at a speed in accordance with, and not in excess of, the speed restrictions established by Iowa Code section 321.285 and any subsequent revisions thereto, except as specifically modified below. The following shall be the lawful speeds except as herein modified, and any speed in excess thereof shall be unlawful:

15 miles per hour:

Lime Creek Road, from a point where Nature Center Road intersects, thence east to a point one hundred fifty feet (150') west of the west entrance to the Lime Creek Nature Center parking lot.

Twenty Third Street Southwest, from a point where South Monroe Avenue intersects, thence west to the eastern border of Frederick Hanford Park.

25 miles per hour:

On roads, streets and alleys within the corporate limits of Mason City that are not classified by this chapter.

30 miles per hour:

Birch Drive, from a point where Fourth Street Southeast intersects, thence southerly and easterly to the south City limits.

North Kentucky Avenue, from a point where East State Street intersects, thence north to a point where Twelfth Street Northeast intersects.

North Pierce Avenue, from a point two hundred fifteen feet (215') north of the Meadow Lane intersection, thence north to a point where Twelfth Street Northwest intersects. Exception: When the school zone beacon lights are flashing, speed limit is reduced to twenty five (25) miles per hour.

South Kentucky Avenue, from a point where Fourth Street Southeast intersects, thence south to a point one hundred feet (100') south of Nineteenth Street Southeast intersection.

South Monroe Avenue, from a point four hundred feet (400') south of Seventh Street Southwest intersection, thence north to a point where Fifth Street Southwest intersects.

South Taft Avenue, from a point where Nineteenth Street Southwest intersects, thence south to the south City limits.

Fifteenth Street Southwest, from a point where South Federal Avenue intersects, thence west to a point where South Monroe Avenue intersects.

Nineteenth Street Southwest from one thousand six hundred feet (1,600') east of South Pierce Avenue to two hundred feet (200') west of Pierce Avenue.

35 miles per hour:

North and South Taft Avenue, from a point where Nineteenth Street Southwest intersects, thence north to a point where Twelfth Street Northwest intersects.

North Illinois Avenue, from a point six hundred sixty feet (660') north of East State Street intersection, thence north to a point where Twelfth Street Northeast intersects.

South Eisenhower Avenue, from a point where Fourth Street Southwest intersects, thence south to a point where Ninth Street Southwest intersects.

South Iowa Avenue, from a point where Fourth Street Southeast intersects, thence south to a point where Eleventh Street Southeast intersects.

South Monroe Avenue, from a point four hundred feet (400') south of Seventh Street Southwest intersection, thence south to a point where Nineteenth Street Southwest intersects.

South Pierce Avenue, from a point where Ninth Street Southwest intersects, thence south to a point where Fifteenth Street Southwest intersects.

Eleventh Street Southeast, from a point where South Iowa Avenue intersects, thence east to the east City limits.

Twelfth Street Northeast, from a point where North California Avenue intersects, thence east to the east City limits.

Twelfth Street Northeast, from a point where North Ohio Avenue intersects, thence east to a point two thousand six hundred feet (2,600') east of North Illinois Avenue intersection.

Twelfth Street Northwest, from a point where North Eisenhower Avenue intersects, thence west to the west City limits.

Fifteenth Street Southwest, from a point where South Monroe Avenue intersects, thence west to a point where South Taft Avenue intersects.

Nineteenth Street Southeast from a point where South Virginia Avenue intersects, thence east to South Kentucky Avenue.

Nineteenth Street Southwest from South Federal Avenue to one thousand six hundred feet (1,600') east of South Pierce Avenue.

Nineteenth Street Southwest, from two hundred feet (200') west of South Pierce Avenue to two-tenths ($\frac{2}{10}$) of a mile west of the Taft Avenue intersection.
Exception: When school lights are flashing, speed limit is reduced to twenty five (25) miles per hour.

Thirty Fifth Street Southeast, from a point where South Federal Avenue intersects, thence east to the east City limits.

45 miles per hour:

College Drive, from a point where Fourth Street Southeast intersects, thence north to a point two thousand two hundred ninety feet (2,290').

North and South Eisenhower Avenue, from a point where Twelfth Street Northwest intersects, thence south to a point where Fourth Street Southwest intersects.

South Eisenhower Avenue, from a point where Ninth Street Southwest intersects, thence south to a point where Nineteenth Street Southwest intersects.

South Kentucky Avenue, from a point one hundred feet (100') south of the Nineteenth Street Southeast intersection, thence south to the south City limits.

South Pierce Avenue, from a point where Nineteenth Street Southwest intersects, thence south to a point two thousand six hundred forty feet (2,640') south of the Nineteenth Street Southwest intersection.

Ninth Street Southwest, from a point where South Taft Avenue intersects, thence west to a point where South Eisenhower Avenue intersects.

Twelfth Street Northeast, from a point two thousand six hundred feet (2,600') east of the North Illinois Avenue intersection, thence east to a point where North California Avenue intersects.

Twelfth Street Northwest, from a point two hundred fifteen feet (215') west of North Pierce Avenue intersection, thence west to a point two hundred seventy five feet (275') west of the western portion of North Taft Avenue intersection.

Nineteenth Street Southwest, from a point two-tenths ($\frac{2}{10}$) of a mile west of the Taft Avenue intersection, thence west to ~~a point nine hundred fifty feet (950') west of Country Club Drive intersection.~~ **a point where South Eisenhower Avenue intersects.**

55 miles per hour:

North and South California Avenue, from the south City limits, thence northerly to the north City limits.

North Eisenhower Avenue, from a point where Twelfth Street Northwest intersects, thence north to the north City limits.

South Eisenhower Avenue, from a point where Nineteenth Street Southwest intersects, thence south to the south City limits.

South Pierce Avenue, from a point two thousand six hundred forty feet (2,640') south of Nineteenth Street Southwest intersection, thence south to a point where Forty Third Street Southwest intersects.

Nineteenth Street Southwest, from a point nine hundred fifty feet (950') west of Country Club Drive intersection, thence west to the west City limits.

Forty Third Street Southwest, from a point where South Federal Avenue intersects, thence west to the west City limits. (Ord. 13-01, 1-15-2013; amd. Ord. 24-5, 3-19-2024)

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 day of , 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

1st consideration: April 7, 2026

2nd consideration:

3rd consideration:

City Administrator's Monthly Activity Report

Aaron Burnett, City Administrator

February 2026
(Issued April 2, 2026)



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

Airport

Reported by David Sims, Airport Manager

Date: February 2026

United Airlines Enplanements/Deplanements	FBO Fuel Flow
From 2/1/2026 – 2/28/2026	
Monthly Enplanements 680 / Deplanements 638 / Total 1,318 +35% from February 2025	Monthly Gallons Sold 27,802

Routine Activities for the month – Administration and Operations:

- Approved dates of August 13th-16th for 2026 International Aerobatic Club Regional Competition.
- Worked with tenants on lease matters.
- Attend Iowa Public Airport Association Legislative Reception in Des Moines.
- Worked on new airline marketing campaign.

Activities planned for next month and other comments:

- Advertise for bids for new Runway Snowblower.
- Approval of lease-related matters.
- Planning for Airport Emergency Exercise to be held in June.

Development Services Department

Reported by Steven Van Steenhuyse, AICP, Development Services Director

February tends to be a quiet month for development, as the weather precludes many building projects and can hinder nuisance code enforcement efforts. When it is bitterly cold, we generally hold off on enforcement until the weather allows for more outdoor activity. However, we had some unseasonably warm days that allowed major projects to move forward. For instance, the Home2 Suites by Hilton was able to move forward due to several days of temperatures in the 50's and above.

The City Council authorized a new position for Development Services in January, combination Housing Inspector and Code Enforcement Officer. The Human Resources Department identified an internal candidate who passed the Civil Service process and who was interviewed on February 19. We were pleased to offer this position to Brad Meyer, who is retiring from the Fire Department after 22 years of service. We look forward to Brad joining our department in April.

Planning and Zoning Division: The Planning and Zoning Commission held two public hearings on February 10 on requests to rezone two properties in the South Industrial Park from Z1 Agriculture, Z3 General Urban, and Z4 Multi-Use to Z6-O, Open Industry. This hearing was well attended with most members of the public expressing concern about the rezoning. The proposed 500-foot building buffer from residentially zoned property was considered too small, and there was concern about the forms and functions that would be allowed if the rezoning is approved. The Commission voted 7-0 to recommend approval of rezoning both properties to Z6-O.

The Planning and Zoning Division issued 14 zoning permits, including three sign permits and two floodplain permits. The City Planner reviewed 38 permits for floodplain compliance and completed five historical reviews.

The Zoning Board of Adjustment met to consider a variance to allow a carport in the side yard of a corner property at 215 North Madison Avenue. The ZBA approved the reduction in the front yard setback but denied the variance to the secondary front yard setback. The property will be allowed to construct a carport, but it will be further from 3rd Street NW than requested.

The Historic Preservation Commission did not meet in February.

Code Enforcement Division: There were 96 code enforcement case requests opened in February, of which 61 were initiated by staff and 35 initiated via complaint. The cases included five related to dead, dying, or diseased trees, 19 for junk, rubbish, and refuse complaints, and 27 for uncollected garbage.

Four properties with diseased, dying, or dead trees were added to the special assessment roll in February, where the owners will have the cost of tree removal (plus interest) added to their tax bills over the next ten years. Activity in this area tends to slow in winter, but we expect more requests as spring arrives.

Building Inspections Division: Seventeen major building permits and seven minor building permits were issued in February. Total construction valuation of all permits was \$2,575,995, resulting in \$17,368 in permit fees.

Rental Inspections Program: The Housing Inspector inspected 131 units in February. A total of 97 Rental Dwelling Certificates were issued. The program collected \$6,590 in Rental Dwelling Certificate fees and fines.

Transit & Safety Division: There were 11,605 rides on the fixed route system, down from 12,006 in February 2025. Two new employees received on-board training, and 282 safety training sessions were completed. The Safety Division uses an online training system for current employees. Many of the training sessions that were provided at only certain times of the year and in person may now be taken at any time by the employee by simply accessing the online system. This saves considerable time and resources.

Corridor Revitalization Loan (CoRL), Downtown Revitalization Loan (DoRL), and Building Renovation/Life Safety (BuRLS) Programs: The Grant and Forgivable Loan Review Committee (GFLRC) met on February 6th to consider a loan for \$17,325 to tuck point the north wall of 221 North Federal Avenue (Oak Leaf Comics). The Committee voted to recommend approval of this loan request.

Developments: The Development Review Committee met two times in February. Two major site plans were approved: additions to the NutraBlend

(former Purina) plant at 1609 19th Street SW, and a modular building addition to the North Iowa Christian School, 680 6th Street SE.

Current Projects Under Development:

- 4th Street NE Retaining Wall Project: acquisition, demolition, house moves, and regrading are complete. The North Iowa Corridor Housing Development Corporation has completed renovations to the house at 537 4th Street NE and has listed it for sale. The City is seeking a developer for this newly vacant land.
- Habitat for Humanity of North Central Iowa project at 26th Street and 27th Street SW, on the old Madison School site: six homes complete or nearly complete, including a Homes For Iowa house, which was built by inmates at the Newton Correctional Center and moved to the site. HHNCI intends to construct 13 homes in this area over the next few years.
- The DRC has approved a site plan for The Lark Apartments, 64 apartments and 24 townhomes at the NE corner of Lark Avenue and 4th Street SW (IA 122).
- The Encore Senior Living project, 48 low-income senior housing units planned for the vacant property north of and across US 65 from Fareway, was granted Low-Income Housing Tax Credits and has spent the rest of the year completing its funding package. Construction is expected in summer 2026.
- The City Council approved rezoning 73 acres on the south side of 19th Street SE from Z1 Agriculture to Z2, Sub-Urban District. The developer has submitted a concept plan for 32 single-family lots.
- The stair and elevator tower of the new Home2 Hotel and Suites by Hilton has been connected to the Skywalk. Construction of the hotel appears to be on schedule.
- Renovations to the Southbridge Mall Theaters are ongoing. One screen is expected to open by May 2026.
- Iowa Specialty Clinic is renovating the office space at 520 South Pierce Avenue.
- There was one commercial solar installation permit in February.

Elmwood-St. Joseph Cemetery

Reported by Tyler Anderson, Cemetery Manager

Tyler

- Busy with assisting families with burials, plot situations, and headstone purchases
- Partnering with Bergland + Cram on moving forward with restoring and renovating the historic limestone wall, along the Federal entrance, by creating a maintenance plan, along with going to bid in March 2026
- Working on CIP project preparation for next year, including the scattering garden trail and new fencing around the shop building area
- Cemetery Pond – aerators have been delivered, and all electricity is in place for a Spring 2026 installation

Paula

- Continuing to add information to CIMS, including older obituaries and new additions to the grounds
- Answering several questions about plots, upcoming inurnment burials, and decoration guidelines

Grounds:

- Busy with in-ground burials and snow removal
- Great work helping with various citizen requests
- Tree removal – 75 trees removed, and zero losses from damages; working with Tyler on next trees that need to be removed
- Working with Tyler on the scattering garden trail development

Engineering Department

Reported by Brent Hinson, Interim Director

The following is an update on some of the most notable Mason City projects at this given time. They include the IA 122 Mercy Corridor, U.S. 65/South Federal Avenue Reconstruction Project, Mason City Water Works Plant Upgrades, Taft Avenue Water Main Loop, 12th Street NW Roundabout Project, Pennsylvania Avenue Street and Utility Rehabilitation Project, 19th Street SW Improvements, Southbridge Mall Parking Lot Project and the 2026 Engineering Annual Programs.

IA 122 Mercy Corridor – Iowa DOT

Construction will resume in the Spring 2026, addition information and contractors' schedule will be provided at the preconstruction meeting which is planned for March 5th. Year 2 construction will be on the south side of the corridor between South Pierce Avenue and South Monroe Avenue. Underground utility improvements will be made including the replacement of water and sanitary sewer mains and the replacements of storm sewer pipe and intakes. New traffic signals and streetlights throughout the corridor will be included. Traffic control will be similar to last year; traffic will be shifted to the north lanes in a head-to-head pattern with no left turns. Intersections will be intermittently closed as construction progresses.

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

A preconstruction meeting was held on February 24th. Work is tentatively scheduled to begin the week of April 6th. This is Year 3 of construction and will be from the 19th Street intersection, south to the project limits near the 27th Street SW intersection. Improvements to the underground infrastructure will include a new 12" water main, sanitary sewer manhole replacements and new storm sewer pipe and intakes. A signed detour for US65 traffic will be in place directing traffic to 19th Street SE, South Kentucky Avenue/Quail Avenue and to B35/245th Street.

Mason City Water Works Plant Upgrades – Consultant: SEH

SEH and Water Department Staff have been working on EDR supply upgrades and dehumidification in the plants process area. EDR equipment has been ordered. An Amendment to the Professional Service Agreement with SEH was approved by City Council at their February 17 meeting. A significant

adjustment has been made to the scope of the project. These factors include use of the State Revolving Fund financing, repairs to the roof, acid tank investigation, improvements to Well #10, investigation of plant discharge piping and replacement of the computer control system. The project is set for publication in April and should be authorized to go to bid by June 2026. SEH and City Staff have also been continuing to work on water modeling projects which include flow and pressure tests within distribution system.

Taft Avenue Water Main Loop – Consultant: SEH

Staff continued to work with SEH and members of the EPA on revisions to the grant application and project timeframe. A change order was made with the contractor, Summers' Enterprise Inc., because the project was delayed from its original 2025 construction season. The change order addressed the adjusted timeline, to reflect revised materials and labor prices, and included other EPA-Required contract provisions. This change order was approved at the February 17 meeting of the City Council. Currently, the Notice to Proceed will be April 1, 2026, with final completion date of December 1, 2026.

12th Street NW Roundabout – Consultant: WHKS

An amendment for professional services with WHKS for street lighting design was approved at the February 3rd meeting of the City Council. The existing intersection streetlight will be removed as part of Alliant Energy utility upgrades and additional roundabout lighting will be needed. WHKS is currently working on the trail design and grading of the north right-of-way of 12th Street NW from North Benjamin Avenue to North Pierce Avenue. The first phase of improvements in this area will include a trail and a turn lane just to the west on 12th Street NW. WHKS also continued to work on the right-of-way plat. Additional right-of-way is planned to be acquired north of the North Pierce Avenue extension, north of the roundabout, for future expansion.

Pennsylvania Avenue Street and Utility Rehabilitation – Consultant: SEH

This project will consist of city utility improvements, new streetlights, sidewalk pedestrian ramp ADA improvements and a new Hot Mix Asphalt surface on Pennsylvania Avenue from 2nd Street SE to 4th Street NE. Final plans are complete and are currently out for bid with a bid-letting date of March 17, 2026. The IDOT approved a request for a revised late start date, this date will be August 3, 2026.

19th Street SW Improvements – Consultant: WHKS

This project will consist of new Hot Mix Asphalt surface on 19th Street SW from west city limits to the South Taft Avenue intersection. A portion of the roadway will be converted to 3-lane with a continuous center turn lane. Final plans are complete and are currently out for bid with a bid-letting date of April 14, 2026. An amendment to the Professional Service Agreement was approved at the February 3 meeting of the City Council. This amendment was for the design of new traffic signals at the 19th Street SW & South Taft Avenue intersection. The existing signals are in need of major repair and new signals will better accommodate the 3-lane conversion. City Engineering Staff have ordered the traffic signal poles and mast arms in advance of the bid letting. This was done to shorten the lead time for the contractor and help to prevent delays during construction.

Southbridge Mall Parking Lot – Consultant: WHKS

A portion of the Southbridge Mall parking lot, west of the Home2 Suites, will be replaced. The existing lighting will be replaced with new poles and LED lights. This project is currently under design and is slated for 2026 construction.

2026 Pavement Marking Program – City Engineering

Engineering Staff completed plans and specifications for the project. The Notice of Hearing and Letting to Bidders and setting a Public Hearing date is scheduled to be on the agenda for the March 3rd meeting of the City Council.

Downtown Pedestrian Ramp Compliance Program – City Engineering

Engineering Staff completed plans and specifications for the project and the Notice of Hearing and Letting to Bidders is scheduled to be on the agenda for the March 17th meeting of the City Council. This is the third year for the Downtown Pedestrian Ramp Program and is focused on bringing the downtown sidewalk corner ramps into ADA compliance.

Finance Department

Reported by Brent Hinson, Finance Director

Utility Billing

- 9,445 utility bills and 325 disconnection notices, completed 292 utility service orders

Finance

- Operating budget presentation and wrap-up of CIP discussion.
- Attended team meetings on BUILD grant preparation.
- Financial analysis on WRF bid results.
- Continued staff work on Sanitation automated collection, now branded as "Cart Smart", first mailing mailed with numerous responses returned in person and by mail/drop
- CD Investments- 2 CDs were awarded, both to Farmers State Bank: 1) \$5M for 91 days at 3.92%; and 2) \$2M for 182 days at 3.98%.
- Coordination with Southbridge Mall operations
- Printed 699 payroll checks/stubs, 505 payable checks and 90 AR invoices
- Reconcile credit card bank deposits for Aquatic Center, Golf Course, Campground, Arena, Police Department, Cemetery, Inspections, Adult SB, Youth Sports, and park and rec
- Scanned 1066 invoices for payment processing; 40 invoices certified to property taxes
- New timekeeping system-go live 2/16/2026, numerous meetings for training and testing
- Wellness Committee-Chili Cookoff & Valentines
- NCINTF bookkeeping
- Spring Tree Planting meeting
- DERA Grant Closeout
- BUILD submission
- EPA – Brownfields – Clean up grant

GIS

- Provide GIS training and technical support to staff.
- Produced large-format sanitation route maps.
- Added sanitary sewer videos and reports to Engineering web map pop-ups.

- Updated 242 customer service records/materials.
- Processed road name change on Google Maps.

IT

- Look through instructions for new timeclocks.
- Replace backup drive for YTF.
- Reinstall Zuercher on PC for PD.
- Install new DVD drive in Rick O's PC.
- Get with RCC at mall about running cables.
- Help Tracs get on server for maintenance.

Fire Department

Reported by Erik Bullinger, Fire Chief

EMS OPERATIONS

- New Hires have partially completed their clinical and ride time aspects of their EMT class.
- Planning has begun on our June airport disaster drill along with a tour by all battalions of the CG EMA Cert team MCI trailer for familiarization of what resources they have to offer in disasters.

FIRE OPERATIONS

- 3 firefighters successfully tested for, and achieved, MCFD rank of Firefighter 2nd Class.
- 4 firefighters attended State Fire School hosted by the Iowa Fire Service Training Bureau in Altoona.
- 2 firefighters attended "Taking Care of Our Own" wellness seminar delivered by the National Fallen Firefighter Foundation.

FIRE PREVENTION BUREAU

- Electrical investigation class held for staff by outside contractor- 21 participants
- Assisted a temporary homeless shelter in achieving compliance with building codes.
- Building inspections this month found a business that had no fire protection due to the sprinkler system being shut down. Noted that businesses have effectively managed snow accumulation, ensuring that exits and even fire hydrants remain unobstructed.

HAZMAT

- Delivered Hazmat Operations Refresher classes to 251 firefighters, law enforcement officers, and medical responders in the region.
- Initial planning for the Iowa State Hazmat Symposium to be held in the fall.

TRAINING

Firefighting

- Live fire burn trailer training conducted over a three-day period with most staff attending
- NIACC burn facility used for two days, with live fire and scenario training for new recruits
- New hire recruits completed orientation and started on shift
- Using a model house constructed by staff, training conducted showing ventilation techniques and importance of "Close before you dose".

EMS

- Scenario-based training completed with new hires and battalions as a part of new hire EMT education

COMMUNITY INVOLVEMENT

- Instructed bloodborne and fire extinguisher training for MCPD staff
- Hosted Fire Instructor I class on two weekends, 18 firefighters attended from 11 departments. 5 Firefighters from MCFD attended.
- High School EMT class with nine students is going well - half way to completion point
- Hosted MCHS Juniors and Seniors at headquarters for station tour
- CPR & 1st Aid training held for 7 safety team city staff
- CPR & 1st Aid training held for 49 members of Cerro Gordo County Sherrif's Office
- Participated in MCHS Career Day & NIACC Career Expo
- Delivered presentations about fire and EMS career to iJAG groups at MCHS and John Adams Middle School.

OTHER

- Held swearing in ceremony for 5 new firefighters

Committees

- EMS Committee
 - Planning has begun on EMS posts for EMS week May 17-23

Human Resources Department

Reported by Perry Buffington, Human Resources Director

Department	Full-time	Part-time	Grand Total
Airport	5	2	7
Cemetery	3	1	4
City Administration	3	1	4
Development Services	12	16	28
Engineering	14		14
Finance	12		12
Fire	47	1	48
Human Resources	3		3
Library	14	2	16
Mall	1	6	7
Museum	6	1	7
Operations & Maint	65		65
Police	47		47
Recreation	5		5
Youth Task Force	2		2
Grand Total	239	30	269
Plus 152 Seasonal employees			

Staffing

Currently we have 18 recruitments in planning phase, underway or drawing to a close, with a total of 28 vacancies that are or will be in various stages of the recruitment process. Hired 2 seasonal hires during February. We experienced 1 resignation, and 13 seasonal separations during the month.

Hiring Activity:

- Police Officer-9 openings (Police): Continuing background checks and pre-hire testing on three candidates. Next testing will be in March.
- Police Sergeant - 1 opening (Police): Filled with internal promotion in February.
- Firefighter/Paramedic - 2 opening (Fire): Additional opening as a result of internal transfer, will fill in early

spring.

- Engineering Associate - 1 opening (Engineering): Filled with internal promotion in February.

- Engineering Aide - 1 opening (Engineering): Will create civil service list in March.

- Civil Engineer I - 1 opening (Engineering): New position, recruited at Engineering Career Fair at ISU, and recruitment closed in late February. Will interview in March.

- City Engineer - 1 opening (Engineering): Interim assignment to Deputy City Admin. Expect to begin search by late March.

- Water Supply Supt - 1 opening (Engr-Water Supply): Position will be filled with promotion of an interim Supt in the near future.

- Water Supply Swing Worker - 1 opening (Engr-Water Supply): New position replacing a vacant Meter Utility position. Recruitment conducted, interviews scheduled in March.

- Art & Ceramics Educator - 1 opening (Museum): Position is being updated from a part-time Programming Associate to a full-time position as part of another position being moved to part-time. Recruitment is expected to begin in late March.

- Library Clerk (PT) - 1 opening (Library): Conducted external recruitment, interviews scheduled in March.

- Street/Sanitation Supervisor - 1 opening (Public Works): Filled with internal promotion in February.

- Street Maint. Worker - 1 opening (Public Works): Will post vacancy internally in March.

- Rental Housing/Code Enforcement Officer - 1 opening (Dev Services): New position. Conducted internal recruitment with interview in late February. Will fill with internal promotion subject to Council approval in March.

- Office Manager - 1 opening (Museum): Updating the job duties as part of a departmental reorganization and will begin recruitment in March.

- Transit Driver (PT) - 2 openings (Dev Services):
Conducting external recruitment.

- Marketing/Communications Specialist - 1 opening
(Rec): New Position. Recruitment will end in March,
with interviews scheduled in late March.

- Multipurpose Arena Supervisor - 1 opening (Rec):
Job description being updated, with internal and
external recruitment to begin by March.

Labor Relations/Legal

Successfully negotiated a three-year labor agreement with the Fire Union subject to Council approval in March. Successfully negotiated a wage reopener with the Teamster Union subject to Council approval in March.

Major Projects

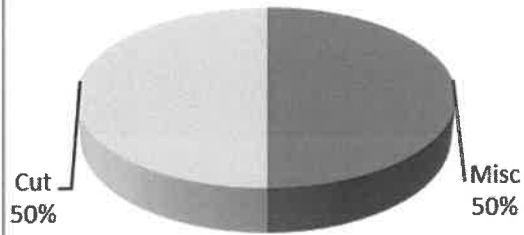
- Police Officer staffing will remain a challenge for the City, as we explore new methods to identify qualify candidates at a time of intense competition for qualified candidates throughout the law enforcement field. We continue to accept applications continuously and test every other month. Plans are underway to update our inventory of Police recruitment videos. City-wide we continue to focus on a number of vacancies across most departments, often due to retirements.

- In conjunction with the city-wide rollout of our new timekeeping system, we began implementation of our new HR information system with capabilities to eliminate most paper-based HR forms, utilize electronic approvals by managers, streamline the hiring paperwork processes for new employees, and digitally transmit employee changes to payroll staff and into our electronic personnel records system. As workload permits, work continues by the HR/Records Specialist to assist the Engineering department in the scanning and conversion of their records into the City's new electronic data records system.

SAFETY STATISTICS

The City has experienced 2 OSHA recordable injuries in 2026 compared to 5 injuries during the same period the prior year. Our workers' compensation experience rating continues to show good safety performance.

Feb Medical Cases



YTD Medical Cases



MacNider Art Museum

Reported by Edie Blanchard, Museum Director

General Activities:

Daily / Weekly / Monthly tasks:

- February had unusually warm weather which helped attendance.
- The Museum Director organized the site visit for the Accreditation Review Staff. The visit will take place at the end of March.
- Museum performed outreach at several locations it partners with: IOOF Care Center, Manly Care Center, Good Sheppard Care Center.
- As planned, there were a few staff absences due to medical needs. The staff had prepared a plan in advance and no classes or daily operations were affected.
- The Museum has a request from a staff member to switch part-time, and the Museum will be able to make this change with no disruption to services. Based on this change the Museum is modifying the current open teaching position, which is part-time, to full-time. The Museum has wanted to add a full-time teacher for years and is using this unique opportunity to create the position. This is needed based on increased needs in the community, recruitment potential for studio instructors for relocation, and higher qualified candidates for the studio teacher that have the unique skills the Museum needs to conduct educational programing.

Gallery Attendance	445
Event Attendance	73
Classes	137
Playground	136
Outreach	51
Tour Attendance	0
Totals	842

Events:

- Wedding Setup: 4 adults
- Wedding: 30 adults & 4 children
- Birthday Party: 24 adults & 11 children

Classes

- Art Bugs: 15 adults & 13 children
- Emerald City Painting: 7 adults
- Kids' Club: Lucky Green: 15 children

11 city memberships

11 businesses

195 members

Public Works/Parks Department

Reported by Jim Collins, Public Works Director

EXECUTIVE SUMMARY

February operations remained focused on winter response activities while divisions continued routine infrastructure maintenance and operational duties. Snow removal and winter street maintenance required coordination across multiple divisions. At the same time, crews continued delivering essential services including wastewater treatment, water distribution, sanitation collection, and park maintenance.

Preparations also continued for the upcoming Water Reclamation Facility Nutrient Reduction project.

KEY HIGHLIGHTS

- Continued snow removal and winter road maintenance operations.
 - Goose dispersal efforts at East Park reduced goose presence by approximately 90%.
 - Contractors visited the Water Reclamation Facility in preparation for the Nutrient Reduction project bid opening.
 - Staff participated in professional training and development activities.
 - Routine infrastructure maintenance completed across all divisions.
-

DIVISION REPORTS

WATER RECLAMATION DIVISION

Water Reclamation staff continued routine plant operations and equipment maintenance.

Crews checked and operated pumps at Pump Station #2 and removed a lagoon mixing pump for repair. Staff cleaned flame arresters within the gas system, cleaned final weirs, and serviced heat exchanger tubes.

Additional work included repairing a valve on the secondary digester dome, opening a plugged alum line, and repairing a sewer line in the 1600 block of North Pennsylvania.

Staff continued preparation for the UV system installation scheduled for spring.

Contractors toured the plant in preparation for bidding the Nutrient Reduction upgrade project. Staab Construction of Marshfield, Wisconsin was the low bidder when bids were opened.

Administrative work included preparation and submission of the 2025 annual pretreatment report along with completion of routine inspections and plant operations.

Paul and Stephany attended EAP training in Clear Lake and participated in the "Change That Lasts" course at NIACC.

WATER UTILITY DIVISION

Water Utility crews responded to a water main break and completed associated excavation and restoration work.

Additional activities included snow removal support, hauling rock and spoils, valve exercising, concrete work, and vacuuming of road boxes and valves. Staff completed shop repairs, equipment maintenance, and training activities. Crews also assisted with demolition of the former Neighborhood Services house.

PARKS DIVISION

Goose Control – East Park

Staff implemented Iowa DNR-approved goose dispersal using green laser devices along riverbanks and park areas.

After approximately two and a half weeks of dispersal efforts, staff observed roughly a 90 percent reduction in goose presence.

Dispersal efforts will continue for approximately four additional weeks.

Historically, relocated geese establish nesting sites elsewhere by early April and do not return to the area in significant numbers until mid-to-late July.

Bat Houses

Three bat houses will be installed within the park system.

Staff are identifying locations with appropriate sun exposure and mounting height while avoiding high-traffic areas.

Installation will occur once ground conditions improve to prevent turf damage.

Veterans Memorial – Central Park

Staff are evaluating concrete failure around the Veterans Memorial.

A contractor is reviewing possible causes and recommending best practices for repair or replacement. Previously settled monument stones appear to have stabilized.

Cost estimates and a potential repair timeline are being developed.

STREET DIVISION

Street Division activities during February focused primarily on winter operations.

Crews performed snow removal and hauled snow from downtown parking lots.

Additional work included tree removals, wood splitting, alley trimming, sign maintenance, cold patching roads when conditions allowed, sweeping streets, and realigning catch basin lids.

Staff also completed building and vehicle maintenance activities.

Street Division employees participated in Mason City High School Career Day and completed temporary traffic control training.

SANITATION DIVISION

Sanitation crews maintained regular refuse and recycling collection routes throughout February.

Additional work included holiday makeup collections, multiple cleanup operations, and disposal of appliances and televisions.

Collection services continued without interruption despite winter conditions.

LOOKING AHEAD

- Continued winter operations and snow response as needed.
- Ongoing goose dispersal efforts in the park system.
- Continued coordination related to the Water Reclamation Facility Nutrient Reduction project.
- Preparation for spring maintenance and construction activities as weather conditions improve.

Police Department

Reported by Mike McKelvey, Police Chief

Feb 2026 In-Service training: This month's 8-hour block primarily concentrated on: OSHA annual policy reviews; Taser policy review and Taser annual recertification; Review of Rabies investigative protocols and review of Narcan administration; review and refresher on evidence handling and preservation; and a short-block of defensive tactics training.

In addition to online supervisory training for supervisors and legal and tactical updates for line officers. Each month, sworn officers will get short online sessions to broaden their knowledge in various LE topics. We are also revising and updating policies as we work toward state accreditation.

We have identified specific areas of interest that many of our young officers would like more training in. We have formed groups with a group leader. The group leaders will work on training and developing younger officers. This will be an on-going process.

Public Library

Reported by Mary Markwalter, Library Director

The library is doing some spring cleaning of the building, windows, closets, basement and desks in the hopes that Spring will be here soon. Librarians are ordering books, preparing for summer programs and spring break programs. During Spring Break this year, the theme is Super Mario Brothers!

The library completed accreditation with the State Library of Iowa in February. Accreditation is mandated every three years. It is a time to make future plans, assess collections and programming, inspect ADA areas of the building and to review policies.

Recreation Department/Highland Park Golf Course/Mason City Arena

Reported by Brian Pauly, Recreation Superintendent

February was another active and productive month for the Recreation Department, with multiple programs operating at full capacity. Youth basketball, tumbling, and mini and tiny tot cheerleading continued to provide strong participation and meaningful opportunities for young athletes to build skills and confidence. Adult recreation remained steady as well, with drop-in volleyball, basketball, and pickleball maintaining consistent numbers. Drop-in adult volleyball continues to see the strong participation we have experienced since its launch, and the women's power volleyball league remains both competitive and well attended.

We also met with representatives from the University of Northern Iowa Soccer Program to coordinate details for our June youth soccer camp. Partnerships like this continue to strengthen our programming and provide high-quality experiences for local participants.

Department staff were engaged in several community-facing initiatives, including participation in Leadership North Iowa and the Chamber Speed Networking event. These opportunities allow us to stay connected, collaborate, and position recreation as a key contributor to community vitality.

Preparations for the summer season are well underway. Aquatic Center manager and head lifeguard interviews have been completed, and we currently have 23 returning lifeguards committed for the upcoming season. This early retention places us in a strong position heading into summer operations. Staff also attended the Elevate and Innovate Workshop hosted by the Iowa Parks and Recreation Association, which provided valuable professional development and networking opportunities. In addition, several budget meetings were held throughout the month, and full-time staff completed training on the new timekeeping software system.

The Mason City Arena remained extremely active in February, hosting four North Iowa Bulls games, five Mason City Toros games, four Mason City High School Hockey Club games, and six Mason City Youth Hockey lower-level games. Mason City Youth Hockey also hosted a 14-team tournament, bringing

visitors from across the region and generating additional community traffic and economic activity. Beyond hockey, the arena continued to serve as a hub for public skating sessions and community events. Staff have been working on several in-house facility improvements to enhance the overall experience for tenants, patrons, and event attendees.

We are also nearing the announcement of another national act scheduled to perform at the arena in Summer 2026. Additional details will be shared soon.

Volunteer Program

Reported by Mary Litterer, Volunteer Program Coordinator

Activities for the Month of January/ February 2026

The Mason City Volunteer Program is involved in numerous projects, Earth Day can continue by adopting an area to pick up over the winter, when out for a walk or walking your dog, take bag along and pick up trash. The Volunteer Program has had three new volunteers join again this month, thank you for joining in our different City projects. There was a total of 1433.0 hours in the last two months.

- Worked again this month on the budget for beautification program.
- Finished final report for beautification grant and submitted for final payment.
- Submitted grant request for 2026 funding.
- Continued to supply Earth Day Groups with bags, and gloves for cleanup areas, ongoing.
- Worked with several new volunteers on projects currently active.
- Finished progression pictures of flower gardens for reports, totaled hours and volunteers that participated in the Beautification project.
- Continue to work on other grants.
- Set up talk with school students in April.
- Sent out emails to volunteers of upcoming projects and events they can volunteer for.
- Worked with group of volunteers to roll orange bags for earth day cleanup.

Youth Task Force

Reported by Youth Task Force Director

February 2026

Grant/Budget Updates:

- 2/3- Met with United Way Director about new grant application
- 2/19- Funding update. IHHS will be giving all mentoring programs a one-year extension to the mentoring grant. They will not be issuing an RFP so we will not need to reapply.
- All reports and claims were submitted.
- Grant tracking and monthly expense reporting.

One on One Mentoring

- Monthly check in with community-based mentors.
- Sent out two parent packets to prospective mentees
- Four recruitment posts were made on Facebook.

Peer Mentoring:

- Weekly activities prepped and dropped at Clear Creek and Newman
- Staff facilitating ongoing weekly sessions at:
 - FC Middle School
 - FC Elementary
 - CL Middle School
 - CL Elementary
 - John Adams Middle School- 2 groups
 - Lincoln Intermediate School -1 group
 - Newman Elementary

Planning activities for next month's sessions.

Child Care Works

- Weekly check-ins and ongoing program administration and fundraising efforts
 - Monthly team meeting
 - Monthly Grant Reporting and mid-year progress report
- Ongoing: time tracking and reimbursements, data tracking, notes, agendas, receipts, thank you notes, Weekly Check-ins, Focused on fundraising, & grant reporting needs

Executive Board Meeting- Next meeting will be held on 3/19 as we were waiting to hear about IHHS funding.

Iowa Commission on Volunteer Service- No meeting this month

Other

Facebook posts made for mentoring and CCW

2/11- Iowa MENTOR Coffee Chat

2/17-Mentoring Monthly Collaborative Webinar

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

March 17, 2026
7:00 P.M.

MINUTES
REGULAR MEETING OF THE CITY COUNCIL

The City Council of the City of Mason City, Iowa, met in regular session pursuant to law and rules of said Council, in the Mason City Room of the Mason City Public Library, at 7:00 P.M., on March 17, 2026. The meeting was called to order by the Mayor and on roll being called there were present, John P. Lee, Mayor in the Chair, and the following Council Members: Masson, Latham, Adams, Symonds, Jaszewski, Hines. Absent: None.

ADOPT AGENDA

It was moved by Jaszewski and seconded by Latham that the agenda be adopted.

On roll call, the vote was as follows:

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

SPECIAL ITEMS

1. Dennis Jordon with Alliant Energy provided an informational presentation pertaining to Items #24 and #25.

"I do have a few prepared comments and then I want to share a little bit of perspective based on what I heard at the last meeting and then open it up to any questions that you might have. First of all, Alliant Energy is committed to helping the communities we proudly serve and grow to electrical potential. As your local partner, our mission is to deliver safe, reliable, cost-effective energy along with exceptional service. When large energy users, including data centers, come to your community we understand your top questions are about impacts on your electric service bill and energy reliability. We are committed to a win/win approach, growth that strengthens communities and protects the customers we already serve. We support sustainable growth that strengthens the State and local tax base, enhances reliability and delivers share benefits for the communities we serve in. When the idea of establishing River City Industrial Center started a few years ago, it wasn't alone, right? We were at the table with the City of Mason City, with North Iowa Corridor, and the idea was to create a location, whether it's a data center or manufacturer or both and it's through that partnership that we were able to create something that's pretty unique and special here, but it isn't just a stand-alone site. It's a site within a community that deserves to be at the table for opportunities. A credit to all of you, and many people here in the room, for making this a very attractive place for business. We wouldn't be standing here today, I wouldn't be standing here today, if Mason City was not an attractive place for business to locate. I've been in economic development for 25 years. I've never seen interest or opportunity in Iowa, in Mason City, and in other parts of our territory like I'm seeing today and I think the question is, do we want to further explore what that opportunity looks like and the only way that we're going to know what that opportunity looks like is if we continue to advance the conversation. At Alliant, we have a very simple purpose, it's to serve customers and build stronger communities, and as someone who grew up in Iowa in a community just a couple hours down the road, I understand the deci-

sions that you have to make. I understand it from being a citizen of a community here in Iowa as well, and these are not easy decisions, but what I've always appreciated as a business leader is the opportunity to learn more and be able to make an informed decision and I think what lies before you today is an opportunity to advance the Readings so that you can have a conversation and learn more about the opportunity or opportunities in front of you. So, with that, I want to open it up to any questions from the Council. I'm happy to answer those."

Council comments and questions followed the presentation.

PUBLIC FORUM

The Mayor asked if there were any comments.

Philip Sanchez, 728 South Tyler Avenue, stated as a resident of the City he supported the further exploration of the possibility of building a data center in Mason City.

Sandra Servantez, 1213 6th Street Southwest, stated she went to Waukee and asked people how they felt about the data center and talked to two farmers' wives, one who was less than a ¼ mile and another ½ mile from a Apple data center and they had nothing negative to say and the only thing she noticed (Servantez) was a very loud hum and when she talked to the lady that owned the house she took her outside and pointed to a wire that had a box on the top of it and told her that was to prevent the humming. She suggested the Council look at some kind of agreement to stop that sound because trees or bushes were not going to stop it and it was loud and it would be horrible to have that all the time. Regarding the data centers themselves, the person she talked to stated they did not have anything negative to say, noting security went around every two hours and during construction there was a certain route trucks had to take and regarding lighting there was more from the construction than the actual building.

Bill Haas, 212 4th Street Northeast, stated Mason City had a chance to get a Fortune 500 Company in town and he had talked to Council Members and bankers and this would be a giant plus to the school system and commented on how much the jobs pay and that they were taxpayer jobs not handouts. He further stated it would be crazy to be against a Fortune 500 company coming to Mason City, stressing this was a new era and the new generation was going to be learning about AI and he was all for a data center.

Charlie Wishman, stated he was President of the Iowa Federation of Labor, AFL-CIO, graduated from Mason City High School in 1998 and had lived for a few years in Polk County with data centers and it had been okay, adding he could not really complain about it one way or the other. He stated there was no excuse to not hold the company accountable and referred to the property taxes that could be generated for the City. He stated the Des Moines Legislature had "crashed the car and lit it on fire" and the Governor was just watching, adding there was deficit spending and they were about to cap property taxes at approximately 2% which would make things very tough. He also stated many towns just let things happen and did not stand up for themselves and there was no reason this job shouldn't be paying good wages and benefits.

Missy Freund-Behrendsen, 508 24th Place Southwest, stated if the Council wanted to change the time limit to three minutes, they should probably change the agenda because it still said five minutes and therefore if she did happen to go over the limit she would appreciate being allowed to finish. She thanked Council Member Hines for taking the time to visit their neighborhood and

listen to concerns from those who lived right next to the land being proposed for rezoning. She talked about her family and why she was speaking in opposition of this rezoning, stating her husband and five children had moved to Mason last summer and their youngest, AJ, was just one and a half, explaining AJ was born in August of 2024 with a rare genetic condition called Edwards Syndrome or Trisomy 18 and spent over 140 days between three different NICU's before being able to come home before Christmas, and she was a little miracle. She stated when a person becomes a medical parent advocating for their child from the time they took their first breath, you learned to not stand by when things needed to be done, said or questioned and everyone in the room knew the rezoning was really about getting a data center and they had all read what horrible things data centers could do to water quality, utilities, air quality, quality of life, etc. and that was where her daughter came in, stating one of her main health concerns was pulmonary hypertension (high pressures in her lungs), advising her PH was not reversible and they managed it with medication and oxygen as needed and stressed how important air quality was to their family. She also stated AJ was more sensory sensitive and a constant hum would likely bother her more than most people and referenced the a comment by Chad that the decibel level at the data center would be comparable or less than the average lawn mower, pointing out she expected to hear her neighbors mowing their lawn periodically but not 24/7-365 days a year with zero breaks from that noise whatsoever and asked if AJ was their daughter or granddaughter, would they be so quick to vote to bring a data center to her back yard. She stressed the Council's decision wasn't just about rezoning land, it would change people's lives and promised if they moved forward with this, she would never let the Council forget her daughter AJ.

Alex Arndorfer, 415 14th Street, stated he was a Journeyman Inside Wireman for the IBEW Local 288 which served Mason City's industrial and commercial businesses and thought the proposed data center would help members like himself and give others the opportunity to get into a career as well. He stated the data center would create thousands of jobs for years to come and an opportunity like this would keep people like him and his family invested in Mason City. He also provided some statistics stating an ethanol plant consumed 300,000 to 400,000 gallons of water a day and it took 62 gallons of water to produce one gallon of biodiesel.

Mary Loebach Riesen, 644 East State Street, stated she and several other people went on a fact-finding mission to Des Moines arranged by Council Member Hines, adding they did not contact anyone in advance. The first place they stopped was surrounded by a data center and a gentleman came out to the car and spoke to them and they made sure to asked everything from their matrix of questions, but also so that everyone heard the same thing. The gentleman said he had lived there 14 years and couldn't say enough nice stuff about the data center and called them a good neighbor, stating in addition to security during the construction process, they were concerned about dust in the air and sent a street sweeper several times a day to keep the dust down. He also stated their bills did not go up and the one individual they talked to said he would much rather live by a data center than a new housing development.

Chuck Kachur, 124 West State Street, was the Business Manager of IBEW-Local 288 and they have been representing electrical construction workers in the Mason City area for nearly 123 years. He stated he was also the Trustee for their Department of Labor Electrical Apprenticeship Program and highlighted the potential benefits a project like this could bring including benefits not only to the City itself but also the school district and many non-profit organizations throughout the community. He pointed out approving the zoning did not guarantee the project, it ensured the City was in a position of strength to secure meaningful, measurable benefits for the community before any final approvals were granted, but the opportunity alone was worth serious con-

sideration. He stated if it was ultimately constructed, a project of this scale had the potential to significantly increase Mason City's property tax base, possibly even doubling annual revenues, pointing out the City of West Des Moines was collecting \$38,000,000 this fiscal year from the Microsoft Data Center alone and revenue of that magnitude could translate to property tax relief for residents, improve City services, long-awaited infrastructure projects, and it could increase support for local schools. Beyond tax revenue, projects like this often came with strong commitments to community investments, stating it was common for data center operators to contribute generously to local non-profits and community initiatives creating lasting partnerships that would benefit residents well beyond the construction phase and the economic ripple would be substantial, local restaurants, hotels, equipment rental companies, material suppliers would all see increased demand with projects often reaching into the multi-billion dollar range. The level of economic activity generated could be transformative and equally important were the opportunities for workforce development. Large-scale projects like this expanded access to registered apprenticeship programs offering individuals in the community a direct pathway to a life-long career. Those programs provided excellent wages, family health insurance and retirement benefits, all starting on day one, while allowing participants to earn as they learn without taking any student loans out and even after construction was complete, facilities like these continued to evolve with on-going upgrades and expansions creating sustained demand for local contractors, skilled workers and suppliers, ensuring that economic benefits are not short-lived but long term and for all those reasons, he respectfully urged the Council to approve the zoning request keeping the door open for the opportunity and allowing the City to move forward with thoughtful negotiations to secure the strongest possible outcome for Mason City and its residents.

JoAnn Hardy, 2 Old Farm Road, stated last night she had a push/pull about data centers, advising it was bizarre. She stressed massive data centers should not be located beside schools, in established neighborhoods, or beside care centers and agreed with the comments made by Charlie Wishman, adding those people were billionaires and the City did not have to give them any financial incentives, rather they should be paying the city to come here. She stated if the City allowed this data center she would request they use the model agreement put together by the Linn County Supervisors who spent months negotiating with the company (in the public purview so everyone had buy-in) and it went very smoothly until Google pulled out at the last minute because they did not want all the rules. She urged the Council to make it air-tight, noting data centers could afford better lawyers than the City could and urged the Council to protect the people and resources that lived here.

Ben DiMarco, 428 27th Street Southwest, thought it was telling that the people who encouraged the Council to vote 'yes' did not live in their neighborhood. He stated they appreciated the communication Mayor Lee and Council Member Hines initiated with the neighborhood and thanked Council Members Latham and Jaszewski for their 'no' votes two weeks ago. He stated his wife's family had lived in the neighborhood for five generations and his own family for three generations because of all the wonderful reasons that had been previously expressed and stated this proposal was the beginning of something that could change that very quickly and questioned what that was for other than to accommodate billion-dollar corporations who did not care about them, their neighborhood or the City. He urged the Council to keep in mind during negotiations that those companies were interested in the incentives they might get and making money and referenced Linn County where the county negotiated in good faith, tried to make the best possible deal for their citizens, and the deal was almost finished when the corporation decided they did not want to meet the requirements set in place for the people living nearby and now the data center was attempting to move to a smaller community with much less leverage and much fewer re-

sources, because they did not care about the citizens. He urged the Council to vote against the rezoning, but if it moved forward, to make sure the company paid their fair share and hold them accountable when promises weren't kept.

Briana DiMarco, 428 27th Street Southwest, stated she had the privilege of living every child's dream of growing up in the same neighborhood as her grandparents. Aunts, and cousins and it had been her safe place for 21 years and being a fifth generation in her family descending from Midland Heights, she had great concerns for her family and neighbors as well as future generations in the area. She felt like this was being rushed without anyone truly understanding the consequences, emphasizing something this big should not be happening this fast and requested the Council hit the pause button and learn more before making any permanent decisions. She talked about being in the now-Mayor's classroom as a high school senior and how Mayor Lee dedicated an entire class period to AI, Chat GPT, and the impacts it could have in our lifetime and remembered his awe and slight tone of fear in his voice as they analyzed the AI program and her main takeaway from that was that AI and huge technology was coming whether we liked it or not and as a college student she now made the conscious decision every day to not give into the shallow appeal that AI offered. She further stated many of her classmates had let the temptation of AI steamroll them as they used it for every assignment and every interview, taking away their work ethic and creativity, emphasizing it was a tool and should not be a lifestyle and urged the Council not to give into this same instant gratification, stating before action was taken, everything needed to be laid out in clear language and just because they were not Asbury or the wealthiest part of town did not mean the Council should leave them vulnerable to the nuisance that was being posed.

Katie DiMarco, 428 27th Street Southwest, spoke specifically about the Midland Heights neighborhood and why this process required much more than a rubber stamp, stating her family had lived in this neighborhood for a long time, had seen the City change and grow, but had never seen a proposal that threatened their way of life like this and while Midland Heights might not be the most affluent part of town, they were a community of hard-working people, many who worked multiple jobs to keep their homes and what they lacked in tax brackets they made up for in deep-rooted history. She stated this wasn't just agricultural land on a map, it was the buffer that protected their peace and property values and urged the Council to slow down, stressing a decision of this magnitude, which introduced hyperscale data centers near family homes could not be rushed, needed thoughtful, independent studies of the facts, not just the data provided by the developers and long-term studies that looked at the health impact, of property value assessments and some protections. She stressed they were not just anti-growth, they were pro-protection and if the City was going to allow heavy industry to move next door to this neighborhood full of history, then the City had a moral obligation to put protections in place before the first shovel hit the ground and without a specific data center Ordinance to govern noise, water usage and infrastructure costs, the Council was asking them to take a leap of faith that their neighborhood could not afford. She urged the Council to not treat their neighborhood as a path of least resistance just because they were hard-working people and asked them to value their history as much as they valued new tax revenue and concluded her comments by asking the Council to delay this vote until the studies were conducted and real, enforceable protections were codified into our City laws.

Ryan Hanig, 1627 Opal Drive in the Southeast, commented on the statement that the standard process was rezoning before negotiating specific projects because otherwise no companies would be interested in developing and stated that wasn't true and explained why and stated it was ridic-

ulous to think a multi-billion dollar corporation could not wait 6 weeks for a rezoning process. He also referred to the IOOF home and how any industrial noise would be disruptive and shared his concerns about a data centers, specifically low frequency noise and the possibility of the bubble bursting on AI and data centers.

Rick Carolus, 428 25th Street Southwest, stated he lived in the neighborhood affected by the zone change and the decision was not abstract it was about what they would see, hear, and live with every day and the petition with over 400 signatures and the standing-room only at the Council Meetings showed residents cared deeply about what happened. He talked about responsible and transparent development which he did not believe was happening with this and mentioned noise, odor, bright lighting, lower property values, pollution, drainage problems, health concerns, and the visual impact of large, industrial buildings and also expressed concern over providing tax incentives before knowing what would be built there and urged the Council to not rush the decision and take the time to get it right.

Angie Bathke, 2819 South Monroe, commented on her strong opposition to the proposed rezoning project and possible data center and expressed concerns over the amount of water an average data center would consume, electricity consumption and the impact on utility rates, decrease in property values, noise, and prioritizing conservation. She concluded by stating they were being asked to sacrifice their natural resources and quiet environment to house servers that provide little to no long-term benefits for this community and urged the Council to reject this proposal.

Aaron Zimmerman, 702 North Jefferson Avenue, reflected on the number of people who attended the last two Council Meetings to voice their concerns which were clear, consistent and overwhelmingly opposed to rezoning, especially given the possibility of data centers being developed in their back yards. He stated rezoning was not just a technical or economic decision, it is a community decision and when the community showed up this strongly and unanimously, it deserved action. He stressed the issue was trust and representation and the Council should listen to an entire neighborhood showing up, unified and concerned by the decision that directly affected their homes, property values, and quality of life, and asked them to not move forward with the rezoning and continue to engage with the residents, explore alternatives, and ensure that any future proposals reflect the will and well-being of the people who call this neighborhood home.

Joe Derby, Business Manager for Ironworkers Local 67, stated he represented 450 members across Iowa, 20 who lived in or around Mason City, adding when he started as an Ironworker 25 years ago there were more than 100 who lived in this area and unfortunately, as work declined some of those workers quit, or relocated closer to Des Moines or Central Iowa. He stated there were currently 3 members in their apprenticeship program and a project like this would provide more opportunities for them. He also stated a data center was built in Altoona and lasted 10 years and a project like this would allow more growth and bring more economic development, adding this project would involve approximately 60 Ironworkers, electricians, and plumbers and urged the Council to approve this so they could keep their members here and not have to drive to Ames or Des Moines or further away.

Jeff Shackleton, 118 South Vermont, stated he has lived in Mason City all his life and been an Ironworker for 20 years and of those 20 years he had worked in Mason City for two months, so this opportunity for the community to have a project like this would allow him to stay home with his family and 3 children. He also stated he had worked on countless data centers over his career and knew they brought in all kinds of tax revenue from increasing the power and water infra-

structure and providing hundreds of good-paying construction jobs for close to a decade. Regarding complaints about possible noise, he pointed out AMPI was right across the street and there was already a 24/7 hum there and it would not be any louder than that.

Paul stated he was a three-and-a-half-decade retired Ironworker and a lifetime resident of Mason City and urged the community to allow the Building Trades the opportunity to be involved in some of the local projects. He mentioned some of their work included the energy station at Emery, Fleet Farm, the cement plants, and additions at NIACC and stressed he thought everyone would be pleased as to what they could bring as members of the community and as employees.

Christopher Hager, 727 South Monroe Court, thanked Council Member Hines and Symonds for talking to him earlier this week and mentioned in his profession he had seen many different types of relationships, some healthy and some unhealthy, and one of the unhealthiest was not co-dependency but dependency where an individual was dependent upon another entity for emotional validation, regulations, substituting the decision-making which could extend into daily decisions all the way to financial choices and related the push for this rezoning was due to financial gain. He stated if the City's revenue doubled, that was not financial freedom to grow, that is financial dependence and reliance and questioned what would happen when that thread of money was gone. He stressed it was easy to hope and create wonderful things but it was difficult to maintain and he believed QTS knew that, advising trust was difficult to obtain and the easiest to destroy and questioned what would happen if this continued to be pushed through despite strong concerns and questioned what faith the public would have that claims would be taken care of and emphasized he was rational and for capitalism and growth, which was essential for communities to grow, but thought if it could not work without rezoning, there was more to the story that was not being shared.

Anthony Riesen, 323 6th Street Northwest, stated he was a young professional that decided to come back to Mason City to live and taught Physics at NIACC and would like to think he had a pretty good grasp on some of the technology involved, emphasizing what he was going to share was entirely his own thoughts, and did not represent NIACC. He referenced the trip he took with his mother to four data centers in Des Moines (two were Microsoft, one of them was Meta and could not recall the fourth) and what he observed, being within a few thousand feet of multiple data centers at a residential place, was that the noise was not a problem while they were there, but did state they did not schedule anything ahead of time so the people they talked to were those who had chosen to stay and were not working on a Friday. He mentioned the people they had talked to did not have noise concerns (wind was noisier). He acknowledged AI data centers were part of the reason there had been a big explosion because Data centers made the Internet work and while being careful with drainage, runoff, sound were all valid concerns, the four data centers they visited alleviated those concerns, adding after seeing those Data centers he would genuinely have considered moving to this neighborhood near the data center and thanked the Council and in particular Council Member Hines who were doing their due diligence.

Peggy Davis, 1454 East State Street, referred to the comment about the wind being noisier than the Data center pointing out it made a difference which direction the wind was coming. Regarding zoning, she questioned if she had a business and wanted to rezone wouldn't she have to let them know what his business would be otherwise it was like writing a blank check. She also commented on electricity, stating she lived by the Alliant Energy station that was built 22 years ago and thought the power did not go to the Mason City area and suggested if the plant was built that they hook into that power and not affect our area.

Mark Messer, 2012 South Monroe, stated he has been a resident of Mason City for 37 years and has seen a lot of changes and was in favor of more economic opportunities and growth as well, but was concerned about the environmental pollution, water usage and electricity. He also stated he grew up 4 miles from the Palo-Cedar Rapids area and when they built the Duane Arnold Energy Center, they were concerned about the water usage and commented on how it affected the Jordan Aquifer and talked about a new power plant that wanted to take roughly 15 million gallons a day out of the Cedar River. He referred to the closed loop system and how a plant in Mason City would affect the environment and generate noise pollution and reiterated his question of why Alliant Energy didn't build next to the power plant by the Avenue, adding when the ethanol plant or AMPI was going and the wind was out of the south, he could hear it through the walls of his house.

Stuart Seible, 312 21st Southeast here in Mason City, mentioned at the Planning and Zoning Commission meeting they had talked about RCK Properties LLC and since the Council would not divulge that information, he researched it and as far as he could tell, RCK Properties LLC in Iowa was a Realtor and declared as their agent in Iowa and that person was President of Schoneman Realty and a member of Schoneman Realty used to be a City Council Member, emphasizing it sounded like a 'good ol' boy' system. He stated the proposed property was annexed to Mason City in 2005 and miraculously, Schoneman became the registered agent of RCK Properties LLC in 2005. He referred to the spot zoning that was brought up in the Planning and Zoning committee, and it appeared the Planning and Zoning Commission thought it could be an issue or they wouldn't have mentioned it and quoted what Iowa State University defined as spot zoning.

It was moved by Adams and seconded by Latham to extend debate.

On roll call, the vote was as follows:

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

Steve Clausen, 517 23rd Street Southwest, stated the proposed site of the Data center was directly west of his property and while he had no objection to a data center being built in Mason City, he did have an objection as to where they wanted to put it. He asked why they were not using the industrial park where it was already zoned properly and had plenty of room. He also stated not only was he very concerned about a data center but once it was rezoned for industrial, he questioned what else could move in there, adding there was also a rumor that the UP Railroad wanted to put a staging area there and right now he lays in and bed and listens to the diesel locomotive run all night and there did not need to be any more of that and as far as keeping the Ironworkers working, he questioned how long they would be there and urged the Council to build it further out to the center of Industrial Park.

Bill Smith, 2819 South Madison Avenue, stated Steve lived close to him and he felt the same way explaining he bought in that area because he liked being more out in the country, not right next to industrial plants. He also mentioned how the Council seemed to not know anything about the data center and then a few days later he read an article where Mayor Lee in radio station interview actually said there might be a data center, so it appeared they were not in the open about what was going on, emphasizing the Planning and Zoning Commission had to know about this. He further stated he was not against the jobs and he knew Steve wasn't either because he

had owned a company here, but stressed there was a lot more area to the south and other places rather than right in their back yards.

Jerry Keller, 429 20th Place Southwest, stated this morning he walked his dogs on the bike path just like he did every day and saw deer and other wildlife and questioned whether that would continue with this project. He also stated he had nothing against a data center, he just thought it didn't need to be next to homes and if they did move forward with this he hoped they would be transparent, do an environmental impact study, make sure they have a water-use permit and share it with the public, runoff, have air quality permits, etc. stating he had recently been to a ranch in North Dakota and they were building two of them in the country by small towns of 3,000 people and suggested they think about an area to put this that does not affect people and their quality of life and wildlife.

Jim Juhl, 1707 South Wilson, stated the Mayor and Council needed to stop and think about the noise and how it would affect the autistic children in that neighborhood and mentioned children on the school bus that had to wear earmuffs. He also asked if this project would affect the ball diamond out there and stated he was glad to see some of the Council voted 'no' and hoped the ones that voted 'yes', thought about it more.

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

The Mayor announced a short recess at 8:16 p.m.

The Council reconvened at 8:33 p.m.

CONSENT ITEMS

Prior to adopting the Consent Agenda Item #16, #17 and #20 were removed to be acted upon separately.

The following Consent Agenda Items were Approved/Adopted:

2. **Minutes:** Regular Minutes of March 3, 2026, were presented.
3. **Claims:** Dated March 5 and 12, 2026, in the amount of \$1,244,114.30
4. **Permits:**

City Administrator:

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

Prime & Wine
3000 4th Street SW

Class C Retail, Catering, Outdoor Service

Target
3450 4th Street SW

Class E Retail

Godfathers

Class C Retail

17063 4th Street SE

Mason City Motor Speedway Special Class C Retail, Outdoor Service
3700 4th Street Southwest

Northside Liquor
1303 N. Federal

Class E Retail

5. Appointment to ZBA:

Mayor:

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</u>
Rugby Sliger (TFV Jeffery Hines)	ZBA	New	2029

6. Appoint/hire Water Supply Swing Worker:

Finance Director:

We recommend approval of the hire of Riley Bonzer for the position of Water Supply Swing Worker in the Engineering/Water Supply Department at the March 17, 2026 City Council meeting. Following the transfer of Steve Kopp to a Water Supply Operator position, we evaluated his previous position in Meter Utility and came up with a revised job classification for a Water Supply Swing Worker. This position will work in Meter Utility, Customer Service, and the Water Supply Plant as needed. A panel including HR Analyst Tiffany Hammond, Assistant Water Superintendent Joe Gaubatz, Customer Service Foreman Matt Litterer, Data Processing Specialist Kristi Taylor, and I conducted 6 interviews for this position based on qualified applicants from the Civil Service list. Based on this process, we recommend the hire of Riley Bonzer for the position. We look forward to having Riley on board. The position is currently budgeted. It is recommended that the selected candidate be hired at the entry-level rate of \$30.22/hour under the AFSCME collective bargaining agreement. Approve hire of Riley Bonzer for the position of Water Supply Swing Worker at the rate of \$30.22/hour.

7. Certify Charges for Tree Removal to County Treasurer:

City Administrator:

The City Council approved the creation of the Private Dead and Diseased Tree Program in July 2025 to assist property owners in financing the removals through a special assessment to taxes. 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. 26-43:

Resolution No. 26-43, levying assessment for tree removal charges on certain properties and the certification of same to the County Treasurer for collection with property taxes, was presented.

8. Order Hearing – Consolidated State and Federal Transit Funding:

Transit Operations & Safety Manager:

I respectfully recommend that Council adopt the resolution ordering a public hearing to be held on April 21, 2026 for the FY27 Consolidated State and Federal Transit Administration Assistance Funding Application. Each year the City must submit a Transit Assistance Application to the Iowa Department of Transportation, Public Transit Bureau. This year's application includes the following request for funds:

Operating Grants:

Federal Section 5311: (estimate)	\$932,084
State Funds: (estimate)	<u>\$333,814</u>
TOTAL	\$1,265,898

Operations

The Federal Section 5311 grant is a dollar-for-dollar grant with the City matching up to 100% of the grant or \$932,084 (estimated). The funds for the Federal Section 5311 grant are included in the Operations portion of the FY27 transit budget. The state revenues are estimated by the Iowa DOT and are derived from a dedicated portion (1/20th) of the first four cents of the use tax on the sale of motor vehicles and accessory equipment. Mason City is eligible to receive 1.69% or \$333,814 (estimated) of these state formula funds. I respectfully recommend that Council adopt the resolution ordering a public hearing to be held on April 21, 2026 for the FY27 Consolidated State and Federal Transit Administration Assistance Funding Application.

Reso. 26-44:

Resolution No. 26-44, approving publication of notice of hearing upon a consolidated application for Federal Transit Administration Assistance Grant for Non-Urbanized Areas and State Operating Assistance Funds for Transportation and authorizing the submission of the application, setting time and place of public hearing; prescribing form of notice to be given and directing clerk to cause publication of said notice, was presented.

9. Order Hearing – \$1.5 Million LOSST Bonds:

Finance Director:

The City Council is asked to consider setting a hearing on the issuance of \$1.5M in Local Option Sales & Service Tax (LOSST) bonds for April 7, 2026. As discussed in the FY27 budget process, the City plans to bond against its Local Option Sales & Service Tax (LOSST) to facilitate improvements including irrigation system replacement at Highland Golf Course and purchase of equipment for the Mason City Arena. The proposed LOSST bond issuance is not-to-exceed \$1.5 Million. Approval of this item will put us on track for an April 7 hearing and allow for this amount to be included in the City's issuance process, which envisions an August bond sale and September receipt of funds. This proposed issuance is in line with plans discussed and approved in the FY27-FY31 Capital Improvements Plan and FY27 Budget. Set a public hearing for April 7, 2026 on the issuance of \$1.5M in General Obligation LOSST bonds.

Reso. 26-45:

Resolution No. 26-45, fix a date of meeting at which it is proposed to take action for the issuance of not to exceed \$1,500,000 General Obligation Location Option Sales Tax Bonds, was presented.

10. Order Hearing – Downtown Pedestrian Ramp Project:

Finance Director:

We recommend the City Council set a public hearing date on plans, specifications, form of contract, and estimate of cost and authorizes the publication of a notice to bidders for the Downtown Pedestrian Ramp Compliance Program. The Mason City Engineering Department has completed plans and specifications for the Downtown Pedestrian Ramp Compliance Program. The City Council's approval is requested to set a public hearing date on plans, specifications, form of contract, and estimate of cost and to publish a notice to bidders. Bids are proposed to be received on April 7 at 2PM and will then be considered following the public hearing and adoption of the plans and specifications resolution at the regular meeting on April 21, 2026. The program is currently planned for completion over a five-year period, this being the third year of the program. The intent of the program is to assure uniform ADA compliance, with a focus on all pedestrian ramps in the immediate Mason City downtown core region. The general extent of the work involved is to remove and replace PCC pavement, curb and gutter, sidewalk, install detectable warning panels, adjust water valve road boxes, and incidentals at various locations within the City of Mason City. The Engineers Opinion of Probable Cost is \$93,261.50. The project is budget in the Capital Improvements Program for FY27. The identified source is Road Use Tax Funds. We respectfully request the City Council set a hearing date on plans, specifications, form of contract, and estimate of cost for the Downtown Pedestrian Ramp Compliance Program for April 21, 2026 at 7PM, and authorize a notice to bidders.

Reso. 26-46:

Resolution No. 26-46, authorizing notice to bidders, fixing amount of bid security, and ordering clerk to publish notice and fixing a date for receiving same, and for a public hearing on plans, specifications, form of contract and estimate of costs for construction of the "Downtown Pedestrian Ramp Compliance Program Project No. 26-1003" was presented.

11. Letter of Agreement – NIACC Land Swap:

Finance Director:

We recommend the City Council approve a Letter of Agreement laying out the basic terms of a land swap agreement to allow NIACC to proceed with planned sports field improvements on its campus. In the course of NIACC's project planning for sports fields improvements on the east side of College Drive, it was discovered that the City owns a portion of the property NIACC would like to develop for the project. This land was transferred from NIACC to the City in 1977 for construction of a water tower. The water tower was obviously never built, but we have reassessed with our engineers at SEH and this would still be an advantageous general future location for a water tower. The NIACC foundation owns land to the east of the existing City parcel, and is willing to transfer a 300' x 300' parcel to the City in exchange for the City working with NIACC to facilitate transfer of some of its existing property back to NIACC. There are numerous steps in the

formal process yet to complete, but we propose this Letter of Agreement to establish a good-faith understanding and to allow NIACC to proceed with planning to use what is currently the City property as part of their project, pending successful completion of all required steps of the process. NIACC and the NIACC Foundation have reviewed and tentatively agreed to the attached proposed Letter of Agreement. The City responsibility under the agreement will be to provide for preparation of deeds and recording. This cost is minimal and easily manageable within the existing budget. We respectfully request that the City Council authorize the attached Letter of Agreement with NIACC and the NIACC Foundation.

Reso. 26-47:

Resolution No. 26-47, authorizing execution of a Letter of Agreement between the City of Mason City, NIACC and NIACC Foundation laying out the basic terms of a land swap agreement to allow NIACC to proceed with planned sports field improvements, was presented.

12. Change Orders – Fire Department Remodel:

Fire Chief:

Approve Change Order # 047 and # 048 for the Fire Station Renovation Project. The following change order recommendations aim to provide necessary work and material to complete the final stages of the renovation project. The proposed change orders add functionality and safeguard protections to original renovations.

PCO #047: Following the balancing and testing of the newly installed air handler units, it was observed that one room failed to reach or maintain the desired temperature, with a variance of up to 20 degrees from the setpoint. This room, often utilized by staff, was intentionally designed by engineers without a thermostatic control system. Instead, its temperature is regulated by controls located in an adjacent room. Recognizing that this setup does not deliver a sufficiently balanced heating and cooling supply, we have requested that this issue be addressed. It is recommended to terminate the existing ducting and install a terminal air box along with new ductwork, which will be managed by its own dedicated control (thermostat). This should guarantee that temperatures are consistently kept at the desired level. The total cost of this change order is \$13,356.32.

PCO #048: The new HVAC system that was installed in the added portions of the building relies on constant, uninterrupted power for proper operation. The transfer switch that operates the backup generator for the building has an interruption long enough for the HVAC controls to shut down. To prevent possible damage to the new system, and maintain controls during power outages, it is recommended to have dedicated battery backups specifically for the HVAC controls. The total cost for this change order is \$4,116.26.

The Fire Station Renovation Project is included in the budget. With the approval of the changes noted above, it would yield a total net increase to the project of \$17,472.58. I respectfully request the approval of these change orders for the Fire Station Renovation Project.

Reso. 26-48:

Resolution No. 26-48, approving change orders #47 and #48 with Henkel Construction

Company for the construction of the “Mason City Fire Department – Dormitory Addition and Remodel” project, was presented.

13. Law Firm Professional Services Agreement – Fire Department:

Fire Chief:

Recommend approval of a professional services agreement between Page, Wolfberg & Wirth (PWW), of Mechanicsburg, PA, and Mason City Fire Department Ambulance Services. The Fire Department is requesting authorization to enter into a professional services agreement with Page, Wolfberg & Wirth (PWW), a nationally recognized law firm that specializes in legal and regulatory matters affecting fire departments and ambulance services. Their Client Connect™ program provides ongoing legal guidance and consultation designed specifically for public safety agencies involved in emergency medical services, billing compliance, documentation, and operational policy development. The regulatory environment surrounding ambulance services and EMS reimbursement has become increasingly complex. Federal and state requirements governing billing practices, documentation standards, privacy protections, and reimbursement rules continue to evolve. These issues carry potential financial and legal implications if not addressed properly. Access to specialized legal counsel helps ensure the department remains compliant with these regulations while maintaining sound operational practices. Through the Client Connect™ program, the department would have direct and ongoing access to attorneys and consultants who focus exclusively on EMS and public safety operations. The program allows department leadership and designated staff to consult with legal professionals on issues such as reimbursement policies, documentation standards, privacy and compliance requirements, liability concerns, and other operational questions that arise during day-to-day operations. One of the key advantages of the program is that it establishes a formal attorney-client relationship, which allows sensitive operational discussions to occur under attorney-client privilege. This ensures that internal questions, compliance concerns, and operational strategies can be discussed candidly while maintaining appropriate legal protections. The program also uses a flat-fee model that allows the department to seek legal guidance as issues arise without the uncertainty of hourly billing. This approach encourages early consultation when questions emerge, helping departments identify and address potential compliance concerns before they develop into larger operational or legal issues. In addition to consultation services, the program includes periodic policy and contract review, updates on regulatory changes affecting EMS providers, and educational resources designed to help agencies remain current with evolving compliance standards and best practices within the industry. Entering into this agreement would provide the Fire Department with reliable access to specialized legal expertise in an area of operations that carries significant regulatory oversight and financial impact. This resource supports responsible risk management, strengthens compliance efforts, and helps ensure the department continues to operate in accordance with applicable laws and industry standards. Professional services are included in the Fire Department Ambulance Service budget, paid through Ambulance Revenue Fees for Service. The cost for this service is \$5,700, billed annually. I recommend approval of a professional services agreement between Page, Wolfberg & Wirth (PWW), of Mechanicsburg, PA, and Mason City Fire Department Ambulance Services. I also respectfully request authorization to execute the service agreement by my signature.

Resolution No. 26-49, award of contract to Page, Wolfberg & Wirth (PWW) of Mechanicsburg, PA for professional services related to legal and regulatory matters affecting the Mason City Fire Department and Ambulance Services, was presented.

14. Operations Software Agreement – Fire Department:

Fire Chief:

Recommend approval of a services agreement between Locality Media, LLC dba “First Due” of Miami, Florida, and Mason City Fire Department Ambulance Services. The Fire Department currently utilizes several separate software systems to manage critical operational functions, including incident reporting, inspections, training records, personnel information, scheduling, and other administrative tasks. While each system serves a specific purpose, they operate independently of one another. This results in duplicate data entry, inefficiencies in daily operations, and limitations in the ability to quickly access or share information across functions within the department. Over time, some of the existing software platforms have also become increasingly limited in their effectiveness and compatibility with current operational needs. Maintaining multiple systems requires additional administrative effort and creates challenges when attempting to integrate information for reporting, planning, and decision-making. To address these issues, the Fire Department has evaluated the First Due platform, which consolidates multiple operational functions into a single integrated system. The platform provides tools for incident documentation, inspection management, personnel records, training records, scheduling, inventory tracking, and other operational needs within one centralized environment. By moving to a single platform, the department would improve operational efficiency by reducing redundant data entry, improving access to information, and allowing personnel to manage multiple operational functions through one system rather than several separate programs. Consolidation of these systems also supports modernization of department operations and improves the ability to manage records, reporting requirements, and operational planning in a more streamlined manner. The proposed agreement includes a one-time implementation cost of \$7,100 and an annual subscription cost of \$42,012. The implementation process includes configuration of the system, migration of existing data, integration with current systems where necessary, and training for department personnel to ensure successful adoption of the platform. Currently, separate systems are utilized for emergency incident reporting, pre-incident planning, inspections (ESO®), and a learning management system used for training and credential tracking (Vector Solutions™). Additional “add-on” applications are used for staff scheduling, apparatus and equipment maintenance tracking, and training evaluations. The anticipated expenditure for these separate systems in fiscal year 2027 is projected to be \$35,029. The First Due platform would also provide additional functionality not currently available through the department’s existing software, including a direct hospital connection for patient care reporting, medication tracking for DEA-scheduled medications, and enhanced AI documentation and transcription services. The Fire Department believes that consolidating multiple systems into a single integrated platform will improve efficiency, reduce administrative workload, and support more effective management of operational information across the department. For these reasons, I respectfully request authorization to enter into the agreement with First Due. Technology expenses are included in the budget. The total cost for the first contract year, beginning June 30, 2026, with implementation fee, is \$49,112. I respectfully request City Council authorization for the Mayor to execute the service agreement between Locality Media, LLC dba “First Due” of Miami, Florida, and Mason City Fire Department.

Reso. 26-50:

Resolution No. 26-50, award of contract to Locality Media, LLC dba First Due of Miami, Florida for the Mason City Fire Department Operations Software, was presented.

15. Minimum Assessment Agreements for Commercial Urban Revit Tax Abatement:

Development Services Director:

Staff requests approval of the Resolutions authorizing execution of Minimum Assessment Agreements between the City, the City Assessor, and The Legacy Golf Course at the Nineteen, LLC (2 parcels), Joel Ernst, and James and Jennifer Fleming. In 2023, the Iowa Legislature made two major changes to the Urban Revitalization program: first, abatement of taxes collected by the school district was removed, significantly reducing the benefit to the property owner; and second, before an abatement of taxes for commercial property can commence, the owner, the City, and the Assessor are required to enter into a Minimum Assessment Agreement. The City Assessor has reviewed the commercial applications submitted for the 2025 tax year and determined that the improvements made to four properties have increased the value of each by at least 15 percent. These are for:

- 3331 19th Street SW, by The Legacy Golf Course at the Nineteen, LLC for improvements including remodel of the cabana and construction of a new pavilion with a commercial kitchen; 3-year, 100% abatement of increased city taxes
- 2116 South Harding Avenue, also by The Legacy Golf Course at the Nineteen, LLC, for the new golf course maintenance building; 3-year, 100% abatement of increased city taxes
- 146 19th Street SW, by Joel Ernst, for a new 50' x 240' self-storage building; 3-year, 100% abatement of increased city taxes
- 2402 South Federal Avenue, by James and Jennifer Fleming, for interior remodel of an office building; 10-year declining scale abatement of increased city taxes

The owners for each property have signed a Minimum Assessment Agreement. In each Agreement, the owner agrees that the minimum assessed value of the property cannot be less than its value as assessed on January 1, 2025, plus 15 percent, during the abatement period. This aligns with the Urban Renewal Plan, which requires that the improvements must increase the value of the property by at least 15 percent to be eligible for the abatement. If the assessed value does go lower than the January 1, 2025, valuation during the three- or ten-year abatement period, the property will be taxed as if the assessment was still at the higher amount. There is no impact to the operating budget resulting from this action. Staff requests approval of the Resolutions authorizing execution of Minimum Assessment Agreements between the City, the City Assessor, and The Legacy Golf Course at the Nineteen, LLC (2 parcels), Joel Ernst, and James and Jennifer Fleming.

Reso. 26-51:

Resolution No. 26-51, approving and authorizing execution of a Minimum Assessment Agreement between the City of Mason City, the City Assessor and The Legacy Golf Course at The Nineteen, LLC for property generally located at 3331 19th Street SW, was presented.

Reso. 26-52:

Resolution No. 26-52, approving and authorizing execution of a Minimum Assessment Agreement between the City of Mason City, the City Assessor and The Legacy Golf Course at The Nineteen, LLC for property generally located at 2116 South Harding Avenue, was presented.

Reso. 26-53:

Resolution No. 26-53, approving and authorizing execution of a Minimum Assessment Agreement between the City of Mason City, the City Assessor and Joel Ernst for property generally located at 146 19th Street SW, was presented.

Reso. 26-54:

Resolution No. 26-54, approving and authorizing execution of a Minimum Assessment Agreement between the City of Mason City, the City Assessor and James P. and Jennifer J Fleming Joint Tenants for property generally located at 2402 South Federal Avenue, was presented.

18. BJA FY25 Public Safety & Mental Health Initiative Grant:

Grant Administrator:

Approve the submittal of an application for a BJA FY25 Public Safety and Mental Health Initiative Grant Application to support the Community Crisis Response Team. Iowa has seen a significant rise in behavioral health issues, with the state ranking fourth in the nation for the increase in mental health issues since 2022. Up to 20% of calls to law enforcement are related to behavioral health crises. This leads to increased demands on law enforcement and challenges for responding law enforcement due to the complexities and time needed to address people in need. The Community Crisis Response team workgroup is comprised of Mason City Police and Fire Departments, Cerro Gordo County Sheriff and Public Health Departments, Cerro Gordo County Board of Supervisors, 43 North Iowa, Eyerly Ball, and Prairie Ridge. The goals of the project are to:

- 1) Reduce stress on the current system with improved retention rates in the local police force, fire department, sheriff's office, and EMS team
- 2) Improve overall safety for the Cerro Gordo Community with more targeted interventions.
- 3) Improve community knowledge of mental health and substance abuse services
- 4) Create efficient and meaningful partnerships where all stakeholders cooperate to solve local issues.
- 5) Streamline the process to connect persons in crisis to local services.

The Pilot Project began operating in October 2025. It staffs one member from each 43 North Iowa and Prairie Ridge for 12 hours per day to be 'on call' to assist law enforcement to work with each person in crisis to connect them to local services. This allows law enforcement to continue on to the next call knowing the citizen has an option of transport to the Emergency Department, Crisis Stabilization, Prairie Ridge, or Mobile Crisis. The anticipated outcomes of the program are:

- De-escalation of high-stress situations with trained professionals to calm tense scenarios
- Decreased on-site service response time for persons experiencing a crisis
- Improved outcomes for individuals in crisis using a specialized team trained in social work and mental health to connect people to resources
- Reduced reliance on law enforcement with non-criminal emergencies

- Lower incarceration rates with diversion to appropriate care
 - Increased community trust with those served and the community
 - Economic savings preventing unnecessary arrests, hospitalizations, legal costs, etc.
- The grant funds we are seeking would continue the program and allow it to be funded for 24 hours a day.

The City is requesting \$3,000,000 from the BJA FY25 Public Safety and Mental Health Initiative Grant to fund continued support and expansion of services for the Crisis Community Response Team. There is a match requirement of \$1,666,667 over three years that will be covered by secured grants through Cerro Gordo Public Health. Approve resolution approving submittal of a BJA FY25 Public Safety and Mental Health Initiative Grant.

Reso. 26-57:

Resolution No. 26-57, authorizing submission and execution upon approval of a BJA FY25 Public Safety and Mental Health Initiative Grant for the Community Crisis Response Team, was presented.

19. Resurface Newman Trail:

Public Works Director:

Staff respectfully request that the City Council approve resurfacing the Newman Trail that runs along 19th Street SW from S McKinley Avenue to S Taft Avenue at the March 17, 2026, Council Meeting. The trail has reached the end of its serviceable life and staff recommend that it be resurfaced. A bid has been received to resurface the entire 1374-foot run from S Taft Avenue to S McKinley Avenue at a cost of \$19,599 from Heartland Asphalt company. Budget Impact: None. This cost would be covered under the CIP Trail Maintenance Program. Staff request City Council approval of the Newman Trail Resurface project at the March 17, 2026, Council Meeting.

Reso. 26-58:

Resolution No. 26-58, award of contract to Heartland Asphalt Company for the resurfacing of the Newman Trail (19th Street SW Trail from South Taft Avenue to South McKinley Avenue), was presented.

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

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

16. DoRL – 221 North Federal Avenue (Oak Leaf Comics):

Development Services Director:

Staff recommends approval of a \$17,325 Downtown Revitalization Loan (DoRL) to Tickal Family Enterprises, LLC, for improvements to 221 North Federal Avenue (Oak Leaf Comics). The Forgivable Loan and Grant Review Committee recommends approval of the request. The owner of Oak Leaf Comics, Tickal Family Enterprises, LLC, has applied for a DoRL loan for \$17,325 to renovate and tuck point the north façade of the building at 221 North Federal Avenue. The total cost of this project is estimated at

\$34,650. The funds are proposed to be used for tuck pointing the brick façade that faces 3rd Street NE. The owner has provided a letter from Clear Lake Bank and Trust confirming that the owners have adequate funds on account to meet the match requirement. The Forgivable Loan and Grant Committee met on February 6, 2026, to consider the request. The Committee scored the application according to the Scoring Matrix used for DoRL and CoRL requests. Scores ranged from 29 to 36, with an average score of 32.5. A minimum score of 28 is required for consideration. The Committee recommends approval of the request. Staff concurs with this recommendation. There is no impact to the operating budget resulting from this action. The City Assessor determined that the project will increase the value of the building by \$16,040, a 4.4 percent increase in assessed value. Staff recommends approval of a \$17,325 Downtown Revitalization Load (DoRL) to Tickal Family Enterprises, LLC, for improvements to 221 North Federal Avenue (Oak Leaf Comics).

It was moved by Adams and seconded by Jaszewski that Resolution No. 26-55, be adopted.

Council Member Adams thanked the Tikals for their investments in downtown and requested an update on the DoRL Program with Development Services Director Van Steenhuyse stating there had been a few in the last six months with one being the Wright Apartments. He stated this property had received a DoRL Loan before which had passed through the seven-year period.

Council Member Adams asked if they were eligible for two loans with Van Steenhuyse stating the rules allowed one owner of the same property to have up to two loans in a forgiveness period but pointed out in this case, the first one had already been forgiven.

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

Reso. 26-55(ADOPTED):

Resolution No. 26-55, authorizing approval of a forgivable loan to Tickal Family Enterprises, LLC for the rehabilitation of 221 North Federal Avenue in conjunction with the Downtown Revitalization Loan Program, was presented.

On roll call, the vote was as follows:

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

17. Addendum No.1 – Purchase & Sale Agreement Horizon Development:

Development Services Director:

Staff respectfully requests approval of the resolution approving Addendum #1 to the Purchase and Sale Agreement between the City and Horizon Development, Inc., for the Northbridge Site. In November 2024, the City Council authorized Staff to negotiate a Purchase and Sale Agreement with Horizon Development Group to develop a senior housing project on City-owned land just north of the Fareway Store on Northbound US 65, known as the “Northbridge Site.” As a result of Mason City’s designation as an Iowa Thriving Community, the City sought proposals from developers for a Low-Income Housing Tax Credit project to be developed on the Northbridge Site. Horizon’s project was chosen over four other proposals. They intend to build a 45-unit low-income senior

housing project with underground parking. Staff worked with the City's and Horizon's attorneys to draft a Purchase and Sale Agreement (PSA) to allow sale of the property after Horizon obtained investors and funding. In February 2025, the City Council approved a Purchase and Sale Agreement with Horizon. The project, named "Encore Senior Living," is expected to start construction next fall. *Addendum #1*: Section 16 of the approved PSA states that, at least 30 days prior to closing, Horizon and the City would enter into a separate Development Agreement. As Staff has reviewed the PSA, along with approval of the site plan for the project through the Development Review Committee, we are satisfied that there are no additional conditions necessary beyond the commitments in the PSA and the site plan approval. Horizon has submitted an Addendum #1 to the PSA that deletes Section 16 in its entirety. In addition, the PSA states that closing on the sale to Horizon would take place on or before April 1, 2026. Projects funded with Low-Income Housing Tax Credits have a very complicated funding scheme, and it has taken some time to finalize commitments and close funding gaps. As a result, Addendum #1 also includes an amendment to Section 20 of the PSA to move the closing date to September 1, 2026. Staff feels that this is a reasonable request. We are confident that this project will move forward and result in a quality new housing option for low-income seniors. There is no impact to the operating budget resulting from this approval. Staff requests approval of the resolution approving Addendum #1 to the Purchase and Sale Agreement between the City and Horizon Development, Inc., for the Northbridge Site.

It was moved by Adams and seconded by Latham that Resolution No. 26-56, be adopted.

Council Member Adams requested an update and if they had qualified for Workforce Housing Tax Credits last year with Van Steenhuyse stating it was the low-income housing tax credit and they just received that approval, adding it was a very complicated financing program which caused some of the delays. He also stated staff was working with them to vacate some public utility easements around the building their investors required and pointed out there was a statement in that original Purchase Agreement that referenced a separate Development Agreement which staff did not believe was necessary anymore so that would be taken out and then the agreement was extended from April 1st to September 1st.

Council Member Adams asked if they were planning on starting this year with Van Steenhuyse stating that was their intent.

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

Reso. 26-56(ADOPTED):

Resolution No. 26-56, approving Addendum No. 1 to the Offer to Purchase related to the Purchase and Sale Agreement with Horizon Development, Inc. (Northbridge Site), was presented.

On roll call, the vote was as follows:

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

20. Water Reclamation Facility Improvements:

Public Works Director:

It is recommended the City Council accept the bids and award a contract to Staab Construction Corporation of Marshfield, WI in the amount of \$45,627,000.00 for the Water Reclamation Facility (WRF) Improvements project. It is further recommended that the City Council approve the attached Change Order No. 1 for the project. This change order provides a cost reduction in the amount of \$5,753,837.00. The new construction contract total for the project is \$39,873,163.00. The City of Mason City is required by the Iowa Department of Natural Resources (IDNR) to complete improvements to the Mason City WRF for nutrient reduction by October 1, 2027. Bids for the Mason City WRF Improvements project were opened on February 18th, 2026. Four bids were received and are summarized below:

Staab Construction Corporation of Marshfield, WI - \$45,627,000.00
Journey Construction of Sioux Falls, SD - \$48,500,000.00
Henkel Construction Company of Mason City, IA - \$55,620,000.00
Sentry, LLC of Watertown, SD - \$57,857,780.62

The low bidder was Staab Construction; however the bid is above the Engineer's opinion of probable cost of \$33,800,000.00. When a bid is significantly higher than the cost opinion there are several questions that need to be considered by the Council when deciding to award the contract.

1. Why is the bid higher?
2. Can the City negotiate a lower price or remove items from the project?
3. Did the City receive enough competition for the project?
4. If the project is re-bid will prices go down?
5. Is this project needed now or can it wait?

1. *Why is the bid higher?*

The construction cost opinion was \$33,800,000. Traditional expectations in developing preliminary construction cost is to be within 10% of the actual bid prices. Actual prices are approximately 33% higher. Based on discussions with WHKS staff and the low bidder, several factors have contributed to the higher bid. In general, construction costs have seen significant increases over the past several bidding seasons. WHKS has discussed the project with the contractors and suppliers who bid the project. All have stated that bids for this type of work are seeing increases of 20-40% or more and the current bidding climate is volatile. Overall market inflation has resulted in an increase in material costs and labor shortages have resulted in an increase in installation costs.

2. *Can the City negotiate a lower price or remove items from the project?*

The City can modify the project after bidding via change order to remove items from the scope of the project. City and WHKS staff have met extensively with the low bidder over the past several weeks to identify potential cost savings. Based on those discussions, WHKS and the low bidder have identified several changes that would reduce the project cost. These changes include the following:

- Value engineering of various materials changes for piping / railings / conductors as proposed by the low bidder

- Eliminate painting of aeration basin structures and repainting of various interior walls of existing buildings
- Eliminate several aspects of the project associated with age and condition replacement of existing equipment
- Eliminate site restoration (asphalt paving, seeding, etc.)
- Modify demolition of proposed trickling filter structures and associated yard piping

Change Order No. 1 (see attached) reflects the cost-saving items identified for the project. The total cost reduction within Change Order No. 1 is \$5,753,837.00. It should be noted that scope reduction items within the change order are still considered to be necessary for the long-term operation of the WRF but are intended to be deferred to a separate project (or projects) at a later date. We plan to include these items in our Capital Improvement Planning timeline within the next 3-5 years.

3. Did the City receive enough competition for the project?

This project was advertised appropriately through an electronic bidding platform for plan distribution and bidding. In addition, direct solicitations (via e-mail and phone) to known contractors in the wastewater industry were made by WHKS. Lastly, notice of the project's bidding details were provided by the City and published in the local newspaper. Four (4) bids were received for the project. Typical wastewater projects in northern Iowa see 1-3 bidders on a project. A total of eleven (11) prime bidders investigated the project and/or were listed on the plan holders list. Discussions with the bidders after the bid opening revealed no significant uncertainties or areas of the project scope that required clarification. Our conclusion is the project scope provided a competitive bidding atmosphere with adequate competition.

4. If the project is re-bid will prices go down?

This project contains only essential items and doesn't include any items (outside of those identified above) that could be cut or delayed. The pool of potential bidders is unlikely to increase if the project is re-bid. After significant discussions with WHKS staff, we feel that this project will not decrease in price if re-bid and would likely increase in total cost.

5. Is this project needed now or can it wait?

The City is mandated by the Iowa Department of Natural Resources (IDNR) to complete this project as part of the State of Iowa's nutrient reduction strategy. The City's operating permit for the WRF includes a compliance schedule to make the necessary facility improvements to meet these nutrient reduction requirements. The City would be in violation of the WRF's operating permit if these nutrient reduction improvements are not made as scheduled or would need to request a compliance schedule extension from the IDNR. This project has been identified as a priority by City personnel. If this project is delayed, the City will not meet their current operating permit requirements and the cost for the operation and maintenance of the WRF is expected to continue to increase as more wear and corrosion occur to the existing treatment equipment.

Budget Impact: The City is on the State Revolving Fund (SRF) Intended Use Plan (IUP), to provide low interest loan funding for the project. In addition to SRF funding, the City has obtained \$500,000 in grant money through the Wastewater and Drinking Water Treatment Financial Assistance Program (WTFAP) and will be applying for a supple-

mental low interest loan through the Water Quality Financing Program (WQFP). Based on discussions with Iowa Finance Authority staff, the proposed project will be eligible for up to \$17,500,000 of loan funding through the WQFP. Interest rates through the WQFP are approximately one-half the rate of traditional SRF loan funding, resulting in significant savings for the City over the life of the loan. Applications for this round of WQFP funding are due at the end of March.

It is recommended the City Council accept the bids and award a contract to Staab Construction Corporation of Marshfield, WI in the amount of \$45,627,000.00 for the Water Reclamation Facility (WRF) Improvements project.

It is further recommended that the City Council approve the attached Change Order No. 1 for the project. This change order provides a cost reduction in the amount of \$5,753,837.00. The new construction contract total for the project is \$39,873,163.00.

It was moved by Adams and seconded by Latham that Resolution No. 26-59, 26-60 and 26-64, be adopted and the bid tabulation accepted.

Council Member Adams stated it looked like the project was reduced to approximately \$5.75 million with a total cost of roughly \$39,800,000 which was still slightly over what the City was anticipating based on probable cost and asked for an explanation of what was/was not removed from the project with Finance Director Hinson stating the initial bids were significantly higher than they forecasted and thanked to Paul Vanous, Supervisor for the Water Rec Plant and WHKS for right-sizing and evaluating what the City could afford to do and listed the items that were removed or pushed back for a total reduction of \$5.7 million, noting many of the items did need to happen at some point, but they were spreading the cost to minimize the impact and listed some of the projects and what was being done to try and minimize the rate impact as well and concluded by stating the City had done the rate analysis and had a responsible, good project.

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

Reso. 26-59(ADOPTED):

Resolution No. 26-59, adopting plans, specifications, form of contract and estimated cost for the “Mason City Water Reclamation Facility Improvements”, was presented.

Bid Tabulation: The Public Works Director submitted the bid tabulation with recommended bid from Staab Construction Corporation of Marshfield, WI in the amount of \$45,627,000.

Reso. 26-60(ADOPTED):

Resolution No. 26-60, making award of contract to Staab Construction Corporation of Marshfield, WI for the “Mason City Water Reclamation Facility Improvements”, was presented.

Reso. 26-64(ADOPTED):

Resolution No. 26-64, approving Change Order #1 with Staab Construction Corporation of Marshfield, WI for the “Mason City Water Reclamation Facility Improvements”, was presented.

On roll call, the vote was as follows:

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

PUBLIC HEARING

21. 2026 GO Corporate Purpose Bonds Series 2026A:

Finance Director:

Hold public hearing on a Not-to-Exceed \$3,875,000 General Obligation Loan Agreement and adopt pre-levy of \$777,812. In the FY27 budget process, we are proposing a total of \$9,775,000 in G.O. bonding, as was discussed in the budget workshops. Details of the projects being funded in this manner are attached for reference. In order to include the effect of this bond issuance in our debt levy for the FY27 budget, we need to do a “pre-levy” procedure prior to the adoption of the budget. If approved following hearing, this resolution would establish a pre-levy for the first portion of the G.O. issuances and allow this amount to be incorporated into our tax levy. The proposed G.O. bonding is being proposed within a structure of the City’s policy for Debt Service Levy and slightly declining percentage over time of the City’s constitutional debt limit utilized. Hold hearing and then consider resolution adopting G.O. Loan agreement and adopting pre-levy.

The Public Hearing was held as per published notice.

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

There being no comments the Public Hearing was declared closed.

It was moved by Jaszewski and seconded by Symonds that Resolution No. 26-61, be adopted.

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

Reso. 26-61(ADOPTED):

Resolution No. 26-61, taking additional action on proposal to enter into a General Obligation Corporate Purpose Loan Agreement and providing for the levy of taxes to pay General Obligation Corporate Purpose Bonds, Series 2026A, was presented.

On roll call, the vote was as follows:

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

22. Urban Renewal Plan Amendment No. 2 Southside Gateway #2:

Development Services Director:

Staff respectfully recommends that the City Council convene a public hearing to consider Amendment #2 to the Southside Gateway Urban Renewal Plan. After closing the public hearing, Staff requests that the City Council approve Amendment #2. The City Council approved a resolution setting this public hearing at their February 17 meeting. The City

Council created the Southside Gateway Urban Renewal Area (URA) in 2016. With the designation of the property at 43rd Street SW and South Pierce Avenue as a Certified Site by the Iowa Economic Development Authority in 2015, there was increased interest in industrial development in the southern part of the city along the Avenue of the Saints. The URA contains large tracts of developable parcels; City water and sanitary sewer already serve many of these parcels. Amendment #1, adopted in 2019, added the Golden Grain Energy property to the Southside Gateway area. The Golden Grain property has the city's highest property assessment, and the company continues to expand and invest in its facilities. They currently are planning a project involving fire protection improvements to their facilities and this project needs to be added to the Southside Gateway area to offer incentives. Please see the following memo on that development agreement for further details. The proposed amendment does not involve adding any new parcels to the urban renewal area. Because this is an amendment and not creation of a new urban renewal plan, review and recommendation by the Planning and Zoning Commission is not required. On March 6, 2026, Staff held the required consultation with the Mason City School District and Cerro Gordo County to discuss the amended plan and potential impacts on the other taxing entities. No one from either the County or School District attended, and no written comments were received. Other than the legal costs of preparing the plan and proceedings, there is no immediate impact to the budget. Staff respectfully recommends that the City Council approve Amendment #2 to the Southside Gateway Urban Renewal Plan.

The Public Hearing was held as per published notice.

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

There being no comments the Public Hearing was declared closed.

It was moved by Latham and seconded by Adams that Resolution No. 26-62, be adopted.

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

Reso. 26-62(ADOPTED):

Resolution No. 26-62, approve Urban Renewal Plan Amendment No. 2 for the Mason City Southside Gateway #2 Urban Renewal Area, was presented.

On roll being called the vote was as follows:

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

23. Development Agreement Golden Grain:

Development Services Director:

Staff respectfully recommends that the City Council convene a public hearing to consider a Development Agreement with Golden Grain Energy, LLC. Upon closing the public hearing, Staff requests that the City Council approve the Agreement. The City Council approved a resolution setting this public hearing at their February 17 meeting. Golden Grain plans to make a total investment of at least \$2,936,320, including design and construction of fire protection improvements. The scope of this work includes sitework and

underground utilities, concrete, fire protection equipment, process insulation, electrical & controls, painting & sandblasting, and other closely related work. These improvements represent Golden Grain's continued significant investment in its facilities as the City's largest individual property taxpayer. The agreement calls for up to a 10-year, 100% rebate of incremental taxes generated by the project, with a not-to-exceed amount of \$250,000 over the life of the agreement. Other than the legal costs of preparing the plan and proceedings, there is no immediate impact to the budget. Rebate payments will be made solely by incremental taxes produced by the project. Staff respectfully recommends that the City Council convene a public hearing to consider a Development Agreement with Golden Grain Energy, LLC. Upon closing the public hearing, Staff requests that the City Council approve the Agreement.

The Public Hearing was held as per published notice.

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

There being no comments the Public Hearing was declared closed.

It was moved by Jaszewski and seconded by Symonds that Resolution No. 26-63, be adopted.

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

Reso. 26-63(ADOPTED):

Resolution No. 26-63, approving Development Agreement with Golden Grain Energy, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement, was presented.

On roll being called the vote was as follows:

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

ACTION ITEMS

24. Change of Zone Z6-O Open Industrial RCK Properties, LLC:

City Planner:

The Planning and Zoning Commission conducted a public hearing on the requested rezoning on February 10, 2026. Members of the public expressed concern or opposition to rezoning the 19.22 acres from Z3 and 204.22 acres from Z1 to Z6-O. Concerns were raised about the Z6-O designation being overly broad, enabling intensive industrial uses (including potential data centers or 24/7 operations) too close to established homes in Mason City. The most common reasons for opposition focused on inadequate buffering (the proposed 500-foot buffer being viewed as insufficient), potential noise and light impacts, increased heavy truck traffic and safety issues, and unresolved stormwater/drainage and groundwater risks in an area with existing flooding and runoff problems that could be increased by industrial development south and west of Midland Heights. The Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the rezon-

ing request subject to the conditions of a Zoning Agreement, along with the Indianhead Farms Inc. rezoning request for the adjacent 159 acres (which is a separate item on the Council's agenda). Staff concurs. On March 3, 2026, the City Council held a public hearing on the requested rezoning. Prior to the hearing, the applicants submitted a revised Zoning Agreement. This agreement differed from the original Zoning Agreement in two areas: it increases the buffer zone from residentially zoned property from 500 feet to 1,000 feet, within which no buildings would be allowed. It also prohibits several intensive manufacturing uses that would otherwise be allowed in the Z6-O District. An identical agreement was also submitted with the adjacent Indianhead Farms rezoning. The Zoning Agreement is described in greater detail below. At the public hearing, Chad Schreck, President and CEO of the North Iowa Corridor Economic Development Corporation, described the background of the two requests, noting that an end user was not yet identified but that there is development interest in all of the remaining land in the South Industrial Park. Several members of the public spoke against the rezoning. Most of the same concerns stated at the Planning and Zoning Public hearing were restated. The possibility of establishing data centers was a major topic, with the participants noting several environmental and economic concerns related to this use. After the close of the hearing, the City Council voted 4-2 to approve the rezoning on first consideration.

Background: The applicant, RCK Properties LLC, seeks to rezone the property at the east side of South Pierce Avenue, immediately south of IOOF at 1037 19th Street Southwest at the north end, and approximately 3548 South Pierce Avenue at the south. The 19.22 acres due south of IOOF are proposed to be rezoned from Z3, General Urban District, to Z6-O, Open Industrial District. The remaining 204.22 acres of the subject property are proposed to be rezoned from Z1, Agriculture District, to Z6-O, Open Industrial District. This property is adjacent to 159 acres to the east owned by Indianhead Farms, Incorporated. The Indianhead properties are also proposed for rezoning to Z6-O. Upon rezoning both the RCK and Indianhead Farms properties, nearly all of the land south and west of Midland Heights, west of South Federal Avenue, and north of 43rd Street Southwest will be zoned Z6-O. The property is currently vacant and has historically been used for crop farming. It has been marketed as the River City South Industrial Park since it was annexed into the city in 2005. The long-term intent of the South Industrial Park is to accommodate all types of industrial uses, including those located within the Z6-O Open Industrial District. The North Iowa Corridor Economic Development Corporation has received requests from industrial developers seeking land suitable for all types of industrial uses, including manufacturing, assembly, large-scale warehousing and transfer, and data centers. For the land to be developed as an industrial park accommodating this scope of use, a change of zone is required.

Analysis:

Neighboring Development and Zoning: Land to the north is zoned Z3, General Urban District, and includes the IOOF Home and surrounding property. Land to the east is zoned Z2, Sub-Urban District; property directly abutting the proposed rezoning includes the Frederick Hanford Park softball fields and the Midland Heights neighborhood of single-family detached homes. Land to the south and west is vacant cropland zoned Z1, Agriculture.

Current Zoning: Section 12-8-3 (Form and Function Table) of the Zoning Ordinance identifies permitted uses by district. Z3 zoning allows a mix of housing types, including

single-family homes, duplexes, townhomes, group dwellings, and apartment buildings up to three stories, as well as limited low-intensity retail and commercial uses. Section 12-11-1 states that the Z3 General Urban District is intended to provide a range of residential lot sizes supporting medium-density, walkable neighborhoods with interconnected streets, sidewalks, parks, playgrounds, and limited neighborhood-scale commercial uses. The Z3 District is not suitable for industrial park development. The Z1, Agriculture zoning district permits agricultural uses, single-family and farm dwellings, and very limited low-intensity commercial uses. Section 12-9-1.A states that the Z1, Agricultural District is intended to support agriculture and preserve natural ecosystems to prevent soil erosion, protect water quality, and maintain biodiversity. Areas zoned Z1 within city limits are considered future development areas where public utilities can be reasonably extended; development is therefore expected to extend existing or planned growth patterns.

Rezoning to Z6-O: Section 12-14-1 states that the purpose of the Z6 Industrial District is to preserve existing industrial facilities and support development of sustainable employment centers. Uses in Z6 may require separation from residential and commercial districts due to potential impacts, including noise, lighting, heavy truck traffic, rail activity, and round-the-clock operations associated with manufacturing, warehousing, freight, agribusiness, and research and development. Section 12-14-7 further provides that Open Industrial development within the Z6 District consists of large, relatively self-contained facilities with moderate to high potential nuisance or hazard impacts. Emissions (noise, vibration, smoke, dust, particulates, toxic materials, odor, or glare) must meet Iowa Department of Natural Resources standards. Storage, distribution, or sale of gas, fuel, or oil requires Fire Chief approval.

Comprehensive Plan: Iowa law requires rezoning decisions to conform to the jurisdiction's Comprehensive Plan. The City Council adopted Amendment #1 to the North Iowa Corridor Joint Comprehensive Plan on January 20, 2026, covering the subject area. The Future Land Use (FLU) Map (attached) designates most of the proposed rezoning area as General Industrial and Utilities, with a greenbelt separating it from Midland Heights and Frederick Hanford Park. The Plan describes the General Industrial and Utilities designation as:

- Areas reserved for larger business and industrial development that are essential to the regional economy but less compatible with standard urban development.
- Public and semi-public facilities with industrial characteristics (e.g., utilities, maintenance facilities, public works yards).
- A range of industrial enterprises, including uses with significant external effects such as extraction, heavy materials production, and substantial outdoor operations.

The forms and functions permitted in the Z6-O Open Industrial District are consistent with this designation. Staff finds that the proposed Z6-O rezoning conforms to the amended Comprehensive Plan.

Spot Zoning: Spot zoning occurs when a rezoning benefits a small area or limited number of property owners and is inconsistent with surrounding zoning and land use. While potentially unlawful, a rezoning consistent with the Comprehensive Plan may withstand a spot zoning challenge. Although the proposed Z6-O rezoning differs from zoning to the north and east, it is consistent with land to the west, which is already zoned Z6-O (River

City Industrial Park). Staff concludes that this proposal is not spot zoning.

Zoning Agreement: Prior to the Planning and Zoning Commission public hearing, the applicant submitted a Zoning Agreement imposing development restrictions. Iowa Code permits conditional rezoning when voluntarily offered by the applicant and submitted prior to a public hearing. The Planning and Zoning Commission's recommendation was based on the conditions within the Agreement. Prior to the March 3 public hearing, the applicant submitted a new Zoning Agreement, which should be considered during further deliberations of the City Council. The original Agreement provided that no structure could be built within 500 feet of any property zoned Z2 (Sub-Urban) or Z3 (General Urban). The new Zoning Agreement increases this distance to 1,000 feet. Within that 1,000-foot buffer, the owner must establish a greenbelt at least 25 feet wide; where a solid fence is combined with landscaping, the greenbelt may be reduced to 15 feet. The greenbelt must include coniferous and/or deciduous trees and shrubs at a density sufficient to provide year-round visual screening between industrial and residential uses. It should be noted that Frederick Hanford Park is zoned Z2 and the 1,000 foot buffer will apply to the south and west edges of the park. This provides an additional buffer from residences in Midland Heights east of the park. In addition to the increased buffer, the Agreement states that a drainage plan shall be submitted along with the required site plans for development. This plan must ensure that post-development stormwater discharge rates are 10 percent less than pre-development (current) discharge rates. This requirement responds to the concerns raised during the Planning and Zoning Commission meeting about drainage in the area around the south end of South Monroe Avenue. It ensures that there will be less off-site drainage impact than currently occurs over the agricultural land. The new Agreement includes a statement regarding noise generated by development on the rezoned property. It states "No function shall be permitted on the Property which creates sound at the nearest Residential Property in excess of 60 db(A) during the hours of 7:00 a.m. to 7:00 p.m. and in excess of 50 db(A) during the hours of 7:01 p.m. to 6:59 a.m." This is slightly more restrictive than the requirements of Section 8-6-5 of City Code, that sets maximum noise levels based on land use. Within residential areas, City Code allows maximum sound levels of 60 db(A) from 7:00 a.m. to 10:00 p.m. and 50 db(A) between 10:00 p.m. and 7:00 a.m. The Conditional Rezoning Agreement requires the lower noise level beginning at 7:00 p.m. instead of 10:00 p.m. According to the Center for Hearing and Communication, 60 db(A) is equivalent to the volume of normal conversation or a typical office. Combining this requirement with the 1,000 foot buffer, it is very unlikely that there will be significant noise impacts on nearby residences. Finally, the new Zoning Agreement specifically prohibits certain forms and functions that are otherwise allowed in the Z6-O District. The following forms and functions will not be allowed on the property if the rezoning is approved:

- i. Livestock related intensive uses such as feedlots, stockyards, slaughterhouses, rendering plants, and tanneries.
- ii. Solid waste landfills, waste transfer stations, materials recovery facilities, or waste incinerators.
- iii. Hazardous materials manufacturing or processing; hazardous waste treatment, storage, or disposal facilities.
- iv. Petroleum refining, bulk petroleum/fuel storage terminals, or renewable diesel/biodiesel production/refining facilities.

- v. Asphalt or concrete batch plants.
- vi. Scrap/junk/salvage yards, automotive dismantling, or metal shredding.
- vii. Crematoriums as a principal or accessory use.
- viii. Mining or mineral extraction operations.
- ix. Adult Use.
- x. Utility-Scale Solar Energy Generation Facility. For clarity, "Utility-Scale Solar Energy Generation Facility" means a principal-use solar energy project designed primarily to export electricity off-site (whether by interconnection to a utility grid or by private wire) rather than to serve on-site consumption. This prohibition does not apply to "Active Solar Equipment" installed as an accessory use to serve on-site electrical or thermal load, including rooftop, building-integrated, canopy/carport, or subordinate ground-mounted systems that are incidental and subordinate to the principal permitted use, consistent with Chapter 12, Zoning, of the City Code of the City.
- xi. Gas/convenience stations or stores
- xii. Vehicle repair
- xiii. Vehicle sales or rental

These additional conditions were created in response to concerns raised during the Planning and Zoning Commission public hearing. Staff finds that these commitments will mitigate potential impacts to surrounding residential properties. The applicant for the adjacent Indianhead Farms Z6-O rezoning has also submitted a new and nearly identical Zoning Agreement with the same conditions and restrictions.

Public Comment:

Notice of the application was sent to the owners of all properties within 350 feet of the boundaries of the subject property. Notice of the application and public hearing was published in the Globe-Gazette. A public notice sign was posted on the property. At the Planning and Zoning Commission public hearing, five residents of the Midland Heights neighborhood and one resident who owns land directly to the south of the property proposed to be rezoned spoke in opposition to the rezoning. These comments are summarized in the attached draft minutes from the February 10, 2026, public hearing. The Planning and Zoning Commission voted unanimously (7-0) to recommend approval. Since the Planning and Zoning Commission meeting, Staff has received a petition signed by 404 persons opposing the rezoning. Iowa Code states, if the owners of 20 percent of the land within 200 feet of the property to be rezoned submit a protest petition, a supermajority vote by the City Council is required to approve the rezoning. Staff has determined that the area of the residential properties in Midland Heights within 200 feet of the RCK property is only 0.05 percent of the total land within 200 feet. Therefore, the supermajority requirement does not apply to this rezoning request.

There is no impact to the operating budget resulting from this request. If the rezonings are approved, there will be increased property tax revenue from the development of the properties. Staff requests that the City Council approve the rezoning requests on second consideration (2nd or FINAL).

It was moved by Latham and seconded by Hines that the Ordinance be received and placed on file for Second Consideration.

Council Member Latham thanked everyone for coming, adding he had over 100 calls the last week and a half and was sure he would get another 150 calls next week, advising he would be gone for surgery for a week and if he did not get back to someone that was why.

Council Member Hines stated he wanted to start by recognizing the very real impact this would have on neighborhoods, especially the citizens who lived directly adjacent to the proposed site and their concerns deserved to be taken seriously. He stated he believed it was his duty as an elected official not to just hear their concerns but to investigate them carefully and address them responsibly. He stated he had been enormously impressed by the respect and thoughtfulness shown by the people that had spoken and those he had spoken with face-to-face and by communicating directly with them he has mostly found them to be neighborly, civil and deeply invested in the community and that mattered and should be acknowledged. He stated when voting on this rezoning, it was incumbent upon him, as a representative of the City, to realize the obligation to not just thoroughly consider but have actual discussions with the people whose backyards the rezoning impacts and believed investigating the facts was the only sound way to address the concerns raised at the last Council meeting and this current Council meeting. Discussions like this should not be disrespectful and they hadn't been today for the most part. He commented that Mason Citizens were good people who owed it to each other to use careful review, direct observation and gracious discussion and believed the rezoning was not the end of the City's responsibility, emphasizing this was key because this was what he was hearing, it was the beginning. What happened after rezoning was where the City had the opportunity to require land preparation, buffering, drainage, access planning, utility coordination and other site standards that could mitigate current negative and reduce future impact and that was why the Conditional Zoning Agreement was so important. There were things in the Conditional Zoning Agreement that would not necessarily be there, and they should not be treated as a blank check, it should be treated as a framework for accountability. He further stated everyone also needed to be honest about the larger reality facing Mason City. Turning away businesses does not always stop them from being built, sometimes it simply means that they'll be built elsewhere and the benefits go with them and referenced the casino and how it was built anyway and another county received the jobs, scholarships and development that Mason City was not able to capitalize on and asked how many people in this room had sent a child to college since the casino was built and what impact \$4,000 toward school expenses would have made on their wallet. He further stated Mason City was a small City with serious financial obligations on the horizon and was also facing possible reductions with the restructuring in the State for the Local Option Sales Tax which could disappear and damage the local economy. He stressed Mason City needed growth to help offset those losses and support capital improvement to streets and infrastructure and preserve the ability to invest in schools, the City and the future. He stated "if we want to keep attracting young people, we cannot do that with shrinking capital in a world where cost is everything and rapidly grows exponentially and does not make our City attractive." He stated he wanted to put a caveat on this and that is, "I am not suggesting that we sell out our City in any way, shape or form. I am saying that the key point here is not the rezoning but the Development Agreement and that's where I think it lies. I'm also a believer that spending a little bit more time here, if we were to vote this down, we can no longer try to pursue this, so the key thing is that it's another two weeks to investigate. I did hear a lot of random things that aren't necessarily consistent with the fact that I have seen, okay, and so I want to make sure that I spend time because those people I met with understand I care about that neighborhood that's affected. I want to make sure that that neighborhood stays as it is, okay and there will be some changes. We know that. But we need to protect that neighborhood. We need to protect all citizens and place that particular neighborhood, by the way, the one that's going to make the sacrifices, first so there are things capital improvements we

can make in that area. So those are my reasons why I support this.”

Council Member Adams thanked everyone for coming out and speaking and those for and against all brought up good points. He asked Development Services Director Van Steenhuyse to explain why this was not considered spot zoning with Van Steenhuyse stating as was described from the flyer that was read, spot zoning only benefited a small area that was not already contiguous to similar zoning that would then have an impact on the surrounding, the existing development and provided an example of a park that was sold for commercial development and how that would be a perfect example of a spot zone because it only benefited that one property and it had an impact on the surrounding property. He also mentioned the report given to Council every time there was a rezoning request and stated in this case it was not spot zoning.

Council Member Adams questioned if it was typical to see a plan or an agreement for a project before the rezoning request went to P & Z and then to the Council for consideration with Van Steenhuyse stating that was not typical. When staff considered a rezoning they considered rezoning to the district not to a specific use. True, a particular use might be what triggered the rezoning request but they had to consider the long-term potential of how that land could be developed. In this case, developers, the owners of the two properties that were requesting the rezoning, had taken the step of submitting a voluntary rezoning agreement where they had voluntarily put restrictions on the property, but it was not typical to have a site plan before rezoning.

Council Member Adams asked Van Steenhuyse to go through the conditions in the zoning agreement because it was important and addressed buffers and sound maximums and drainage and asked if it was legally binding with Van Steenhuyse stating it was legally binding and under State Statute an applicant for rezoning could voluntarily submit conditions they would voluntarily place on the property and those were not requested by the City, emphasizing this was voluntary on the part of the applicant. He stated “First is that no structure on the property shall be located within 1,000 feet of any residential property and this basically is defined as any residentially zoned property, so not 1,000 feet to the nearest house but 1,000 feet to the nearest building, so all of the IOOF property is zoned Z3, that’s residential. All of Midland Heights is zoned Z2, which is a slightly lower density residential and also all of Fredrick Hanford Park is zoned Z2 so the park itself, there couldn’t be a building within 1,000 feet of the park, let alone the rest of the area that’s zoned Z2 or Z3.”

Council Member Adams asked if that was 1,000 feet of the closest edge of the property line with Van Steenhuyse stating “It’d be the closest edge of that zoned district, yes. Then it says, where the property lies within 1,000 feet of residential property a screening buffer area shall be constructed and maintained, which meets the following standards: it has to be at least 25 feet in width, because a section of the greenbelt includes a combination of solid fence and landscaping will be reduced to 15 feet but the fence must be opaque, either wood or masonry or a combination and the screening buffer area shall include vegetative screening consisting of coniferous or deciduous trees and shrubs planted at a density sufficient to provide a year-round visual screen between the industrial use and the residential property. Then you go on and it talks about a drainage report. It says the drainage report and plan prepared at owner’s expense must be submitted with the site plans for any development, must be prepared by a drainage engineer licensed in Iowa and containing drainage plans for the portion of the property subject to development and proposed improvement. The drainage plan shall be in compliance with all local, State and Federal regulations regarding drainage. The drainage plan shall provide detention/retention and flow control such that post development discharge rates during the 100-year storm events show a 10%

reduction from a pre-development rate for a 100-year storm event. So basically it's saying that the drainage should actually be improved from what it is today as a result of the development. The next one is the in-site plan submitted for development must show access to the property subject to development from South Pierce Avenue, 43rd Street Southwest or South Federal only. There can be no access from any of this property from within Midland Heights. Then it says no function shall be permitted on the property which creates sound at the nearest residential property, which is again, the nearest zoning district in excess of 60 decibels on the A-weighted scale, during the hours of 7:00 a.m. to 7:00 p.m. and in excess of 50 decibels on the A-weighted scale during the hours of 7:01 p.m. to 6:59 a.m.”

Council Member Adams asked what the regular noise Ordinance was with Van Steenhuyse stating “The regular noise Ordinance is 65 and 55, so this is actually less than that and also the regular noise Ordinance goes from 10:00 p.m. till 7:00 a.m. so this actually starts the lower level at 7:00 p.m., three hours sooner than the City Ordinance requires and finally it has a list of functions that would be prohibited on the property, after rezoning the owners cannot provide any of these uses on their site and I’ll read that list: livestock related uses such as feedlots, stock yards, slaughter houses, rendering plants and tanneries and I should emphasize that these are all uses that would normally be allowed in the Z6-O District if it were not for these restrictions. The second one is solid waste, landfills, waste transfer stations, material recovery facilities or waste incinerators. Third, hazardous materials manufacturing or processing, hazardous waste treatment, storage or disposal facility. Fourth, petroleum refining, bulk petroleum/fuel storage terminals or renewal diesel/biodiesel production/refining facilities. So that means like an REG or a Golden Grain type of business could not be established. Fifth is asphalt or concrete batch plants. Sixth is scrap, junk or salvage yards, automotive dismantling or metal shredding. Seventh, crematoriums as a principal or accessory use. Eight, mining or mineral extraction operations. Nine, adult uses. Ten, Utility-scale solar energy generation facility, and what this means is basically a solar farm would not be allowed that is meant to generate energy for use off-site. What it does allow is accessory solar and wind facilities that are meant to generate energy for use on-site, so that would be an accessory use as opposed to a principal use. So those are the main, in the RCK project we also have prohibited gas convenience stores, vehicle repair and vehicle sales and rental. Those are not prohibited on the Indianhead property, which has its frontage on South Federal and that property, by the way, is also part of the South Midland Heights and RCK is.”

Council Member Adams asked Administrator Burnett to comment on a Development Agreement, stating to the best of his knowledge there was no Development Agreement at this point with Burnett stating, “No, that is very common to not be in this situation when we’re going through a rezoning. You know, there was a comment about the QTS site plan that was put out there and I can tell you, we have lots of proposals that get to a site plan that never materialize into a Development Agreement. That’s not to say that this one isn’t a live round, it’s not something that, you know, it is something that could definitely move forward, we definitely consider it and have this discussion, but site plans and fitting on our site is not unusual as companies start to look at the City. So, as we go through a rezoning process I would say it’s pretty common that, you know, we will look at what are those potential uses, what’s a good fit. Obviously that’s where these conditional, the conditional of rezoning came from is to address those potential concerns in the neighborhood in making sure that whatever does get built here is conducive with the area, so I guess what I would say is, you know, each process is a little different. As the Council knows, we went through multiple rezonings. Sometimes you have something a little more solid, sometimes you don’t. You know, a perfect example is like the fireplace store, River City Fireplace, so when they came through they actually did have a project. That was a very small site.

The City did have that consideration and that didn't take up the whole land that is being rezoned but that was one case where we actually did have that, so it can be pretty unique. When you're talking about a big parcel of land like this, realistically it's very difficult to market that effectively till you've gone through the rezoning and then you can move into the development agreement stage."

Council Member Adams asked what the City's stance was on water usage when trying to attract business with Burnett stating that was really hard to answer and he would say that water usage was always a high concern, especially from a wastewater standpoint, adding drinking water was more clear-cut because you're talking about just how many gallons are going to be used. He stated "when you talk about the wastewater side, you're talking about load in, you know, what's in that wastewater stream, how hard is that to treat, how much pre-treatment is going to be taken on that site. Those are normally the conversations frankly, We have a lot of. You know, total gallons used, obviously we've got some pretty high users that are industries within the community but those conversations are, how much of this water that we have available is going to be taken by this potential industry that we seek to recruit. There's many times that there's a poor fit and, you know, Chad and I will talk about it and we're like, you know what, that's just not going to be a good fit, the cost of trying to bring that industry in does not produce enough benefit to necessarily justify the City moving forward with that to the point that we even get to a development agreement. So those tend to get figured out pretty early. You know, conversations on data centers, we've been talking about this for quite a while, the potential of locating a data center here. Now obviously it requires that there actually be somebody interested but the economic development group has talked about this, we've talked about these sites, numerous conversations with Alliant never really came to fruition, but a lot of the concerns were just as the communities say are behind the water usage and so we wanted to make sure that if the data center was located in Mason City, it wasn't going to be one that would have an adverse impact on our water, especially wastewater." He concluded by stating staff would definitely monitor that to make sure that if a proposal came forward it wasn't one that would tap the City out of its capacity for water or wastewater and many of the ones that currently being built in the State of Iowa were close-loop systems, which had a much smaller impact.

Council Member Adams stated he wanted to reiterate that if this passed tonight the Council would not meet again until April 7th and wanted to be clear that if it passed then the project would not start happening April 8th and asked what would happen if a project came forward after the zone change with Chad Schreck, Director of North Iowa Corridor Economic Development stating, "there would be an extensive due diligence process. So first with Alliant, they have the options on the land so they technically have control over that and they've got a whole process they have to go through on their end before anything because they've got to confirm all the power usage, all the utilities as we've been discussing and work through that process to make sure that it's a fit for the site, fit for what they can provide and as they mentioned earlier, any user that's a large-load user has to, basically, cover the cost of that new expansion, new production, so that's a high bar. Frankly, you're dealing with very large projects. Any large project has a long timeframe by its very nature. Then on the City side, Aaron can speak to this better than I can, but we'd obviously be working through any Development Agreement processes, working through all those water and sewer utility demands and factors, working through what is the community benefit, I think some folks mentioned that tonight. What we've seen in a lot of these data center projects, again, if that's the way it went, or another industry is a lot more focused on how are they going to provide for the community. Are there projects that the community is trying to get done that they can be a part of and just working through all those things and I can assure

people that, again, if we're doing a large project, it's going to be a very transparent process to work through. What is this going to mean, do an open-house kind of thing to talk through the water usage, the utility usages, who the company would be, all of those kinds of things because this is a very important thing for everybody." He concluded his comments by stating the best case scenario, if someone came forward on April 8th and said they were interested in the site, it would probably be six months before they would even have a Development Agreement or an agreement with Alliant and then from there it would be working through due diligence on site planning and everything else, so best case scenario would be starting construction next spring or summer.

Council Member Masson stated he did take issue with people questioning the Council's integrity and found that very offensive, adding he started getting calls about a data center before he even knew about it. He stressed the Council wasn't putting a data center anywhere and the City did not own the land. Someone who owned the land had been approached by a data center and as far as Industrial Park, someone could have a site plan that showed a data center, but the Council did not know anything about that. He further stated with parameters this could be a fantastic boom for Mason City and agreed the city did not need to give them any incentives and they were going to come here the Council would try to make sure that all of the concerns were taken into account and if that makes the company not want to come here, so be it.

Council Member Symonds referred to comments made by Council Member Hines, stating he would like to echo all of that and as far as the comments regarding slowing down they have slowed down noting the rezoning on this did not necessitate any building. The land to the south of it was already Z6-O, and they had been trying to find someone to build there on that certified, shovel-ready site for the last 10 plus years and no one has built there. He also stated there existed a real possibility that nothing changed, except there was a different zoning designation. With that said, if something did happen, there were multiple stop-points, emphasizing there had to be a Development Agreement where everything everyone was concerned about was addressed and there would be another approximately 45 days of citizen input and discussion. Regarding a railroad, the Council could say 'no' to that, advising just because this was zoned Z6-O does mean whoever wanted to come and build could. He concluded his comments by stating he worked in IT so he was pretty familiar with data centers and if one were to come, it did not necessarily mean that it was AI, explaining he was generally opposed to AI and he had been in many data centers and they weren't AI data centers, that was just where their servers were stored.

Council Member Jaszewski stated people had been urging the Council to look at the facts and for the past two weeks that was what they had been doing and a lot of the facts seemed to be counter to what he was hearing from the folks who were opposed and it might not be what they want but he was hired to look at the facts and use his best judgment and overall he thought it was going to be good for Mason City, and eventually thought they would find it was not the huge problem everyone thought it was going to be if it was a data center.

Council Member Latham stated when he served on EDC from a County Supervisor's point of view, he could think of 10 projects that came to the board that did not come to fruition and asked how many calls they get every week about Mason City with Chad Schreck stating "we lose a lot more deals that we make, right? So the reality is we probably talk, over the last year I'd say just as we've tracked it, probably an average of around 4 to 5 projects a month, give or take and obviously we don't have four or five projects getting built every month. I wish we did but you lose a lot more than you ever get. Again, you'll have some projects that are kind of fishing, they're just looking around, looking at areas that might fit their needs and trying to explore that and see

if it's a fit. I have some that are very targeted. They'll come to us because they like our location, they like the community, they like the resources we might have available and our workforce, so it's kind of like if you're looking for a house, right? Like you're looking for a few things on your checklist that if you don't have those on the list, you cross that one off and you go to the next one and so we're in that constant kind of churn where we have businesses, projects, site selectors doing that. Also on our end, we do try to target industries, right? We try to look at businesses that might be a good fit for us and see if we can persuade them that we're a good fit for them, so there's a lot of different ways we go about that process but, yeah, unfortunately we lose more than we win."

Council Member Latham referred to the tomato plant and how long that took and reiterated this would have to come back to Council and he also agreed with Council Member Masson, in that he was not going to agree to any tax abatement or anything else.

Chad Schreck stated, "we're talking a lot about data centers because right now they're what's driving the economy, that's where all the growth seems to be happening across the country, so frankly, that's just been the majority of the bigger projects that have come at us over the last two years, so that's been top of mind, so I mean, just full disclosure, that is what we are getting the most feedback on recently and as part of that process, like you said, we've been looking at these projects, we've been looking at data centers. We've tried to review them and consider all the first concerns that people brought up tonight and last meeting, we have those, too, and we continue to work through those, look at how innovations are happening in that industry. Like any industry, they iterate and innovate every year and they get better as they hear the problems and concerns from their communities that they're in and they try to make it better, right? No business truly wants to be a nuisance, I can tell you that. You could probably complain about any business that we've got. I know we all have at some point, but they all are trying to improve that situation and I think if there was a time to get involved in them, we're in that kind of sweet spot because there's been 20 years of innovation and iterations. I appreciated the comments folks made that had went down and talked to people around existing ones. I would encourage people to do that. If you have a chance, go to Altoona, see the Facebook one. Go to West Des Moines, see the Microsoft ones. I mean these really are not loud and I do want to point out, the lawnmower comment, when I was talking about that last time, I wasn't saying data centers sound like a lawnmower, I was trying to say, an example would be a lawnmower next door to you if their neighbors were mowing their lawn, could be 80 to 100 decibels. So, what we were trying to say is the maximum at the property line is 60 decibels that could be coming off these sites. So just trying to give some idea of what 60 decibels is in relation to similar things."

Council Member Latham asked if it came to a point to move forward he would anticipate there would be meetings where people would have a chance to give their input with Administrator Burnett concurring.

Council Member Adams asked if hypothetically the City did get to a Development Agreement, could the Council dictate or negotiate how this was built in terms of making a development start furthest to the south and to the southwest, away from neighborhoods which would give any buffer that was planted a chance to mature and grow to help block sound, etc. with Burnett stating absolutely and regarding the actual construction the City could dictate what order it went in and in talking with other communities, both in Des Moines and Cedar Rapids, they tend to be a phase building-after-building sort of construction process, so he believed that would be a very achievable goal in a Development Agreement.

Council Member Hines questioned if the zoning passed and there was supposed to be the buffer zone, wouldn't that encourage the developer to probably start that buffer zone, because wouldn't that be required as far as any Development Agreement with Burnett stating they could not move forward just because of the conditional rezoning, it required the buffer zone would be established as part of that development, so as they move forward, not even within the Development Agreement subject to the conditional rezoning requires that buffer.

Council Member Symonds stated because of the questions and comments he has had to do more research on things than he has over his entire time as a Council Member and thanked the public for using their voice, stating he knew that in government and in living in the City, things can't always go the way that we want them to and mentioned before Administrator Brent Trout left he said that "any compromise where nobody's happy is the right one".

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

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 Z3 General Urban District to Z6-O Open Industrial District(19.22 acres) and from Z1 Agricultural District to Z6-O Open Industrial District (204.22 acres) all subject to a Conditional Zoning Agreement was presented.

On roll call, the vote was as follows:

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

25. Change of Zone Z6-O Open Industrial – Indianhead Farms Inc.:

City Planner:

The Planning and Zoning Commission conducted a public hearing on the requested rezoning on February 10, 2026. Members of the public expressed concern or opposition to rezoning approximately 79 acres from Z4 and 80 acres from Z1 to Z6-O. Opposition focused on the breadth of Z6-O and uncertainty about future uses, including the potential for high-intensity, industrial-scale development and 24/7 operations near established neighborhoods. Residents stated the proposed buffer is insufficient and noted that development (including solar generation facilities) could extend to the buffer line, prompting requests for enforceable safeguards (expanded screening/green space, noise and lighting limits, restrictions on access points, and limits on heavy truck traffic). Speakers also emphasized existing drainage and flooding issues and concerns that additional impervious surface could increase runoff, have negative downstream impacts, and affect groundwater conditions. Additional concerns included traffic and safety impacts, bus route impacts, fire protection needs, skepticism about community cost-benefit, and requests for written assurances and clearer explanations of permitted and accessory uses. The Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the rezoning request subject to the conditions of a Zoning Agreement, along with the RCK Properties, LLC rezoning request for the adjacent 223.44 acres (which is a separate item on the Council's agenda). Staff concurs. On March 3, 2026, the City Council held a public hear-

ing on the requested rezoning. Prior to the hearing, the applicants submitted a revised Zoning Agreement. This agreement differed from the original Zoning Agreement in two areas: it increases the buffer zone from residentially zoned property from 500 feet to 1,000 feet, within which no buildings would be allowed. It also prohibits several intensive manufacturing uses that would otherwise be allowed in the Z6-O District. An identical agreement was also submitted with the adjacent RCK Properties rezoning. The Zoning Agreement is described in greater detail below. At the public hearing, Chad Schreck, President and CEO of the North Iowa Corridor Economic Development Corporation, described the background of the two requests, noting that an end user was not yet identified but that there is development interest in all of the remaining land in the South Industrial Park. Several members of the public spoke against the rezoning. Most of the same concerns stated at the Planning and Zoning Public hearing were restated. The possibility of establishing data centers was a major topic, with the participants noting several environmental and economic concerns related to this use. After the close of the hearing, the City Council voted 4-2 to approve the rezoning on first consideration.

Background: The applicant, Indianhead Farms Incorporated, requests rezoning of four parcels immediately west of US 65/Federal Avenue within the River City Industrial Park area. The property is bordered on the south by 4042 South Federal Avenue (MH Equipment) and the Iowa DOT Region 2 facility, and on the north by two parcels owned by Indianhead Farms but not part of the rezoning request. Approximately 79 acres with frontage on US 65/Federal Avenue are proposed to be rezoned from Z4, Multi-Use District, to Z6-O, Open Industrial District. The remaining approximately 80 acres are proposed to be rezoned from Z1, Agriculture District, to Z6-O, Open Industrial District. The subject property is east of and adjacent to approximately 223.5 acres to the west owned by RCK Properties, LLC, which is also proposed for rezoning to Z6-O. If both the RCK and Indianhead Farms rezonings are approved, nearly all land south and west of Midland Heights, west of South Federal Avenue, and north of 43rd Street Southwest will be zoned Z6-O. The property is currently vacant and has historically been used for crop farming. Since annexation into the city in 2005, it has been marketed as the River City South Industrial Park. The long-term intent of the South Industrial Park is to accommodate a full range of industrial uses, including those allowed in the Z6-O, Open Industrial District. The North Iowa Corridor Economic Development Corporation has received requests from industrial developers seeking land suitable for industrial development, including manufacturing, assembly, large-scale warehousing and transfer, and data centers. To develop the land as an industrial park that accommodates this scope of use, a change of zone is required.

Analysis: Neighboring Development and Zoning: Two parcels immediately north of the proposed rezoning area are also owned by Indianhead Farms and will remain zoned Z1 and Z4. Land farther north is zoned Z2, Sub-Urban District, and is developed as the Midland Heights neighborhood of single-family, freestanding houses. Land to the west is vacant and used for crop farming. Of the two quarter sections to the west, the northern abutting quarter section is zoned Z1, Agriculture (and is proposed for rezoning to Z6-O as part of the RCK rezoning noted above), and the southern adjoining quarter section is already zoned Z6-O. Land to the south includes farmland, the MH Equipment crane dealership along South Federal Avenue, and the Iowa Department of Transportation Region 2 facility. The western half of the land to the south is zoned Z1, and the eastern half is zoned Z4. Land to the east, across US 65/South Federal Avenue, is zoned Z4 and is developed with a range of uses, including single-family homes and farm dwellings, lodging,

automotive service, and light industrial functions.

Current Zoning: The Form and Function Table (Section 12-8-3) lists the forms and functions allowed in each zoning district. Z4, Multi-Use District: Z4 permits a mix of housing types (including single-family homes, duplexes, townhomes, group dwellings, and apartment buildings limited to three (3) stories) and some low-intensity retail and commercial uses. The stated purpose of Z4 is “to provide space for a mixture of retail, personal and business service, office, lodging, automotive service, civic and medium to high density residential uses necessary to support the needs of the overall community and planned in a walkable arrangement with parks, interconnected and landscaped sidewalks, streets and parking facilities” (Section 12-12-1). While Z4 may allow certain low-intensity functions sometimes found near industrial areas, it does not permit typical industrial park functions by right and is not suitable for exclusive industrial park development. Z1, Agriculture District: Z1 permits agricultural functions, freestanding houses and farm dwellings, and very limited, low-intensity commercial uses. The stated purpose of Z1 is “to provide areas in which agriculture and related uses are supported and natural ecosystems, woodlands, wetlands, prairies, etc., are preserved to prevent soil erosion, protect water quality, and support biodiversity and natural habitats” (Section 12-9-1.A). Areas zoned Z1 within city limits are considered future development areas, provided public utilities can be easily extended; development in this area is therefore anticipated as an extension of existing or planned development.

Rezoning to Z6-O, Open Industrial District: The purpose of the Z6, Industrial District, is to “promote the management and preservation of existing industrial facilities within Mason City as well as the development and management of new ecologically responsible, sustainable employment centers. Building forms and functions within the Z6 District require varying degrees of separation from residential and commercial/service districts due to their potential for noise, bright lighting, traffic from heavy trucks and other large vehicles, rail traffic, and round-the-clock activities associated with research and development, manufacturing, warehousing, freight terminals, and agribusiness” (Section 12-14-1). Section 12-14-7 further provides that “Open industry development consists of large, relatively self-contained and isolated facilities whose potential nuisance or hazard generation from the processing, manufacturing, assembly, storage, and distribution of materials and products is moderately high or higher. Functions that produce emissions of noise, vibration, smoke, dust, or other particulate matter, toxic materials, odor, or glare shall not exceed the standards set by the Iowa Department of Environmental Quality. Storage, distribution, or sale of gas, fuel, or oil shall comply with and be approved by the Fire Chief.”

Comprehensive Plan: Iowa law requires rezonings to be in conformance with the jurisdiction’s Comprehensive Plan. A map excerpt from the Future Land Use (FLU) Map in the North Iowa Corridor Joint Comprehensive Plan (Amendment #1) is attached. The City Council adopted Amendment #1 on January 20, 2026, and it covers the area proposed for rezoning. The FLU map designates the area proposed for rezoning as General Industrial and Utilities, except for a greenbelt strip along South Federal Avenue. Proposed roads provide the major access to the General Industrial lands. The Joint Comprehensive Plan describes the General Industrial and Utilities designation as follows:

- Areas reserved for larger business and industrial development are essential to North Iowa’s economic base, but are not as complementary to standard urban development.

- The designation includes public and semi-public facilities with industrial operating characteristics, such as public utilities, maintenance facilities, and public works yards.
- Uses might include a range of industrial enterprises, including those with significant external effects such as extraction, heavy materials production, and uses with significant outdoor operations.

The forms and functions allowed in the Z6-O, Open Industrial District are consistent with this description. Staff finds the proposed Z6-O rezoning conforms to the amended Comprehensive Plan.

Spot Zoning: Spot zoning occurs when a rezoning benefits only a small area or a limited number of property owners and is in stark contrast to the established surrounding zoning and land use. Spot zoning can be illegal; however, if the rezoning is consistent with the adopted Comprehensive Plan, it may survive a spot zoning challenge. The proposed rezoning to Z6-O is a substantial change relative to existing land use to the north and east, but it is consistent with land to the west, which is already zoned Z6-O as part of the River City Industrial Park. Staff concludes that this proposal is not spot zoning.

Zoning Agreement: Prior to the Planning and Zoning Commission public hearing, the applicant submitted a Zoning Agreement placing restrictions on the use and development of the land proposed for rezoning. Iowa Code allows conditions on rezoning approvals when voluntarily proposed by the applicant and submitted prior to a public hearing. The Planning and Zoning Commission's recommendation was based on the conditions within the Agreement. Prior to the March 3 public hearing, the applicant submitted a new Zoning Agreement, which should be considered during further deliberations of the City Council. Under the original Zoning Agreement, in exchange for rezoning approval, the applicant would not allow any structure to be built within 500 feet of the nearest boundary of any property zoned Z2, Sub-Urban, or Z3, General Urban. The new Zoning Agreement increases this distance to 1,000 feet. Within that 1,000-foot buffer, the owner must establish a greenbelt with a minimum width of 25 feet (or 15 feet when a combination of a solid fence and landscaping is provided). The greenbelt "shall include vegetative screening consisting of coniferous and/or deciduous trees and shrubs planted at a density sufficient to provide a year-round visual screen between the industrial use and the Residential Property." In addition to the increased buffer, the Agreement states that a drainage plan shall be submitted along with the required site plans for development. This plan must ensure that post-development stormwater discharge rates are 10 percent less than pre-development (current) discharge rates. This requirement responds to the concerns raised during the Planning and Zoning Commission meeting about drainage in the area. It ensures that there will be less off-site drainage impact than currently occurs over the agricultural land. The new Agreement includes a statement regarding noise generated by development on the rezoned property. It states "No function shall be permitted on the Property which creates sound at the nearest Residential Property in excess of 60 db(A) during the hours of 7:00 a.m. to 7:00 p.m. and in excess of 50 db(A) during the hours of 7:01 p.m. to 6:59 a.m." This is slightly more restrictive than the requirements of Section 8-6-5 of City Code, that sets maximum noise levels based on land use. Within residential areas, City Code allows maximum sound levels of 60 db(A) from 7:00 a.m. to 10:00 p.m. and 50 db(A) between 10:00 p.m. and 7:00 a.m. The Conditional Rezoning Agreement requires the lower noise level beginning at 7:00 p.m. instead of 10:00 p.m. According to the Center for Hearing and Communication, 60 db(A) is equivalent to the volume of normal

conversation or a typical office. Combining this requirement with the 1,000 foot buffer, it is very unlikely that there will be significant noise impacts on nearby residences. Finally, the new Zoning Agreement specifically prohibits certain forms and functions that are otherwise allowed in the Z6-O District. The following forms and functions will not be allowed on the property if the rezoning is approved:

- xiv. Livestock related intensive uses such as feedlots, stockyards, slaughterhouses, rendering plants, and tanneries.
- xv. Solid waste landfills, waste transfer stations, materials recovery facilities, or waste incinerators.
- xvi. Hazardous materials manufacturing or processing; hazardous waste treatment, storage, or disposal facilities.
- xvii. Petroleum refining, bulk petroleum/fuel storage terminals, or renewable diesel/biodiesel production/refining facilities.
- xviii. Asphalt or concrete batch plants.
- xix. Scrap/junk/salvage yards, automotive dismantling, or metal shredding.
- xx. Crematoriums as a principal or accessory use.
- xxi. Mining or mineral extraction operations.
- xxii. Adult Use.
- xxiii. Utility-Scale Solar Energy Generation Facility. For clarity, “Utility-Scale Solar Energy Generation Facility” means a principal-use solar energy project designed primarily to export electricity off-site (whether by interconnection to a utility grid or by private wire) rather than to serve on-site consumption. This prohibition does not apply to “Active Solar Equipment” installed as an accessory use to serve on-site electrical or thermal load, including rooftop, building-integrated, canopy/carport, or subordinate ground-mounted systems that are incidental and subordinate to the principal permitted use, consistent with Chapter 12, Zoning, of the City Code of the City.

These additional conditions were created in response to concerns raised during the Planning and Zoning Commission public hearing. Staff finds that these commitments will prevent or mitigate potential impacts to surrounding residential uses. The applicant for the adjacent RCK Properties rezoning to Z6-O has submitted a new and nearly identical Zoning Agreement with the same conditions and restrictions proposed for the Indianhead Farms rezoning.

Public Comment: Notice of the application was sent to the owners of all properties within 350 feet of the boundaries of the subject property. Notice of the application and public hearing was published in the Globe-Gazette. A public notice sign was posted on the property. At the Planning and Zoning Commission public hearing, two residents of the Midland Heights neighborhood and one resident who owns land directly to the south of the property proposed for rezoning spoke in opposition to the rezoning. These comments are summarized in the attached minutes from the February 10, 2026, public hearing. The Planning and Zoning Commission voted unanimously (7-0) to recommend approval. Since the Planning and Zoning Commission meeting, Staff has received a petition signed by 404 persons opposing the rezoning of both the RCK and Indianhead Farms properties. Iowa Code states, if the owners of 20 percent of the land within 200 feet of the property to be rezoned submit a protest petition, a supermajority vote by the City Council is required to approve the rezoning. In the case of the Indianhead rezoning, the 200-foot buff-

er barely touches one residential property on the east side of South Federal Avenue. This property does not come close to the 20% ownership threshold (and it is not zoned residential, as it is in the Z4 Multi-Use District). The remainder of the property within 200 feet is either already zoned Z6-O or is part of the RCK rezoning application. Therefore, the supermajority requirement does not apply to this rezoning request.

There is no impact to the operating budget resulting from this request. If the rezonings are approved, there will be increased property tax revenue from the development of the properties. Staff requests that the City Council approve the rezoning requests on second consideration (2nd or FINAL)

It was moved by Adams and seconded by Latham that the Ordinance be received and placed on file for Second Consideration.

Council Member Latham stated he just wanted to be clear that he might vote to approve it tonight but if he hears something he doesn't like between now and the next meeting, his vote might be 'no' next time.

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

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 Z4 Multi-Use District to Z6 Open Industrial District (79 acres) and from Z1 Agricultural District to Z6-O Open Industrial District (80 acres) all subject to the terms of the zoning agreement was presented.

On roll call, the vote was as follows:

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

ADJOURN

The Mayor adjourned the meeting at 9:32 p.m.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

MINUTES
SPECIAL MEETING OF THE CITY COUNCIL

The City Council of the City of Mason City, Iowa, met in Special 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 March 24, 2026. The meeting was called to order by the Mayor Pro tem and on roll being called there were present, Paul Adams, Mayor Pro tem in the Chair, and the following Council Members: Adams, Jaszewski, Symonds, Hines, Masson. Absent: Lee, Latham.

ADOPT AGENDA

It was moved by Hines and seconded by Jaszewski that the Agenda be adopted.

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

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

1. Public Hearing on Proposed Maximum Property Tax Levy:

Finance Director:

Hold "Truth in Taxation" preliminary hearing for the City's FY27 budget. The "Truth in Taxation" preliminary tax levy hearing was set by Council on February 17 comes after a notice that is mailed by the County Auditor by March 20. By law, this can be the only item on the agenda. Council does not take any action following the hearing. After the hearing, the meeting will be adjourned and we have scheduled a 2nd special meeting immediately afterwards to consider setting the final budget hearing for the Tuesday, April 21 regular meeting. The form for this hearing is misleading, as it assumes a 10% increase in assessed valuations. This does not match the trend in Mason City or most other communities. We are levying higher than past years for employee benefits, with the specter of those levies being capped in the future and making it disadvantageous for us to subsidize them with non-levied funds. The City's overall tax rate will rise from \$13.97792/\$1,000 valuation to \$14.47464 due to this factor. A \$100,000 assessed residential property would see a slight decrease in City tax due to the residential rollback decrease, and a \$300,000 assessed business would see an increase consistent with inflation. Hold the Truth in Taxation hearing as required by law to proceed to the next step in budget adoption.

The Public Hearing was held as per published notice.

Mayor Pro tem Adams asked if there were any written comments or objections.

Leslie Siefert, stated before she moved to Mason City she was an elected City Council member in her previous town and as an elected official it was important to her that she listened to the voices in her Ward and in her entire town and so she stood before the Council tonight as a concerned homeowner, citizen, and local business professional regarding the proposed property taxation. She stated she just received in the mail a letter showing the proposed tax rate increase and her biggest concern was that of the Mason City School, adding she understood there was a separate meeting, however, she worked three jobs and the other two meetings were on nights she taught at Waldorf. She stated at a time when the Mason City school system was facing a decline

in student enrollment and consolidation of buildings and property, her question was, why was there a proposal to burden homeowners with an increased tax rate for the school system, stressing as a homeowner she had to live within her means and create and live on a budget and her salary remained the same while the cost of groceries, utilities, house insurance, home insurance, car insurance, and property taxes had all gone up in the last year. She stressed if she could live on a budget with no increase in her salary and still pay all her bills, the Mason City school system can and should learn to live on a budget and pay their bills with the current revenue they had been receiving. She also stated the consolidation of buildings and property was a decision the school system made to decrease their expenses, so again, she asked how a 29.07% increase for the school system could be justified, emphasizing the school system should be held accountable and should learn to live within their current budget as she was expected to do so and requested the Council not raise property taxes again this year, especially the proposed 29.07% for the Mason City School taxing authority.

Denise Martin, 1216 8th Street Southwest, stated she also wanted to talk about the Mason City Schools and the exorbitant amounts that were being asked of taxpayers, emphasizing the schools had been given everything including college level facilities at the high school. She stated they did not factor in how it was going to cost more money for electricity, staffing and cleaning for the larger facilities and thought the School Board should have a budget and work within their means. She also mentioned many children were not just going to private schools, they were going to other schools and stressed the Mason City School District had the lowest test scores around and wondered how they were educating the students and that it was a shame what was happening. She stated she was a retired teacher and had worked at the Mason City High School and used to say to her students “too much is given, much is expected” and the School Board had not given back anything except for the proverbial finger and reiterated they were not increasing their test scores.

Robert Buesing, 2771 Rainbow Court, stated he moved here in 2019 from Pennsylvania and thought he had hit the lottery because his taxes were affordable at \$3,800, but to date they had increased by 65% and asked if the Council was looking long-range, noting he was at two meetings including the one at the mall where they’re talking about doing everything, but had no money to fund it, adding he had heard it was going to take \$6,000,000 to get the Younkers building back in shape and regarding the convention center, he questioned whether they would have to build a parking garage. He asked where the City was headed and stated he was fortunate because he did not just live on Social Security, but questioned what others who did were doing. He also referred to the movie theater that was costing \$225,000 to \$250,000 and asked if all of that was in this year’s budget or next year, emphasizing sometimes government had to say ‘no’ not because they did want those nice bells and whistles but for the taxpayers and stressed it was going to get worse.

Larry Zilge, rural Mason City, stated he agreed 100% with all the people that had spoken, advising this increase in taxes had been the biggest one he had seen and there had been tax increases almost every year, at least for the last five years. He stated he just received his real estate assessment for four lots he owned in town and his tax assessed value went up \$76,000 and he had done absolutely nothing to the property or to the buildings and questioned why it was going up so much and who was coming up with the numbers and if they worked for the City Tax Assessor, emphasizing it was outrageous. He mentioned one of the lots he owned was a parking lot and he was being assessed \$11,000 for a building and the biggest building he had on that lot was a big old dumpster for his cardboard. There is no building there and asked again how they came up with the numbers. He concluded his comments by stating his business had done pretty well and he had made pretty good money, but he was not going to be able to afford another increase like this and would just sell his business and Mason City wouldn’t have a good appliance store,

adding he has been in town for over 50 years and the people had supported him but he could not support the City by himself.

There being no further comments the Public Hearing was declared closed.

Council Member Hines stated he taught at the Mason City High School and knew there had been a major reduction in staff, pointing out the State had recalculated the way they fund schools and were trying to make up the funding by doing it this way. He stated one thing he took exception to was the comment regarding test scores, stating they had been told they had actually increased and suggested she forward where she got the information because he would like to double-check it, adding he received that report every year and tried his best to make sure the kids were educated. He also stated he was not quite sure how she qualified college-level materials because nothing has changed (classes) and regarding the fieldhouse he did agree with some of those comments, but it was funded from a different type of funding system, and he could not speak to that. He further stated he was very concerned with the way the school was funded and how much had been lost, advising they now had two less science teachers than they used to 5 years ago and that did have an impact on how the kids were educated and the reason Harding School was closing was because of money more than reduction in students, adding each school was going to be asked to cut roughly \$200,000 if they wanted to stay open. He concluded his comments by stating that while he was concerned with taxes going up he believed primarily it was because of the way the State was recalculating a lot of things. The voucher system that had been put into place had caused a lot of problems for the school, so it was necessary to look at the changing impact and the changing environment, and he would not say it was just people not living within their means.

Mayor Pro tem Adams mentioned he had received the same letter and the City only had control of the City tax levy and did not control the school rate or the County rate, rather it was all mailed out together and all the local taxing entities were listed on the same letter and stressed the City was only in charge of the City levy, which generally made up 35% to 40% of the property tax bill with Finance Director Hinson concurring that 40% of that was the City.

Mayor Pro tem Adams stated the other 60% of the property tax bill was the school, County, State, and NIACC levied a small amount as did the City Assessor and reiterated the Council was happy to take their comments on the entire notice but they only set and levied what was listed on the City portion of that notice and asked Finance Director Hinson to comment on the theatre and mall improvements with Hinson providing an overview.

Mayor Pro tem Adams referred to the mailing, stating it was basically the same for every county in Iowa and it was dictated by the State Legislature who created the notice and who then relies on the County Auditors to fill in the notice with the tax information of the taxing bodies, but it did not paint a clear picture of what the City was going to levy for taxes.

Finance Director Hinson referred to the notice and provided an overview based on the comments made during the Public Hearing.

Mayor Pro tem Adams questioned the process of how properties were assessed in Mason City with Hinson relaying how the City Assessor and the Conference Board worked.

Mayor Pro tem Adams questioned the increase on Residential homes over the last 5 to 7 years in Mason City with Hinson stating in real terms, the City property tax levy had steadily decreased a little over time for residential property versus inflation, advising however this year the reason that rate was going up was because of Police and Fire and it was the first time that rate has gone

up in five years.

Mayor Pro tem Adams concluded his comments by reiterating the Mason City tax rate was 40% the bill. Increases could be coming from other places and stated Finance Director Hinson would be happy to answer questions on an individual basis. He also stated he contacted both of the local representatives, Senator Campbell and Representative Hermanson, and told them the notice that everyone received was not good and needed to be revised and they were currently debating property tax reform at the Capital and part of the package they were considering was changing those notices to give a better picture of what they were doing and what the City was doing as far as tax rates, adding they had talked about property tax reform for years now and hadn't done anything, so much of the mess was caused by inaction at the State level. He further stated "So if you want change, contact your local reps that represent you in Des Moines, tell them your issues and tell them that they need to get it fixed and that the least they can do is give us a template on the notice to give you all accurate information when it gets mailed out, because we have no control over that."

Council Member Symonds also reiterated how the City had no control over the forms that were mailed out and stressed the actual tax rate was much lower than that, adding he had been on the Council for 8 years and it was still difficult for him to understand. He mentioned Mason City's finances had been run very well over last 10 years but did not know if he could say the same thing about the State. In addition, he talked about the Council Budget Worksessions that were open to the public and how the Council did their due diligence to make sure the hard-earned money the City received was spent wisely to benefit the City and do so in a way that was financially responsible.

Council Member Jaszewski stated he sympathized with those who had an increase in their taxes, however in some cases the City had no control over it. He also stated the Council tried to spend tax dollars in the most efficient way possible to "get the biggest bang for the buck" and keep the tax rate as low as possible.

ADJOURN

The Mayor Pro tem adjourned the meeting at 7:35 P.M.

Paul Adams, Mayor Pro tem

ATTEST:

Aaron Burnett, City Clerk

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

March 24, 2026
7:36 P.M.

MINUTES
2nd SPECIAL MEETING OF THE CITY COUNCIL

The City Council of the City of Mason City, Iowa, met in Special session pursuant to law and rules of said Council, in the Mason City Room of the Mason City Public Library at 7:36 P.M. on March 24, 2026. The meeting was called to order by Mayor Pro tem Adams and on roll being called there were present, Paul Adams, Mayor Pro tem in the Chair, and the following Council Members: Adams, Jaszewski, Symonds, Masson, Hines. Absent: Lee, Latham.

ADOPT AGENDA

It was moved by Jaszewski and seconded by Hines that the Agenda be adopted.

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

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

1. Setting Date for hearing on Proposed 2026-2027 Budget:

It was moved by Symonds and seconded by Jaszewski that Resolution No. 26-65, be adopted.

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

Reso. 26-65(ADOPTED):

Resolution No. 26-65, setting a date for hearing on the proposed 2026-2027 Budget for the City of Mason City, Iowa, was presented.

On roll call, the vote was as follows:

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

ADJOURN

The Mayor Pro tem adjourned the meeting at 7:37 P.M.

Paul Adams, Mayor Pro tem

ATTEST:

Aaron Burnett, City Clerk

7

Report Criteria:

Report type: GL detail

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
3SI SECURITY SYSTEMS INC							
03/19/2026	105666	COVERT TRACK RENEW	SO993392	542.1111.2730	TECHNOLOGY EXPEN	1,320.00	1,320.00
Total 3SI SECURITY SYSTEMS INC:							1,320.00
ABELL, KACIE							
03/19/2026	105667	COACH REIMBURSEMEN	YOUTH BB	020.4408.3990	MISCELLANEOUS EXP	20.00	20.00
Total ABELL, KACIE:							20.00
ABSOLUTE WASTE REMOVAL							
03/19/2026	105668	TRASH SERVICE	2212384	070.4504.3990	MISCELLANEOUS EXP	128.38	128.38
Total ABSOLUTE WASTE REMOVAL:							128.38
ACCESS SYSTEMS LEASING							
03/19/2026	105669	SHARP COPIER LEASE 3	41471911	660.1507.3019	OFFICE SUPPLIES	258.48	258.48
Total ACCESS SYSTEMS LEASING:							258.48
ALLIANT UTILITIES-IPC							
03/19/2026	105670	Fred Hanford Ball Diamond	0007941000	020.4304.2160	GAS & ELECTRICITY	47.10	47.10
03/19/2026	105670	Pebble Creek Dr St Lite	0201941000	110.2301.2180	ELECTRICITY	54.15	54.15
03/19/2026	105670	5th & Monroe - Lift Station	0429580000	610.8125.2620	SUMP PUMP ELECTRI	229.59	229.59
03/19/2026	105670	Parkers Woods	0430521000	020.4304.2160	GAS & ELECTRICITY	24.99	24.99
03/19/2026	105670	4010 9th Street S.W. Street	1324477774	110.2301.2180	ELECTRICITY	28.74	28.74
03/19/2026	105670	80 S Monroe Ave Street Lig	1961666416	110.2301.2180	ELECTRICITY	54.15	54.15
03/19/2026	105670	265th St. Welcome Sign	2427731000	110.2100.2160	GAS & ELECTRICITY	23.89	23.89
03/19/2026	105670	1082 15th St SW RR Park	2497721000	020.4304.2160	GAS & ELECTRICITY	64.81	64.81
03/19/2026	105670	Morgan Park Playground	2517441000	020.4304.2160	GAS & ELECTRICITY	18.21	18.21
03/19/2026	105670	Black Pond Monitor	2789201000	600.8001.2160	GAS & ELECTRICITY	25.67	25.67
03/19/2026	105670	N Federal Welcome Sign	3150390000	110.2100.2160	GAS & ELECTRICITY	24.31	24.31
03/19/2026	105670	Eisenhower Tower	4251490000	600.8001.2160	GAS & ELECTRICITY	155.25	155.25
03/19/2026	105670	West Park Monitor	4479941000	600.8001.2160	GAS & ELECTRICITY	25.67	25.67
03/19/2026	105670	1224 S Washington Ave Po	5321867842	070.4501.2160	GAS & ELECTRICITY	20.37	20.37
03/19/2026	105670	Pits Lift Station 15th Street	5633890000	610.8123.2630	LIFT STATION ELECTR	1,001.78	1,001.78
03/19/2026	105670	SB MALL 100 S FEDERAL	6050719410	680.7537.2160	GAS & ELECTRICITY	13,820.78	13,820.78
03/19/2026	105670	Well 12	6648921000	600.8001.2160	GAS & ELECTRICITY	241.87	241.87
03/19/2026	105670	Traffic Building	7576151000	010.2404.2160	GAS & ELECTRICITY	77.98	77.98
03/19/2026	105670	West Park Tennis Courts	7985711000	020.4304.2160	GAS & ELECTRICITY	23.73	23.73
03/19/2026	105670	Milligan Park	8083411000	020.4304.2160	GAS & ELECTRICITY	39.10	39.10
03/19/2026	105670	Timber Creek Dr St Lite	8292201000	110.2301.2180	ELECTRICITY	21.34	21.34
03/19/2026	105670	2020 S Federal Booster	9468001000	600.8001.2160	GAS & ELECTRICITY	5,546.80	5,546.80
03/19/2026	105670	Office & lites	9539841000	070.4501.2160	GAS & ELECTRICITY	156.59	156.59
03/19/2026	105670	1150 19th SW Bridge Lites	9564780000	110.2301.2180	ELECTRICITY	241.88	241.88
Total ALLIANT UTILITIES-IPC:							21,968.75
AMAZON CAPITAL SERVICES							
03/19/2026	105671	BOOKS	1493-Y9C6-Y	030.4101.4020	BOOKS	33.90	33.90
03/19/2026	105671	BOOKS	14DD-RL4D-	030.4101.4020	BOOKS	60.53	60.53
03/19/2026	105671	BOOKS	19NC-CGG6-	030.4101.4020	BOOKS	19.95	19.95
03/19/2026	105671	BOOKS	1DYM-49LX-	030.4101.4020	BOOKS	14.30	14.30
03/19/2026	105671	BOOKS	1F94-CCV6-	030.4101.4020	BOOKS	34.09	34.09

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
03/19/2026	105671	AV	1G3T-3K3F-	030.4101.4021	AUDIO/VISUAL	69.78	69.78
03/19/2026	105671	BOOKS	1KLY-634K-9	030.4101.4020	BOOKS	39.62	39.62
03/19/2026	105671	BOOKS	1NVH-YH6Q-	030.4101.4020	BOOKS	794.74	794.74
03/19/2026	105671	BOOKS	1YTQ-LF1G-	030.4101.4020	BOOKS	348.32	348.32
03/19/2026	105671	BOOKS	1YTQ-LF1G-	030.4101.4020	BOOKS	599.73	599.73
03/19/2026	105671	BOOKS	1YTQ-LF1G-	030.4101.4020	BOOKS	46.14	46.14
Total AMAZON CAPITAL SERVICES:							2,061.10
AMRIZE BUILDING ENVELOPE LLC							
03/19/2026	105672	ROOF REPAIR	IA2196788 0	310.7537.4644	SITE IMPROVEMENTS	65,576.10	65,576.10
Total AMRIZE BUILDING ENVELOPE LLC:							65,576.10
APEX WATER AND PROCESS INC							
03/19/2026	105673	BUILDING SUPPLIES	AR121905	030.4101.3090	BUILDING SUPPLIES	100.00	100.00
Total APEX WATER AND PROCESS INC:							100.00
AT&T MOBILITY							
03/19/2026	105674	FIRE CELL PHONES 2.20	2873149316	010.1502.2040	PHONE EXPENSE	217.65	217.65
03/19/2026	105674	AMB CELL PHONES 2.20	2873149316	660.1508.2040	PHONE EXPENSE	422.49	422.49
Total AT&T MOBILITY:							640.14
BATTERIES PLUS BULBS							
03/19/2026	105675	FIRE PREVENTION BATT	P90034715	010.1501.3035	OTHER SUPPLIES	85.00	85.00
Total BATTERIES PLUS BULBS:							85.00
BAUER BUILT TIRE CENTER							
03/19/2026	105676	TIRE MOUNT AND VALVE	820093301	110.2107.2140	M/E REPAIRS	175.40	175.40
03/19/2026	105676	REFINISH RIM	820093359	640.8305.3044	M/E SUPPLIES	640.20	640.20
03/19/2026	105676	TIRES 69 SWEEPER	820093406	110.2107.3044	M/E SUPPLIES	728.80	728.80
03/19/2026	105676	TIRE MOUNT AND VALVE	820093470	110.2107.3044	M/E SUPPLIES	374.70	374.70
Total BAUER BUILT TIRE CENTER:							1,919.10
BEAULIEU, JACOB							
03/19/2026	105677	ILEA PRECISION DRIVIN	3/8-3/13/202	010.1101.2080	EDUCATION AND TRAI	340.00	340.00
03/19/2026	105677	FUEL	51	010.1101.2080	EDUCATION AND TRAI	35.08	35.08
03/19/2026	105677	FUEL	56	010.1101.2080	EDUCATION AND TRAI	33.57	33.57
03/19/2026	105677	FUEL	5846931	010.1101.2080	EDUCATION AND TRAI	16.78	16.78
03/19/2026	105677	FUEL	5849086	010.1101.2080	EDUCATION AND TRAI	30.00	30.00
03/19/2026	105677	FUEL	72	010.1101.2080	EDUCATION AND TRAI	28.05	28.05
Total BEAULIEU, JACOB:							483.48
BFIRST INDUSTRIAL							
03/19/2026	105678	HI-VIS GLOVES	31061112-00	820.9601.3310	TOOLS AND SUPPLIES	166.72	166.72
03/19/2026	105678	HARDWARE	31061135-00	820.9601.3260	SHOP SUPPLIES	16.06	16.06
Total BFIRST INDUSTRIAL:							182.78
BLAZEK ELECTRIC							
03/19/2026	105679	BUILDING MAINTENANC	5632	030.4101.2190	REPAIRS AND MAINTEN	2,758.29	2,758.29

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total BLAZEK ELECTRIC:							2,758.29
BOUND TREE MEDICAL LLC							
03/19/2026	105680	EMS SUPPLIES	86122159	660.1509.3070	MEDICAL SUPPLIES	283.40	283.40
03/19/2026	105680	EMS SUPPLIES	86122160	660.1509.3070	MEDICAL SUPPLIES	14.25	14.25
03/19/2026	105680	EMS SUPPLIES	86123861	660.1509.3070	MEDICAL SUPPLIES	133.98	133.98
03/19/2026	105680	EMS SUPPLIES	86128966	660.1509.3070	MEDICAL SUPPLIES	429.14	429.14
03/19/2026	105680	EMS SUPPLIES	86132172	660.1509.3070	MEDICAL SUPPLIES	39.76	39.76
03/19/2026	105680	EMS SUPPLIES	86135196	660.1509.3070	MEDICAL SUPPLIES	104.25	104.25
Total BOUND TREE MEDICAL LLC:							1,004.78
BROTHERS MARKET INC							
03/19/2026	105681	REPLACEMENT CAN	127656	640.8305.3990	MISCELLANEOUS EXP	27.99	27.99
03/19/2026	105681	TRAINING SUPPLIES	127672	010.1101.2080	EDUCATION AND TRAI	12.98	12.98
03/19/2026	105681	DEICER	127678	010.1103.3060	SUPPLIES & LAUNDRY	24.99	24.99
03/19/2026	105681	UPS	127694	600.8001.3990	MISCELLANEOUS EXP	15.23	15.23
Total BROTHERS MARKET INC:							81.19
CAMPBELL SUPPLY CO							
03/19/2026	105682	BANDSAW BLADE, FACE	INV-0069823	110.2107.3260	SHOP SUPPLIES	89.98	89.98
03/19/2026	105682	RAKES	INV-0069879	600.8042.3590	MATERIAL	63.96	63.96
Total CAMPBELL SUPPLY CO:							153.94
CARRIER, CHARLES							
03/19/2026	105683	COACH REIMBURSEMEN	YOUTH BB	020.4408.3990	MISCELLANEOUS EXP	20.00	20.00
Total CARRIER, CHARLES:							20.00
CENTURYLINK							
03/19/2026	105684	PHONE SERVICE	333515345 0	610.8121.2040	PHONE EXPENSE	132.00	132.00
03/19/2026	105684	PHONE SERVICE	334019079 0	020.4490.2040	PHONE EXPENSE	76.00	76.00
03/19/2026	105684	PHONE SERVICE	334111197 0	020.4490.2040	PHONE EXPENSE	76.00	76.00
Total CENTURYLINK:							284.00
CHAMBER OF COMMERCE							
03/19/2026	105685	PARADE FLOAT ENTRY	233420	020.4401.2440	RECREATIONS PUBLI	75.00	75.00
Total CHAMBER OF COMMERCE:							75.00
CHICK-FIL-A							
03/19/2026	105686	ARENA CONCESSIONS	548429	670.8923.3135	CONCESSION SUPPLI	385.00	385.00
03/19/2026	105686	ARENA CONCESSIONS	548430	670.8923.3135	CONCESSION SUPPLI	287.50	287.50
03/19/2026	105686	ARENA CONCESSIONS	548441	670.8923.3135	CONCESSION SUPPLI	520.00	520.00
Total CHICK-FIL-A:							1,192.50
CITY OF MASON CITY							
03/19/2026	105688	POLICE	03/20/26 FIC	112.1101.1040	FICA	2,902.09	2,902.09
03/19/2026	105688	FIRE	03/20/26 FIC	112.1501.1040	FICA	1,723.89	1,723.89
03/19/2026	105688	BUILDING INSPECTOR	03/20/26 FIC	112.1701.1040	FICA	162.54	162.54
03/19/2026	105688	ANIMAL CONTROL	03/20/26 FIC	112.1901.1040	FICA	215.29	215.29
03/19/2026	105688	ELECTRICAL INSPECTO	03/20/26 FIC	112.1904.1040	FICA	215.30	215.30

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
03/19/2026	105688	PLUMBING INSPECTOR	03/20/26 FIC	112.1907.1040	FICA	238.98	238.98
03/19/2026	105688	NEIGHBORHOOD SERVI	03/20/26 FIC	112.1911.1040	FICA	542.14	542.14
03/19/2026	105688	TRAFFIC CONTROL	03/20/26 FIC	112.2404.1040	FICA	201.11	201.11
03/19/2026	105688	ENGINEERING	03/20/26 FIC	112.2601.1040	FICA	542.78	542.78
03/19/2026	105688	HEALTH DEPARTMENT	03/20/26 FIC	112.3401.1040	FICA	182.55	182.55
03/19/2026	105688	YOUTH TASK FORCE	03/20/26 FIC	010.3900.1040	FICA	332.77	332.77
03/19/2026	105688	PLANNING & ZONING	03/20/26 FIC	112.5401.1040	FICA	944.63	944.63
03/19/2026	105688	TRANSIT	03/20/26 FIC	080.5801.1040	FICA	146.35	146.35
03/19/2026	105688	CITY TRANSIT	03/20/26 FIC	080.5802.1040	FICA	1,040.71	1,040.71
03/19/2026	105688	MAYOR & COUNCIL	03/20/26 FIC	112.6101.1040	FICA	52.07	52.07
03/19/2026	105688	CITY ADMINISTRATOR	03/20/26 FIC	112.6105.1040	FICA	898.30	898.30
03/19/2026	105688	FINANCE	03/20/26 FIC	112.6201.1040	FICA	1,495.43	1,495.43
03/19/2026	105688	INFORMATION TECH	03/20/26 FIC	112.6202.1040	FICA	225.49	225.49
03/19/2026	105688	GIS TECHNOLOGY	03/20/26 FIC	112.6203.1040	FICA	191.69	191.69
03/19/2026	105688	CITY CLERK	03/20/26 FIC	112.6204.1040	FICA	246.22	246.22
03/19/2026	105688	HUMAN RESOURCES	03/20/26 FIC	112.6401.1040	FICA	634.43	634.43
03/19/2026	105688	PARKS	03/20/26 FIC	112.4301.1040	FICA	1,079.10	1,079.10
03/19/2026	105688	RECREATION	03/20/26 FIC	112.4401.1040	FICA	1,213.98	1,213.98
03/19/2026	105688	SWIMMING POOL	03/20/26 FIC	112.4401.1040	FICA	17.65	17.65
03/19/2026	105688	LIBRARY	03/20/26 FIC	030.4101.1040	FICA	2,255.47	2,255.47
03/19/2026	105688	MUSEUM	03/20/26 FIC	040.4202.1040	FICA	977.70	977.70
03/19/2026	105688	MUSEUM GRANTS	03/20/26 FIC	040.4222.1040	FICA	142.25	142.25
03/19/2026	105688	AIRPORT	03/20/26 FIC	050.2801.1040	FICA	1,145.40	1,145.40
03/19/2026	105688	CEMETERY	03/20/26 FIC	070.4501.1040	FICA	697.69	697.69
03/19/2026	105688	STREET	03/20/26 FIC	110.2105.1040	FICA	3,607.06	3,607.06
03/19/2026	105688	CDBG-OOREHAB	03/20/26 FIC	147.5917.1040	FICA	50.30	50.30
03/19/2026	105688	CITY ADMINISTERED GR	03/20/26 FIC	142.5910.1040	FICA	33.54	33.54
03/19/2026	105688	R C RENAISSANCE	03/20/26 FIC	680.7537.1040	FICA	373.41	373.41
03/19/2026	105688	WATER	03/20/26 FIC	600.8012.1040	FICA	3,990.10	3,990.10
03/19/2026	105688	WATER-SO	03/20/26 FIC	600.8012.1040	FICA	160.16	160.16
03/19/2026	105688	SEWER-SO	03/20/26 FIC	610.8121.1040	FICA	160.16	160.16
03/19/2026	105688	SEWER	03/20/26 FIC	610.8121.1040	FICA	2,953.73	2,953.73
03/19/2026	105688	SANITARY SEWER MAIN	03/20/26 FIC	610.8123.1040	FICA	381.32	381.32
03/19/2026	105688	PARKING	03/20/26 FIC	630.8203.1040	FICA	129.72	129.72
03/19/2026	105688	SANITATION	03/20/26 FIC	640.8305.1040	FICA	2,170.21	2,170.21
03/19/2026	105688	GOLF COURSE	03/20/26 FIC	650.8901.1040	FICA	440.55	440.55
03/19/2026	105688	FIRE-AMBULANCE	03/20/26 FIC	660.1507.1040	FICA	430.00	430.00
03/19/2026	105688	REC ARENA	03/20/26 FIC	670.8921.1040	FICA	124.65	124.65
03/19/2026	105688	INTERNAL SERV	03/20/26 FIC	820.9601.1040	FICA	627.44	627.44
03/19/2026	105687	NSF: PAID TWICE	163-5700-02	600.8011.5510	REFUND	759.18	759.18
03/19/2026	105687	NSF: PAID TWICE	163-5700-02	610.8121.5510	REFUND	738.73	738.73
03/19/2026	105687	NSF: PAID TWICE	163-5700-02	620.8125.5510	REFUND	35.76	35.76
03/19/2026	105687	NSF: PAID TWICE	163-5700-02	640.8305.5510	REFUND	.65	.65
03/19/2026	105687	NSF: PAID TWICE	163-5700-02	600.8013.2541	WATER SERVICE EXCI	97.26	97.26
Total CITY OF MASON CITY:							37,927.93

CITY OF MASON CITY IPERS

03/19/2026	105689	POLICE	02/06/2026 I	112.1101.1050	IPERS	3.24-	3.24-
03/19/2026	105689	FIRE	02/06/2026 I	112.1501.1050	IPERS	23.62-	23.62-
03/19/2026	105689	ANIMAL CONTROL	02/06/2026 I	112.1901.1050	IPERS	2.80	2.80
03/19/2026	105689	NEIGHBORHOOD SERVI	02/06/2026 I	112.1911.1050	IPERS	4.29	4.29
03/19/2026	105689	ENGINEERING	02/06/2026 I	112.2601.1050	IPERS	26.05-	26.05-
03/19/2026	105689	HEALTH DEPARTMENT	02/06/2026 I	112.3401.1050	IPERS	8.36	8.36
03/19/2026	105689	TRANSIT	02/06/2026 I	080.5801.1050	IPERS	6.01-	6.01-
03/19/2026	105689	CITY TRANSIT	02/06/2026 I	080.5802.1050	IPERS	22.40-	22.40-
03/19/2026	105689	CITY ADMINISTRATOR	02/06/2026 I	112.6105.1050	IPERS	35.32-	35.32-

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
03/19/2026	105689	FINANCE	02/06/2026 I	112.6201.1050	IPERS	2.50	2.50
03/19/2026	105689	PARKS	02/06/2026 I	112.4301.1050	IPERS	33.44	33.44
03/19/2026	105689	RECREATION	02/06/2026 I	112.4401.1050	IPERS	57.75-	57.75-
03/19/2026	105689	LIBRARY	02/06/2026 I	030.4101.1050	IPERS	91.08	91.08
03/19/2026	105689	MUSEUM	02/06/2026 I	040.4202.1050	IPERS	42.13	42.13
03/19/2026	105689	AIRPORT	02/06/2026 I	050.2801.1050	IPERS	16.48	16.48
03/19/2026	105689	CEMETERY	02/06/2026 I	070.4501.1050	IPERS	21.87-	21.87-
03/19/2026	105689	STREET	02/06/2026 I	110.2105.1050	IPERS	21.93	21.93
03/19/2026	105689	R C RENAISSANCE	02/06/2026 I	680.7537.1050	IPERS	14.54	14.54
03/19/2026	105689	WATER	02/06/2026 I	600.8012.1050	IPERS	94.73	94.73
03/19/2026	105689	SEWER	02/06/2026 I	610.8121.1050	IPERS	21.40	21.40
03/19/2026	105689	SANITATION	02/06/2026 I	640.8305.1050	IPERS	35.24-	35.24-
03/19/2026	105689	GOLF COURSE	02/06/2026 I	650.8901.1050	IPERS	9.35-	9.35-
03/19/2026	105689	AMBULANCE	02/06/2026 I	660.1507.1050	IPERS	.49-	.49-
03/19/2026	105689	RCR ARENA	02/06/2026 I	670.8921.1050	IPERS	19.64	19.64
03/19/2026	105689	INTERNAL SERVICE	02/06/2026 I	820.9601.1050	IPERS	31.33	31.33
03/19/2026	105690	POLICE	03/20/2026 I	112.1101.1050	IPERS	1,243.38	1,243.38
03/19/2026	105690	FIRE	03/20/2026 I	112.1501.1050	IPERS	209.71	209.71
03/19/2026	105690	BUILDING INSPECTOR	03/20/2026 I	112.1701.1050	IPERS	221.58	221.58
03/19/2026	105690	ANIMAL CONTROL	03/20/2026 I	112.1901.1050	IPERS	297.77	297.77
03/19/2026	105690	ELECTRICAL INSPECTO	03/20/2026 I	112.1904.1050	IPERS	265.69	265.69
03/19/2026	105690	PLUMBING INSPECTOR	03/20/2026 I	112.1907.1050	IPERS	325.34	325.34
03/19/2026	105690	NEIGHBORHOOD SERVI	03/20/2026 I	112.1911.1050	IPERS	724.66	724.66
03/19/2026	105690	TRAFFIC CONTROL	03/20/2026 I	112.2404.1050	IPERS	248.16	248.16
03/19/2026	105690	ENGINEERING	03/20/2026 I	112.2601.1050	IPERS	735.63	735.63
03/19/2026	105690	HEALTH DEPARTMENT	03/20/2026 I	112.3401.1050	IPERS	260.09	260.09
03/19/2026	105690	YOUTH TASK FORCE	03/20/2026 I	010.3900.1050	IPERS	475.86	475.86
03/19/2026	105690	PLANNING & ZONING	03/20/2026 I	112.5401.1050	IPERS	1,296.15	1,296.15
03/19/2026	105690	TRANSIT	03/20/2026 I	080.5801.1050	IPERS	192.04	192.04
03/19/2026	105690	CITY TRANSIT	03/20/2026 I	080.5802.1050	IPERS	1,284.25	1,284.25
03/19/2026	105690	MAYOR & COUNCIL	03/20/2026 I	112.6101.1050	IPERS	339.05	339.05
03/19/2026	105690	CITY ADMINISTRATOR	03/20/2026 I	112.6105.1050	IPERS	1,187.40	1,187.40
03/19/2026	105690	FINANCE	03/20/2026 I	112.6201.1050	IPERS	1,964.95	1,964.95
03/19/2026	105690	INFORMATION TECH	03/20/2026 I	112.6202.1050	IPERS	301.63	301.63
03/19/2026	105690	GIS TECH	03/20/2026 I	112.6203.1050	IPERS	251.41	251.41
03/19/2026	105690	CITY CLERK	03/20/2026 I	112.6204.1050	IPERS	323.15	323.15
03/19/2026	105690	HUMAN RESOURCES	03/20/2026 I	112.6401.1050	IPERS	903.62	903.62
03/19/2026	105690	PARKS	03/20/2026 I	112.4301.1050	IPERS	1,452.46	1,452.46
03/19/2026	105690	RECREATION	03/20/2026 I	112.4401.1050	IPERS	1,453.21	1,453.21
03/19/2026	105690	LIBRARY	03/20/2026 I	030.4101.1050	IPERS	3,084.73	3,084.73
03/19/2026	105690	MUSEUM	03/20/2026 I	040.4202.1050	IPERS	1,066.81	1,066.81
03/19/2026	105690	MUSEUM GRANTS	03/20/2026 I	040.4222.1050	IPERS	201.95	201.95
03/19/2026	105690	AIRPORT	03/20/2026 I	050.2801.1050	IPERS	1,488.04	1,488.04
03/19/2026	105690	CEMETERY	03/20/2026 I	070.4501.1050	IPERS	935.54	935.54
03/19/2026	105690	STREET	03/20/2026 I	110.2105.1050	IPERS	4,743.02	4,743.02
03/19/2026	105690	R C RENAISSANCE	03/20/2026 I	680.7537.1050	IPERS	398.00	398.00
03/19/2026	105690	CITY ADMINISTERED GR	03/20/2026 I	142.5910.1050	IPERS	46.64	46.64
03/19/2026	105690	LHAP	03/20/2026 I	147.5917.1050	IPERS	69.97	69.97
03/19/2026	105690	WATER	03/20/2026 I	600.8012.1050	IPERS	5,323.26	5,323.26
03/19/2026	105690	WATER-SO	03/20/2026 I	600.8012.1050	IPERS	211.67	211.67
03/19/2026	105690	SEWER-SO	03/20/2026 I	610.8121.1050	IPERS	211.69	211.69
03/19/2026	105690	SEWER	03/20/2026 I	610.8121.1050	IPERS	3,909.97	3,909.97
03/19/2026	105690	SANITARY SEWER MAIN	03/20/2026 I	610.8123.1050	IPERS	495.91	495.91
03/19/2026	105690	PARKING	03/20/2026 I	630.8203.1050	IPERS	176.19	176.19
03/19/2026	105690	SANITATION	03/20/2026 I	640.8305.1050	IPERS	2,907.66	2,907.66
03/19/2026	105690	GOLF COURSE	03/20/2026 I	650.8901.1050	IPERS	530.31	530.31
03/19/2026	105690	AMBULANCE	03/20/2026 I	660.1507.1050	IPERS	119.00	119.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
03/19/2026	105690	RCR ARENA	03/20/2026 I	670.8921.1050	IPERS	121.86	121.86
03/19/2026	105690	INTERNAL SERVICE	03/20/2026 I	820.9601.1050	IPERS	799.66	799.66
Total CITY OF MASON CITY IPERS:							42,962.38
COLUMN SOFTWARE PBC							
03/19/2026	105691	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	282.56	282.56
03/19/2026	105691	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	35.42	35.42
Total COLUMN SOFTWARE PBC:							317.98
CONSOLIDATED ELECTRICAL DIST							
03/19/2026	105692	CED/CULBER-HAHN ELE	1226053	010.6401.3990	MISCELLANEOUS EXP	9.48	9.48
03/19/2026	105692	LABEL MAKER KIT	1226054	820.9601.3310	TOOLS AND SUPPLIES	326.20	326.20
Total CONSOLIDATED ELECTRICAL DIST:							335.68
COTTINGHAM & BULTER							
03/19/2026	105693	CLASSIFICATION REVIE	447546	670.8921.2740	PROFESSIONAL SERV	350.00	350.00
03/19/2026	105693	CLASSIFICATION REVIE	447546	010.2601.2740	PROFESSIONAL SERV	350.00	350.00
Total COTTINGHAM & BULTER:							700.00
CRIMMINS, EMILY							
03/19/2026	105694	CERTIFICATION	YOUTH BB	020.4408.3990	MISCELLANEOUS EXP	20.00	20.00
Total CRIMMINS, EMILY:							20.00
CULLIGAN MASON CITY							
03/19/2026	105695	BUILDING SUPPLIES	394X050328	030.4101.3090	BUILDING SUPPLIES	45.00	45.00
Total CULLIGAN MASON CITY:							45.00
D & D SALES							
03/19/2026	105696	INVENTORY CARDS	260166	600.8041.3060	SUPPLIES & LAUNDRY	125.00	125.00
Total D & D SALES:							125.00
DEREK PIKE HVACR							
03/19/2026	105697	ARENA HVAC REPAIR	2984	670.8923.2150	BUILDING REPAIRS AN	12,920.77	12,920.77
Total DEREK PIKE HVACR:							12,920.77
DES MOINES REGISTER, THE							
03/19/2026	105698	PERIODICALS/SUBSCRIP	DM1302377	030.4101.2260	PERIODICALS AND SU	89.72	89.72
Total DES MOINES REGISTER, THE:							89.72
ECHO ELECTRIC							
03/19/2026	105699	ECHO ELEC - OFFICE M	S011751538.	010.6401.3990	MISCELLANEOUS EXP	8.32	8.32
03/19/2026	105699	FLUK DETECTORS	S011751572.	110.2103.2360	TRAFFIC SIGNAL REP	102.68	102.68
03/19/2026	105699	ECHO ELEC - OFFICE M	S011782847.	010.6401.3990	MISCELLANEOUS EXP	11.69	11.69
Total ECHO ELECTRIC:							122.69
ELECTRONIC ENGINEERING CO							
03/19/2026	105700	FLASHLIGHT	449003268-1	010.1101.2090	EQUIPMENT MAINTEN	65.00	65.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total ELECTRONIC ENGINEERING CO:							65.00
EOCENE ENVIRONMENTAL GROUP INC							
03/19/2026	105701	BROWNFIELD ASSESSM	0326103649	142.5910.2740	PROFESSIONAL SERV	11,604.53	11,604.53
03/19/2026	105701	ACM INSPECTION - 810 C	0326103650	010.1702.2550	DEMOLITIONS	1,900.00	1,900.00
Total EOCENE ENVIRONMENTAL GROUP INC:							13,504.53
FARMERS TRUST AND SAVING BANK							
03/19/2026	105702	HIGHLAND GOLF CART L	37908-115 0	650.8901.2311	EQUIPMENT RENTAL	10,003.20	10,003.20
03/19/2026	105702	HIGHLAND CART RENTA	37908-180 0	650.8901.2311	EQUIPMENT RENTAL	5,272.80	5,272.80
Total FARMERS TRUST AND SAVING BANK:							15,276.00
FEDEX							
03/19/2026	105703	RECREATION POSTAGE	9-209-22375	020.4401.2300	POSTAGE	40.27	40.27
Total FEDEX:							40.27
FEWELL MONUMENTS							
03/19/2026	105704	DOOR REPLACEMENT -	0204938-IN	070.4501.3340	MARKERS & BENCHE	212.97	212.97
03/19/2026	105704	MARKER - NATHAN OLS	0204939-IN	070.4501.3340	MARKERS & BENCHE	1,478.85	1,478.85
03/19/2026	105704	MARKER - ANNE SCOTT	0204944-IN	070.4501.3340	MARKERS & BENCHE	259.00	259.00
03/19/2026	105704	MARKER - REBECCA PAR	0204948-IN	070.4501.3340	MARKERS & BENCHE	737.10	737.10
03/19/2026	105704	MARKER - DONALD & MA	0204950-IN	070.4501.3340	MARKERS & BENCHE	2,069.20	2,069.20
Total FEWELL MONUMENTS:							4,757.12
FIRST RESPONDER SUPPLY							
03/19/2026	105705	UNIFORMS	3629	010.1101.1170	UNIFORM ALOWANCE	253.90	253.90
Total FIRST RESPONDER SUPPLY:							253.90
FLOYD & LEONARD AUTO ELECTRIC							
03/19/2026	105706	TUBE SPANNER & SPAC	202214	070.4504.3310	TOOLS AND SUPPLIES	21.82	21.82
03/19/2026	105706	AIR FILTER & QAUART 10	202394	070.4504.3310	TOOLS AND SUPPLIES	39.94	39.94
03/19/2026	105706	HIGHLAND COURSE REP	202419	650.8904.3110	MAINTENANCE MATER	96.84	96.84
Total FLOYD & LEONARD AUTO ELECTRIC:							158.60
GFC LEASING - WI							
03/19/2026	105707	LIBRARY TRUST PHOTO	I540742	510.4101.3019	OFFICE SUPPLIES	2,626.80	2,626.80
Total GFC LEASING - WI:							2,626.80
GORDON FLESCH COMPANY INC							
03/19/2026	105708	LIBRARY TRUST PHOTO	IN15533475	510.4101.3019	OFFICE SUPPLIES	343.85	343.85
03/19/2026	105708	LEXMARK COPIER BASE	IN15545707	010.1501.3019	OFFICE SUPPLIES	2.96	2.96
Total GORDON FLESCH COMPANY INC:							346.81
GOVERNMENTJOBS.COM INC							
03/19/2026	105709	NEOGOV - ATTRACT SUB	INV-146994	010.6401.2740	PROFESSIONAL SERV	7,000.00	7,000.00
Total GOVERNMENTJOBS.COM INC:							7,000.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
GRAINGER							
03/19/2026	105710	MSDS BINDERS	9830884921	600.8002.3310	TOOLS AND SUPPLIES	146.08	146.08
03/19/2026	105710	LABBEL RIBBON	9831891453	610.8121.3019	OFFICE SUPPLIES	79.46	79.46
Total GRAINGER:							225.54
HAWKINS INC							
03/19/2026	105711	CHEMICALS	7357461	600.8001.3170	CHEMICALS	4,879.04	4,879.04
Total HAWKINS INC:							4,879.04
HEWETT WHOLESALE INC							
03/19/2026	105712	ARENA CONCESSIONS	239624	670.8923.3135	CONCESSION SUPPLI	10.60-	10.60-
03/19/2026	105712	ARENA SUPPLIES	240090	670.8923.3035	OTHER SUPPLIES	957.40	957.40
Total HEWETT WHOLESALE INC:							946.80
HOBBY LOBBY STORES INC							
03/19/2026	105713	KIDS CLUB SUPPLIES	151652365	040.4215.3140	OTHER SPECIAL EVEN	22.70	22.70
Total HOBBY LOBBY STORES INC:							22.70
IAPMO MEMBER SERVICES							
03/19/2026	105714	IAPMO MEMBERSHIP RE	6809	010.1907.2030	DUES & PUBLICATION	100.00	100.00
03/19/2026	105714	IAPMO MEMBERSHIP RE	6809	010.1701.2060	TRAVEL AND CONFER	200.00	200.00
Total IAPMO MEMBER SERVICES:							300.00
IDI							
03/19/2026	105715	USAGE	IN1052345	010.1101.2100	INVESTIGATION FUND	75.00	75.00
Total IDI:							75.00
iREAD							
03/19/2026	105716	LIBRARY TRUST GRANT	325677	510.4101.2910	GRANT PAYMENTS	1,776.54	1,776.54
Total iREAD:							1,776.54
J & J MACHINING WELDING							
03/19/2026	105717	PLATE FOR CATCH BAIS	89762	620.8125.4610	STORM SEWERS	1,170.60	1,170.60
Total J & J MACHINING WELDING:							1,170.60
KABRICK DISTRIBUTING							
03/19/2026	105718	2026 DEPOSIT ARENA	2026 DEPOS	670.8923.3135	CONCESSION SUPPLI	6,000.00	6,000.00
03/19/2026	105719	2026 DEPOSIT HIGHLAN	2026 HIGHL	650.8906.3135	CONCESSION SUPPLI	5,000.00	5,000.00
03/19/2026	105720	2026 DEPOSIT FREDERI	2026 SEASO	530.4401.3035	OTHER SUPPLIES	2,000.00	2,000.00
Total KABRICK DISTRIBUTING:							13,000.00
KANN MANUFACTURING CORP							
03/19/2026	105721	PUMP FOR TRUCK 97	2601046	640.8305.2140	M/E REPAIRS	3,719.56	3,719.56
Total KANN MANUFACTURING CORP:							3,719.56
KELLY CRULL LLC							
03/19/2026	105722	LIBRARY TRUST GRANT	2606	510.4101.2910	GRANT PAYMENTS	300.00	300.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total KELLY CRULL LLC:							300.00
KIN HOMES LLC							
03/19/2026	105723	BUILDING PERMIT REFU	BP2025-524	010.1701.5510	REFUNDS	375.10	375.10
03/19/2026	105723	ELECTRICAL PERMIT RE	EL2025-194	010.1904.5510	REFUNDS	22.10	22.10
03/19/2026	105723	ZONING PERMIT REFUN	ZBRP2025-0	010.1701.5510	REFUNDS	25.00	25.00
Total KIN HOMES LLC:							422.20
LANDFILL OF NORTH IOWA							
03/19/2026	105724	LANDFILL CHARGE	38905	010.1901.3035	OTHER SUPPLIES	19.00	19.00
03/19/2026	105724	LANDFILL CHARGE	38907	610.8121.3110	MAINTENANCE MATER	370.12	370.12
Total LANDFILL OF NORTH IOWA:							389.12
LATCH, CHRISTINA							
03/19/2026	105725	COACH REIMBURSEMEN	YOUTH BB	020.4408.3990	MISCELLANEOUS EXP	20.00	20.00
Total LATCH, CHRISTINA:							20.00
LEDOUX SIGNS							
03/19/2026	105726	SIGNS	20260048	040.4203.2190	REPAIRS AND MAINTEN	45.00	45.00
Total LEDOUX SIGNS:							45.00
LIBRARY IDEAS LLC							
03/19/2026	105727	AV	124905	030.4101.4021	AUDIO/VISUAL	152.11	152.11
Total LIBRARY IDEAS LLC:							152.11
LIFE-ASSIST INC							
03/19/2026	105728	EMS SUPPLIES	2081406	660.1509.3070	MEDICAL SUPPLIES	484.96	484.96
03/19/2026	105728	EMS SUPPLIES	2082512	660.1509.3070	MEDICAL SUPPLIES	300.08	300.08
03/19/2026	105728	EMS SUPPLIES	2084417	660.1509.3070	MEDICAL SUPPLIES	330.98	330.98
03/19/2026	105728	EMS SUPPLIES	2085170	660.1509.3070	MEDICAL SUPPLIES	54.30	54.30
03/19/2026	105728	EMS SUPPLIES	2085462	660.1509.3070	MEDICAL SUPPLIES	240.56	240.56
Total LIFE-ASSIST INC:							1,410.88
LYNCH DALLAS PC							
03/19/2026	105729	LEGAL EXPENSE	227446	010.6101.2660	LEGAL EXPENSE	2,784.50	2,784.50
03/19/2026	105729	LEGAL EXPENSE	227447	010.6101.2660	LEGAL EXPENSE	3,561.56	3,561.56
03/19/2026	105729	LEGAL EXPENSE	227448	010.6101.2660	LEGAL EXPENSE	80.00	80.00
03/19/2026	105729	LEGAL EXPENSE	227449	010.6101.2660	LEGAL EXPENSE	55.50	55.50
Total LYNCH DALLAS PC:							6,481.56
MACQUEEN EQUIPMENT INC							
03/19/2026	105730	UPFIT	14785	015.1103.4090	EQUIPMENT	12,283.42	12,283.42
03/19/2026	105730	VALVE REPAIR KIT AND T	P63676	010.1503.2140	M/E REPAIRS	278.67	278.67
Total MACQUEEN EQUIPMENT INC:							12,562.09
MARTIN BROS DISTRIBUTING							
03/19/2026	105731	CONCESSIONS - HIGHLA	2545854	650.8906.3135	CONCESSION SUPPLI	180.08	180.08

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total MARTIN BROS DISTRIBUTING:							180.08
MASON CITY PUBLIC UTILITIES							
03/19/2026	105732	WATER	276-2160-01	030.4101.2162	WATER/SEWER UTILIT	160.96	160.96
03/19/2026	105732	SB MALL UTILITIES	280-0490-03	680.7537.2162	WATER/SEWER UTILIT	289.34	289.34
03/19/2026	105732	SB MALL UTILITIES	280-0550-03	680.7537.2162	WATER/SEWER UTILIT	567.44	567.44
03/19/2026	105732	SB MALL UTILITIES	280-0600-03	680.7537.2162	WATER/SEWER UTILIT	289.34	289.34
03/19/2026	105732	SB MALL UTILITIES	280-0650-03	680.7537.2162	WATER/SEWER UTILIT	368.65	368.65
03/19/2026	105732	ARENA UTILITIES	280-0660-01	670.8923.2160	GAS & ELECTRICITY	1,726.16	1,726.16
Total MASON CITY PUBLIC UTILITIES:							3,401.89
MCKINESS EXCAVATING							
03/19/2026	105733	MALL SNOW REMOVAL	9225	630.8201.2050	CONTRACT LABOR	5,317.50	5,317.50
Total MCKINESS EXCAVATING:							5,317.50
MEDIACOM							
03/19/2026	105734	BASIC CABLE	8384960010	610.8121.3019	OFFICE SUPPLIES	147.20	147.20
Total MEDIACOM:							147.20
MENARDS							
03/19/2026	105735	CRATE FOR TRAFFIC CO	48630	010.2404.3044	M/E SUPPLIES	57.84	57.84
03/19/2026	105735	CRATE FOR TRAFFIC CO	48747	010.2404.3044	M/E SUPPLIES	7.23	7.23
03/19/2026	105735	HIGHLAND MAINTENANC	49831	650.8904.3110	MAINTENANCE MATER	93.43	93.43
03/19/2026	105735	HIGHLAND MAINTENANC	50206	650.8904.3110	MAINTENANCE MATER	35.13	35.13
03/19/2026	105735	ADJUSTABLE TARP STRA	50384	070.4504.2150	BUILDING REPAIRS AN	11.96	11.96
03/19/2026	105735	BUILDING SUPPLIES	50390	030.4101.3090	BUILDING SUPPLIES	72.14	72.14
03/19/2026	105735	AA PROTECTANT TRIGG	50428	070.4504.2150	BUILDING REPAIRS AN	15.96	15.96
03/19/2026	105735	BASEMENT RESTROOM	50450	010.6501.2190	REPAIRS AND MAINTEN	12.25	12.25
03/19/2026	105735	SAW BLADES	50741	110.2101.4590	STREET SIGNS	43.98	43.98
03/19/2026	105735	ME SUPPLIES	50997	660.1509.3044	M/E SUPPLIES	5.98	5.98
03/19/2026	105735	BLDG. RPRS. & MAINT	50997	660.1508.2150	BUILDING REPAIRS AN	66.61	66.61
03/19/2026	105735	BLDG. RPRS. & MAINT	50997	010.1502.2150	BUILDING REPAIRS AN	66.60	66.60
03/19/2026	105735	2301 \$ 2302 RPRS.	51106	010.1503.2140	M/E REPAIRS	27.96	27.96
03/19/2026	105735	BLDG. MAINT	51106	010.1502.2150	BUILDING REPAIRS AN	36.95	36.95
03/19/2026	105735	HIGHLAND MAINTENANC	51115	650.8904.3110	MAINTENANCE MATER	27.85	27.85
03/19/2026	105735	2301 & 2302 RPRS. RETU	51116	010.1503.2140	M/E REPAIRS	27.96-	27.96-
03/19/2026	105735	BLDG. RPRS. & MAINT	51117	010.1502.2150	BUILDING REPAIRS AN	17.99	17.99
Total MENARDS:							571.90
MERCYONE NORTH IOWA MEDICAL CENTER							
03/19/2026	105736	LINENS	M01040671	010.1103.3060	SUPPLIES & LAUNDRY	215.29	215.29
Total MERCYONE NORTH IOWA MEDICAL CENTER:							215.29
MERCYONE OCCUPATIONAL HEALTH							
03/19/2026	105737	SUBSTANCE ABUSE TES	108332	010.6401.2065	SUBSTANCE ABUSE T	81.00	81.00
03/19/2026	105737	FIREFIGHTER PHYSICAL	108392	010.1501.2010	MEDICAL SERVICE	536.00	536.00
03/19/2026	105737	FIREFIGHTER PHYSICAL	108466	010.1501.2010	MEDICAL SERVICE	513.00	513.00
Total MERCYONE OCCUPATIONAL HEALTH:							1,130.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
MICROBAC LABORATORIES INC							
03/19/2026	105738	WATER SAMPLES	NT2601737	600.8001.3990	MISCELLANEOUS EXP	92.50	92.50
Total MICROBAC LABORATORIES INC:							92.50
MIDWEST LABORATORIES INC							
03/19/2026	105739	LAB TESTING	1276291	610.8121.3070	LABORATORY SUPPLI	312.00	312.00
Total MIDWEST LABORATORIES INC:							312.00
MIDWEST NORTH IOWA JANITORIAL							
03/19/2026	105740	BUILDING MAINTENANC	5005	030.4101.2190	REPAIRS AND MAINTEN	1,680.00	1,680.00
Total MIDWEST NORTH IOWA JANITORIAL:							1,680.00
MN-IOWA ELECTRIC MOTORS EQUIPMENT							
03/19/2026	105741	MOTOR REPLACEMENT	SI-15795	610.8121.2190	REPAIRS AND MAINTEN	420.98	420.98
03/19/2026	105741	FAN	SI-15802	610.8121.3110	MAINTENANCE MATER	10.00	10.00
Total MN-IOWA ELECTRIC MOTORS EQUIPMENT:							430.98
MTI DISTRIBUTING INC							
03/19/2026	105742	GOLF COURSE MAIN. MA	1510193-00	650.8904.3110	MAINTENANCE MATER	150.60	150.60
Total MTI DISTRIBUTING INC:							150.60
MUNICIPAL FIRE AND POLICE							
03/19/2026	105743	CITY SHARE 3/20/26	3/20/2026	114.1101.5661	PAYMENT TO MFPRSI	30,590.49	30,590.49
03/19/2026	105743	CITY SHARE 3/20/26	3/20/2026	116.1501.5661	PAYMENT TO MFPRSI	24,483.48	24,483.48
03/19/2026	105743	CITY SHARE 3/20/26	3/20/2026	660.1507.5661	PAYMENT TO MFPRSI	7,139.75	7,139.75
Total MUNICIPAL FIRE AND POLICE:							62,213.72
NAPA AUTO PARTS							
03/19/2026	105744	EQUIPMENT REPAIRS	476010	610.8121.2140	M/E REPAIRS	114.43	114.43
03/19/2026	105744	WINDSHIELD WASHER	478640	010.1102.2140	M/E REPAIRS	33.30	33.30
03/19/2026	105744	BRAKE CLEANER	478989	110.2107.3044	M/E SUPPLIES	93.84	93.84
03/19/2026	105744	TRUCK 29	479016	600.8001.2190	REPAIRS AND MAINTEN	140.13	140.13
03/19/2026	105744	HOSE REEL	479052	110.2109.2190	REPAIRS AND MAINTEN	237.15	237.15
03/19/2026	105744	ROUND MIRROR	479058	110.2107.3044	M/E SUPPLIES	34.44	34.44
03/19/2026	105744	TRUCK 29	479095	600.8001.2190	REPAIRS AND MAINTEN	21.02	21.02
03/19/2026	105744	LYNCH PINS	479096	020.4308.3044	M/E SUPPLIES	7.83	7.83
03/19/2026	105744	SCREWDRIVER SET	479490	820.9601.3310	TOOLS AND SUPPLIES	29.39	29.39
Total NAPA AUTO PARTS:							711.53
NIACC							
03/19/2026	105745	NIACC TRAINING CLASS	11208	010.6401.2080	EDUCATION AND TRAI	174.50	174.50
Total NIACC:							174.50
NIACOG							
03/19/2026	105746	FACILITY/CUSTODIAL (FE	42580	080.5802.2740	PROFESSIONAL SERV	1,543.63	1,543.63
03/19/2026	105746	FACILITY/CUSTODIAL (FE	42580	080.5802.3044	M/E SUPPLIES	265.95	265.95
03/19/2026	105746	FACILITY/CUSTODIAL (FE	42580	080.5802.2160	GAS & ELECTRICITY	989.99	989.99
03/19/2026	105746	FACILITY/CUSTODIAL (FE	42580	080.5802.2150	BUILDING REPAIRS AN	515.18	515.18

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total NIACOG:							3,314.75
NORTH CENTRAL INTERNATIONAL							
03/19/2026	105747	BRAKE SUPPLIES	X223022132:	610.8121.2140	M/E REPAIRS	50.00-	50.00-
03/19/2026	105747	BRAKE PARTS	X223022306:	640.8305.3044	M/E SUPPLIES	819.96	819.96
03/19/2026	105747	CREDIT DRUM BRAKE	X223022318:	640.8305.3044	M/E SUPPLIES	180.00-	180.00-
Total NORTH CENTRAL INTERNATIONAL:							589.96
NORTH CENTRAL MECHANICAL SVC							
03/19/2026	105748	BUILDING MAINTENANC	W39755	030.4101.2190	REPAIRS AND MAINTENANCE	464.90	464.90
Total NORTH CENTRAL MECHANICAL SVC:							464.90
NOVOCURE INC							
03/19/2026	105749	NOVOCURE INC - BORG	4247132 010	117.1101.2010	MEDICAL SERVICE	18,023.20	18,023.20
03/19/2026	105749	NOVOCURE INC - BORG	4247132 020	117.1101.2010	MEDICAL SERVICE	18,023.20	18,023.20
03/19/2026	105749	NOVOCURE INC - BORG	4247132 030	117.1101.2010	MEDICAL SERVICE	18,023.20	18,023.20
03/19/2026	105749	NOVOCURE INC - BORG	4247132 120	117.1101.2010	MEDICAL SERVICE	18,023.20	18,023.20
Total NOVOCURE INC:							72,092.80
O'REILLY AUTO PARTS							
03/19/2026	105750	2301 RPRS	195597	010.1503.2140	M/E REPAIRS	7.34	7.34
Total O'REILLY AUTO PARTS:							7.34
OVERDRIVE							
03/19/2026	105751	DIGITAL INFO	06497CP260	030.4101.3058	DIGITAL INFORMATION	4.96	4.96
Total OVERDRIVE:							4.96
OVERHEAD DOOR CO OF MASON CITY							
03/19/2026	105752	DOOR REPAIR	173696-000	110.2109.2190	REPAIRS AND MAINTENANCE	244.80	244.80
Total OVERHEAD DOOR CO OF MASON CITY:							244.80
PAINT ADDICT STUDIOS							
03/19/2026	105753	EXHIBIT PRINTING	D38813	040.4213.2443	EXHIBIT COSTS	3,632.15	3,632.15
Total PAINT ADDICT STUDIOS:							3,632.15
PEAK SOFTWARE SYSTEMS INC							
03/19/2026	105754	RECREATION SOFTWARE	029724	020.4408.3990	MISCELLANEOUS EXP	180.00	180.00
03/19/2026	105754	CASH DISCOUNT	029724	020.4408.3990	MISCELLANEOUS EXP	5.40-	5.40-
Total PEAK SOFTWARE SYSTEMS INC:							174.60
PERFORMANCE FOODSERVICE							
03/19/2026	105755	CHILDCARE SUPPLIES	286842	020.4408.3035	OTHER SUPPLIES	543.76	543.76
Total PERFORMANCE FOODSERVICE:							543.76
PETRO BLEND CORP							
03/19/2026	105756	PETROBLEND UNIFORMS	204924	610.8121.3110	MAINTENANCE MATERIALS	57.75	57.75

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total PETRO BLEND CORP:							57.75
PETROLEUM MARKETERS MUTUAL INS							
03/19/2026	105757	FUEL TANK EXPENSE	8603929 4/2	010.1103.2980	FUEL TANK EXPENSE	2,709.00	2,709.00
Total PETROLEUM MARKETERS MUTUAL INS:							2,709.00
PETTY CASH - AMBULANCE							
03/19/2026	105758	RETIREE MEETING	0014	660.1507.3035	OTHER SUPPLIES	20.95	20.95
03/19/2026	105758	POSTAGE STAMPS	840-5500020	660.1507.2300	POSTAGE	31.20	31.20
Total PETTY CASH - AMBULANCE:							52.15
PITNEY BOWES INC							
03/19/2026	105759	MAIL METER SUPPLIES	1029105101	010.6206.3990	MISCELLANEOUS EXP	303.53	303.53
Total PITNEY BOWES INC:							303.53
PLUNKETTS PEST CONTROL INC							
03/19/2026	105760	BUILDING MAINTENANC	10396186	030.4101.2190	REPAIRS AND MAINTENANCE	105.00	105.00
03/19/2026	105760	HIGHLAND PEST CONTR	10427078	650.8906.3035	OTHER SUPPLIES	71.76	71.76
Total PLUNKETTS PEST CONTROL INC:							176.76
PRO SHIELD EPOXY LLC							
03/19/2026	105761	CINEMA 5 FLOOR DEPOS	1015	310.7537.4644	SITE IMPROVEMENTS	6,787.50	6,787.50
Total PRO SHIELD EPOXY LLC:							6,787.50
PWW ADVISORY GROUP LLC							
03/19/2026	105762	PWW ADVISORY GROUP	2026 CLIENT	660.1507.2740	PROFESSIONAL SERV	5,700.00	5,700.00
Total PWW ADVISORY GROUP LLC:							5,700.00
QUALITY TRAFFIC CONTROL INC							
03/19/2026	105763	ROAD CLOSED SIGNS, T	35320	110.2101.4590	STREET SIGNS	620.00	620.00
03/19/2026	105763	SIGN STANDS	35344	110.2101.4590	STREET SIGNS	360.00	360.00
Total QUALITY TRAFFIC CONTROL INC:							980.00
QUILL CORPORATION							
03/19/2026	105764	STORAGE BOXES	47893237	600.8042.3590	MATERIAL	290.99	290.99
03/19/2026	105764	BUILDING SUPPLIES	47912015	030.4101.3090	BUILDING SUPPLIES	46.72	46.72
03/19/2026	105764	BUILDING SUPPLIES	47919906	030.4101.3090	BUILDING SUPPLIES	244.35	244.35
03/19/2026	105764	BUILDING SUPPLIES	47922933	030.4101.3090	BUILDING SUPPLIES	136.84	136.84
03/19/2026	105764	PHONE CASE	47923449	110.2105.3019	OFFICE SUPPLIES	40.99	40.99
03/19/2026	105764	PRINT HEAD "TONER"	47924349	010.2601.3019	OFFICE SUPPLIES	255.98	255.98
03/19/2026	105764	BAND AIDS, EAR PLUGS	47986040	600.8042.3590	MATERIAL	136.94	136.94
03/19/2026	105764	MEMORANDUM BOOKS	48029152	600.8042.3590	MATERIAL	45.98	45.98
Total QUILL CORPORATION:							1,198.79
RACOM CORPORATION							
03/19/2026	105765	RADIO REPAIR	INV39600	010.1102.2130	RADIO MAINTENANCE	465.00	465.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total RACOM CORPORATION:							465.00
RITE WAY LAWN SERVICE							
03/19/2026	105766	CONTRACTED SNOW RE	3847	020.4304.2740	PROFESSIONAL SERV	4,485.00	4,485.00
Total RITE WAY LAWN SERVICE:							4,485.00
RIVER CITY COMMUNICATIONS							
03/19/2026	105767	RIVER CITY COMMUNICA	108852	610.8121.2190	REPAIRS AND MAINTEN	100.00	100.00
03/19/2026	105767	NORRIS SECURITY MONI	108864	535.4401.2740	PROFESSIONAL SERV	32.00	32.00
03/19/2026	105767	NORRIS SECURITY MONI	108865	535.4401.2740	PROFESSIONAL SERV	12.00	12.00
Total RIVER CITY COMMUNICATIONS:							144.00
ROTO-ROOTER							
03/19/2026	105768	JET SMALL SEWER LINE	50783	610.8123.2190	REPAIRS AND MAINTEN	150.00	150.00
Total ROTO-ROOTER:							150.00
ROUTER12 NETWORKS LLC							
03/19/2026	105769	DIGITAL INFO	130283	030.4101.3058	DIGITAL INFORMATION	190.00	190.00
03/19/2026	105769	FREDRICK SB INTERNET	131008	530.4401.3035	OTHER SUPPLIES	55.00	55.00
Total ROUTER12 NETWORKS LLC:							245.00
SCHUMACHER ELEVATOR CO							
03/19/2026	105770	ELEVATOR MAINTENANC	90676051	010.6501.2201	ELAVATOR MAINTENA	1,001.26	1,001.26
Total SCHUMACHER ELEVATOR CO:							1,001.26
SHORT ELLIOTT HENDRICKSON INC							
03/19/2026	105771	PROFESSIONAL SERVIC	504633	603.8061.4510	BUILDING & PLANT IM	34,078.65	34,078.65
03/19/2026	105771	PROFESSIONAL SERVIC	504635	603.8061.4625	MAINS, ETC-SUPPLY	785.46	785.46
03/19/2026	105771	PROFESSIONAL SERVICE	505358	600.8001.2735	DISTRIBUTION MODEL	2,496.93	2,496.93
Total SHORT ELLIOTT HENDRICKSON INC:							37,361.04
SMARTSIGHTS LLC							
03/19/2026	105772	WIN911 SERVICE PLAN	259881623 1	600.8001.3990	MISCELLANEOUS EXP	1,550.00	1,550.00
Total SMARTSIGHTS LLC:							1,550.00
SPLASH MULTISPORT & CUSTOM LLC							
03/19/2026	105773	TRANSIT UNIFORMS	32015	080.5802.2740	PROFESSIONAL SERV	640.00	640.00
Total SPLASH MULTISPORT & CUSTOM LLC:							640.00
STATE SUPPLY COMPANY							
03/19/2026	105774	WATER PUMP	734955	610.8121.2190	REPAIRS AND MAINTEN	3,513.68	3,513.68
Total STATE SUPPLY COMPANY:							3,513.68
STELLAR TRUCK & TRAILER							
03/19/2026	105775	LIGHTS	53923	640.8305.3044	M/E SUPPLIES	89.93	89.93
03/19/2026	105775	29 MAINTANCE	53977	600.8001.2190	REPAIRS AND MAINTEN	90.22	90.22

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total STELLAR TRUCK & TRAILER:							180.15
SUMMIT FIRE PROTECTION							
03/19/2026	105776	ANNUAL MONITORING -	3904700	070.4504.3990	MISCELLANEOUS EXP	642.00	642.00
03/19/2026	105776	SALES TAX EXEMPT	3904700	070.4504.3990	MISCELLANEOUS EXP	42.00-	42.00-
03/19/2026	105776	HIGHLAND - FIRE EXTIN	3943510	650.8906.1130	BUILDING MAINTENAN	719.00	719.00
Total SUMMIT FIRE PROTECTION:							1,319.00
SUN POWERED SOLUTIONS I LLC							
03/19/2026	105777	GAS & ELECTRICITY	70001-2026-	030.4101.2160	GAS & ELECTRICITY	395.88	395.88
Total SUN POWERED SOLUTIONS I LLC:							395.88
TASC							
03/19/2026	105778	FSA ADMIN FEES: 04/1-06	IN3681070	800.9401.3990	MISCELLANEOUS EXP	1,687.50	1,687.50
Total TASC:							1,687.50
TQ TECHNOLOGIES							
03/19/2026	105779	DIGITAL INFO	TQTINV2351	030.4101.3058	DIGITAL INFORMATION	314.00	314.00
Total TQ TECHNOLOGIES:							314.00
TREVIPAY							
03/19/2026	105780	ARENA RESTROOM MAI	65C253DB	670.8923.2150	BUILDING REPAIRS AN	191.40	191.40
03/19/2026	105780	COUNTER	6C2D406D	010.1502.3035	OTHER SUPPLIES	13.94	13.94
03/19/2026	105780	COPY PAPER	834C752E	660.1507.3019	OFFICE SUPPLIES	28.28	28.28
03/19/2026	105780	ARENA RESTROOM MAI	95C8900B	670.8923.2150	BUILDING REPAIRS AN	47.85	47.85
03/19/2026	105780	STUDIO SUPPLIES	979C0A1F	040.4215.3019	OFFICE SUPPLIES	68.88	68.88
Total TREVIPAY:							350.35
VESTIS							
03/19/2026	105781	UNIFORMS & MATS	6340534583	610.8121.3060	SUPPLIES & LAUNDRY	212.80	212.80
03/19/2026	105781	HIGHLAND MOTOR SHO	6340535924	650.8908.3044	M/E SUPPLIES	25.87	25.87
03/19/2026	105781	UNIFORMS & MATS	6340536779	110.2105.3060	SUPPLIES & LAUNDRY	154.88	154.88
03/19/2026	105781	UNIFORMS & SHOP TOW	6340536780	820.9601.3550	SHOP SUPPLIES	121.40	121.40
03/19/2026	105781	UNIFORMS	6340536782	640.8305.2410	UNIFORM RENTAL	105.68	105.68
03/19/2026	105781	RUGS	6340537838	010.6501.3060	SUPPLIES & LAUNDRY	29.62	29.62
Total VESTIS:							650.25
WEBWISE SOLUTIONS INC							
03/19/2026	105782	ARENA WEBSITE	10128	670.8921.2740	PROFESSIONAL SERV	325.00	325.00
Total WEBWISE SOLUTIONS INC:							325.00
WIMAC TEL							
03/19/2026	105783	PHONE EXPENSE	000215224	030.4101.2040	PHONE EXPENSE	91.50	91.50
Total WIMAC TEL:							91.50
ZIEGLER							
03/19/2026	105784	OIL CHANGE	IN002326006	010.1102.2140	M/E REPAIRS	60.53	60.53

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total ZIEGLER:							60.53
ZOLL MEDICAL CORPORATION GPO							
03/19/2026	105785	AED BATTERY REPLACE	4413263	660.1509.3044	M/E SUPPLIES	315.00	315.00
Total ZOLL MEDICAL CORPORATION GPO:							315.00
Grand Totals:							518,817.26

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

Dated: _____

Approved by: _____

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
AMAZON CAPITAL SERVICES							
03/26/2026	105787	BOOKS	11G4-G9FG-	030.4101.4020	BOOKS	147.37	147.37
03/26/2026	105787	BOOKS	16XK-MRP6-	030.4101.4020	BOOKS	17.96	17.96
03/26/2026	105787	BOOKS	16YD-J61W-	030.4101.4020	BOOKS	356.66	356.66
03/26/2026	105787	A/V	1J9Q-7HVV-	030.4101.4021	AUDIO/VISUAL	19.96	19.96
03/26/2026	105787	BOOKS	1KTC-11G9-	030.4101.4020	BOOKS	14.99	14.99
03/26/2026	105787	BOOKS	1PN9-G63M-	030.4101.4020	BOOKS	12.99	12.99
03/26/2026	105787	BOOKS	1Q34-H3GF-	030.4101.4020	BOOKS	63.86	63.86
03/26/2026	105787	BOOKS	1RNG-CMY7	030.4101.4020	BOOKS	12.86	12.86
03/26/2026	105787	BOOKS	1THD-P61N-	030.4101.4020	BOOKS	418.59	418.59
03/26/2026	105787	BOOKS	1XMW-KWR	030.4101.4020	BOOKS	428.33	428.33
Total AMAZON CAPITAL SERVICES:							1,493.57
ARBOR MASTER LLC							
03/26/2026	105788	SB MALL SNOW	25-483 0313	680.7537.2150	BUILDING REPAIRS AN	1,125.00	1,125.00
Total ARBOR MASTER LLC:							1,125.00
ARNOLD MOTOR SUPPLY							
03/26/2026	105789	AIR COMPRESSOR	05NV168226	600.8001.2190	REPAIRS AND MAINTEN	8.62	8.62
03/26/2026	105789	AIR COMPRESSOR	05NV168401	600.8001.2190	REPAIRS AND MAINTEN	76.43	76.43
03/26/2026	105789	HIGHLAND MAINTENANC	05NV168402	650.8904.3110	MAINTENANCE MATER	68.34	68.34
Total ARNOLD MOTOR SUPPLY:							153.39
AT&T MOBILITY							
03/26/2026	105790	CAR PHONES	2873198701	010.1101.2040	PHONE EXPENSE	90.03	90.03
Total AT&T MOBILITY:							90.03
BLUE LINE SHARPENING & SALES							
03/26/2026	105791	ZAMBONI BLADE SHARP	2644	670.8923.3990	MISCELLANEOUS EXP	396.00	396.00
Total BLUE LINE SHARPENING & SALES:							396.00
BOILER & PRESSURE VESSEL INSPECTION							
03/26/2026	105792	BOILER INSPECTION	307574	010.1103.2150	BUILDING REPAIRS AN	80.00	80.00
Total BOILER & PRESSURE VESSEL INSPECTION:							80.00
BOUND TREE MEDICAL LLC							
03/26/2026	105793	EMS SUPPLIES	86136981	660.1509.3070	MEDICAL SUPPLIES	202.84	202.84
03/26/2026	105793	EMS SUPPLIES	86140173	660.1509.3070	MEDICAL SUPPLIES	206.39	206.39
03/26/2026	105793	EMS SUPPLIES	86143359	660.1509.3070	MEDICAL SUPPLIES	301.54	301.54
Total BOUND TREE MEDICAL LLC:							710.77
BOWEN, KATRINA							
03/26/2026	105794	PHONE EXPENSE	APRIL 2026	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total BOWEN, KATRINA:							30.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
BRADS AUTO REPAIR							
03/26/2026	105795	TIRE REPAIR	1021686	010.1102.2140	M/E REPAIRS	35.26	35.26
Total BRADS AUTO REPAIR:							35.26
BROTHERS MARKET INC							
03/26/2026	105796	PUNCH SET	127708	600.8002.3310	TOOLS AND SUPPLIES	59.75	59.75
03/26/2026	105796	WALL HOOKS	127754	110.2109.3035	OTHER SUPPLIES	43.98	43.98
03/26/2026	105796	UPS	127757	600.8001.3990	MISCELLANEOUS EXP	15.48	15.48
Total BROTHERS MARKET INC:							119.21
BV NATIONAL ELEVATOR INSPECTION SERVICES							
03/26/2026	105797	ELEVATOR INSPECTION	26005114 RI	010.1103.2150	BUILDING REPAIRS AN	85.00	85.00
Total BV NATIONAL ELEVATOR INSPECTION SERVICES:							85.00
CAMPBELL SUPPLY CO							
03/26/2026	105798	FACE SHIELD, REPLACE	INV-0070229	600.8042.3590	MATERIAL	142.87	142.87
Total CAMPBELL SUPPLY CO:							142.87
CDW GOVERNMENT INC							
03/26/2026	105799	STARTECH 15 FT USB 2.0	AI5C14H	010.6202.3019	OFFICE SUPPLIES	9.31	9.31
Total CDW GOVERNMENT INC:							9.31
CENTRAL IOWA DISTRIBUTORS							
03/26/2026	105800	PAPER TOWELS	1024693	600.8042.3590	MATERIAL	364.00	364.00
03/26/2026	105800	PAPER TOWELS, GLOVE	312641	600.8042.3590	MATERIAL	663.00	663.00
Total CENTRAL IOWA DISTRIBUTORS:							1,027.00
CENTRAL LOCK & KEY							
03/26/2026	105801	CAMERA REPLACEMENT	E11818	015.6900.4060	OFFICE EQUIPMENT	455.00	455.00
Total CENTRAL LOCK & KEY:							455.00
CERRO GORDO CO DPH							
03/26/2026	105802	CAMPGROUND FOOD LI	35118/2026	020.4410.3130	CAMPGROUND SUPPL	150.00	150.00
03/26/2026	105803	AQUATIC FOOD LICENSE	36490/2026	020.4490.3135	CONCESSION SUPPLI	150.00	150.00
03/26/2026	105804	NORRIS FOOD LICENSE	37042/2026	535.4401.3035	OTHER SUPPLIES	150.00	150.00
03/26/2026	105805	HIGHLAND FOOD LICEN	39184/2026	650.8906.3990	MISCELLANEOUS EXP	150.00	150.00
03/26/2026	105806	FREDRICK HANFORD FO	39546/2026	530.4401.3035	OTHER SUPPLIES	150.00	150.00
Total CERRO GORDO CO DPH:							750.00
CERRO GORDO COUNTY							
03/26/2026	105807	DISPATCH 28E AGREEM	JAN, FEB, M	010.1101.1995	DISPATCH 28E	246,404.49	246,404.49
Total CERRO GORDO COUNTY:							246,404.49
CITY OF MASON CITY							
03/26/2026	500238	02/28/2026 CLAIMS	02282026	800.9401.5265	HEALTH CARE CLAIMS	123,133.78	123,133.78
03/26/2026	500237	3/13/2026 CLAIMS	03132026	800.9401.5265	HEALTH CARE CLAIMS	14,081.44	14,081.44
03/26/2026	500239	03/20/2026 CLAIMS	03202026	800.9401.5265	HEALTH CARE CLAIMS	37,013.69	37,013.69
03/26/2026	105808	SERVICE FEE APPLIED T	264-1480-02	600.8011.5510	REFUND	41.85	41.85

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
03/26/2026	105808	SERVICE FEE APPLIED T	264-1480-02	610.8121.5510	REFUND	6.17	6.17
03/26/2026	105808	SERVICE FEE APPLIED T	264-1480-02	620.8125.5510	REFUND	.88	.88
03/26/2026	105808	SERVICE FEE APPLIED T	264-1480-02	640.8305.5510	REFUND	4.10	4.10
03/26/2026	500243	POSTAGE 08/28/25-03/17/	34159780 03	010.3900.2300	POSTAGE	3.09	3.09
03/26/2026	500243	POSTAGE 08/28/25-03/17/	34159780 03	010.6206.2300	POSTAGE	4,008.08	4,008.08
03/26/2026	500243	POSTAGE 08/28/25-03/17/	34159780 03	020.4401.2300	POSTAGE	1,230.65	1,230.65
03/26/2026	500243	POSTAGE 08/28/25-03/17/	34159780 03	070.4501.2300	POSTAGE	90.50	90.50
03/26/2026	500243	POSTAGE 08/28/25-03/17/	34159780 03	600.8011.2300	POSTAGE	2,465.85	2,465.85
03/26/2026	500243	POSTAGE 08/28/25-03/17/	34159780 03	610.8121.3019	OFFICE SUPPLIES	11.87	11.87
03/26/2026	500243	POSTAGE 08/28/25-03/17/	34159780 03	010.1101.3019	OFFICE SUPPLIES	1,333.63	1,333.63
03/26/2026	500243	POSTAGE 08/28/25-03/17/	34159780 03	660.1507.2300	POSTAGE	19.57	19.57
03/26/2026	500243	POSTAGE 08/28/25-03/17/	34159780 03	010.5401.2300	POSTAGE	2,745.67	2,745.67
03/26/2026	500243	POSTAGE 08/28/25-03/17/	34159780 03	010.1501.3019	OFFICE SUPPLIES	91.09	91.09
03/26/2026	105811	POLICE	83511110419	010.1101.1160	HEALTH & LIFE INSUR	125.10	125.10
03/26/2026	105811	FIRE	83511110419	010.1501.1160	HEALTH & LIFE INSUR	94.40	94.40
03/26/2026	105811	FIRE AMBULANCE	83511110419	660.1507.1160	HEALTH & LIFE INSUR	21.10	21.10
03/26/2026	105811	BUILDING DEPARTMENT	83511110419	010.1701.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105811	ANIMAL CONTROL	83511110419	010.1901.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105811	ELECTRICAL INSPECTO	83511110419	010.1904.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105811	PLUMBING INSPECTOR	83511110419	010.1907.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105811	NEIGHBORHOOD SERVI	83511110419	010.1911.1160	HEALTH & LIFE INSUR	7.34	7.34
03/26/2026	105811	STREET DEPARTMENT	83511110419	110.2105.1160	HEALTH & LIFE INSUR	55.30	55.30
03/26/2026	105811	TRAFFIC CONTROL	83511110419	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
03/26/2026	105811	ENGINEERS OFFICE	83511110419	010.6900.1160	HEALTH & LIFE INSUR	14.94	14.94
03/26/2026	105811	AIRPORT	83511110419	050.2801.1160	HEALTH & LIFE INSUR	13.50	13.50
03/26/2026	105811	HEALTH DEPARTMENT	83511110419	010.3401.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105811	YOUTH TASK FORCE	83511110419	010.3900.1160	HEALTH & LIFE INSUR	5.40	5.40
03/26/2026	105811	LIBRARY	83511110419	030.4101.1160	HEALTH & LIFE INSUR	36.74	36.74
03/26/2026	105811	MUSEUM	83511110419	040.4202.1160	HEALTH & LIFE INSUR	15.70	15.70
03/26/2026	105811	PARK	83511110419	020.4301.1160	HEALTH & LIFE INSUR	15.20	15.20
03/26/2026	105811	RECREATION	83511110419	020.4401.1160	HEALTH & LIFE INSUR	10.80	10.80
03/26/2026	105811	CEMETERY	83511110419	070.4501.1160	HEALTH & LIFE INSUR	7.60	7.60
03/26/2026	105811	DEVELOPMENT SERVICE	83511110419	010.6900.1160	HEALTH & LIFE INSUR	11.74	11.74
03/26/2026	105811	CITY ADMINSTRATOR	83511110419	010.6900.1160	HEALTH & LIFE INSUR	5.40	5.40
03/26/2026	105811	FINANCE	83511110419	010.6900.1160	HEALTH & LIFE INSUR	15.20	15.20
03/26/2026	105811	IT TECH	83511110419	010.6900.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105811	GIS	83511110419	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
03/26/2026	105811	CLERK	83511110419	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
03/26/2026	105811	HUMAN RESOURCES	83511110419	010.6900.1160	HEALTH & LIFE INSUR	4.90	4.90
03/26/2026	105811	WATER SUPPLY	83511110419	600.8012.1160	HEALTH & LIFE INSUR	26.00	26.00
03/26/2026	105811	WATER DISTRIBUTION	83511110419	600.8012.1160	HEALTH & LIFE INSUR	20.60	20.60
03/26/2026	105811	COMMERICAL & COLLEC	83511110419	600.8012.1160	HEALTH & LIFE INSUR	6.34	6.34
03/26/2026	105811	SEWAGE TREATMENT	83511110419	610.8121.1160	HEALTH & LIFE INSUR	34.30	34.30
03/26/2026	105811	SANITARY SEWER	83511110419	610.8121.1160	HEALTH & LIFE INSUR	5.40	5.40
03/26/2026	105811	PARKING ENFORCEMEN	83511110419	630.8203.1160	HEALTH & LIFE INSUR	2.20	2.20
03/26/2026	105811	REFUSE	83511110419	640.8305.1160	HEALTH & LIFE INSUR	30.40	30.40
03/26/2026	105811	GOLF COURSE	83511110419	650.8901.1160	HEALTH & LIFE INSUR	5.40	5.40
03/26/2026	105811	RCR ARENA	83511110419	670.8921.1160	HEALTH & LIFE INSUR	2.20	2.20
03/26/2026	105811	INTERNAL SERVICES	83511110419	820.9601.1160	HEALTH & LIFE INSUR	8.10	8.10
03/26/2026	105811	SB MALL	83511110419	680.7537.1160	HEALTH & LIFE INSUR	1.94	1.94
03/26/2026	105811	MASON CITY HOUSING	83511110419	010.6900.1160	HEALTH & LIFE INSUR	8.10	8.10
03/26/2026	105811	M C Housing Optional Emp	83511110419	010.6900.1160	HEALTH & LIFE INSUR	57.50	57.50
03/26/2026	105811	Adjustments	83511110419	010.6900.1160	HEALTH & LIFE INSUR	706.47	706.47
03/26/2026	105812	POLICE	83511821899	010.1101.1160	HEALTH & LIFE INSUR	119.70	119.70
03/26/2026	105812	FIRE	83511821899	010.1501.1160	HEALTH & LIFE INSUR	103.00	103.00
03/26/2026	105812	FIRE AMBULANCE	83511821899	660.1507.1160	HEALTH & LIFE INSUR	18.40	18.40
03/26/2026	105812	BUILDING DEPARTMENT	83511821899	010.1701.1160	HEALTH & LIFE INSUR	2.70	2.70

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
03/26/2026	105812	ANIMAL CONTROL	83511821899	010.1901.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105812	ELECTRICAL INSPECTO	83511821899	010.1904.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105812	PLUMBING INSPECTOR	83511821899	010.1907.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105812	NEIGHBORHOOD SERVI	83511821899	010.1911.1160	HEALTH & LIFE INSUR	7.34	7.34
03/26/2026	105812	STREET DEPARTMENT	83511821899	110.2105.1160	HEALTH & LIFE INSUR	54.80	54.80
03/26/2026	105812	TRAFFIC CONTROL	83511821899	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
03/26/2026	105812	ENGINEERS OFFICE	83511821899	010.6900.1160	HEALTH & LIFE INSUR	10.80	10.80
03/26/2026	105812	AIRPORT	83511821899	050.2801.1160	HEALTH & LIFE INSUR	13.50	13.50
03/26/2026	105812	HEALTH DEPARTMENT	83511821899	010.3401.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105812	YOUTH TASK FORCE	83511821899	010.3900.1160	HEALTH & LIFE INSUR	5.40	5.40
03/26/2026	105812	LIBRARY	83511821899	030.4101.1160	HEALTH & LIFE INSUR	34.80	34.80
03/26/2026	105812	MUSEUM	83511821899	040.4202.1160	HEALTH & LIFE INSUR	15.70	15.70
03/26/2026	105812	PARK	83511821899	020.4301.1160	HEALTH & LIFE INSUR	15.20	15.20
03/26/2026	105812	RECREATION	83511821899	020.4401.1160	HEALTH & LIFE INSUR	10.80	10.80
03/26/2026	105812	CEMETERY	83511821899	070.4501.1160	HEALTH & LIFE INSUR	7.60	7.60
03/26/2026	105812	DEVELOPMENT SERVICE	83511821899	010.6900.1160	HEALTH & LIFE INSUR	11.74	11.74
03/26/2026	105812	CITY ADMINSTRATOR	83511821899	010.6900.1160	HEALTH & LIFE INSUR	5.40	5.40
03/26/2026	105812	FINANCE	83511821899	010.6900.1160	HEALTH & LIFE INSUR	15.20	15.20
03/26/2026	105812	IT TECH	83511821899	010.6900.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105812	GIS	83511821899	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
03/26/2026	105812	CLERK	83511821899	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
03/26/2026	105812	HUMAN RESOURCES	83511821899	010.6900.1160	HEALTH & LIFE INSUR	4.90	4.90
03/26/2026	105812	WATER SUPPLY	83511821899	600.8012.1160	HEALTH & LIFE INSUR	23.30	23.30
03/26/2026	105812	WATER DISTRIBUTION	83511821899	600.8012.1160	HEALTH & LIFE INSUR	20.60	20.60
03/26/2026	105812	COMMERICAL & COLLEC	83511821899	600.8012.1160	HEALTH & LIFE INSUR	6.34	6.34
03/26/2026	105812	SEWAGE TREATMENT	83511821899	610.8121.1160	HEALTH & LIFE INSUR	34.30	34.30
03/26/2026	105812	SANITARY SEWER	83511821899	610.8121.1160	HEALTH & LIFE INSUR	5.40	5.40
03/26/2026	105812	PARKING ENFORCEMEN	83511821899	630.8203.1160	HEALTH & LIFE INSUR	2.20	2.20
03/26/2026	105812	REFUSE	83511821899	640.8305.1160	HEALTH & LIFE INSUR	27.70	27.70
03/26/2026	105812	GOLF COURSE	83511821899	650.8901.1160	HEALTH & LIFE INSUR	5.40	5.40
03/26/2026	105812	INTERNAL SERVICES	83511821899	820.9601.1160	HEALTH & LIFE INSUR	8.10	8.10
03/26/2026	105812	SB MALL	83511821899	680.7537.1160	HEALTH & LIFE INSUR	1.94	1.94
03/26/2026	105812	MASON CITY HOUSING	83511821899	010.6900.1160	HEALTH & LIFE INSUR	8.10	8.10
03/26/2026	105812	M C Housing Optional Emp	83511821899	010.6900.1160	HEALTH & LIFE INSUR	57.50	57.50
03/26/2026	105812	Adjustments	83511821899	010.6900.1160	HEALTH & LIFE INSUR	855.43	855.43
03/26/2026	105813	POLICE	83511993210	010.1101.1160	HEALTH & LIFE INSUR	122.40	122.40
03/26/2026	105813	FIRE	83511993210	010.1501.1160	HEALTH & LIFE INSUR	102.50	102.50
03/26/2026	105813	FIRE AMBULANCE	83511993210	660.1507.1160	HEALTH & LIFE INSUR	18.40	18.40
03/26/2026	105813	BUILDING DEPARTMENT	83511993210	010.1701.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105813	ANIMAL CONTROL	83511993210	010.1901.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105813	ELECTRICAL INSPECTO	83511993210	010.1904.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105813	PLUMBING INSPECTOR	83511993210	010.1907.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105813	NEIGHBORHOOD SERVI	83511993210	010.1911.1160	HEALTH & LIFE INSUR	7.34	7.34
03/26/2026	105813	STREET DEPARTMENT	83511993210	110.2105.1160	HEALTH & LIFE INSUR	54.80	54.80
03/26/2026	105813	TRAFFIC CONTROL	83511993210	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
03/26/2026	105813	ENGINEERS OFFICE	83511993210	010.6900.1160	HEALTH & LIFE INSUR	10.80	10.80
03/26/2026	105813	AIRPORT	83511993210	050.2801.1160	HEALTH & LIFE INSUR	13.50	13.50
03/26/2026	105813	HEALTH DEPARTMENT	83511993210	010.3401.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105813	YOUTH TASK FORCE	83511993210	010.3900.1160	HEALTH & LIFE INSUR	5.40	5.40
03/26/2026	105813	LIBRARY	83511993210	030.4101.1160	HEALTH & LIFE INSUR	32.60	32.60
03/26/2026	105813	MUSEUM	83511993210	040.4202.1160	HEALTH & LIFE INSUR	15.70	15.70
03/26/2026	105813	PARK	83511993210	020.4301.1160	HEALTH & LIFE INSUR	15.20	15.20
03/26/2026	105813	RECREATION	83511993210	020.4401.1160	HEALTH & LIFE INSUR	10.80	10.80
03/26/2026	105813	CEMETERY	83511993210	070.4501.1160	HEALTH & LIFE INSUR	7.60	7.60
03/26/2026	105813	DEVELOPMENT SERVICE	83511993210	010.6900.1160	HEALTH & LIFE INSUR	11.74	11.74
03/26/2026	105813	CITY ADMINSTRATOR	83511993210	010.6900.1160	HEALTH & LIFE INSUR	5.40	5.40
03/26/2026	105813	FINANCE	83511993210	010.6900.1160	HEALTH & LIFE INSUR	15.20	15.20

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
03/26/2026	105813	IT TECH	83511993210	010.6900.1160	HEALTH & LIFE INSUR	2.70	2.70
03/26/2026	105813	GIS	83511993210	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
03/26/2026	105813	CLERK	83511993210	010.6900.1160	HEALTH & LIFE INSUR	2.20	2.20
03/26/2026	105813	HUMAN RESOURCES	83511993210	010.6900.1160	HEALTH & LIFE INSUR	4.90	4.90
03/26/2026	105813	WATER SUPPLY	83511993210	600.8012.1160	HEALTH & LIFE INSUR	23.30	23.30
03/26/2026	105813	WATER DISTRIBUTION	83511993210	600.8012.1160	HEALTH & LIFE INSUR	20.60	20.60
03/26/2026	105813	COMMERICAL & COLLEC	83511993210	600.8012.1160	HEALTH & LIFE INSUR	6.34	6.34
03/26/2026	105813	SEWAGE TREATMENT	83511993210	610.8121.1160	HEALTH & LIFE INSUR	34.30	34.30
03/26/2026	105813	SANITARY SEWER	83511993210	610.8121.1160	HEALTH & LIFE INSUR	5.40	5.40
03/26/2026	105813	PARKING ENFORCEMEN	83511993210	630.8203.1160	HEALTH & LIFE INSUR	2.20	2.20
03/26/2026	105813	REFUSE	83511993210	640.8305.1160	HEALTH & LIFE INSUR	27.70	27.70
03/26/2026	105813	GOLF COURSE	83511993210	650.8901.1160	HEALTH & LIFE INSUR	5.40	5.40
03/26/2026	105813	INTERNAL SERVICES	83511993210	820.9601.1160	HEALTH & LIFE INSUR	8.10	8.10
03/26/2026	105813	SB MALL	83511993210	680.7537.1160	HEALTH & LIFE INSUR	1.94	1.94
03/26/2026	105813	MASON CITY HOUSING	83511993210	010.6900.1160	HEALTH & LIFE INSUR	8.10	8.10
03/26/2026	105813	M C Housing Optional Emp	83511993210	010.6900.1160	HEALTH & LIFE INSUR	57.50	57.50
03/26/2026	105813	Adjustments	83511993210	010.6900.1160	HEALTH & LIFE INSUR	709.58	709.58
03/26/2026	105809	IPERS LATE FEE	JAN IPERS L	010.6201.3019	OFFICE SUPPLIES	94.00	94.00
03/26/2026	105810	FEB '26 INT SERV	MAR '26 OC	010.1102.2140	M/E REPAIRS	473.35	473.35
03/26/2026	105810	FEB '26 INT SERV	MAR '26 OC	010.6501.2190	REPAIRS AND MAINTENANCE	1,211.25	1,211.25
03/26/2026	105810	FEB '26 INT SERV	MAR '26 OC	020.4304.1220	GROUND MAINTENANCE	680.00	680.00
03/26/2026	105810	FEB '26 INT SERV	MAR '26 OC	020.4401.3990	MISCELLANEOUS EXPENSES	255.00	255.00
03/26/2026	105810	FEB '26 INT SERV	MAR '26 OC	110.2103.2360	TRAFFIC SIGNAL REPAIRS	3,145.00	3,145.00
03/26/2026	105810	FEB '26 INT SERV	MAR '26 OC	110.2107.2140	M/E REPAIRS	7,565.00	7,565.00
03/26/2026	105810	FEB '26 INT SERV	MAR '26 OC	110.2107.3044	M/E SUPPLIES	3,983.04	3,983.04
03/26/2026	105810	FEB '26 INT SERV	MAR '26 OC	110.2109.2190	REPAIRS AND MAINTENANCE	1,275.00	1,275.00
03/26/2026	105810	FEB '26 INT SERV	MAR '26 OC	110.2301.2190	REPAIRS AND MAINTENANCE	2,188.75	2,188.75
03/26/2026	105810	FEB '26 INT SERV	MAR '26 OC	680.7537.3990	MISCELLANEOUS EXPENSES	2,295.00	2,295.00
03/26/2026	105810	FEB '26 INT SERV	MAR '26 OC	600.8001.2190	REPAIRS AND MAINTENANCE	2,864.69	2,864.69
03/26/2026	105810	FEB '26 INT SERV	MAR '26 OC	630.8201.2190	REPAIRS AND MAINTENANCE	425.00	425.00
03/26/2026	105810	FEB '26 INT SERV	MAR '26 OC	630.8202.2190	REPAIRS AND MAINTENANCE	148.75	148.75
03/26/2026	105810	FEB '26 INT SERV	MAR '26 OC	640.8305.3044	M/E SUPPLIES	310.06	310.06
03/26/2026	105810	FEB '26 INT SERV	MAR '26 OC	640.8305.2140	M/E REPAIRS	935.00	935.00
Total CITY OF MASON CITY:							218,449.84
CITY OF MASON CITY-VIVID							
03/26/2026	500241	02/28/2026 CLAIMS	02282026	800.9401.5265	HEALTH CARE CLAIMS	8,529.67	8,529.67
03/26/2026	500242	02/28/2026 ADMIN CLAIM	02282026 A	800.9401.5265	HEALTH CARE CLAIMS	2,916.00	2,916.00
03/26/2026	500240	03/15/2026 CLAIMS	03152026	800.9401.5265	HEALTH CARE CLAIMS	14,729.89	14,729.89
Total CITY OF MASON CITY-VIVID:							26,175.56
COLUMN SOFTWARE PBC							
03/26/2026	105814	GLOBE	1ACBCB4B-	010.5401.2030	DUES & PUBLICATION	32.44	32.44
03/26/2026	105814	GLOBE	1ACBCB4B-	010.5401.2030	DUES & PUBLICATION	57.59	57.59
03/26/2026	105814	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	263.24	263.24
03/26/2026	105814	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	232.65	232.65
03/26/2026	105814	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	396.06	396.06
Total COLUMN SOFTWARE PBC:							981.98
COLWELL MOTORS							
03/26/2026	105815	CAR 11 REPAIRS	302094	010.1102.2140	M/E REPAIRS	1,070.55	1,070.55
Total COLWELL MOTORS:							1,070.55

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
COOLEY PUMPING LLC							
03/26/2026	105816	HIGHLAND PROFESSION	250973	650.8901.2740	PROFESSIONAL SERV	125.00	125.00
Total COOLEY PUMPING LLC:							125.00
CRAIL, MARTHA							
03/26/2026	105817	MENTORING SUPPLIES &	111-8413430-	010.3900.3990	MISCELLANEOUS EXP	37.42	37.42
03/26/2026	105817	MILEAGE TO MENTORIN	DECEMBER	010.3900.2430	AUTO EXPENSE/HIRE	26.60	26.60
03/26/2026	105817	MILEAGE TO MENTORIN	FEBRUARY	010.3900.2430	AUTO EXPENSE/HIRE	213.15	213.15
03/26/2026	105817	MILEAGE TO MENTORIN	JANUARY 20	010.3900.2430	AUTO EXPENSE/HIRE	126.15	126.15
Total CRAIL, MARTHA:							403.32
CROWLEY, TOM							
03/26/2026	105818	COUNCIL MEETING VIDE	260325	010.6101.2050	CONTRACT LABOR	900.00	900.00
Total CROWLEY, TOM:							900.00
CUTTING EDGE TREE SERVICE							
03/26/2026	105819	TREE REMOVAL 738 15T	26-030	015.5401.4010	CAPITAL OUTLAY	6,000.00	6,000.00
Total CUTTING EDGE TREE SERVICE:							6,000.00
DAHLEY, JUDITH KAY							
03/26/2026	105820	PROF SRVC - TRANSCRI	03172026	010.6204.2740	PROFESSIONAL SERV	182.10	182.10
Total DAHLEY, JUDITH KAY:							182.10
DAIGLE LAW GROUP LLC							
03/26/2026	105821	TRAINING	INV-1521	010.1101.2080	EDUCATION AND TRAI	134.00	134.00
Total DAIGLE LAW GROUP LLC:							134.00
DAKOTA SUPPLY GROUP							
03/26/2026	105822	BATTERIES	S105236264.	600.8042.3590	MATERIAL	66.69	66.69
03/26/2026	105822	SAFTEY CONES	S105496905.	600.8042.3590	MATERIAL	214.12	214.12
Total DAKOTA SUPPLY GROUP:							280.81
DALEY'S PLUMBING INC							
03/26/2026	105823	SB MALL S BATHROOMS	349787	680.7537.2150	BUILDING REPAIRS AN	1,413.97	1,413.97
03/26/2026	105823	SB TOILET REPAIR	349799	680.7537.2150	BUILDING REPAIRS AN	255.29	255.29
Total DALEY'S PLUMBING INC:							1,669.26
DEREK PIKE HVACR							
03/26/2026	105824	SB MALL HVAC ISSUES	3067	680.7537.2740	PROFESSIONAL SERV	4,708.24	4,708.24
Total DEREK PIKE HVACR:							4,708.24
DES MOINES STAMP MFG							
03/26/2026	105825	OFFICE SUPPLIES	1259778	010.6204.4060	OFFICE EQUIPMENT	34.00	34.00
Total DES MOINES STAMP MFG:							34.00
DOORS INC							
03/26/2026	105826	ARENA SAFETY	370587	670.8923.3035	OTHER SUPPLIES	49.00	49.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total DOORS INC:							49.00
ELECTRONIC ENGINEERING CO							
03/26/2026	105827	STATION BASE RADIO	449003227-1	660.1509.2130	RADIO MAINTENANCE	185.92	185.92
03/26/2026	105827	STATION BASE RADIO-C	449003514-1	660.1509.2130	RADIO MAINTENANCE	185.92-	185.92-
03/26/2026	105827	STATION BASE RADIO	449003515-1	660.1509.2130	RADIO MAINTENANCE	81.59	81.59
Total ELECTRONIC ENGINEERING CO:							81.59
ELSBERND, NATHAN							
03/26/2026	105828	HAZMAT OPERATIONS C	23411554	010.1501.2080	EDUCATION AND TRAI	27.13	27.13
03/26/2026	105828	HAZMAT AWARENESS C	23477400	010.1501.2080	EDUCATION AND TRAI	27.13	27.13
Total ELSBERND, NATHAN:							54.26
ELSBERND,RANDY							
03/26/2026	105829	2026 IOWA IAAI CHAPTE	2026 ELSBE	010.1501.2030	DUES & PUBLICATION	50.00	50.00
Total ELSBERND,RANDY:							50.00
ELWOOD CONSTRUCTION,LARRY							
03/26/2026	105830	PLOW REPAIR	380SQ	110.2115.2280	REMOVAL EQUIPMENT	340.49	340.49
Total ELWOOD CONSTRUCTION,LARRY:							340.49
EMSLRC							
03/26/2026	105831	AHA CARDS OUTSIDE SE	55241	660.1507.2080	EDUCATION AND TRAI	42.50	42.50
Total EMSLRC:							42.50
FIRE SERVICE TRAINING BUREAU							
03/26/2026	105832	FIRE INVESTIGATOR - G	10418	010.1501.2060	TRAVEL AND CONFER	700.00	700.00
Total FIRE SERVICE TRAINING BUREAU:							700.00
FLOYD & LEONARD AUTO ELECTRIC							
03/26/2026	105833	V-BELT	202586	610.8121.2190	REPAIRS AND MAINT	14.93	14.93
03/26/2026	105833	V-BELT	202598	610.8121.2190	REPAIRS AND MAINT	47.62	47.62
03/26/2026	105833	V-BELT	202609	610.8121.2190	REPAIRS AND MAINT	33.57	33.57
03/26/2026	105833	2341 PPV RPRS	202761	010.1503.2140	M/E REPAIRS	38.84	38.84
03/26/2026	105833	HIGHLAND COURSE REP	202779	650.8904.3110	MAINTENANCE MATER	169.92	169.92
03/26/2026	105833	BATTERY	202788	110.2109.2190	REPAIRS AND MAINT	129.95	129.95
Total FLOYD & LEONARD AUTO ELECTRIC:							434.83
GALLS							
03/26/2026	105834	UNIFORMS	034287383	010.1101.1170	UNIFORM ALLOWANCE	64.08	64.08
03/26/2026	105834	UNIFORMS	034298563	010.1101.1170	UNIFORM ALLOWANCE	68.57-	68.57-
03/26/2026	105834	UNIFORMS	034377650	010.1101.1170	UNIFORM ALLOWANCE	44.03	44.03
Total GALLS:							39.54
GFC LEASING - WI							
03/26/2026	105835	COPIER LEASE	I547395	010.1101.2090	EQUIPMENT MAINTEN	553.89	553.89

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total GFC LEASING - WI:							553.89
GRAINGER							
03/26/2026	105836	FURNACE FILTERS	9845438085	110.2107.3260	SHOP SUPPLIES	55.08	55.08
03/26/2026	105836	SAW BLADES	9845438085	600.8002.3310	TOOLS AND SUPPLIES	60.50	60.50
03/26/2026	105836	TEFLON TAPE	9846196062	600.8042.3590	MATERIAL	22.84	22.84
03/26/2026	105836	RESPIRATORS, FILTERS	9846196070	600.8042.3590	MATERIAL	85.50	85.50
03/26/2026	105836	RESPIRATORS, RESPIRA	9846647510	600.8001.3060	SUPPLIES & LAUNDRY	206.04	206.04
Total GRAINGER:							429.96
GUSTAVE A LARSON							
03/26/2026	105837	HVAC FILTERS	6202545	660.1508.2150	BUILDING REPAIRS AN	210.76	210.76
03/26/2026	105837	ACTUATOR FOR HEAT E	6203674	610.8121.2190	REPAIRS AND MAINTENANCE	571.56	571.56
Total GUSTAVE A LARSON:							782.32
HACKBART CARPENTRY & CONSTRUCTION							
03/26/2026	105838	CEILING TILES	1035	010.1103.2150	BUILDING REPAIRS AN	4,647.46	4,647.46
Total HACKBART CARPENTRY & CONSTRUCTION:							4,647.46
HEARTLAND TIRE							
03/26/2026	105839	HIGHLAND TIRE REPAIR	270036135	650.8908.2140	M/E REPAIRS	47.00	47.00
Total HEARTLAND TIRE:							47.00
HERMEL, A H							
03/26/2026	105840	GOLF CONCESSIONS	4093:583726	650.8906.3135	CONCESSION SUPPLI	160.00	160.00
Total HERMEL, A H:							160.00
HEWETT WHOLESALE INC							
03/26/2026	105841	ARENA CONCESSIONS	239819-3	670.8923.3135	CONCESSION SUPPLI	415.30	415.30
03/26/2026	105841	ARENA CONCESSIONS	240295	670.8923.3135	CONCESSION SUPPLI	84.54	84.54
Total HEWETT WHOLESALE INC:							330.76
HUBER SUPPLY COMPANY							
03/26/2026	105842	HIGHLAND SHOP SUPPLI	3245408	650.8908.3044	M/E SUPPLIES	18.20	18.20
03/26/2026	105842	GLOVES	3247733	600.8012.3770	SAFETY EXPENSE	26.53	26.53
03/26/2026	105842	MEDICAL OXYGEN DELIV	3247788	660.1509.3070	MEDICAL SUPPLIES	65.62	65.62
Total HUBER SUPPLY COMPANY:							110.35
HUNTINGTON NATIONAL BANK, THE							
03/26/2026	105843	003-0694524-102 VIN #58	2559257	015.6900.3990	MISCELLANEOUS EXP	763.25	763.25
03/26/2026	105843	003-0694524-103 VIN #58	2559257	015.6900.3990	MISCELLANEOUS EXP	763.25	763.25
Total HUNTINGTON NATIONAL BANK, THE:							1,526.50
HY-VEE DRUGSTORE 7056							
03/26/2026	105844	DISTILLED WATER	5801800863	610.8121.3070	LABORATORY SUPPLI	70.84	70.84
03/26/2026	105844	DISTILLED WATER	5801864415	610.8121.3070	LABORATORY SUPPLI	70.84	70.84

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total HY-VEE DRUGSTORE 7056:							141.68
IDALS							
03/26/2026	105845	LIC RENEWAL	AW 9930 202	010.1901.2030	DUES & PUBLICATION	75.00	75.00
Total IDALS:							75.00
INDEPENDENT FORENSIC INVESTIGATIONS CORP							
03/26/2026	105846	ELECTRICAL FORENSIC	02262026	010.1501.2080	EDUCATION AND TRAI	400.00	400.00
Total INDEPENDENT FORENSIC INVESTIGATIONS CORP:							400.00
IOWA CITY COUNTY MANAGEMENT ASSN							
03/26/2026	105847	2006 IMMI CONFERENCE	2026 BURNE	010.6105.2060	TRAVEL AND CONFER	400.00	400.00
Total IOWA CITY COUNTY MANAGEMENT ASSN:							400.00
IOWA DEPT OF PUBLIC SAFETY							
03/26/2026	105848	QUARTERLY INVOICE	3093	010.1101.2110	COMPUTER EXPENSE	555.00	555.00
Total IOWA DEPT OF PUBLIC SAFETY:							555.00
JACK'S UNIFORMS & EQUIPMENT							
03/26/2026	105849	RIFLE OPTICS	133158A	010.1101.2090	EQUIPMENT MAINTEN	14,043.99	14,043.99
Total JACK'S UNIFORMS & EQUIPMENT:							14,043.99
JCL SOLUTIONS - JANITOR'S CLOSET							
03/26/2026	105850	SB MALL JANITORIAL	2030839	680.7537.3090	BUILDING SUPPLIES	148.66	148.66
Total JCL SOLUTIONS - JANITOR'S CLOSET:							148.66
JENSEN,KELLIE							
03/26/2026	105851	PHONE EXPENSE	APRIL 2026	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total JENSEN,KELLIE:							30.00
KABRICK DISTRIBUTING							
03/26/2026	105852	GOLF CONCESSIONS	1027105	650.8906.3135	CONCESSION SUPPLI	3,694.40	3,694.40
Total KABRICK DISTRIBUTING:							3,694.40
KNOWBE4 INC							
03/26/2026	105853	SECURITY AWARENESS	INV428012	015.6900.4060	OFFICE EQUIPMENT	4,185.00	4,185.00
Total KNOWBE4 INC:							4,185.00
LEA MOBILE GLASS INC							
03/26/2026	105854	CAR REPAIR	179814	010.1102.2140	M/E REPAIRS	577.53	577.53
03/26/2026	105854	NEW WINDSHIELD	179829	110.2107.2140	M/E REPAIRS	391.80	391.80
Total LEA MOBILE GLASS INC:							969.33
LIFE-ASSIST INC							
03/26/2026	105855	EMS SUPPLIES	2086690	660.1509.3070	MEDICAL SUPPLIES	177.30	177.30

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total LIFE-ASSIST INC:							177.30
LOCALITY MEDIA LLC							
03/26/2026	105856	FIRST DUE IMPLEMENTA	8509	660.1507.2730	TECHNOLOGY EXPEN	3,550.00	3,550.00
03/26/2026	105856	FIRST DUE IMPLEMENTA	8509	010.1501.2730	TECHNOLOGY EXPEN	3,550.00	3,550.00
Total LOCALITY MEDIA LLC:							7,100.00
M C COMMUNITY SCHOOL DIST							
03/26/2026	105857	GYM RENTAL	2662-26	020.4408.2470	CUSTODIAN EXPENSE	500.00	500.00
03/26/2026	105857	GYM RENTAL	2666-26	020.4408.2470	CUSTODIAN EXPENSE	1,295.00	1,295.00
03/26/2026	105857	GYM RENTAL	2669-26	020.4408.2470	CUSTODIAN EXPENSE	372.50	372.50
03/26/2026	105857	GYM RENTAL	2670-26	020.4408.2470	CUSTODIAN EXPENSE	627.50	627.50
Total M C COMMUNITY SCHOOL DIST:							2,795.00
MACQUEEN EQUIPMENT INC							
03/26/2026	105858	SCBA MASK CLEANER	P64281	010.1501.3035	OTHER SUPPLIES	308.71	308.71
Total MACQUEEN EQUIPMENT INC:							308.71
MARCO INC							
03/26/2026	105859	COPIER - CONTRACT	INV1502740	610.8121.3019	OFFICE SUPPLIES	67.23	67.23
03/26/2026	105859	COPIER	INV1504856	010.6206.3019	OFFICE SUPPLIES	319.23	319.23
Total MARCO INC:							386.46
MARKWALTER,MARY							
03/26/2026	105860	PHONE EXPENSE	APRIL 2026	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total MARKWALTER,MARY:							30.00
MARTIN BROS DISTRIBUTING							
03/26/2026	105861	CONCESSIONS - HIGHLA	2558128	650.8906.3135	CONCESSION SUPPLI	270.41	270.41
Total MARTIN BROS DISTRIBUTING:							270.41
MASON CITY GLASS SERVICE							
03/26/2026	105862	ARENA DOOR REPAIR	36302	670.8923.2150	BUILDING REPAIRS AN	829.04	829.04
Total MASON CITY GLASS SERVICE:							829.04
MASON CITY PUBLIC UTILITIES							
03/26/2026	105863	UTILITIES-CENTRAL PAR	224-3760-04	020.4306.2150	BUILDING REPAIRS AN	251.04	251.04
03/26/2026	105863	UTILITIES-CITY HALL	224-3780-01	010.6501.2162	WATER/SEWER UTILIT	259.54	259.54
03/26/2026	105863	UTILITIES-ANIMAL SHEL	363-4960-02	010.1901.2162	WATER/SEWER UTILIT	204.00	204.00
Total MASON CITY PUBLIC UTILITIES:							714.58
MCCOLLOUGH,CALISTA							
03/26/2026	105864	PHONE	APRIL 2026	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total MCCOLLOUGH,CALISTA:							30.00
MCMASTER-CARR SUPPLY							
03/26/2026	105865	HEAT EX. VALVE	61799371	610.8121.3110	MAINTENANCE MATER	267.64	267.64

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
03/26/2026	105865	SCREW CLIPS	61818159	610.8121.3110	MAINTENANCE MATER	22.03	22.03
Total MCMaster-CARR SUPPLY:							289.67
MEDIACOM							
03/26/2026	105866	WIFI	8384960010	010.1101.2100	INVESTIGATION FUND	5.99	5.99
Total MEDIACOM:							5.99
MELENEY, KORY							
03/26/2026	105867	PHONE EXPENSE	APRIL 2026	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total MELENEY, KORY:							30.00
MENARDS							
03/26/2026	105868	HSP MAINT	49862	600.8001.2190	REPAIRS AND MAINT	48.87	48.87
03/26/2026	105868	TORCH	50201	600.8001.2190	REPAIRS AND MAINT	29.99	29.99
03/26/2026	105868	DIST WATER	50323	600.8001.2190	REPAIRS AND MAINT	39.53	39.53
03/26/2026	105868	CLEANING SUPPLIES	50701	600.8001.2190	REPAIRS AND MAINT	28.46	28.46
03/26/2026	105868	HSP MAINT	50734	600.8001.2190	REPAIRS AND MAINT	5.49	5.49
03/26/2026	105868	CURVE FLAP DISC & FLA	50739	070.4504.3310	TOOLS AND SUPPLIES	38.94	38.94
03/26/2026	105868	WHIRLPOOL FILTER, DRI	50871	070.4504.2190	REPAIRS AND MAINT	61.66	61.66
03/26/2026	105868	CORD KEEPER & COMP	51039	070.4504.2190	REPAIRS AND MAINT	13.98	13.98
03/26/2026	105868	HSP MAINT	51041	600.8001.2190	REPAIRS AND MAINT	15.37	15.37
03/26/2026	105868	VAC FILTERS	51285	600.8042.3590	MATERIAL	29.97	29.97
Total MENARDS:							301.28
MERCYONE NORTH IOWA MEDICAL CENTER							
03/26/2026	105869	EMS MED SUPPLIES - PH	M01040207	660.1509.3070	MEDICAL SUPPLIES	938.76	938.76
03/26/2026	105869	MCFD LINEN 1.2026	M01040233	660.1507.3060	SUPPLIES & LAUNDRY	17.66	17.66
03/26/2026	105869	EMS MED SUPPLIES - PH	M01040554	660.1509.3070	MEDICAL SUPPLIES	970.58	970.58
03/26/2026	105869	MCFD LINEN 2.2026	M01040670	660.1507.3060	SUPPLIES & LAUNDRY	23.93	23.93
Total MERCYONE NORTH IOWA MEDICAL CENTER:							1,950.93
MERCYONE OCCUPATIONAL HEALTH							
03/26/2026	105870	RESP REVIEW - BLUM, H	108430	050.2806.2080	EDUCATION AND TRAI	60.00	60.00
03/26/2026	105870	SUBSTANCE ABUSE TES	108430	010.6401.2065	SUBSTANCE ABUSE T	684.00	684.00
Total MERCYONE OCCUPATIONAL HEALTH:							744.00
MICROBAC LABORATORIES INC							
03/26/2026	105871	LAB TESTING	NT2601473	610.8121.3070	LABORATORY SUPPLI	1,184.20	1,184.20
03/26/2026	105871	WATER SAMPLES	NT2601937	600.8001.3990	MISCELLANEOUS EXP	92.50	92.50
03/26/2026	105871	WATER SAMPLES	NT2601938	600.8001.3990	MISCELLANEOUS EXP	92.50	92.50
03/26/2026	105871	WATER SAMPLES	NT2601939	600.8001.3990	MISCELLANEOUS EXP	92.50	92.50
Total MICROBAC LABORATORIES INC:							1,461.70
MIDAS							
03/26/2026	105872	OIL CHANGE	4010005	010.1102.2140	M/E REPAIRS	65.09	65.09
Total MIDAS:							65.09
MIDWEST BREATHING AIR LLC							
03/26/2026	105873	NFPA COMPLIANT QUAR	12470	010.1502.2150	BUILDING REPAIRS AN	270.80	270.80

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total MIDWEST BREATHING AIR LLC:							270.80
MN-IOWA ELECTRIC MOTORS EQUIPMENT							
03/26/2026	105874	VENT FAN MOTOR	SI-15830	610.8121.2190	REPAIRS AND MAINTENANCE	367.87	367.87
03/26/2026	105874	VENT FAN MOTOR	SI-15842	610.8121.2190	REPAIRS AND MAINTENANCE	342.55	342.55
Total MN-IOWA ELECTRIC MOTORS EQUIPMENT:							710.42
NAPA AUTO PARTS							
03/26/2026	105875	RELAY	479459	640.8305.3044	M/E SUPPLIES	13.02	13.02
03/26/2026	105875	VAL CAP	479479	110.2107.3044	M/E SUPPLIES	20.87	20.87
03/26/2026	105875	OIL / AIR FILTERS	479504	110.2107.3044	M/E SUPPLIES	149.21	149.21
03/26/2026	105875	BRAKE CLEANER	479505	110.2107.3044	M/E SUPPLIES	93.84	93.84
03/26/2026	105875	LOOM	479952	110.2107.3044	M/E SUPPLIES	144.63	144.63
Total NAPA AUTO PARTS:							421.57
NASSCO INC							
03/26/2026	105876	SAFETY VEST	6678946	600.8042.3590	MATERIAL	99.60	99.60
03/26/2026	105876	COPY PAPER	6680850	600.8042.3590	MATERIAL	203.15	203.15
Total NASSCO INC:							302.75
NORTH CENTRAL INTERNATIONAL							
03/26/2026	105877	MOUNTING STRAP	X223022302:	110.2107.3044	M/E SUPPLIES	615.80	615.80
03/26/2026	105877	DOOR LATCH & CABLE	X223022353:	640.8305.3044	M/E SUPPLIES	105.17	105.17
Total NORTH CENTRAL INTERNATIONAL:							720.97
NORTH IOWA FABRICATION INC							
03/26/2026	105878	IDENTIFICATION TAGS	65848	110.2109.2190	REPAIRS AND MAINTENANCE	116.00	116.00
Total NORTH IOWA FABRICATION INC:							116.00
PETERSON, STEVE							
03/26/2026	105879	PLYGRAPH EXAMS	5 031126	010.1101.3990	MISCELLANEOUS EXP	300.00	300.00
Total PETERSON, STEVE:							300.00
PITNEY BOWES INC							
03/26/2026	105881	POSTAGE MACHINE BAT	1029147777	010.6206.3019	OFFICE SUPPLIES	339.00	339.00
03/26/2026	105880	MAILER 02/04/26-05/03/26	3322256804	010.6206.3019	OFFICE SUPPLIES	1,110.90	1,110.90
Total PITNEY BOWES INC:							1,449.90
PRAZAK,JESSICA							
03/26/2026	105882	BINGO SUPPLIES	12/8/2025	010.3900.3990	MISCELLANEOUS EXP	6.51	6.51
03/26/2026	105882	MILEAGE TO MENTORIN	DECEMBER	010.3900.2430	AUTO EXPENSE/HIRE	31.50	31.50
03/26/2026	105882	MILEAGE TO MENTORIN	FEBRUARY	010.3900.2430	AUTO EXPENSE/HIRE	32.63	32.63
03/26/2026	105882	MILEAGE TO MENTORIN	JANUARY MI	010.3900.2430	AUTO EXPENSE/HIRE	32.63	32.63
03/26/2026	105882	MILEAGE TO MENTORIN	NOVEMBER	010.3900.2430	AUTO EXPENSE/HIRE	42.00	42.00
Total PRAZAK,JESSICA:							145.27
PRINTING SERVICES INC.							
03/26/2026	105883	SANITATION MAILER-2ND	8037	640.8305.2740	PROFESSIONAL SERV	722.57	722.57

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total PRINTING SERVICES INC.:							722.57
PSYCHOLOGY ASSOCIATES							
03/26/2026	105884	MMPI	11042428	010.1101.3990	MISCELLANEOUS EXP	330.00	330.00
Total PSYCHOLOGY ASSOCIATES:							330.00
QUILL CORPORATION							
03/26/2026	105885	TAB DIVIDERS, PAPER C	48066048	600.8042.3590	MATERIAL	8.98	8.98
Total QUILL CORPORATION:							8.98
RELIANT FIRE APPARATUS INC							
03/26/2026	105886	2317 REPAIRS	INV-IA-6213	010.1503.2140	M/E REPAIRS	336.46	336.46
Total RELIANT FIRE APPARATUS INC:							336.46
RISE BROADBAND							
03/26/2026	105887	DIGITAL INFO	8137600020	030.4101.3058	DIGITAL INFORMATION	59.00	59.00
Total RISE BROADBAND:							59.00
RIVER CITY AUTO SUPPLY							
03/26/2026	105888	WIPER ARM	531694	110.2107.3044	M/E SUPPLIES	52.24	52.24
03/26/2026	105888	TRUCK 29	951708	600.8001.2190	REPAIRS AND MAINTENANCE	181.06	181.06
03/26/2026	105888	TRUCK 29	951736	600.8001.2190	REPAIRS AND MAINTENANCE	7.98	7.98
03/26/2026	105888	TRUCK 126	951888	600.8001.2190	REPAIRS AND MAINTENANCE	219.63	219.63
Total RIVER CITY AUTO SUPPLY:							460.91
ROBERTS, JAMES							
03/26/2026	105889	JAMES ROBERTS KNIFE	03102026	010.1101.3990	MISCELLANEOUS EXP	107.00	107.00
Total ROBERTS, JAMES:							107.00
RSM US LLP							
03/26/2026	105890	MCI - IT OBSERVABILITY	CI-11375949	015.6900.4060	OFFICE EQUIPMENT	698.00	698.00
Total RSM US LLP:							698.00
RSM US PRODUCT SALES LLC							
03/26/2026	105891	MICROSOFT DEFENDER	CI-11383021	015.6900.4060	OFFICE EQUIPMENT	37.20	37.20
03/26/2026	105891	CISCO WIRELESS LICEN	CI-11391090	015.6900.4060	OFFICE EQUIPMENT	1,575.00	1,575.00
Total RSM US PRODUCT SALES LLC:							1,612.20
SALT							
03/26/2026	105892	SALT FORUM BOOTH FE	04282026	010.6105.3120	VOLUNTEER COORDI	15.00	15.00
Total SALT:							15.00
SCHILLER,MATTHEW J							
03/26/2026	105893	CONTRACTUAL	MARCH 202	660.1507.2740	PROFESSIONAL SERV	1,500.00	1,500.00
Total SCHILLER,MATTHEW J:							1,500.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
SCHILLING SUPPLY COMPANY							
03/26/2026	105894	CLOROX PRODUCTS	1045093-00	010.1103.3060	SUPPLIES & LAUNDRY	131.36	131.36
03/26/2026	105894	RECREATION CLOROX W	1045102-00	020.4408.3990	MISCELLANEOUS EXP	150.05	150.05
03/26/2026	105894	BATTERIES, HAND LOTIO	1045252-00	600.8042.3590	MATERIAL	203.82	203.82
Total SCHILLING SUPPLY COMPANY:							485.23
SHRED RIGHT							
03/26/2026	105895	SHREDDING	0067638	010.6501.3990	MISCELLANEOUS EXP	81.86	81.86
03/26/2026	105895	SHREDDING	0067643	010.1101.3990	MISCELLANEOUS EXP	81.86	81.86
Total SHRED RIGHT:							163.72
SOUND AND MEDIA SOLUTIONS							
03/26/2026	105896	SB MALL MUSIC-04/2026	93504	680.7537.2740	PROFESSIONAL SERV	35.00	35.00
Total SOUND AND MEDIA SOLUTIONS:							35.00
SPRAYER SPECIALTIES INC							
03/26/2026	105897	HIGHLAND SPRAYER RE	1259732-IN	650.8908.2140	M/E REPAIRS	84.94	84.94
Total SPRAYER SPECIALTIES INC:							84.94
STELLAR TRUCK & TRAILER							
03/26/2026	105898	ANIMAL CONTROL TRUC	54005	010.1901.2140	M/E REPAIRS	805.13	805.13
Total STELLAR TRUCK & TRAILER:							805.13
SUMMIT FIRE PROTECTION							
03/26/2026	105899	FIRE EXTINGUISHER INS	3953524	010.1502.2150	BUILDING REPAIRS AN	80.85	80.85
Total SUMMIT FIRE PROTECTION:							80.85
TREVIPIAY							
03/26/2026	105900	SUPPLIES	380C17B0	080.5801.3019	OFFICE SUPPLIES	22.16	22.16
03/26/2026	105900	BUS SUPPLIES	380C17B0	080.5801.3035	OTHER SUPPLIES	55.86	55.86
03/26/2026	105900	SUPPLIES	6EAFD0CB	080.5801.3019	OFFICE SUPPLIES	4.12	4.12
03/26/2026	105900	BUS SUPPLIES	6EAFD0CB	080.5801.3035	OTHER SUPPLIES	3.92	3.92
03/26/2026	105900	AQUATIC PRINTING	988C7F4D	020.4490.3035	OTHER SUPPLIES	94.49	94.49
03/26/2026	105900	MENTORING	D034D0AE	010.3900.3990	MISCELLANEOUS EXP	55.39	55.39
Total TREVIPIAY:							235.94
TRUCK CENTER COMPANIES							
03/26/2026	105901	WHEEL KIT AND DRUM	XA30023665	640.8305.3044	M/E SUPPLIES	1,550.12	1,550.12
Total TRUCK CENTER COMPANIES:							1,550.12
UNION PACIFIC RAILROAD							
03/26/2026	105902	TAFT WATER MAIN LOOP	346172127	603.8061.4625	MAINS, ETC-SUPPLY	2,055.00	2,055.00
Total UNION PACIFIC RAILROAD:							2,055.00
UNITED BEVERAGE							
03/26/2026	105903	GOLF CONCESSIONS	W-1944435	650.8906.3135	CONCESSION SUPPLI	1,121.00	1,121.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total UNITED BEVERAGE:							1,121.00
USA BLUEBOOK							
03/26/2026	105904	LAB SUPPLIES	INV0099221	610.8121.3070	LABORATORY SUPPLI	762.76	762.76
03/26/2026	105904	LAB SUPPLIES	INV0099249	610.8121.3070	LABORATORY SUPPLI	407.20	407.20
Total USA BLUEBOOK:							1,169.96
VANWALL EQUIPMENT							
03/26/2026	105905	FRONT AXLE REPAIR	6827454	020.4308.2140	M/E REPAIRS	6,324.36	6,324.36
Total VANWALL EQUIPMENT:							6,324.36
VESTIS							
03/26/2026	105906	UNIFORMS & MATS	6340537482	610.8121.3060	SUPPLIES & LAUNDRY	218.88	218.88
03/26/2026	105906	UNIFORMS	6340537487	600.8001.3060	SUPPLIES & LAUNDRY	213.06	213.06
03/26/2026	105906	RUGS	6340537839	010.6501.3060	SUPPLIES & LAUNDRY	80.89	80.89
03/26/2026	105906	HIGHLAND MOTOR SHO	6340538588	650.8908.3044	M/E SUPPLIES	60.11	60.11
03/26/2026	105906	SUPPLIES AND LAUNDR	6340539451	110.2105.3060	SUPPLIES & LAUNDRY	115.22	115.22
03/26/2026	105906	UNIFORMS	6340539454	640.8305.2410	UNIFORM RENTAL	108.55	108.55
03/26/2026	105906	UNIFORMS	6340539894	600.8001.3060	SUPPLIES & LAUNDRY	183.93	183.93
Total VESTIS:							980.64
WATERWORKS,MASON CITY							
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	010.1102.3044	M/E SUPPLIES	13.00	13.00
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	010.1502.3035	OTHER SUPPLIES	426.93	426.93
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	010.1503.3044	M/E SUPPLIES	13.00	13.00
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	010.1911.3035	OTHER SUPPLIES	4.58	4.58
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	010.2601.3019	OFFICE SUPPLIES	274.76	274.76
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	010.6201.3019	OFFICE SUPPLIES	194.22	194.22
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	010.6206.3019	OFFICE SUPPLIES	681.72	681.72
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	010.6401.3019	OFFICE SUPPLIES	49.55	49.55
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	020.4301.3019	OFFICE SUPPLIES	4.95	4.95
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	020.4301.3060	SUPPLIES & LAUNDRY	317.30	317.30
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	020.4401.3019	OFFICE SUPPLIES	76.07	76.07
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	070.4504.3990	MISCELLANEOUS EXP	174.02	174.02
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	110.2105.3019	OFFICE SUPPLIES	75.69	75.69
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	110.2105.3060	SUPPLIES & LAUNDRY	438.40	438.40
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	110.2105.3770	SAFETY EXPENSE	93.97	93.97
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	110.2107.3044	M/E SUPPLIES	466.34	466.34
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	110.2107.3260	SHOP SUPPLIES	195.65	195.65
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	110.2109.2190	REPAIRS AND MAINT	16.67	16.67
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	110.2109.3035	OTHER SUPPLIES	307.93	307.93
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	610.8121.3060	SUPPLIES & LAUNDRY	319.69	319.69
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	610.8121.3770	SAFETY EXPENSE	52.36	52.36
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	640.8305.3060	SUPPLIES & LAUNDRY	155.91	155.91
03/26/2026	105907	FEB 26 OCD-STOREROO	MAR '26 OC	640.8305.3770	SAFETY EXPENSE	6.20	6.20
Total WATERWORKS,MASON CITY:							4,358.91
WYBORNYPAM							
03/26/2026	105908	PHONE EXPENSE	APRIL 2026	030.4101.2040	PHONE EXPENSE	30.00	30.00
Total WYBORNYPAM:							30.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
ZIEGLER							
03/26/2026	105909	GENERATOR MAINT	IN002330445	600.8001.2190	REPAIRS AND MAINTENANCE	15.00	15.00
03/26/2026	105909	GENERATOR MAINT	IN002332263	600.8001.2190	REPAIRS AND MAINTENANCE	75.12	75.12
Total ZIEGLER:							90.12
Grand Totals:							596,593.95

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

Dated: _____

Approved by: _____

Claims of April 2, 2026,
will be provided Monday, April 6, 2026



CLERK
DEPARTMENT

Memorandum

To: Mayor and Council
From: City Administrator
Date: April 7, 2026
RE: Permits

Recommendation:

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

Country Axe
300100 S. Federal Avenue Ste 310

Council Action Requested:

Approve recommendation.

/s/Aaron Burnett

Reviewed and Recommend Approval

**FINANCE
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brent Hinson, Finance Director
Date: March 31, 2026
RE: February 2026 Financial Report

Attached are reports for the City's financial condition and budgetary performance, updated through February 28, 2026. With 66.67% of the year completed, we are at 62.12% of revenues and 63.53% of expenditures in the General Fund. Last year at this time, we were at 63.09% of revenues and 63.40% of expenditures.

In the General Fund, we are running \$703,151 behind in revenues; this is entirely due to the point we are in the property tax cycle, as significant revenues will not start to come in until April. We are now running \$487,236 behind in general expenditures.

We are now running behind in revenues for Recreation, Library, Museum, Airport, Cemetery, and Transit due to property tax cycle timing. We are below budgeted pace in expenditures for Library, Museum, and Cemetery are all below budgeted pace for expenditures. Airport is above pace for expenditures, but this is solely due to an increase in property insurance and the timing of that payment. Transit is well under for expenditures, primarily because we have budgeted bus purchases (these are 85% Federal grant-funded) and we have not yet purchased those buses.

We are sitting okay in Road Use Tax and the Enterprise Funds generally. We have dipped slightly below budget pace in Road Use but are much further under budget for expenditures. Water is under on revenues but much further under on expenditures. Sewer is ahead in revenues and below budget on expenditures. Golf, Ambulance, Arena, and Mall are running under budget on revenues. Golf, Arena, and Mall are running ahead of budget on expenditures, while Ambulance is running well below budget on expenditures.

We are still running ahead for the fiscal year for LOSST with \$4,563,204.48 received versus a budgetary need of \$4,400,000, but this gap has narrowed in recent months. Last year at this time, we had received \$4,461,192.98, so we are on a good trend overall. We are also

ahead in Hotel/Motel Tax for the year at \$557,790.31 in revenue versus a budgetary need of \$540,000. However, this latter information should be tempered with the fact that last year at this time we had received \$581,047.61 in Hotel/Motel Tax and ended up below budget on revenues for the fiscal year.

In an overall sense, we have \$51,091,980.26 in the City treasury at February 28, as compared to \$51,057,587.76 one year ago at this time.

Attachments:

Month-to-Date/Year-to-Date Treasurer's Report

Revenues- Operational Summary

Expenditures- Operational Summary

FY26 CIP Spending- Year to Date



Brent Hinson, Finance Director



Reviewed and Recommend Approval

**CITY OF MASON CITY, IOWA
YEAR TO DATE TREASURER'S REPORT
FEBRUARY 28, 2026**

FUND	7/1/2025	Y-T-D	Y-T-D	2/28/2026
	BEGINNING CASH BALANCE	REVENUES	EXPENDITURES	ENDING CASH BALANCE
010-GENERAL FUND	6,500,000.00	9,596,446.10	9,851,085.15	6,245,360.95
015- GENERAL- CAPITAL IMPROVMNT	821,723.40	1,501,547.85	1,679,917.06	643,354.19
020- RECREATION	522,120.30	1,197,406.16	1,342,817.71	376,708.75
030- LIBRARY	167,741.40	780,205.54	934,536.62	13,410.32
040- MUSEUM	235,567.00	323,421.91	437,140.32	121,848.59
050- AIRPORT	813,121.41	589,168.16	694,735.69	707,553.88
070- CEMETERY	80,690.41	259,011.39	282,434.83	57,266.97
080-CITY TRANSIT	140,442.44	1,111,806.61	862,909.97	389,339.08
090- TORT LIABILITY	439,098.28	382,541.65	718,443.09	103,196.84
110- ROAD USE TAX	2,280,409.72	2,618,573.83	2,813,673.12	2,085,310.43
112- EMPLOYEE RETIREMENT	34,075.45	388,151.96	509,183.99	(86,956.58)
114- POLICE RETIREMENT	1,673,732.56	267,519.17	556,988.98	1,384,262.75
116- FIRE RETIREMENT	1,487,947.18	177,091.36	397,906.46	1,267,132.08
117- 411 MEDICAL COST	590,039.93	39,492.93	248,120.94	381,411.92
119- EMERGENCY LEVY	-	-	-	-
120- HOTEL/MOTEL TAX	104,754.08	557,790.31	568,347.17	94,197.22
121- LOCAL OPTION SALES & SRVC	303,480.41	4,563,204.48	4,692,055.75	174,629.14
127- FOREST PARK TIF	-	211,146.99	214,819.84	(3,672.85)
130- UNIFIED TIF	113,506.00	568,047.05	539,611.46	141,941.59
131- DOWNTOWN REINVESTMENT TIF	-	364,105.75	292,317.85	71,787.90
132- SOUTHSIDE GATEWAY TIF	54,657.95	276,786.92	-	331,444.87
142- CITY ADMINISTERED GRANTS	28,497.78	305,661.18	310,020.73	24,138.23
147- HOUSING FUND	85,402.37	369,159.70	27,225.40	427,336.67
152- 22ND STREET BUYOUT	-	-	-	-
154-CORRIDOR REVITE PROGRAM	98,536.68	76,166.76	-	174,703.44
155-DOWNTOWN REVITE PROGRAM	485,168.17	216,649.08	695,089.88	6,727.37
156-BUILDING RENOV-LIFE SAFETY	459,116.80	28,952.45	175,000.00	313,069.25
210- DEBT SERVICE	576,688.78	5,556,592.83	1,128,301.11	5,004,980.50
310- RIVER CITY RENAISSANCE	3,652,171.21	822,342.16	1,552,080.22	2,922,433.15
315- ARPA CAPITAL PROJ	-	265,584.07	2,172.00	263,412.07
320- G.O. CAPITAL PROJECTS	4,492,061.99	8,974,337.33	5,289,320.84	8,177,078.48
325- LOSST CAPITAL PROJECTS	997,540.54	4,721,754.79	4,091,362.93	1,627,932.40
500- CEMETERY PERPETUAL CARE	561,837.34	4,375.00	-	566,212.34
510- LIBRARY TRUST	360,118.67	45,353.99	40,339.77	365,132.89
520- MUSEUM TRUST	1,148,985.10	112,966.38	-	1,261,951.48
530- SOFTBALL TRUST	2,410.39	18,561.41	14,738.65	6,233.15
535- YOUTH SOFTBALL COMPLEX	119,242.98	20,048.25	16,355.58	122,935.65
540- POLICE FORFEITURES	33,964.01	2,327.69	14,696.66	21,595.04
541- PENDING FORFEITURE	61,669.45	1,520.97	1,570.12	61,620.30
542- POLICE TASK FORCE	5,100.55	45,820.75	33,477.37	17,443.93
543- POLICE TASK FORCE EQUIP	35,857.13	9,725.02	-	45,582.15
550-REGIONAL WATERSHED COALITION	9,015.75	65,496.41	71,273.91	3,238.25
600- WATER	2,195,128.89	5,056,407.41	4,696,939.00	2,554,597.30
601- WATER DEPOSITS	76,808.79	10,434.02	12,565.43	74,677.38
603-WATER CAPITAL PROJECTS	5,887,975.21	563,698.35	1,533,710.97	4,917,962.59
605- WATER DEBT SINKING	-	-	-	-
610- SEWER	538,498.65	4,769,796.31	4,390,226.55	918,068.41
613-SEWER CAPITAL PROJECTS	71,859.59	1,711,228.39	1,807,191.46	(24,103.48)
615- SEWER SINKING	-	568,720.00	28,910.00	539,810.00
620- STORM SEWER	438,761.89	594,043.20	589,352.56	443,452.53
630- PARKING	24,723.14	347,615.18	139,158.06	233,180.26
640- SANITATION	725,362.86	1,352,358.47	1,253,911.85	823,809.48
650- GOLF COURSE IMPROV TRUST	9,587.70	263,985.92	408,840.81	(135,267.19)
660- FIRE-AMBULANCE SERVICES	1,241,597.29	1,857,654.71	1,769,466.66	1,329,785.34
670- RC RENAISSANCE ARENA	-	377,301.13	619,548.37	(242,247.24)
680-SOUTHBRIDGE MALL	350,000.00	278,180.44	434,721.24	193,459.20

CITY OF MASON CITY, IOWA
YEAR TO DATE TREASURER'S REPORT
FEBRUARY 28, 2026

FUND	7/1/2025 BEGINNING CASH BALANCE	Y-T-D REVENUES	Y-T-D EXPENDITURES	2/28/2026 ENDING CASH BALANCE
800- EMPLOYEE HEALTH CARE TRUST	3,652,390.32	3,768,351.25	4,055,554.38	3,365,187.19
820- INTERNAL SERVICE	76,404.35	239,046.37	218,970.77	96,479.95
840- UNEMPLOYMENT SELF-INS	89,973.47	2,215.35	2,345.06	89,843.76
TOTAL BALANCE	44,955,565.76	69,197,898.84	63,061,484.34	51,091,980.26

Location of Funds

			<u>Interest Rate</u>	
First Citizens - Operating Account	(1)	2,649,519.19	2.39%	28-Feb
First Citizens Payroll Account	(2)	41,099.94	2.39%	28-Feb
First Citizens Arena Account x6157		416.72		28-Feb
First Citizens Police CC Acct x6257		3,271.70		28-Feb
First Citizens Inspection Acct x3801		13,225.35		28-Feb
First Citizens Ambulance Acct x6024		171,800.02	2.39%	28-Feb
First Citizens Golf Account x8421		44,338.07		28-Feb
First Citizens Savings- Mus *2233				28-Feb
First Citizens Checking- Mus Cr *5203				28-Feb
Cash on Hand		7,450.00		
Investment in IPAIT		2,533,884.06	3.460%	28-Feb
First Citizens- CD 11/20/24 (730 days)		101,975.21	4.150%	
First Citizens- CD 11/23/24 (546 days)		100,000.00	4.200%	520
First Citizens- CD 11/28/24 (730 days)		100,000.00	4.150%	520
First Citizens- CD 3/5/25 (364 days)		2,000,000.00	4.350%	
First Citizens- CD 4/2/25 (371 days)		2,000,000.00	4.200%	
First Citizens- CD 5/12/25 (359 days)		2,000,000.00	4.150%	
First Citizens- CD 5/23/25 (365 days)		75,000.00	4.200%	520
First Citizens- CD 9/3/25 (182 days)		2,000,000.00	4.200%	
First Citizens- CD 10/8/25 (182 days)		5,000,000.00	4.130%	
First Citizens- CD 10/8/25 (364 days)		5,000,000.00	3.920%	
CLBT- CD 11/5/25 (182 days)		5,000,000.00	3.871%	
First Citizens- CD 11/5/25 (364 days)		4,000,000.00	3.750%	
First Citizens- CD 12/3/25 (91 days)		3,000,000.00	4.010%	
First Citizens- CD 12/3/25 (182 days)		2,000,000.00	3.970%	
First Citizens- CD 12/7/25 (730 days)		250,000.00	3.750%	520
First Citizens- CD 1/7/26 (91 days)		4,000,000.00	3.870%	
First Citizens- CD 1/7/26 (182 days)		2,000,000.00	3.800%	
Farmers- CD 2/4/26 (91 days)		5,000,000.00	3.920%	
Farmers- CD 2/4/26 (182 days)		2,000,000.00	3.980%	
TOTAL CASH IN BANK		51,091,980.26		

			Balance
(1) First Citizens General Account		3,115,994.54	-
Outstanding Deposits & Checks/Wages payable		(466,475.35)	
		2,649,519.19	
(2) First Citizens Payroll Account		336,744.75	
Outstanding Deposits & Checks/Wages payable		(295,644.81)	
		41,099.94	

CITY OF MASON CITY, IOWA
MONTH TO DATE TREASURER'S REPORT
FEBRUARY 28, 2026

FUND	2/1/2026 BEGINNING CASH BALANCE	M-T-D REVENUES	M-T-D EXPENDITURES	2/28/2026 ENDING CASH BALANCE
010-GENERAL FUND	6,677,538.77	596,375.95	1,028,553.77	6,245,360.95
015- GENERAL- CAPITAL IMPROVMNT	620,985.61	64,627.97	42,259.39	643,354.19
020- RECREATION	434,981.97	52,804.74	111,077.96	376,708.75
030- LIBRARY	126,244.93	6,254.48	119,089.09	13,410.32
040- MUSEUM	159,058.38	9,649.82	46,859.61	121,848.59
050- AIRPORT	710,481.76	57,685.63	60,613.51	707,553.88
070- CEMETERY	73,898.83	15,203.04	31,834.90	57,266.97
080-CITY TRANSIT	434,080.23	88,358.46	133,099.61	389,339.08
090- TORT LIABILITY	133,141.31	2,636.19	32,580.66	103,196.84
110- ROAD USE TAX	2,146,735.52	254,501.33	315,926.42	2,085,310.43
112- EMPLOYEE RETIREMENT	(32,070.38)	2,692.85	57,579.05	(86,956.58)
114- POLICE RETIREMENT	1,446,845.23	1,859.59	64,442.07	1,384,262.75
116- FIRE RETIREMENT	1,313,883.65	1,234.99	47,986.56	1,267,132.08
117- 411 MEDICAL COST	381,088.46	323.46	-	381,411.92
119- EMERGENCY LEVY	-	-	-	-
120- HOTEL/MOTEL TAX	99,874.00	27,656.60	33,333.38	94,197.22
121- LOCAL OPTION SALES & SRVC	196,028.61	506,360.36	527,759.83	174,629.14
127- FOREST PARK TIF	(4,124.02)	451.17	-	(3,672.85)
130- UNIFIED TIF	140,408.09	1,533.50	-	141,941.59
131- DOWNTOWN REINVESTMENT TIF	71,428.14	359.76	-	71,787.90
132- SOUTHSIDE GATEWAY TIF	331,444.87	-	-	331,444.87
142- CITY ADMINISTERED GRANTS	(18,658.37)	144,783.88	101,987.28	24,138.23
147- HOUSING FUND	428,040.24	894.83	1,598.40	427,336.67
152- 22ND STREET BUYOUT	-	-	-	-
154-CORRIDOR REVITE PROGRAM	174,338.98	364.46	-	174,703.44
155-DOWNTOWN REVITE PROGRAM	(26,606.01)	33,333.38	-	6,727.37
156-BUILDING RENOV-LIFE SAFETY	487,051.05	1,018.20	175,000.00	313,069.25
210- DEBT SERVICE	4,708,702.41	296,278.09	-	5,004,980.50
310- RIVER CITY RENAISSANCE	2,922,539.50	6,109.67	6,216.02	2,922,433.15
315- ARPA CAPITAL PROJ	262,862.55	549.52	-	263,412.07
320- G.O. CAPITAL PROJECTS	8,235,759.59	17,217.15	75,898.26	8,177,078.48
325- LOSST CAPITAL PROJECTS	1,614,575.43	55,000.32	41,643.35	1,627,932.40
500- CEMETERY PERPETUAL CARE	565,693.34	519.00	-	566,212.34
510- LIBRARY TRUST	369,949.60	883.19	5,699.90	365,132.89
520- MUSEUM TRUST	1,259,457.05	2,494.43	-	1,261,951.48
530- SOFTBALL TRUST	6,262.43	-	29.28	6,233.15
535- YOUTH SOFTBALL COMPLEX	122,208.48	-	(727.17)	122,935.65
540- POLICE FORFEITURES	20,653.40	1,295.04	353.40	21,595.04
541- PENDING FORFEITURE	62,741.00	131.16	1,251.86	61,620.30
542- POLICE TASK FORCE	22,766.09	146.82	5,468.98	17,443.93
543- POLICE TASK FORCE EQUIP	45,487.06	95.09	-	45,582.15
550-REGIONAL WATERSHED COALITION	19,390.82	40.54	16,193.11	3,238.25
600- WATER	2,497,690.26	546,124.51	489,217.47	2,554,597.30
601- WATER DEPOSITS	75,097.99	799.39	1,220.00	74,677.38
603-WATER CAPITAL PROJECTS	4,873,657.42	72,496.23	28,191.06	4,917,962.59
605- WATER DEBT SINKING	-	-	-	-
610- SEWER	800,299.87	510,700.26	392,931.72	918,068.41
613-SEWER CAPITAL PROJECTS	76,511.37	159.95	100,774.80	(24,103.48)
615- SEWER SINKING	468,720.00	71,090.00	-	539,810.00
620- STORM SEWER	515,233.21	55,929.97	127,710.65	443,452.53
630- PARKING	253,061.56	10,190.00	30,071.30	233,180.26
640- SANITATION	802,996.18	150,057.45	129,244.15	823,809.48
650- GOLF COURSE IMPROV TRUST	(113,704.08)	25.00	21,588.11	(135,267.19)
660- FIRE-AMBULANCE SERVICES	1,282,903.49	192,988.08	146,106.23	1,329,785.34
670- RC RENAISSANCE ARENA	(231,068.62)	42,905.36	54,083.98	(242,247.24)
680-SOUTHBRIDGE MALL	208,342.44	29,605.54	44,488.78	193,459.20

**CITY OF MASON CITY, IOWA
MONTH TO DATE TREASURER'S REPORT
FEBRUARY 28, 2026**

	2/1/2026			2/28/2026
FUND	BEGINNING CASH BALANCE	M-T-D REVENUES	M-T-D EXPENDITURES	ENDING CASH BALANCE
800- EMPLOYEE HEALTH CARE TRUST	3,378,618.30	376,608.33	390,039.44	3,365,187.19
820- INTERNAL SERVICE	73,068.00	46,610.34	23,198.39	96,479.95
840- UNEMPLOYMENT SELF-INS	89,656.33	187.43	-	89,843.76
TOTAL BALANCE	51,796,252.32	4,358,202.50	5,062,474.56	51,091,980.26

Location of Funds

			<u>Interest Rate</u>	
First Citizens - Operating Account	(1)	2,649,519.19	2.39%	28-Feb
First Citizens Payroll Account	(2)	41,099.94	2.39%	28-Feb
First Citizens Arena Account x6157		416.72		28-Feb
First Citizens Police CC Acct x6257		3,271.70		28-Feb
First Citizens Inspection Acct x3801		13,225.35		28-Feb
First Citizens Ambulance Acct x6024		171,800.02	2.39%	28-Feb
First Citizens Golf Account x8421		44,338.07		28-Feb
First Citizens Savings- Mus *2233				28-Feb
First Citizens Checking- Mus Cr *5203				28-Feb
Cash on Hand		7,450.00		
Investment in IPAIT		2,533,884.06	3.460%	28-Feb
First Citizens- CD 11/20/24 (730 days)		101,975.21	4.150%	
First Citizens- CD 11/23/24 (546 days)		100,000.00	4.200%	520
First Citizens- CD 11/28/24 (730 days)		100,000.00	4.150%	520
First Citizens- CD 3/5/25 (364 days)		2,000,000.00	4.350%	
First Citizens- CD 4/2/25 (371 days)		2,000,000.00	4.200%	
First Citizens- CD 5/12/25 (359 days)		2,000,000.00	4.150%	
First Citizens- CD 5/23/25 (365 days)		75,000.00	4.200%	520
First Citizens- CD 9/3/25 (182 days)		2,000,000.00	4.200%	
First Citizens- CD 10/8/25 (182 days)		5,000,000.00	4.130%	
First Citizens- CD 10/8/25 (364 days)		5,000,000.00	3.920%	
CLBT- CD 11/5/25 (182 days)		5,000,000.00	3.871%	
First Citizens- CD 11/5/25 (364 days)		4,000,000.00	3.750%	
First Citizens- CD 12/3/25 (91 days)		3,000,000.00	4.010%	
First Citizens- CD 12/3/25 (182 days)		2,000,000.00	3.970%	
First Citizens- CD 12/7/25 (730 days)		250,000.00	3.750%	520
First Citizens- CD 1/7/26 (91 days)		4,000,000.00	3.870%	
First Citizens- CD 1/7/26 (182 days)		2,000,000.00	3.800%	
Farmers- CD 2/4/26 (91 days)		5,000,000.00	3.920%	
Farmers- CD 2/4/26 (182 days)		2,000,000.00	3.980%	
TOTAL CASH IN BANK		51,091,980.26		
				Balance
(1) First Citizens General Account		3,115,994.54		-
Outstanding Deposits & Checks/Wages payable		(466,475.35)		
		2,649,519.19		
(2) First Citizens Payroll Account		336,744.75		
Outstanding Deposits & Checks/Wages payable		(295,644.81)		
		41,099.94		

GENERAL FUND

66.67%

>>> % of Budget Year

** Ahead of budget is Good! (AB)

UB - Under Budget!

	Fund	Rev	Amended	Month	Month	% of Budg	Ahead/	UB - Under Budget/
Category	No	Code	Budget	Budg	Actual	Rec'd YTD	(Under)	
							Budget	Explanation for YTD performance
Property Taxes	010	0100	7,487,051	4,991,367	4,229,031	56.48%	(762,336)	Prop Tax UB \$762.3k
Non-Property Taxes	010	0200	175,927	117,284	175,618	99.82%	58,334	Util Repl AB \$58.3k
Licenses & Permits	010	0300	621,625	414,417	345,233	55.54%	(69,184)	Cigarette AB \$17.8K, Zoning AB \$10.2k, Cable TV UB \$58K
Grants & Contributions	010	0410	787,951	525,301	360,482	45.75%	(164,819)	Pol Gnt UB \$65K, Pol Spec Gnt UB \$30k, YTF Grant AB \$7.2K
Charges for Estl Service	010	0500	101,000	67,333	91,045	90.14%	23,712	Fire Svc AB \$6.3K, Hazmat AB \$19.2K, Pol. Svc. AB \$2k
Charges for Opt Service	010	0550	77,150	51,433	70,943	91.96%	19,510	Weed Mowing AB \$7.7K, Animal Control UB \$2k, Tree Removal AB \$2.7k
Fines & Forfeitures	010	0600	23,000	15,333	27,515	119.63%	12,182	Pol Fines AB \$12.8K
Use of Money & Prop	010	0700	341,957	227,971	270,304	79.05%	42,333	Interest AB \$42.3K
Misc Revenues	010	0800	34,500	23,000	47,214	136.85%	24,214	YTF Don. AB \$17.1K, Fire Donation AB \$1.8K
Non-Rev Receipts	010	0900	5,799,235	3,866,157	3,979,061	68.61%	112,904	TRF In-SR AB \$107.3K
TTL General Fund			15,449,396	10,299,597	9,596,446	62.12%	(703,151)	Prop Tax UB (timing), LOSST AB, Bank Int AB
			Fiscal Year 25 Feb			63.09%		
Other Property Tax-Supported Services								
Recreation	020		1,881,772	1,254,515	1,197,406	63.63%	(57,108)	Prop Tax UB \$113.8K, Pool RV AB \$14.7K, Rec Prog AB \$75.4K, Cmpg RV UB \$20.4K
Library	030		1,401,513	934,342	780,206	55.67%	(154,136)	Prop Tax UB \$124.8K, County UB \$11K, Enrich Iowa AB \$2.5K, TRF In UB \$30k
Museum	040		632,917	421,945	323,422	51.10%	(98,523)	Prop Tax UB \$39.8K, Grant & Cont UB \$37.8K, TRF In UB \$32K
Airport	050		931,946	621,298	589,168	63.22%	(32,129)	Prop Tax UB \$38.3K, State Gr UB \$32K, Airline Rent AB \$8.3K
Cemetery	070		468,036	312,024	259,011	55.34%	(53,013)	Prop Tax UB \$21.2K, Sale Lots UB \$9.6K, Internments UB \$13.5k
Transit	080		1,751,427	1,167,618	1,111,807	63.48%	(55,811)	Prop Tax UB \$11.2K, Fed Grant UB \$93.3K, St. Grant AB \$49.7K
ROAD USE			3,981,000	2,654,000	2,618,574	65.78%	(35,426)	RUT UB \$24.8K
ENTERPRISE/UTILITY FUNDS								
Water	600		8,075,566	5,383,711	5,056,407	62.61%	(327,304)	Ch Svc UB \$304.2K, Bank Int UB \$2.5K, WET Tax RV UB \$35.8K
Sewer	610		7,026,646	4,684,431	4,769,796	67.88%	85,366	Ch Svc AB \$89.6K, Bank Int AB \$6.5K
Storm Sewer	620		735,050	490,033	594,043	80.82%	104,010	Charges AB \$1.5K, Bank Int AB \$6.6K
Sanitation	640		1,987,604	1,325,069	1,352,358	68.04%	27,289	Ch Svc AB \$16.3K, Bank Int AB \$10.5K
Golf	650		600,904	400,603	262,661	43.71%	(137,942)	Membrs UB \$99.1K, Grn Fee AB \$18.9K, Concess AB \$10.4K
Ambulance	660		2,791,012	1,860,675	1,857,655	66.56%	(3,020)	Fed Grant UB \$60K, Ch Svc UB \$1.9K, Oth Misc AB \$41.3K
RCR Arena	670		745,472	496,981	377,301	50.61%	(119,680)	Fees UB \$59.6K, Concess UB \$65.9K, Rent AB \$16.1K
Southbridge Mall	680		452,000	301,333	278,180	61.54%	(23,153)	Rent Inc UB \$4K, Interest AB \$5.5K, Trf. In UB \$25K

Expenditure Summary
For Operating Departments

City of Mason City
As of February 28, 2026

MONTH-END ANALYSIS - 66.67% OF FY26 COMPLETED

66.67% >>>% of Budget Year

UB = Under-budget is good!!

AB =
ahead of
budget

GENERAL FUND

Department	Fund No	Dept No	Amended Budget	8 Month Budg	8 Month Act	% of Budg Spent YTD	Ahead/ (Under) Budget	Explanation for YTD performance
Police, Anim Cont	010	1101	7,447,080	4,964,720	4,672,980	62.75%	(291,740)	Sals UB \$313.4K, Dispatch 28E UB \$175.6K, Misc. Exp. AB \$69.3K
Fire, Civil Defense	010	1501	3,928,964	2,619,310	2,508,721	63.85%	(110,588)	Civil Def AB \$30.6K, Fire Sals UB \$181.7K, Oth Supp AB \$30K
Development Services & Safety	010	Var.	1,148,551	765,701	747,025	65.04%	(18,675)	Demo AB \$4K, Neigh Contract Lbr AB \$4K, Dev Srv Sals AB \$1.7K
Engineering	010	2601	407,860	271,907	242,253	59.40%	(29,654)	EO Sals UB \$28.9K, Tech. Exp. AB \$1.5K, Other Supp. UB \$2K
Deputy Clerk & Human Rghts	010	6204	121,663	81,109	77,774	63.93%	(3,335)	Off Equip Maint UB \$6K, Off Supp AB \$1.5K
Youth Task Force	010	3990	184,253	122,835	117,227	63.62%	(5,609)	Misc XP UB \$1.1K
General Admin & City Admin	010	6101	1,582,181	1,054,787	1,036,993	65.54%	(17,794)	CA Prof Srvs UB \$1.8K, Other Supplies AB \$1.9K, Legal Exp. AB \$3.5K
Finance & IT	010	6201	388,318	258,879	265,293	68.32%	6,414	Sals AB \$10.9K, Eq Rental AB \$1.2K, Prof. Services AB \$4.3K
Human Resources	010	6401	308,975	205,983	190,303	61.59%	(15,680)	Negot. UB \$8K, Adv- Civil UB \$8.6K, Prof Srvcs AB \$2.6K
Misc	010	Var.	11,550	7,700	7,126	61.69%	(574)	Band Misc UB \$1.6K
TTL General Fund			15,529,396	10,352,931	9,865,695	63.53%	(487,236)	Quarterly dispatch, yearly civil defense payments
						Fiscal Year 25 Feb	63.40%	
Other Property Tax-Supported Services								
Recreation	020	Var	1,916,833	1,277,889	1,342,818	70.05%	64,929	Grounds Maint. AB \$18.2K, Camp Comm. AB \$7.6K, Parks M/E Repairs UB \$15.1K
Library	030	4101	1,468,479	978,986	934,537	63.64%	(44,449)	Sals UB \$23.5K, A/V UB \$2.5K, Books UB \$4.7K
Museum	040	4202	728,543	485,695	437,140	60.00%	(48,555)	Sals AB \$41.2K, Exh. Cost UB \$5.2K, Museum Fund. Admin 2 Sals UB \$63K
Airport	050	2801	943,888	629,258	694,736	73.60%	65,477	Prop Ins AB \$44.5K, Publicity AB \$11.9K, Landing Area Maint AB \$12.9K
Cemetery	070	4501	473,237	315,491	282,435	59.68%	(33,057)	Markers AB \$3.3K, Vases & Dec UB \$4.4K, Cem - Oper. UB \$28.4K
Transit	080	5801/2	1,857,282	1,238,188	862,910	46.46%	(375,278)	Gasoline UB \$22K, Motor Eq UB \$285.3K, Salaries AB \$1.7K
ROAD USE	110		4,895,595	3,263,730	2,813,673	57.47%	(450,057)	2101 Projects UB \$352.9K, Snow Rem Total UB \$58K, Street - Gen. UB \$30.5K
ENTERPRISE/UTILITY FUNDS								
Water	600		8,433,414	5,622,276	4,696,939	55.69%	(925,337)	Supply Rep & Maint AB \$26K, Chemicals AB \$3.7K, Filters AB \$32.3K
Sewer	610		6,762,449	4,508,300	4,390,227	64.92%	(118,073)	Gas & Elec AB \$79.2K, Bldg Ins. AB \$45.1K, Maint Mat UB \$39.5K
Storm Sewer	620		816,054	544,036	589,353	72.22%	45,316	O&M Proj UB \$19.5K, Eng Proj UB \$131.4K, Labor- SM UB \$12.5K
Sanitation	640		1,969,041	1,312,694	1,253,912	63.68%	(58,782)	Landfill UB \$27.3K, Sals UB \$31.8K, Work Comp AB \$16.5K, Prof Srvs AB \$29.2K
Golf	650		589,526	393,017	408,841	69.35%	15,824	Sals (Grounds & Gen) AB \$21.8K, Maint Mat UB \$2.2K, Fuel AB \$3K
Ambulance	660		3,036,087	2,024,058	1,769,467	58.28%	(254,592)	Sals UB \$10.4K, Service XP AB \$25.4K, Motor Equip UB \$73K
RCR Arena	670		735,472	490,315	619,548	84.24%	129,234	Adm Sals UB \$9.5K, Gas & Elec UB \$32.1K, Cont Agreem. AB \$148.3K
Southbridge Mall	680		633,290	422,194	434,721	68.64%	12,528	Gas & Elec AB \$9.1K, Prop Tax UB \$40.3K, Bldg Ins. AB \$7.6K, Bldg Rep AB \$16K

City of Mason City, FY26
Capital Improvements Plan Spending to Date

Dept	Dept Code	Line	Project	Budget	CIP#26-Project	Total XP for Year	Amt Remaining	Jan	Feb
Police	1102	015.1103.4010	In-Car Computer Replacement	38,119.00	001	-	38,119.00		
Police	1102	015.1103.4090	Vehicle Replacement	233,532.00	002	177,572.15	55,959.85	12,254.24	
Police	1103	015.1103.4090	IT Infrastructure Update	63,998.00	003	59,185.50	4,812.50	508.98	290.16
Police	1109	015.1103.4090	Ballistic Vest Replacement	10,000.00	004	316.70	9,683.30		
Police				345,649.00					
Fire	1503	015.1502.4090	Aerial Apparatus	507,000.00	005	509,898.36	(2,898.36)		
Fire	1503	015.1502.4010	Fleet Equipment	7,000.00	006	-	7,000.00		
Fire				514,000.00		-	514,000.00		
Ambulance	1509	660.1509.4040	Ambulance Replacement	320,000.00	007	-	320,000.00		
Ambulance	1509	660.1509.4010	Power Cots	36,700.00	008	-	36,700.00		
Ambulance	1509	660.1509.4010	LUCAS Chest Compression Syst.	22,500.00	009	-	22,500.00		
Ambulance	1509	660.1509.4010	Stair Chair Repl.	17,500.00	010	15,160.76	2,339.24		
Ambulance	1509	660.1509.4010	EMS Response Cold Weather Gear	10,000.00	011	-	10,000.00		
Ambulance	1509	660.1509.4010	Cardiac Monitors	42,500.00	012	-	42,500.00		
Ambulance	1509	660.1509.4010	Laptops	10,200.00	013	7,969.85	2,230.15		
Ambulance				459,400.00					
Eng- Other	2101	110.2101.4040	Engineering Vehicle Replacement	50,000.00	014	-	50,000.00		
Eng- Other	2101	320.2101.4585	Pierce/12th NW & Shared-Use Path	1,025,651.87	015	143,464.38	882,187.49	16,157.12	
Eng- Other	7537	310.7537.4644	Southbridge Parking Lot		146	14,308.00	(14,308.00)	2,548.00	
Eng- Other	2101	320.2101.4680	Briarstone West Development	627,872.45	141	-	627,872.45		
Engineering- Other				1,703,524.32					
Eng- Street	2101	320.2101.4582	Highway 122 West Reconstruction	250,000.00	016	-	250,000.00		
Eng- Street	2101	320.2101.4580	Street Rehab Program	1,500,000.00	017	1,458,195.58	41,804.42		
Eng- Street	2101	320.2101.4582	US 65 Reconstruction- City Share	1,670,000.00	018	-	1,670,000.00		
Eng- Street	2101	110.2101.4600	Traffic Operations Mgmt System	10,500.00	019	-	10,500.00		
Eng- Street	2101	325.2101.4644	Pavement Marking Program	220,000.00	020	148,407.45	71,592.55	148,407.45	
Eng- Street	2101	110.2101.4570	Sidewalk & Ped Ramp Program	20,000.00	021	-	20,000.00		
Eng- Street	2101	110.2101.4670	Street Light Program	30,000.00	022	-	30,000.00		
Eng- Street	2101	110.2101.4660	Pavement Preservation Program	75,000.00	023	4,072.98	70,927.02		
Eng- Street	2101	110.2101.4660	Utility Box-Out Pavement Repl.	20,000.00	024	-	20,000.00		
Eng- Street	2101	110.2101.4575	Downtown Ped Ramp Compliance	118,997.68	025	100,000.00	18,997.68		
Eng- Street	2101	320.2101.4585	Penn Ave Street & Utility SWAP	125,000.00	026	107,438.65	17,561.35	15,604.73	1,131.23
Eng- Street	2101	320.2101.4580	19th Street SW Project (FY27 Proj)	68,145.00	143	59,462.23	8,682.77	12,011.40	
O&M- Street	2101	320.2107.4040	Arborist High Ranger Repl.	350,000.00	027	-	350,000.00		
O&M- Street	2101	320.2101.4660	Street Patching Program	160,000.00	028	108,343.87	51,656.13		
O&M- Street	2101	320.2101.4660	Curb Replacement Program	160,000.00	029	108,343.86	51,656.14		
O&M- Street	2101	110.2101.4860	City Dead Tree Removal	120,000.00	030A	80,732.10	39,267.90	210.38	4,175.00
O&M- Street	2101	015.2101.4860	City Dead Tree Removal- Cem/Park	93,000.00	030B	69,700.00	23,300.00		
O&M- Street	2101	110.2101.4577	City Sidewalk Replacement	50,000.00	031	-	50,000.00		
O&M- Street	2101	110.2101.4860	Citywide Reforestation	65,000.00	032	-	65,000.00		
Eng- Street	2103	110.2101.4600	Traffic Signal Upgrades	125,000.00	033	-	125,000.00		
Eng- Street	2103	110.2101.4650	UPRR Quiet Zone Maintenance	9,520.00	034	9,520.00	-		
Eng- Street	2103	320.2101.4650	Federal RR Underpass Railings	45,000.00	140	-	45,000.00		
Eng- Street	2105	110.2101.4590	Traffic & Street Sign Compliance	50,000.00	035	42,547.63	7,452.37	4,699.80	
O&M- Street	2107	320.2107.4040	Vehicle Replacement	525,173.00	036	193,972.00	331,201.00		
Eng- Street	2117	110.2101.4550	Biennial Bridge Inspection	22,000.00	037	427.37	21,572.63	119.45	
Street				5,882,335.68					
Airport	2806	320.2816.4040	Runway Snowblower	916,667.00	038	6,460.00	910,207.00		6,460.00
Airport	2816	320.2816.4644	18/36 Runway Rehab (FY27 Project)	410,000.00	147	189,700.00	220,300.00	74,808.00	57,400.00
Airport	2816	320.2816.4644	Construct GA Taxi Lane	578,070.00	039	449,619.88	128,450.12	2,703.92	907.03
Airport	2816	320.2816.4644	Backflow Prevention Project	297,700.00	040	16,645.27	281,054.73		
Airport				2,202,437.00					
Library	4101	015.4101.4510	Woodman Controls Replacement	45,000.00	041	-	45,000.00		
Library				45,000.00					
Museum	4203	015.4203.4510	Siding Replacement	45,000.00	138	40,480.00	4,520.00		
Museum				45,000.00					
O&M- Park	4350	325.2101.4644	Trail Maintenance Program	76,000.00	042	-	76,000.00		
O&M- Park	4350	325.2101.4922	Water Fountain Replacement	20,000.00	043	-	20,000.00		
O&M- Park	4350	325.2101.4922	Pickleball Court Improvements	30,000.00	044	-	30,000.00		
O&M- Park	4350	325.2101.4922	Lester Milligan Shelter Roof	9,000.00	045	-	9,000.00		
O&M- Park	4350	325.4350.4040	Small Haul Trailer	4,500.00	046	2,599.00	1,901.00		
O&M- Park	4350	325.4350.4040	3/4 Ton Truck Replacement	48,000.00	047	-	48,000.00		
O&M- Park	4350	325.2101.4922	East Park Shelter #2 Replacement		142	3,996.57	(3,996.57)		
O&M- Park	4350	325.2101.4922	NIACC Shelters- Mountain		144	-	-		
Rec- Campgd	4350	325.4350.4644	Electrical Upgrades, Phase 1	25,000.00	048	-	25,000.00		
Rec- Pool	4350	325.4350.4644	Lap Pool Shell Resurfacing	150,000.00	049	137,754.50	12,245.50		
Rec- Golf	4350	325.4350.4040	Fairway Mower	45,000.00	050	46,110.40	(1,110.40)		
Rec- Golf	4350	325.4350.4040	Greens Mower	-	051	-	-		
Park & Rec				407,500.00					
Cemetery	4504	015.4504.4090	Mower Replacement	10,100.00	052	10,733.00	(633.00)		
Cemetery	4504	015.4504.4010	Columbariums	-	053	-	-		
Cemetery	4504	015.4504.4010	Stone Wall Restoration	116,600.00	054	21,314.00	95,286.00	13,500.00	
Cemetery	4504	015.4504.4010	Pond Aeration	25,000.00	139	20,407.30	4,592.70		
Cemetery				151,700.00					

City of Mason City, FY26
Capital Improvements Plan Spending to Date

Dept	Code	Line	Project	Budget	CIP#26- Project	Total XP for Year	Amt Remaining	Jan	Feb
Dev Services	5401	154.7518.2910	CoRL Program	100,000.00	055	-	100,000.00		
Dev Services	5401	155.7518.2910	DoRL Program	160,000.00	056	-	160,000.00		
Dev Services	5401	156.7518.2910	BuRLS Program	32,500.00	057	-	32,500.00		
Dev Services	5401	015.5401.4010	EAB Tree Special Assess Program	250,000.00	058	39,950.00	210,050.00	6,000.00	8,300.00
Dev Services	5401	015.5401.4010	Nat'l Register Surveys & Noms.	20,000.00	059	5,675.00	14,325.00	5,075.00	
Dev Services	5401	015.5401.4644	Property Redev (FY27 Proj)		148	5,000.00	(5,000.00)	5,000.00	
Dev Services	5801	080.5802.4040	Transit Rolling Stock	428,000.00	060	-	428,000.00		
Dev Services	5801	080.5802.4010	Transit Shelters	90,000.00	061	-	90,000.00		
Dev Services	5801	015.5401.4090	Plan Review Upgrades	20,500.00	062	12,746.00	7,754.00		
Development Services				1,101,000.00					
Finance	6201	210.7112	2019 CIP Debt Repay- Non-Levy	740,860.00	063	-	740,860.00		
Finance	6201	210.7116	2020 CIP Debt Repay- Non-Levy	690,500.00	064	-	690,500.00		
Finance	6201	210.7105	2020 (19A) RCR Debt- Non-Levy	819,355.00	065	-	819,355.00		
Finance	6201	210.7113	2020 (19D) RCR Debt- Non-Levy	97,767.00	066	-	97,767.00		
Finance	6201	210.7101	2021 (21B) RCR Debt- Non-Levy	137,514.00	067	-	137,514.00		
Finance	6201	210.7221	2021 CIP Debt Repay- Non-Levy	610,802.00	068	-	610,802.00		
Finance	6201	210.7126	FY24 CIP Debt Repay- Non-Levy	509,984.00	069	-	509,984.00		
Finance	6201	210.7127	2023B LOSST/GO Bond	629,850.00	070	-	629,850.00		
Finance	6201	210.7128	FY25 CIP Debt Repay- Non-Levy	533,824.00	071	-	533,824.00		
Non-Levy Debt Service				4,770,456.00					
Finance	6201	015.6900.3990	Leased Vehicles (Various Depts)	190,000.00	072	116,350.54	73,649.46	14,662.43	14,834.48
GIS	6203	110/600/610	GIS Data Conversion	114,000.00	073	46,902.17	67,097.83	5,801.17	
City Hall	6900	015.6900.4010	HVAC Repairs	100,000.00	074	-	100,000.00		
City Hall	6900	015.6900.4060	Computer Replacement	100,000.00	075	116,447.61	(16,447.61)	5,048.63	6,839.00
City Hall	6900	015.6900.4060	IT Network Upgrades	94,000.00	076	140,293.74	(46,293.74)	22,551.30	11,925.30
Finance	6900	310.7539.4644	Conference Center Improvements	150,000.00	077	-	150,000.00		
Finance	6900	310.7537.4644	Southbridge Theatre Improvements	438,052.85	078	472,586.57	(34,533.72)	56,352.71	6,216.02
Finance	6900	015.6900.2742	Branding Study & Implementation	75,000.00	079	40,961.44	34,038.56		15.00
Finance	6900	015.6900.4680	5th & Penn Esthetic Improvements	40,000.00	145	-	40,000.00		
Finance	6900	015.6900.4060	Equipment Replacement	10,000.00	080	371.73	9,628.27		
Finance	6900	015.6900.2732	Electronic Records Conversion	65,000.00	081	-	65,000.00		
Admin & Finance				1,376,052.85					
Eng- Water	8011	600.8011.3199	Radio Read Meters	100,000.00	082	-	100,000.00		
Eng- Water	8061	603.8061.4680	Water Tower Maintenance	275,000.00	083	227,968.99	47,031.01	197,315.00	
Eng- Water	8061	603.8061.4198	Vehicle Replacement	55,000.00	084	33,314.00	21,686.00		
Eng- Water	8061	603.8061.4560	Well Siting Study	125,000.00	085	-	125,000.00		
Eng- Water	8061	603.8061.4510	EDR Treatment Upgrades	14,905,000.00	086	118,065.00	14,786,935.00	34,787.68	27,520.00
Eng- Water	8061	603.8061.4680	Feed Pump & Motor Replacement	90,000.00	087	-	90,000.00		
Eng- Water	8061	600.8001.2735	Distribution Model Support	15,000.00	088	-	15,000.00		
O&M- Water	8061	603.8061.4630	Valve Replacement	131,000.00	089	94,157.75	36,842.25	360.72	
O&M- Water	8061	603.8061.4199	Utility Truck Replacement	90,000.00	090	86,216.00	3,784.00		
Water				15,786,000.00					
O&M- Sewer	8125	613.8125.4530	Collection System Maintenance	1,550,000.00	091	1,000,184.25	549,815.75	36,873.53	47,734.80
O&M- Sewer	8125	613.8125.4690	Water Reclamation Nutrient Redct.	29,500,000.00	092	-	29,500,000.00		
O&M- Sewer	8125	613.8125.4040	Used Semi Truck	50,000.00	093	-	50,000.00		
O&M- Sewer	8125	613.8125.4199	Digester Repairs	85,000.00	094	80,399.89	4,600.11		
Eng- Sewer	8125	613.8125.4535	43rd St SW Lift Station & Force Main	4,633,000.00	095	-	4,633,000.00		
Sanitary Sewer				35,818,000.00					
Eng- Storm	8125	620.8125.4620	Subdrain Installation	200,000.00	096	-	200,000.00		
Eng- Storm	8125	620.8125.4620	Intake Repl Project	50,000.00	097	-	50,000.00		
O&M- Storm	8125	620.8125.4610	Storm Intake Maintenance	60,000.00	098	-	60,000.00		
Storm Sewer				310,000.00					
O&M- Sanit.	8305	320.7540.4680	Sanitation Vehicle Replacement	2,305,000.00	099	1,591,800.00	713,200.00		
O&M- Sanit.	8305	320.7540.4680	Automated Collection	1,250,000.00	100	-	1,250,000.00		
Sanitation				3,555,000.00					
Total				74,473,054.85		8,640,815.02	65,832,239.83	693,361.64	193,748.02
Adj- FY25 Advances for Projects				334,628.13					
Adj- FY26 Budget Amend #1				(1,450,067.98)					
Adj- FY26 Budget Amend #2									
FY26 Budgeted CIP				73,357,615.00					

Dept	Code	Line	Project	Carryover Amt.	Proj #	Total XP for Year	Amt Remaining	Jan	Feb
Police	1102	015.1103.4090	Vehicle Replacement	26,010.09	25-003	26,010.09	-		
Police	1103	015.1103.4510	Building Renovation	84,125.73	25-004	10,436.40	73,689.33	10,436.40	
Police	1109	015.1103.4090	Ballistic Vest Replacement	2,824.27	25-005	2,824.27	-		
Fire	1502	015.1502.4510	Training Tower Maintenance	12,000.00	25-006	55.45	11,944.55		55.45
Ambulance	1508	660.1509.4010	Furniture Replacement	8,750.00	25-007	-	8,750.00		
Ambulance	1509	660.1509.4040	Ambulance Replacement	252,943.33	25-008	164,823.00	88,120.33		
Ambulance	1509	660.1509.4010	Power Cots	60,400.00	25-009	-	60,400.00		
Ambulance	1509	660.4509.4010	LUCAS Chest Compression Syst.	21,400.00	25-010	-	21,400.00		
Ambulance	1509	660.1509.4010	Command Vehicles Repl.	54,000.00	25-011	-	54,000.00		
Ambulance	1509	660.1509.4010	Stair Chair Repl.	18,877.59	25-012	18,877.59	-		
Ambulance	1509	660.1509.4010	Cardiac Monitors	41,200.00	25-013	-	41,200.00		
Engineering	2101	325.2101.4925	Bike North Iowa/Destination IA	4,232,432.05	25-014	3,231,583.88	1,000,848.17	11,137.04	41,643.35
Engineering	2101	320.2101.4580	4th Street NE Retaining Wall	104,191.73	25-015	79,149.32	25,042.41		

**City of Mason City, FY26
Capital Improvements Plan Spending to Date**

Dept	Dept Code	Line	Project	Budget	CIP#26-Project	Total XP for Year	Amt Remaining	Jan	Feb
Eng- Street	2101	320.2101.4582	Highway 122 Mercy Reconstruction	2,858,561.55	25-016	-	2,858,561.55		
Eng- Street	2101	320.2101.4582	Highway 122 West Planning	361,354.63	25-083	16,600.00	344,754.63	16,600.00	
Eng- Street	2101	320.2101.4582	US 65 Reconstruction- City Share	1,569,133.96	25-017	10,089.98	1,559,043.98		10,000.00
Eng- Street	2101	110.2101.4600	Traffic Operations Mgmt System	9,058.00	25-018	-	9,058.00		
Eng- Street	2101	325.2101.4644	Pavement Marking Program	32,034.57	25-019	32,034.57	-	15,300.37	
Eng- Street	2101	110.2101.4570	Sidewalk & Ped Ramp Program	20,000.00	25-020	2,689.89	17,310.11		
Eng- Street	2101	110.2101.4670	Street Light Program	15,219.79	25-021	8,954.83	6,264.96	849.99	781.05
O&M- Street	2101	320.2101.4660	Curb Replacement Program	95,850.08	25-024	95,850.08	-		
O&M- Street	2101	110.2101.4577	City Sidewalk Replacement	87,808.69	25-026	87,609.58	199.11		
O&M- Street	2101	110.2101.4860	Citywide Reforestation	66,998.49	25-027	35,321.14	31,677.35		
Eng- Street	2103	110.2101.4600	Traffic Signal Upgrades	104,366.41	25-028	18,425.18	85,941.23		2,642.10
Eng- Street	2105	110.2101.4590	Traffic & Street Sign Compliance	731.65	25-030	731.65	-		
O&M- Street	2107	320.2107.4040	Vehicle Replacement	68,781.19	25-031	-	68,781.19		
Airport	2816	320.2816.4510	Terminal Building Capstones	1,029,761.79	25-032	402,816.96	626,944.83	34,149.77	
Museum	4203	015.4203.4510	Off-Site Storage Building	300,000.00	25-036	-	300,000.00		
O&M- Park	4350	325.2101.4644	Trail Maintenance Program	27,339.35	25-040	-	27,339.35		
Dev Services	5401	154.7518.2910	CoRL Program	98,536.68	25-044	-	98,536.68		
Dev Services	5401	155.7518.2910	DoRL Program	485,168.17	25-045	60,000.00	425,168.17		
Dev Services	5401	015.5401.4010	Nat'l Register Surveys & Noms.	5,000.00	25-046	5,000.00	-		
Dev Services	5401	015.5401.4510	St. John's Church Project	-	25-087	-	-		
GIS	6203	110/600/610	GIS Data Conversion	56,194.50	25-058	56,194.50	-		
Finance	6900	015.6900.2732	Electronic Records Conversion	96,790.76	25-062	-	96,790.76		
Eng- Water	8011	600.8011.3199	Radio Read Meters	115,353.95	25-063	53,472.27	61,881.68		
Eng- Water	8061	603.8061.4560	Drill & Develop New Well	1,900,000.00	25-064	368,160.50	1,531,839.50		
Eng- Water	8061	603.8061.4510	EDR Treatment Upgrades	64,073.60	25-065	64,073.60	-		
Eng- Water	8061	603.8061.4625	Taft Avenue Loop	3,027,328.37	25-066	3,725.81	3,023,602.56		671.06
Eng- Water	8061	600.8001.2735	Distribution Model Support	15,000.00	25-068	14,237.00	763.00	7,229.98	7,007.02
O&M- Water	8061	603.8061.4630	Water Main Repl.	480,126.95	25-070	19,281.79	460,845.16		
O&M- Water	8061	603.8061.4630	Valve Replacement	15,130.38	25-071	15,130.38	-		
O&M- Sewer	8125	613.8125.4530	Collection System Maintenance	294,274.82	25-072	294,274.82	-		
O&M- Sewer	8125	613.8125.4690	Water Reclamation Nutrient Redct.	588,420.29	25-074	432,332.50	156,087.79		53,040.00
Eng- Sewer	8125	613.8125.4535	43rd St SW Lift Station & Force Main	8,562.38	25-077	-	8,562.38		
Eng- Storm	8125	620.8125.4620	Subdrain Installation	156,662.50	25-078	35,257.75	121,404.75	24,525.00	
Eng- Storm	8125	620.8125.4620	Intake Repl Project	50,000.00	25-079	-	50,000.00		
O&M- Storm	8125	620.8125.4610	Storm Intake Maintenance	72,630.59	25-080	68,893.25	3,737.34		770.24
O&M- Sanit.	8305	640.8305.2740	Automated Collection	126,655.28	25-081	59,229.99	67,425.29	9,013.00	12,420.90
Fire	1501	015.1502.4090	Mobile Data Units	12,320.00	24-004	-	12,320.00		
Fire	1502	015.1502.4510	Fire Facility Improvements- Gen CP	372,741.72	24-005	245,668.06	127,073.66		
Ambulance	1509	660.1509.4010	Dash Cams	35,210.15	24-009	2,125.00	33,085.15		
Ambulance	1509	660.1509.4010	IV Pump Replacement	27,500.00	24-010	-	27,500.00		
Engineering	2101	325.2101.4923	HOME Grant Infrastructure**	336,439.20	24-097	336,439.20	-		
Library	4101	015.4101.4510	Woodman Controls Network Mgr	19,650.00	24-037	-	19,650.00		
O&M- Park	4350	325.2101.4922	Central Park Lights	8,000.00	24-044	-	8,000.00		
Recreation	4350	325.4350.4644	Kayak & Bike Trail Improvements	100,000.00	24-046	-	100,000.00		
Recreation	4350	325.4350.4010	Aquatic Center Basin Painting	50,000.00	24-048	50,000.00	-		
Recreation	4350	325.4350.4010	Campground Bathhouse Repairs	31,726.78	24-049	-	31,726.78		
Recreation	4350	325.4350.4644	Arena Light Upgrades	70,339.36	24-050	53,631.93	16,707.43		
Eng- Water	8061	603.8061.4560	Well Siting Study	125,000.00	24-076	-	125,000.00		
Eng- Water	8061	603.8061.4622	Water Tower Maintenance	3,617.15	24-077	3,617.15	-		
Eng- Water	8061	603.8061.4510	EDR, Raw Feed, Process Valve Repl.	222,698.76	24-079	-	222,698.76		
Grant- Storm	8125	620.8125.4615	FEMA Adv Assistance Study	225,000.00	24-100	285,212.77	(60,212.77)	88,451.75	100,483.23
Police	1102	015.1103.4010	Smart City/Safe City	702,137.50	23-108	-	702,137.50		
Fire	1501	015.1502.4010	Code Enforcement Publications	7,400.00	23-005	2,519.72	4,880.28		
Ambulance	1509	660.1509.4010	Mobile Data Units	29,434.66	23-019	-	29,434.66		
Eng- Street	2101	320.2101.4600	Traffic Operations Mgmt System	50,000.00	23-032	-	50,000.00		
Airport	2816	320.2816.4510	Terminal Building	1,472,260.67	23-053	108,161.36	1,364,099.31		
Recreation	4350	325.4350.4644	MacNider Campground Cabins/Trail	136,155.00	23-061	-	136,155.00		
Eng- Storm	8125	620.8125.4620	North-Central Storm Sewer Study	35,893.85	23-103	-	35,893.85		
Eng-Street	2101	320.2101.4650	UP Grade Crossing Reconstr.	171,000.00	19-60	96,642.42	74,357.58	18,980.54	
O&M- Parks	2101	325.2101.4922	Prairie Playground- YIELD Donation	5,075.92	21-103	-	5,075.92		
Park & Rec	4350	Various	Unspent Balance	56,907.41	##	48,805.43	8,101.98		
O&M- Parks	4350	325.4350.4040	Pickup with Plow & Sander	50,000.00	22-30	-	50,000.00		
City Admin	6501	015.6900.4010	Mason City Room Broadcast Equip	50,000.00	21-23	-	50,000.00		
Dvpt Services	7537	310.7537.2740	RCR Arena/Mall Misc	698,733.42	-	702,480.50	(3,747.08)		
Dvpt Services	7538	310.7538.3990	RCR Pavilion	-	22-16	-	-		
Engineering	7539	310.7539.2740	RCR Hotel & Skywalk**	3,123,719.13	22-57	362,705.15	2,761,013.98	170.80	
Eng- Water	8061	603.8061.4170	Isolation Valve Replacement	50,000.00	21-82	-	50,000.00		
Carryover XP (Budget Amend #1)				8,495,870.52					
Carryover XP (Budget Amend #2)						8,092,156.71	19,408,868.13	236,844.64	229,514.40
Amendments				8,495,870.52					
Total XP						16,732,971.73		930,206.28	423,262.42
Ledger Balance								930,206.28	423,262.42
Discrepancy from Ledger								-	-
Included in Budget Amendment #1				9,945,938.50					
Included in Budget Amendment #2				-					
# of Projects				192					



MAYOR

Memorandum

To: Council
 From: John P. Lee, Mayor
 Date: April 7, 2026
 RE: Appointment to Boards and 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</u>
Michael Mundt	Building Advisory & Appeals	New	2030
Ryan Hocken	Building Advisory & Appeals	New	2031
Lon Badker	Plumbing Board of Appeals	New	2027
Brian Truex (TFV Brian Drees)	Electrical Examiners & Appeals	New	7/2026
Miranda Johnson	Mason City Housing Authority	Reappt.	2028
Spencer Dedor	Elmwood Cemetery Board	New	2030

/s/John P. Lee

Reviewed and Recommend Approval

Diana L. Black

From: Website Forms <website@municipal.one>
Sent: Friday, February 27, 2026 8:12 AM
To: Diana L. Black; Pamela Stecker
Subject: Application for Appointment



Form Information:

Form Name: Application for Appointment

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

Form Text: 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.

Form URL: <https://www.masoncity.net/web-form/517>

User Submitted Content:

Name (First, Middle, Last): MICHAEL MUNDT

Address: 2045 S. Wilson Ave

Home Phone: 641-231-1074

Business Phone: 641-450-5073

Email Address: mmundt1@hotmail.com

Occupation: Master Plumber/ Fireplace

Education: Denver High School

Why do you want to serve on a Mason City Board or Commission? I truly feel being appointed to this board is a true testimony of my knowledge and dedication to the plumbing and mechanical field. I have a strong feeling that I can help with the enforcement of Permits and Inspections for the city of Mason City. I see too many things out here that our inspection enforcement can't possibly catch all in a day. With having handy man, unlicensed people performing work without insurance, and the know-how. These people are putting the community and themselves at risk. I take my profession very seriously, and I have dedicated my life to this and the people I serve. I have always said, "We are here to protect the public and our clients; this is our job to keep them safe and alive."

List organizations you have participated. Include offices and position Sorry, I have never been asked to be on a board or community group. I have just stayed in my lane.

Please place a check next to the Mason City boards and commissions on which you would be willing to Plumbing Appeals and Examinations Board (5 year term starting January 1) |

The City of Mason City as required by State Law will attempt to achieve gender
Balance on the various Boards and Commissions
(Notice – This application shall be considered public record)

Hocken	Ryan	Michael
Last Name	First	Middle

Reappointment Date _____

Diana L. Black

From: Website Forms <website@municipal.one>
Sent: Thursday, February 26, 2026 9:26 AM
To: Diana L. Black; Pamela Stecker
Subject: Application for Appointment



Form Information:

Form Name: Application for Appointment

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

Form Text: 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.

Form URL: <https://www.masoncity.net/web-form/517>

User Submitted Content:

Name (First, Middle, Last): Lon Gregory Badker

Address: 3592 orchid ave

Home Phone: 6414304647

Business Phone: 6414304647

Email Address: badlon1@yahoo.com

Occupation: Plumber

Education: Master plumber master HVAC

Why do you want to serve on a Mason City Board or Commission? My name was brought up for the position. I have been doing plumbing and HVAC for 28 years. I believe with the combined knowledge on the board, we would be able to solve any issues quickly and respectfully.

List organizations you have participated. Include offices and position Manly city council for 6 years Manly mayor for 3 1\2 years

Please place a check next to the Mason City boards and commissions on which you would be willing to Plumbing Appeals and Examinations Board (5 year term starting January 1) |

Diana L. Black

From: Website Forms <website@municipal.one>
Sent: Tuesday, February 24, 2026 8:50 AM
To: Diana L. Black; Pamela Stecker
Subject: Application for Appointment



Form Information:

Form Name: Application for Appointment

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

Form Text: 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.

Form URL: <https://www.masoncity.net/web-form/517>

User Submitted Content:

Name (First, Middle, Last): BRIAN MATTHEW TRUEX

Address: 2262 West State St
Home Phone: 6414305053
Business Phone: 6414305053
Email Address: Briantruex@gmail.com

Occupation: Electrical Contractor

Education: ABC of Iowa

Why do you want to serve on a Mason City Board or Commission? Was asked to serve.

List organizations you have participated. Include offices and position Harding Lodge #649 AF&AM - 2012 - Current - Master 2016 Des Moines Scottish Rite 2013 - Current - Officers line from 2019-2024 Antioch Commandery #43 Knights Templar 2013. - Current - Commander 2017 Iowa York Rite College 2014- Current - Governor 2022

Please place a check next to the Mason City boards and commissions on which you would be willing to Electrical Examiners & Appeals Board (3 year term starting July 1) |

Diana L. Black

From: Website Forms <website@municipal.one>
Sent: Tuesday, March 17, 2026 12:00 PM
To: Diana L. Black; Pamela Stecker
Subject: Application for Appointment



Form Information:

Form Name: Application for Appointment

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

Form Text: 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.

Form URL: <https://www.masoncity.net/web-form/517>

User Submitted Content:

Name (First, Middle, Last): Miranda Lynn Johnson

Address: 1035 Crestmore Way

Home Phone: 641-425-1123

Business Phone: 641-430-0870

Email Address: miranda@goodshepmc.org

Occupation: Social Worker for elderly

Education: Bachelors in Human Services

Why do you want to serve on a Mason City Board or Commission? I care about housing for our community. I am an advocate for the residents using housing assistance and want them in safe affordable homes.

List organizations you have participated. Include offices and position Mason City Housing Authority - Vice Chair

Please place a check next to the Mason City boards and commissions on which you would be willing to Housing Commission (2 year term starting April 1) |

Diana L. Black

From: Website Forms <website@municipal.one>
Sent: Thursday, March 26, 2026 8:57 AM
To: Diana L. Black; Pamela Stecker
Subject: Application for Appointment



Form Information:

Form Name: Application for Appointment

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

Form Text: 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.

Form URL: <https://www.masoncity.net/web-form/517>

User Submitted Content:

Name (First, Middle, Last): Spencer J Dedor

Address: 279 Willowbrook drive

Home Phone: 6415305112

Business Phone: 6415305112

Email Address: spencer.dedor34@gmail.com

Occupation: retired

Education: BA at Upper Iowa University

Why do you want to serve on a Mason' City Board or Commission? I'm very involved in the local Wreaths Across America and it seems to be a natural fit with Elmwood-St. Joseph cemetery as that is where the local Wreaths Across America Day is held. North low

List organizations you have participated. Include offices and position Yum-Yums inc-owner and President. North Iowa Christian School-Board President, Finance Committee Lifewise Academy-Board member

Please place a check next to the Mason City boards and commissions on which you would be willing to Cemetery Board (5 year term starting April 1) |



**POLICE
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Mike McKelvey, Police Chief
Date: March 26, 2026
RE: Recommendation to Hire Two Police Officers

Recommendation:

Approve the hiring of Chris Axelsen and Jaden O'Brien as Police Officers at starting wage of \$33.19/hour.

Review:

These two police officer applicants have met all Civil Service, background investigation, and state of Iowa peace officer hiring criteria. Hiring these two applicants will fill two of our current police officer vacancies.

Budget Impact:

Salary and benefits for these positions are controlled by the Teamsters Collective Bargaining Agreement. These positions are included in the annual operations budget for FY 2026.

Council Action Requested:

Approve the hire of both Police Officer applicants at starting wage of \$33.19/hr.

Attachments:

Proposed resolution.

Mike McKelvey

Mike McKelvey, Police Chief

A handwritten signature in black ink, appearing to read 'Aaron Burnett', written over a horizontal line.

Reviewed and Recommend Approval



**RECREATION
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brian Pauly, Recreation Superintendent
Date: 4/1/2026
RE: Recommendation to Hire Alexis Hauge for Marketing & Communication Specialist at Grade J, Step 1 (\$30.65 Hour)

Recommendation:

Consider hiring Alexis Hauge for the Marketing and Communication Specialist position at Grade J, Step 1.

Review:

As discussed during the budgeting process, we are adding this position to support Mason City Arena advertising sales, along with communications and marketing for the Recreation Department.

An interview team consisting of Nick Largent, Director of Golf; Colleen Frein, Greater Mason City Chamber of Commerce President; Coordinator; Perry Buffington, Human Resources Director; and Brian Pauly, Recreation Superintendent interviewed the top candidates for the position. From the finalists, I selected Alexis Hauge for the Marketing and Communication Specialist position at Grade J, Step 1.

Budget Impact:

Funding will come through the FY27 operating budget, and the current budget will be covered by the vacancy created when the Arena Manager resigned in early January.

Council Action Requested:

Hire Alexis Hauge as Marketing & Communication Specialist at Grade J, Step 1 (\$30.65 Hour)

Brian Pauly

Brian Pauly, Recreation Superintendent

A handwritten signature in black ink, appearing to read 'Aaron Burnett', written over a horizontal line.

Reviewed and Recommend Approval



**ENGINEERING/
WATER SUPPLY
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brent Hinson, Interim Director
Date: March 31, 2026
RE: Hire of Sarah Carr for Civil Engineer I Position

Recommendation:

We recommend approval of the hire of Sarah Carr for the position of Civil Engineer I in the Engineering/Water Supply Department at the April 7, 2026 City Council meeting.

Review:

The Civil Engineer I position is a newly budgeted position within the Engineering/Water Supply Department. This position is an entry-level engineer that requires obtaining an Engineer-in-Training (EIT) certification within eighteen months of appointment. This would allow the individual hired to work toward their Professional Engineer (P.E.) certification, which requires 4 years of experience working under a P.E. The position is important to the department as we build back up our capacity following retirements in the department. It will focus on the full variety of activities in the department, including planning, design, and execution of in-house and contracted projects.

A panel including HR Director Perry Buffington, Assistant City Engineer Steven Olney, Administrative Assistant Mackenzie Hart, WHKS Engineer Scott Sweet, and I conducted interviews for this position. Based on this process, we recommend the hire of Sarah Carr for the position. Sarah has a Master's degree in Civil Engineering and has completed 4 internships with civil engineering firms. We are pleased to have the opportunity to bring a professional of her caliber on in this new role.

Budget Impact:

The position is currently budgeted. It is recommended that the selected candidate be hired at Grade L, Step 4 of the non-bargaining compensation plan (\$38.94/hour).

Council Action Requested:

Approve hire of Sarah Carr for the position of Civil Engineer I at the rate of \$38.94/hour.

Attachments:

None.



Brent Hinson, Interim Director



Reviewed and Recommend Approval



**PUBLIC WORKS
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Jim Collins, Director of Public Works
Date: April 7, 2026
RE: Recommendation to Hire Street Maintenance Worker

Recommendation:

Consider the hiring of Alex Mariner as the successful applicant for the position of Street Maintenance Worker at the April 7, 2026, Council Meeting.

Review:

The position of Street Maintenance Worker was vacated with Dan Kamm's promotion to the Street/Sanitation Supervisor position. Current employees were allowed to apply for the vacancy, the most senior employee from the approved Civil Service list interested in the job is Alex Mariner, who was offered and accepted the position.

Budget Impact:

None. The position is included in the Operating Budget.

Council Action Requested:

Approve Alex Mariner as the successful applicant for the position of Street Maintenance Worker at the April 7, 2026, Council Meeting at the rate of \$30.40/hour.

Attachments:

Proposed resolution.

Jim Collins

Jim Collins, Director of Public Works

A handwritten signature in black ink, appearing to read "Jim Collins", written over a horizontal line.

Reviewed and Recommend Approval



**CLERK
DEPARTMENT**

Memorandum.

To: Mayor and Council
From: City Administrator
Date: April 7, 2026
RE: Certify

Recommendation:

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.

Budget Impact:

None.

Council Action Requested:

Adopt Resolution.

/s/Aaron Burnett

Reviewed and Recommend Approval

RESOLUTION NO. 26 –

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:

Billed For	Number/Date Of Invoice	Owner & Address	Parcel Number	Charges
Water-Utility Bill	288-1280-04 12/15/2025	Tracy Dean (Zeke) Miller 414 N Georgia Mason City, IA 50401	070336100700	\$ 254.98
Water-Utility Bill	224-3380-25 1/5/2025	Gazelle Properties 1002 E State St Ste A Mason City, IA 50401-3600 Property Address: 10 S Jefferson Ave	070926101000	\$ 71.58
Water-Utility Bill	264-2080-12 1/13/2025	Platte River Properties 4080 Plateau Dr Colorado Spings, CO 80921-2325 Property Address: 242 14th St SE	071510702300	\$ 115.60
Water-Utility Bill	333-0040-04 1/29/2025	Judy Jutting 319 N Carolina Ave Mason City, IA 50401	071020200200	\$ 301.61
Water-Utility Bill	130-0150-01 1/26/2025	Cynthia Barron 819 N Madison Ave Mason City, IA 50401-2039	070441100200	\$ 178.51
Water-Utility Bill	228-1880-10 2/5/2025	Catarino Martinez-Gonzalez 22629 340th St Forest City, IA 50436-7519 Property Address: 616 S President Ave	070943301300	\$ 16.99
Water-Utility Bill	327-0900-03 2/5/2025	Mary Gambrell 216 S Kentucky Ave Mason City, IA 50401	071028301900	\$ 164.32

Water-Service Fee	22098 12/12/2025	Wade W Busch 3 Asbury Ct Mason City, IA 50401	071842901200	\$ 53.00
Property Address: 2026 S Wilson Ave				
General-Sidewalk Repair	22076 12/5/2025	Cynthia M Barron 819 N Madison Ave Mason City, IA 50401	070441100200	\$2,676.50
General-Property Clean Up	22181 2/5/2026	Ryan A Kershner 323 7th St SE Mason City, IA 50401	071037600400	\$ 160.38
General-Property Clean Up	22213 2/10/2026	Nick Sage 717 S Polk Pl Apt 1 Mason City, IA 50401	070437800100	\$ 211.38
Property Address: 725 N Harrison Ave				
General-Property Clean Up	22167 1/27/2026	Warren A & Robin E Tilton 123 5th St NW Mason City, IA 50401	070448300300	\$ 161.88
Rec-Snow Removal	22217 2/11/2026	2nd Chance LLC & Galaxy Holdings LLC 742 15th St NE Mason City, IA 50401	070340201900	\$ 131.00
Property Address: 1112 N Hampshire Ave				
Rec-Snow Removal	22240 2/11/2026	Peter & Doris Allos Trust 11981 Old Pomerado Road Poway, CA 92064	071020500200	\$ 123.00
Property Address: 633 3rd St NE				
Rec-Snow Removal	22198 2/5/2026	Andrea L Arne 233 10th St NW Mason City, IA 50401	070443000100	\$ 150.60
Rec-Snow Removal	22230 2/11/2026	Joshua C Beals 1119 E State St Mason City, IA 50401	071115600400	\$ 115.00
Rec-Snow	22220	William Collins	070340200500	\$ 170.60

Removal	2/11/2026	632 11th St NE Mason City, IA 50401		
Rec-Snow Removal	22199 2/5/2026	Carrington Mortgage Services LLC Celink 3900 Capital City Blvd Lansing, MI 48906 Property Address: 1022 N Jefferson Ave	070440400500	\$ 115.00
Rec-Snow Removal	22233 2/11/2026	Laura Duitscher 2212 14th Ave N Clear Lake, IA 50428 Property Address: 1424 S Hampshire Ave	071520301900	\$ 135.00
Rec-Snow Removal	22190 2/5/2026	Galaxy Holdings LLC & 2nd Chance LLC 742 15th St NE Mason City, IA 50401 Property Address: 221 N Monroe Ave	070920500100	\$ 127.00
Rec-Snow Removal	22186 2/5/2026	Robby A Hoskinson 604 N Madison Ave Mason City, IA 50401	070445501100	\$ 174.20
Rec-Snow Removal	22239 2/11/2026	Harmony Investors Group LLC 30 N Gould St Ste R Sheridan, WY 82801 Property Address: 680 3rd St NE	071020202600	\$ 110.20
Rec-Snow Removal	22242 2/11/2026	Alexander L Hart 325 20th St SE Mason City, IA 50401	071532700600	\$ 109.40
Rec-Snow Removal	22234 2/11/2026	Ryan A Kershner 323 7th St SE Mason City, IA 50401	071037600400	\$ 121.40
Rec-Snow Removal	22225 2/11/2026	Richard E & Pamela K Keenan 315 S Rhode Island Ave Mason City, IA 50401	071028600400	\$ 114.20
Rec-Snow Removal	22205	Jeffrey A Krutsinger	071515500800	\$ 171.00

	2/5/2026	1502 S Pennsylvania Ave Mason City, IA 50401		
Rec-Snow Removal	22236 2/11/2026	Sally J Levad 11108A 285th St Mason City, IA 50401 Property Address: 409 7th St SE	071037700200	\$ 121.40
Rec-Snow Removal	22241 2/11/2026	Chadwick Leer & Jinny Rae 1923 N Carolina Ave Mason City, IA 50401 Property Address: 125 1st St SE	071015600500	\$ 149.40
Rec-Snow Removal	22243 2/11/2026	Chelsi R McCoy Zach P Harnish 1102 N Hampshire Ave Mason City, IA 50401	070340202000	\$ 168.20
Rec-Snow Removal	22231 2/11/2026	Konner J Mills 313 N Minnesota Ave Apt 5 Sioux Falls, SD 57104 Property Address: 1121 E State St	071115600500	\$ 115.00
Rec-Snow Removal	22185 2/5/2026	Jennifer A Mathiason 403 N Monroe Ave Mason City, IA 50401	070446300500	\$ 139.00
Rec-Snow Removal	22232 2/11/2026	NJI-II-S1 Holdings LLC 1309 Coffeen Ave Sheridan, WY 82801 Property Address: 1138 E State St	071110702000	\$ 115.00
Rec-Snow Removal	22183 2/5/2026	Lupe & Victoria Ponce 118 12th St NW Mason City, IA 50401	070428302500	\$ 115.00
Rec-Snow Removal	22200 2/5/2026	Rural Revival Properties LLC c/o B.D. Nichols, Mgr 1124 39th St Des Moines, IA 50311 Property Address: 12 14th St SE	071510500400	\$ 112.60
Rec-Snow Removal	22219	TD Young Rentals LLC	070342800200	\$ 115.40

	2/11/2026	317 N Boulder Ave PO Box 365 Nora Springs, IA 50458 Property Address: 807 11th St NE		
Rec-Snow Removal	22224 2/11/2026	Dustin P Van Ness 29 Cedar Lake Rd N Minneapolis, MN 55405 Property Address: 323 S Tennessee Ave	071115501800	\$ 159.80
Rec-Snow Removal	22193 2/5/2026	Wal-Mart Real Estate Business Trust Attn: Wal-Mart Prop Tax Dept PO Box 8050 Bentonville, AR 72712 Property Address: 4151 4th St SW	061242800100	\$ 247.00
Rec-Snow Removal	22207 2/5/2026	Anna C Warner 18 20th St SE Mason City, IA 50401	071530101300	\$ 114.60

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:

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 April, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk



**CLERK
DEPARTMENT**

Memorandum

To: Mayor and Council
From: City Administrator
Date: April 7, 2026
RE: Certify EAB tree removals

Recommendation:

The City Council approved the creation of the Private Dead and Diseased Tree Program in July 2025 to assist property owners in financing the removals through a special assessment to taxes. 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.

Budget Impact:

None.

Council Action Requested:

Adopt Resolution.

/s/Aaron Burnett

Reviewed and Recommend Approval

RESOLUTION NO. 26 -

A RESOLUTION LEVYING SPECIAL ASSESSMENT FOR TREE REMOVAL 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, considerable efforts have been made to address dead or diseased trees on public property in light of the Emerald Ash Borer, and

WHEREAS, a program to assist property owners in financing the costs of the removals through a special assessment to taxes mechanism had been approved (Resolution No. 25-116), and

WHEREAS, the following invoices should be certified to the Cerro Gordo County Treasurer for collection:

Billed For	Number/Date Of Invoice	Owner & Address	Parcel Number	Charges
Special Assessment 10 Yr Tree Program	3/24/2026 22287	Madelynn J Krutsinger 738 15th St NE Mason City, IA 50401	070323102400	\$6,000.00
Special Assessment 10 Yr Tree Program	3/30/2026 22302	Shane M Meyer 938 8th St NE Mason City, IA 50401	070343302000	\$2,900.00

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:

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 April, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk



**POLICE
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Mike McKelvey, Police Chief
Date: March 30, 2026
RE: Request for Street Closures for 2026 North Iowa Band Festival Parade

Recommendation:

Approve temporary closure of designated streets and public ways to facilitate the 2026 North Iowa Band Festival Parade.

Review:

The 2026 North Iowa Band Festival will take place this year, May 21-24, 2026. The Band Festival Parade will begin at 10 am on Saturday May 23, 2026.

In order to accommodate parade participants and attendees, the Police Department is requesting the temporary closure of the following roads to facilitate the staging area and parade route respectively for the parade as:

- Staging Area - 7th Street NE south to 1st Street NE (from N Delaware Ave east to N Connecticut Ave)
- Parade Route - East State Street (from Delaware Ave east to Illinois Ave).

Temporary "No Parking" signs will be posted on the affected streets. Street barricades will be set up at all connecting streets along the outer perimeters of these two areas around 7 am. Historically, these areas are reopened by 2 pm that afternoon.

We request to post temporary "No Parking" signs by 12 AM on May 22, 2026 to provide 24 or more hours notice to motorists that may park in these affected areas..

Budget Impact:

None

Council Action Requested:

Approve temporary closure of designated streets and public ways to facilitate the 2026 North Iowa Band Festival Parade.

Attachments:

Proposed resolution.

Mike McKelvey, Police Chief

Name, Title

A handwritten signature in black ink, appearing to read "Mike McKelvey", is written over a horizontal line.

Reviewed and Recommend Approval

RESOLUTION NO. 26 –

A RESOLUTION AUTHORIZING THE TEMPORARY CLOSING OF PUBLIC WAYS FOR NORTH IOWA BAND FESTIVAL

WHEREAS, the City Council of the City of Mason City, Iowa, having the responsibility for the care, supervision and control of public streets, sidewalks, alleys, bridges, culverts, overpasses, underpasses, grade crossing separations and approaches and the public safety of its citizens, finds that it is necessary to temporarily close certain public ways, described in Section 1 below;

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

Section 1: That the various public ways will be temporarily closed at various times beginning May 21, 2026 and through May 24, 2026 for the North Iowa Band Festival activities, some of which are as follows:

Band Festival Parade which will begin at 10:00 a.m., Saturday, May 23, 2026. To accommodate parade participants and the crowds the Police Department will close the following roads:

- Staging Area: 7th Street NE south to 1st Street NE (from N Delaware east to N Connecticut Avenue)
- Parade Route: E State Street (from Delaware Avenue east to Illinois Avenue)

Temporary “No Parking” signs will be posted on the affected streets. Street barricades will be set up at all connecting streets along the outer perimeters of these two areas around 7 am. Historically these areas are reopened by 2 p.m. that afternoon.

Also, “No Parking” signs by 12 a.m. on May 22, 2026 to provide 24 to provide 24 or more hours notice to motorists that may park in these affected areas.

PASSED AND APPROVED this 7th day of April, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

**FIRE DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Erik Bullinger, Fire Chief
Date: March 20, 2026
RE: Billing Service Agreement

Recommendation:

Recommend approval of a billing service agreement between Digitech Computer LLC, Chappaqua, New York, and Mason City Fire Department Ambulance Services.

Review:

The Mason City Fire Department Ambulance Service has had a service agreement with the current billing company, Physician's Claims Company, Inc. (PCC), since 2014. This agreement is for billing services to obtain reimbursements on charges for all medical services rendered by Mason City Fire Department Ambulance Service. The current contract for service is 6.8%. Ground Emergency Medical Transport (GEMT) reporting is by contract with Public Consulting Group (PCG) at a service fee of 6%.

To ensure the fire department provides efficient ambulance services to the community, fire department staff have identified an opportunity of improvement potential by switching from our current billing service provider to one that offers a more complete package of services. After researching companies that offer similar services, one that showed as excelling in performance expectations by current client references became the focus of our search. Through conversations with staff at other departments in the state, it appears that Digitech meets or exceeds the expectations for billing services, with an exceptional reputation for providing prompt customer support and reliability of services. Using Digitech for billing services will also open multiple advantages for city staff that should increase efficiency in office productivity in addition to a more reasonable contracted rate for services rendered.

Fire department staff conducted a financial and operational performance analysis to compare PCC to other professional services for ambulance billing. After an extensive review, one company was vetted for a possible replacement for these services. The information provided below shows the findings of the analysis that support the transition of ambulance billing services from PCC to Digitech Computer LLC. (Digitech)

A review of FY25 revenue performance and vendor fee structures demonstrates a significant cost differential between the two providers. Under PCC's current billing rate of 6.8%, FY25 invoice costs total \$162,822. Under Digitech's proposed rate of 4.25%, those same revenues would result in billing costs of \$101,764 – a direct annual savings of approximately \$61,058. The savings realized are independent of any increase in revenue collection performance. In addition, GEMT revenue billing analysis for FY25 reflects a cost of \$61,236 under PCC's structure compared to \$38,272 under Digitech's 4.25% rate – an additional annual savings of approximately \$22,964.

Historical comparisons of GEMT cost report preparation further demonstrate cost advantages under Digitech. Between FY21 and FY23, cost report preparation expenses totaled \$149,275 under PCG's structure. Equivalent services under Digitech's rate model would have totaled \$73,511 during that same period – a difference of \$75,764 across three fiscal years.

Taken together, the immediate and measurable financial benefit of transitioning billing and GEMT reporting services is substantial. Even under conservative projections that assume no change in revenue volume, the City would realize significant recurring cost savings through reduced percentage fees and lower reporting expenses.

Beyond the direct cost differential, Digitech's billing platform provides enhanced denial management, payer follow-up, reporting transparency, and performance analytics. These features create additional opportunities to strengthen revenue recovery, reduce days in accounts receivable, and improve financial visibility for long-term planning. Any gains in collection performance would represent additional fiscal upside beyond the documented savings outlined above.

The proposed transition is administrative in nature and will not affect emergency response operations, patient care delivery, or EMS crew workflow. Implementation would include structured data migration and coordinated onboarding to ensure continuity of service.

Based on the documented financial comparison and operational review, transitioning to Digitech represents a fiscally responsible step that strengthens revenue stewardship while reducing ongoing vendor costs.

Budget Impact:

Billing fees are included in the budget, paid through Ambulance Revenue Fees for Service. The projected minimum reduction in fees paid by the Mason City Fire Department Ambulance service is approximately \$84,000 annually.

Council Action Requested:

I respectfully recommend approval of a billing service agreement between Digitech Computer LLC., Chappaqua, New York, and Mason City Fire Department Ambulance Services.

Attachments:

Billing Service Agreement

Erik Bullinger, Fire Chief
Name, Title


Reviewed and Recommend Approval

BILLING SERVICE AGREEMENT

This BILLING SERVICE AGREEMENT ("Agreement"), dated _____, 2026 ("Effective Date") between **DIGITECH COMPUTER LLC ("DIGITECH")** maintaining its principal place of business at 480 Bedford Road, Suite C-202, Chappaqua, NY 10514 and **MASON CITY, IA ("CLIENT")** maintaining its principal place of business at 350 5th St SW Mason City, IA 50401.

WITNESSETH:

The parties hereby agree as follows:

I. SERVICES

- A. DIGITECH will provide CLIENT the services ("Services") specified in Sections I, II and III of Rider A.

II. PAYMENT

- A. CLIENT agrees to compensate DIGITECH for the Services as described in Rider A, as applicable.
- B. DIGITECH shall invoice CLIENT based upon the invoicing information provided by CLIENT in Rider A-1.
- C. All payments will be due within thirty (30) days of receipt of DIGITECH's invoice.
- D. In the event an invoice is disputed in good faith, CLIENT is entitled to withhold only that part of the invoice that is in dispute. If an invoice is in dispute, the parties agree to consult in good faith to resolve any disputes regarding the invoice.
- E. If the uncontested invoice or uncontested portion of an invoice remains unpaid thirty (30) days from the invoice date, DIGITECH, at its option, may elect to suspend its Services under this Agreement upon fifteen (15) days prior written notice to CLIENT or terminate this contract upon thirty (30) days prior written notice to CLIENT.

III. CONFIDENTIALITY

- A. With regard to CLIENT's Protected Health Information ("PHI"), DIGITECH will perform the Services hereunder in accordance with the HIPAA Business Associate Agreement set forth in Rider B and applicable law.
- B. DIGITECH acknowledges and agrees that any and all information and material

supplied by CLIENT to DIGITECH hereunder shall remain the property of CLIENT. DIGITECH will not make copies of such information or material, except to the extent necessary to perform the Services under this Agreement. DIGITECH, its employees, agents, assigns, subcontractors and successors shall keep strictly confidential all information designated by CLIENT as "confidential".

- C. CLIENT acknowledges and agrees that the software, and all other systems and documentation, including training materials, related to the provision of Services hereunder, are DIGITECH's confidential proprietary information, and CLIENT agrees that it will disclose such material only to those of its employees and agents who have a need to know, that it will use such material only in connection with the Services hereunder, and that it will take all reasonable precautions to prevent the disclosure of such confidential information to, or use by, any other party. CLIENT acknowledges and agrees that all software and documentation developed by DIGITECH for CLIENT using CLIENT's specifications, or DIGITECH's specifications, or a combination of both, will remain DIGITECH's confidential proprietary property, unless the parties have otherwise agreed in writing.
- D. CLIENT will not be obligated to provide DIGITECH with any information, which by law or its own policy may not be provided to DIGITECH. Upon any termination of this Agreement, PHI will be treated as set forth in Rider B and applicable law.
- E. Each party agrees that during the term of this Agreement, and for a period of one year thereafter, it shall not hire or retain, as an employee or otherwise, any of the other party's employees, unless the parties have otherwise agreed in writing.

IV. TERM, TERMINATION AND RENEWAL

- A. The term ("Term") of this Agreement shall comprise the following: (i) a pre-go-live implementation period commencing with the Effective Date of this Agreement, which period may be extended for good faith reasons upon mutual agreement of the parties, ending with a go-live date, on which claim processing commences ("Go-Live Date"); and (ii) a THREE (3) year claim processing period commencing with the Go-Live Date. DIGITECH will be entitled to its fees as described in Rider A for all collections for transports with dates of service from the Go-Live Date through those transports with dates of service prior to the end of the Term. The target Go-Live Date is July 1, 2026.
- B. Provided that this Agreement has not been terminated, at the end of the Term described in IV.A above, this Agreement will automatically renew for TWO (2) successive one-year renewal periods, extending the Term, unless either party notifies the other party, in writing, at least ninety (90) days before the end of the then current term that it elects to cancel this Agreement. DIGITECH, at its option,

may send a renewal notice to CLIENT one hundred and twenty (120) days prior to the end of the then current term stipulating new pricing for the next renewal period. If CLIENT does not agree in writing to the new pricing within thirty (30) days of the date of the renewal notice, then this Agreement shall be deemed terminated at the end of the then current term.

- C. Except as otherwise provided in the Business Associate Agreement regarding a basis for termination for violation of the obligations of the Business Associate Agreement, either party may, upon thirty (30) days written notice, via certified mail, identifying specifically the basis for such notice, terminate this agreement for breach of a material term or condition of this Agreement, provided that the party in breach shall not have cured such breach, or taken substantial steps toward curing such breach, within the thirty (30) day period of being notified in writing, via certified mail, of the breach. This paragraph does not apply to nonpayment, which is addressed in paragraph II (E) above.
- D. Notwithstanding anything to the contrary in this Agreement, either party may immediately terminate this Agreement upon five (5) days prior written notice in the event:
 - 1. The other party becomes insolvent, bankrupt, files a voluntary petition in bankruptcy, makes an assignment for the benefit of creditors, or consents to appointment of a trustee or receiver, or has an involuntary petition of bankruptcy filed against it: or
 - 2. The legal authority of the other party to operate its facility or provide services as required hereunder is suspended or terminated; or
 - 3. A party hereto is excluded from participation in any state and/or federal health care program; or
 - 4. The Business Associate Agreement between DIGITECH and CLIENT is terminated.
- E. Upon the expiration (by non-renewal or otherwise) or termination of this Agreement, the parties shall proceed in accordance with Section XI – Transition Following Termination or Expiration below.
- F. Either party may terminate this Agreement, without cause, with 120 days prior written notice.
- G. If CLIENT terminates early, CLIENT shall reimburse DIGITECH for the unamortized cost of any hardware purchased by DIGITECH for CLIENT.

V. INDEMNITY AND LIABILITY

- A. Each party to this Agreement shall indemnify and hold harmless the other party and its agents, employees and subcontractors ("Indemnified Party") from and against losses, liability, fines, suits, demands, arbitration fees, damages and expenses (including reasonable attorney's fees) due to claims made by third parties against an Indemnified Party arising from any act, omission, misrepresentation, fraud, violation of any law, breach of confidentiality, breach of the Business Associate Agreement, intellectual property violation, or any willful, wanton, reckless, or grossly negligent act committed by the defaulting party, or its agents, employees and subcontractors. Notwithstanding the foregoing, the defaulting party's liability shall be limited as set forth below in paragraphs V(B) through (J).
- B. To the extent permitted by law, DIGITECH's liability shall be limited to amounts paid by DIGITECH's errors and omissions insurance policy, excluding any applicable deductible or retention under that policy, for which DIGITECH shall remain liable. DIGITECH agrees to maintain no less than \$3,000,000 in errors and omissions insurance covering the performance of its duties set forth herein for the duration of this Agreement. Except as covered by insurance, in no event shall either party be liable to the other for any loss in profits, or for any special, incidental, indirect, consequential or other similar damages (but excluding penalties and fines) suffered in whole, or in part, in connection with this Agreement, even if a party or its agents have been advised of the possibility of such damages. Except as covered by insurance, in no event shall either party be liable for any delay or failure of performance that is due to causes or conditions beyond that party's reasonable control (this clause does not apply to CLIENT's payment obligations).
- C. Both DIGITECH and CLIENT are independent contractors. Neither party, by virtue of this Agreement, assumes any liability for any debts or obligations of either a financial or legal nature incurred by the other party, except as set forth herein.
- D. CLIENT specifically agrees that it is responsible to repay any overpayments, denials, recoupments and/or offsets, including interest, penalties and other fees, sought, demanded or initiated by any governmental or commercial carrier, payer or insurer in the event it is determined that CLIENT is not entitled to payment for its services rendered, or if any such carrier, payer or insurer determines that CLIENT has been paid any amounts in excess of what is otherwise due and payable under the terms of the applicable governmental or commercial benefit program or insurance policy. Except to the extent covered by insurance (including payment of deductible), DIGITECH's liability regarding any such bill or claim will not exceed the fee paid to DIGITECH to process such item.

- E. DIGITECH will not be liable in the event of a recoupment caused by a change in federal or state regulations, a change in the interpretation of federal or state regulations, a refund caused by an EMS crew member's or CLIENT's expired license or certification, or if DIGITECH is directed by the CLIENT to bill against DIGITECH's advice and an audit determines that a Claim should not have been billed. CLIENT will not be entitled to any refund or credit of any fee paid to DIGITECH, and DIGITECH will have no liability whatsoever in the event of such recoupment.
- F. In the event that an internal or external audit of paid claims determines that there was an overpayment for which DIGITECH collected a fee based on claims given a disputed level of service and/or inaccurate rates, DIGITECH will issue a credit to CLIENT for an amount equal to the DIGITECH fee earned on the amount overpaid and returned. Except as set forth above, the credit will be capped at the amount of the fee paid to DIGITECH for each adjusted claim.
- G. In the event that the CLIENT receives a duplicate payment or overpayment and must refund the payer (e.g., the insurance company paid the same invoice twice, or the insurance company and patient paid the same claim, or two different insurance companies paid the same claim), DIGITECH will give the CLIENT a credit in an amount equal to the portion of DIGITECH's fee that applies to the duplicate payment or overpayment after CLIENT has refunded the payer.
- H. CLIENT acknowledges that DIGITECH is not a guarantor of collection, and that it shall not be responsible for any uncollected bills. CLIENT may subcontract with any third party to follow up regarding accounts that DIGITECH deems uncollectible after attempting to collect pursuant to the terms of this Agreement and Rider A.
- I. CLIENT acknowledges that DIGITECH is not a debt collector. CLIENT shall indemnify, defend, and hold DIGITECH harmless from any and all costs and damages, including attorneys' fees, resulting from (i) any violations of the Federal Debt Collections Practices Act (FDCPA), (ii) any violations of state level debt collection legislation, and (iii) violations caused by CLIENT's failure to identify a claim as a workers' compensation claim.
- J. The rights and remedies in this Section constitute the exclusive rights and remedies of the parties with respect to matters identified under this Section.

VI. EXCLUSIVITY

- A. CLIENT agrees that all billing Services outlined herein will be performed by DIGITECH exclusively during the term of this Agreement and for the claims covered by the winding down period described in Section XI (the "Winding Down Period"), and any

extensions or renewals thereof.

VII. COMPLIANCE

- A. DIGITECH warrants and represents that it maintains adherence to the Office of Inspector General of the Department of Health and Human Services Compliance Program Guidance for billing companies as published in the Federal Register, by the DHHS or OIG in other publications or by the Medicare Administrative Contractor for CLIENT's service area, including verification that no one on DIGITECH's staff is excluded from participation in any state and/or federal health care program.
- B. DIGITECH agrees to comply with all applicable federal and state laws, including "anti-kickback," "excessive charges," and other regulations relevant to this Agreement.
- C. CLIENT represents and warrants that it is not excluded from participation in any state and/or federal health care programs. CLIENT further agrees that they shall be responsible for verifying that none of CLIENT's employees are excluded from participation in any state and/or federal health care program and that every EMS crew member's license and certification are current and valid. CLIENT agrees to notify DIGITECH within five (5) business days of CLIENT's discovery that it is the subject of any actions, investigations or other proceedings that could lead to its exclusion from any state and/or federal health care programs.
- D. CLIENT warrants that it will not send DIGITECH any trips provided by any excluded or improperly credentialed individuals.
- E. DIGITECH warrants that it will not utilize any excluded individuals to perform any work on any of CLIENT's claims.
- F. CLIENT represents and warrants that it is permitted by law to charge a fee and/or otherwise bill and be paid for its services, and that all fees and charges of CLIENT are solely determined by CLIENT, and are consistent with CLIENT's legal obligations under any local, state and/or federal laws.
- G. CLIENT represents and warrants that it shall submit only truthful and accurate facts and documentation to DIGITECH for billing purposes. CLIENT is hereby advised that DIGITECH shall rely upon the documentation and factual representations made to it by CLIENT regarding the eligibility of the services rendered for payment according to applicable reimbursement laws, rules or policies.

VIII. INSURANCE

- A. During the term of this Agreement, DIGITECH shall maintain the following insurance coverages/policies:

1. General liability insurance coverage (which shall include Premises and Operations, Contractual Liability, Independent Contractor's Liability, and Broad Form Property Damage Liability coverage) with limits no less than \$1M per occurrence and \$2M in the aggregate;
 2. Errors and omissions insurance coverage with limits of no less than \$3,000,000 per occurrence and in the aggregate;
 3. Cybersecurity coverage with limits of no less than \$5,000,000 per occurrence and in the aggregate;
 4. Employee dishonesty and crime with limits of no less than \$1,000,000 per occurrence and in the aggregate; and
 5. Workers comp with limits of no less than the statutory limits.
- B. Upon request, DIGITECH shall provide a Certificate of Insurance evidencing such coverage(s) to CLIENT.

IX. NOTICES

- A. All notices or other communications required or contemplated herein shall be in writing, sent by certified mail return-receipt-requested, overnight delivery, or personal delivery, addressed to the party at the address indicated below, or as same may be changed from time to time by notice similarly given, with copies sent by email. Notices shall be deemed given three (3) business days after mailing, if by certified mail, the next business day, if by overnight delivery, or, if hand delivered, on the date of such delivery.

If to DIGITECH:

Walter C. Pickett II
Chief Executive Officer
Digitech Computer LLC
480 Bedford Road, Suite C-202
Chappaqua, NY 10514
Email: contracts@digitechcomputer.com

If to CLIENT:

Mitchell Smith
Deputy Chief – EMS
Mason City Fire Department
350 5th St SW
Mason City, IA 50401
Email: msmith@masoncity.net

X. CLIENT RESPONSIBILITIES

- A. CLIENT agrees to provide DIGITECH all information required to perform the Services. Furthermore, CLIENT agrees to deliver said information by automated field data:

Automated Field Data Collection

CLIENT'S ePCR vendor shall:

- a) Produce a daily billing file in the standard NEMESIS XML file format. The daily billing file will be one file containing all claims approved for billing since the last daily billing file;
- b) Include all data elements in the daily billing file required for billing. This includes, but is not limited to date of service, signature information (both a signature signal & image instructions), unique ID per transport, unique ID per transport agency, and whether or not a claim is a potential workers compensation claim.
- c) Produce and provide a PDF copy of the PCR for each call included in the NEMESIS XML file. The PDF must be named with the unique ID of the call.
- d) Automatically push the daily billing files via SFTP to DIGITECH's FTP server; Mutually agree on custom data elements with both CLIENT and DIGITECH for items such as treatments, supplies, etc. Depending on the nature of the custom data elements, DIGITECH may require additional fees prior to creating such customization. If the parties cannot agree on the amount of the additional fees, DIGITECH shall have no obligation to provide such custom data elements.
- e) Allow DIGITECH employees to login to secure website to:
 - (1) Manually produce a billing file based on the same billable claim criterion used to produce the daily billing file;
 - (2) Easily look up transports by a unique ID, Date of Service and Patient Name;
 - (3) View details of transport including additional documentation such as PCS, Hospital Face Sheet, etc.
- f) Provide a method for DIGITECH to produce a Reconciliation Report. The report will:
 - (1) Be an Excel spreadsheet;
 - (2) Include all billable claims for the specified date of service date range
 - (3) Include columns for Unique Transport ID, Patient Name, Date of Service
- g) Work with DIGITECH to produce a seamless transport look up integration between DIGITECH's Ambulance Commander System and the ePCR System.
- h) CLIENT or CLIENT's ePCR vendor shall pay all third party costs incurred to

purchase, support, integrate and maintain the CLIENT's field data collection system.

- B. CLIENT agrees to provide copies of all remittances or electronic remittance files necessary for posting by DIGITECH within four (4) business days of receipt of remittance(s). DIGITECH requires the original, unaltered or "raw" electronic payer file that is produced by the payer. DIGITECH will not accept files which have been modified by any non-payer party. DIGITECH will not accept paper remittances in lieu of electronic remittances. CLIENT agrees to pay charges incurred to convert a payer file back to its original, unaltered or "raw" state.
- C. In cases where DIGITECH has verified payment, but CLIENT cannot provide remittance advice, DIGITECH will provide such listing to CLIENT and CLIENT agrees to allow DIGITECH to apply such payments. CLIENT agrees that the application of such payments by DIGITECH will entitle DIGITECH to earn the fees described in Rider A, Section IV.
- D. DIGITECH agrees to pay for all fees associated with the establishment and maintenance of a CLIENT controlled cash receipt/check bank lock box and deposit account subject to a cap of \$6,000 per year. CLIENT shall pay any charges that exceed the cap.
- E. DIGITECH agrees to pay for all credit card transaction fees.
- F. CLIENT agrees to establish and maintain a broadband or high-speed internet connection from its place of business to the Internet. CLIENT shall maintain a bandwidth of at least 1MB free for every 5 active users.
- G. CLIENT agrees to complete and submit all Registration/Change of Information Applications with the insurance processors, including, but not limited to Medicare, Medicaid and Blue Cross Blue Shield. DIGITECH shall confirm receipt of applications and continue follow-up with insurance processors until final approval where possible. DIGITECH will inform CLIENT if the CLIENT's intervention is required by processor.
- H. CLIENT agrees to authorize DIGITECH to execute and submit all Registration/Change of Information Applications with the insurance processors, including, but not limited to Medicare, Medicaid and Blue Cross/Blue Shield, where necessary.
- I. CLIENT agrees to pay for any enrollment or revalidation fees imposed by payers.
- J. Where possible, CLIENT agrees to flag non-billable claims prior to submission to DIGITECH for procedure coding.

- K. CLIENT agrees to email DIGITECH cash posting manager with EFT/ACH amounts deposited and deposit dates for each payer paying via EFT/ACH on a daily basis.
- L. CLIENT acknowledges and accepts that it is responsible for acquiring any and all Physician Certification Statements (PCS) and prior authorizations required for non-emergency transports.

XI. TRANSITION

- A. In the event this Agreement terminates or expires under the provisions described in Section IV of this Agreement, the following four phases shall occur (during the Winding Down Period, DIGITECH will only perform the services outlined in this Section):
 - 1. **Phase I** - DIGITECH shall continue with services until the Termination Date. The "Termination Date" shall be defined as the last date of service/transport that DIGITECH shall be responsible for processing.
 - 2. **Phase II** – DIGITECH shall cease all processing including the collection services described in Rider A, Section II above, sixty (60) days from the Termination Date. For greater clarity, DIGITECH shall cease importing new claims with dates of service after the Termination Date, but for sixty (60) days after the Termination Date, DIGITECH shall continue processing claims with dates of service prior to the Termination Date.
 - 3. **Phase III** – Upon the conclusion of Phase II, DIGITECH shall cease all claim processing and collections. For an additional sixty (60) days, CLIENT will continue to provide DIGITECH with remittance advice or cash receipt data, as described in Section X.B., for all deposits within this 120 day Winding Down Period, and shall pay to DIGITECH its fees on these receipts pursuant to Section IV of Rider A. DIGITECH will be entitled to all fees for its Services for the full 120 days of deposits after the Termination Date for which CLIENT receives remittances. Should the parties agree in writing to extend the Winding Down Period, DIGITECH shall be entitled to all fees for its Services for the entire time that the Winding Down Period is extended.
 - 4. **Phase IV** - Subsequent to the conclusion of Phase III and the Winding Down Period, DIGITECH will provide CLIENT with its data and documents in Microsoft SQL once DIGITECH has been fully paid for services rendered. Upon delivery of the files in SQL, Digitech shall have no further obligations to retain such data and documents.

5. Upon expiration or termination of this Agreement, all additional services under Sections V and VI of Rider A shall cease, unless the parties agree in writing to extend the term of such services to include the Winding Down Period.
6. Upon termination or expiration of this Agreement, DIGITECH agrees to reasonably cooperate with CLIENT in transitioning from DIGITECH to another service provider of CLIENT's choosing.
7. At the expiration of the Winding Down Period, CLIENT shall cease using all of DIGITECH'S materials and products, including training manuals. CLIENT shall either return all materials to DIGITECH or delete such materials.

XII. MODIFICATION; GOVERNING LAW; ARBITRATION; ENTIRE AGREEMENT; FURTHER ASSURANCES; SEVERABILITY; WAIVER; AUTHORITY; SUCCESSORS AND ASSIGNS

- A. This Agreement may be supplemented, amended or modified only by the mutual agreement of the parties. No waiver, supplement, amendment or modification of any provision of this Agreement shall be binding unless it is in writing and signed by all parties.
- B. This Agreement shall be governed by the laws of the State of Iowa.
- C. The parties agree that any claim or dispute between them, whether related to this Agreement or otherwise, including the validity of this arbitration clause, shall be resolved through voluntary mediation with a mutually agreeable mediator in the State of Iowa. In the event mediation is unsuccessful after a good faith attempt of the parties, either party may submit the matter to a court of competent jurisdiction in the State of Iowa.
- D. This Agreement, including the attached rider(s) and exhibit(s), contains the entire agreement between the parties relating to this transaction and supersedes all previous understandings and agreements between the parties relating to this subject matter. Each party acknowledges that it has not relied on any representation, warranty, or other assurance made by, or on behalf of, the other party, except as expressly set forth herein.
- E. From time to time, each party will execute and deliver such further instruments, and will take such other action as the other party may reasonably request, in order to discharge and perform its respective obligations and agreements hereunder.
- F. Any provision of this Agreement prohibited by applicable law will be ineffective to the extent of such prohibition without invalidating the remaining provisions hereof.

- G. This Agreement may be the basis for an Interlocal or Cooperative Procurement Agreement. In the event that this Agreement is the basis for an Interlocal or Cooperative Procurement, the fees paid by the CLIENT described herein shall not change for the CLIENT; however, the fees to be paid by another agency shall be modified so that Digitech may project payment by the other agency of at least \$15 per service/transport based on the other agency's service/transport volume and payor mix.
- H. The failure of either party to require strict performance of any provision will not diminish that party's right thereafter to require strict performance of any provision.
- I. The signatories below have the authority to sign on behalf of the respective parties.
- J. This Agreement shall be binding on, and will inure to the benefit of, the parties hereto and their respective successors and assigns.
- K. This Agreement, and the duties and obligations placed on the parties, may not be assigned, except with the express written consent of the other party.
- L. This Agreement and any related documents or amendments may be signed via electronic signature software, scanned signatures, and/or in ink, all of which shall be binding and enforceable.

[Signature page follows]

The parties hereto have executed this Agreement on the day and year first above written.

MASON CITY, IA

DIGITECH COMPUTER LLC

By: _____

By: _____

Name: JOHN P. LEE

Name: WALTER C. PICKETT II

Title: MAYOR

Title: CHIEF EXECUTIVE OFFICER

Date: _____

Date: _____

RIDER A
DESCRIPTION OF SERVICES AND FEES

This Rider is a part of the Agreement between **DIGITECH COMPUTER LLC ("DIGITECH")** and **MASON CITY, IA ("CLIENT")**.

I. BILLING SERVICES

A. DIGITECH shall provide the following billing and collection services which are contingent upon CLIENT fulfilling the responsibilities outlined in Section X of the Agreement:

1. DIGITECH shall perform Patient Care Report ("PCR") processing including:
 - a) Review client-prepared PCR'S for content, level of service and diagnosis;
 - b) Procedure Coding; and
 - c) Eligibility and Insurance Research and Verification.
2. DIGITECH shall perform billing as follows:
 - a) Electronic Invoicing
 - (1) Medicare;
 - (2) Commercial Insurance; and
 - (3) Medicaid (billed weekly).
 - (b) Paper Invoicing
 - (1) CMS-1500 for Commercial Insurance;
 - (2) Self-Pay;
 - (3) Facility (where applicable); and
 - (4) CMS-1500 for Medicaid (where applicable).

II. COLLECTION SERVICES

A. DIGITECH will provide the following collection services covering the following types of providers:

1. Facility
 - a) Submit a maximum of 3 invoices/notices, at 30 day intervals; and
 - b) Perform follow up as needed, in DIGITECH's discretion.
2. Patient or Self Pay
 - a) Mail a maximum of 3 invoices/notices, at 30 day intervals;
 - b) Make a maximum of 2 follow-up calls; and
 - c) Recommend to CLIENT amounts to be placed in legal proceeding upon the earlier of DIGITECH'S determination that the amount is uncollectible or 120 days from the first invoice date.

3. Insurance
 - a) Submit a maximum of 3 invoices/notices, at 45 day intervals;
 - b) Perform follow up as needed, per DIGITECH's discretion; and
 - c) File appeals upon notice of denial, where applicable.
 4. Medicaid
 - a) Process denials;
 - b) Follow-up on pending Claims; and
 - c) Resubmissions.
 5. Medicare
 - a) Process denials;
 - b) Follow-up on pending Claims; and
 - c) Resubmissions.
 6. Claims resolution and appeals
 7. Remittance Posting
 8. Resubmission of denials, pending and held items
 9. Interfacing with carriers on behalf of CLIENT
 10. All payments received by payers for CLIENT shall be deposited into one or more bank accounts controlled by CLIENT, pursuant to CLIENT's written instructions.
- B. DIGITECH will interface with CLIENT's collection agency as follows:
1. Create and download one collection file per month using the industry standard XML collection file format; and
 2. In the event CLIENT'S collection agency requires a format that differs from DIGITECH's standard XML format or requires more than one file submission per month, DIGITECH reserves the right to charge CLIENT additional fees as necessary. DIGITECH will not commence any such additional work without CLIENT'S written approval.
 3. DIGITECH reserves the right to withdraw claims from collections if payment is received within 10 business days of sending the claim to collections.

III. REPORTING SERVICES

- A. DIGITECH will grant CLIENT access to its billing services reporting system. Such reporting includes but is not limited to, Master Files, Receivable Tracking, Receivable Reporting, Financial Scorecard and System Reporting.
- B. DIGITECH shall send to CLIENT, via email, its standard monthly reporting package which shall include:
 - 1. Accounting Reports
 - a) Sales original, sales payer re-class, adjustments, cash and aged accounts receivable (accounts receivable roll forward for general ledger entry); and
 - 2. Transport Reports
 - a) Per Trip Data and Collection Percentages.

IV. FEES/BILLING, COLLECTION AND REPORTING SERVICES

- A. DIGITECH will charge a fee for the Services described above as follows:

CLIENT shall pay to DIGITECH a fee equal to 4.25% of net monthly EMS billing collections.

DIGITECH'S percentage fee for service covers claims with a date of service commencing on the go-live date of the contract.

CLIENT shall pay to DIGITECH its collection fee as set forth in this Section IV on all payments received by CLIENT on any claim processed by DIGITECH, including but not limited to revenue received by CLIENT related to any State administered Ambulance Services Supplemental Payment Program. Said payment shall be in addition to any other fees CLIENT is obligated to pay to any other entity or subcontractor to analyze and report costs that will help CLIENT realize said revenue.

Notwithstanding the foregoing, DIGITECH acknowledges that claims for which DIGITECH provided no processing services and that have been processed prior to the go-live date may be assigned by CLIENT to other third party collectors and that DIGITECH has no interest in or responsibility for such claims.

Provided that CLIENT's ePCR system can provide a standard NEMSIS file extract, DIGITECH shall provide an interface from CLIENT's existing ePCR system to DIGITECH's billing software at no charge to CLIENT. Note that in the event CLIENT's ePCR vendor charges DIGITECH for any aspect of the ePCR interface, Digitech will pass through such charges to CLIENT.

Pricing is based on the accuracy of the transport and billing data provided by the CLIENT during the RFP process. Should the data provided to DIGITECH prove to be in error, DIGITECH reserves the right to renegotiate or exit the contract, provided DIGITECH gives CLIENT a 45 day notice of termination.

Note: DIGITECH's fee in Section IV(A) above does not include the processing of claims in which the CLIENT has a contractual obligation to transport and not bill (and are therefore uncollectible), such as financial hardship cases and prisoner transports. In addition, DIGITECH's fee does not cover non-ambulance transports such as ambulette, wheelchair, and medivan transports. Such additional fees will be negotiated per Rider A, Section V – Fees/Other below.

- B. The DIGITECH fees do not cover costs or additional fees associated with the placement of delinquent accounts with a third party collection agency. Any fees earned by third party collection agencies from the collection or settlement of past due accounts placed with such agency shall be the responsibility of the CLIENT.

V. FEES/OTHER

- A. Fees for the processing and/or collection of claims not covered by this Agreement shall be negotiated on a case-by-case basis. Such claims may include, but are not limited to, claims with dates of service not covered by this Agreement, non-ambulance claims, non-billable claims and claims where critical processing information may be available at an unreasonable cost.
- B. Time expended by DIGITECH, on behalf of CLIENT, to cover services not covered by this Agreement or tasks that fall under the responsibility of the CLIENT shall be billed at a rate to be negotiated, per clerk. Such services include, but are not limited to, data entry, scanning and call taking/input. No fees may be charged unless they are preapproved by the CLIENT, in writing, before performed.
- C. Time expended by DIGITECH programming staff on behalf of CLIENT, to cover programming changes or additions not covered by this Agreement shall be billed at the then current hourly rate for the resources requirement.
- D. Provision of services not specifically set forth in this Agreement, including but not limited to significant assistance with reporting, reporting projects, projections, interfacing or working with separate entities that are part of or affiliated with Client's organization, shall be subject to a separate compensation agreement covering such additional services. The parties agree to act in good faith to draft mutually acceptable terms of service.

E. DIGITECH may require a work order prior to the provision of such services.

VI. REIMBURSABLE EXPENSES

CLIENT will reimburse DIGITECH for preapproved travel expenses (at cost). Such expenses shall be included in the invoice to CLIENT in the month following the date of such travel.

VII. RECOUPMENT CONTINGENCY

In the event that any federal, state, or Medicaid agency issues a recoupment, disallowance, or repayment demand attributable to DIGITECH's error, omission, inaccurate cost allocation, inaccurate reporting, or failure to follow program requirement, DIGITECH shall:

1. Refund to CLIENT the corresponding 4.25% contingency fee previously paid on the recouped amount; and
2. Bear all reasonable costs necessary to correct, cure, or resubmit any affected filings or cost reports; and
3. Provide audit support at no cost to CLIENT until matter is fully resolved

If a recoupment is not attributable to DIGITECHS's performance, the parties shall determine appropriate handling consistent with program rules.

The parties hereto have executed this Rider on the day and year first above written on the Agreement.

MASON CITY, IA

DIGITECH COMPUTER LLC

By: _____

By: _____

Name: JOHN P. LEE

Name: WALTER C. PICKETT II

Title: MAYOR

Title: CHIEF EXECUTIVE OFFICER

Date: _____

Date: _____

RIDER A-1
CLIENT INVOICING INFORMATION

Mailing Address:	350 5th St SW Mason City, IA 50401
Email Address (General):	msmith@masoncity.net
Email Address (Invoicing):	msmith@masoncity.net
A/P Contact Name:	Mitchell Smith, Deputy Chief - EMS
A/P Contact Phone Number:	641-421-3640 ext. 415
Tax ID:	17-10-77

RIDER B
BUSINESS ASSOCIATE AGREEMENT

THIS BUSINESS ASSOCIATE AGREEMENT ("Agreement"), is made and entered into by and between **MASON CITY, IA ("Covered Entity")** and **DIGITECH COMPUTER LLC ("Business Associate")**. This Agreement shall form a part of all agreements and other engagements as are currently in effect between the parties under which Protected Health Information ("PHI") (as defined in Article 1 of this Agreement) is provided, created or received by Business Associate from or on behalf of Covered Entity, and shall supersede and replace any business associate agreement or amendment previously entered into between Covered Entity and Business Associate in accordance with the requirements of HIPAA (as defined below) and/or the HITECH Act (as defined below). This Agreement is effective as of the effective date of the Billing Service Agreement (the "*Effective Date*").

RECITALS

WHEREAS, in connection with the performance of their respective obligations under the terms of the Billing Service Agreement, Covered Entity may disclose certain information to Business Associate, and Business Associate may use and/or disclose certain information, some of which may constitute PHI; and

WHEREAS, Covered Entity and Business Associate intend to protect the privacy and provide for the security of PHI disclosed to, or created, utilized or disclosed by, Business Associate pursuant to the Billing Service Agreement in compliance with the Health Insurance Portability and Accountability Act of 1996, and its implementing regulations and guidance issued by the Secretary of the U.S. Department of Health and Human Services (the "Secretary"), all as amended from time to time ("HIPAA"), as well as the requirements of the Health Information Technology for Economic and Clinical Health Act, as incorporated in the American Recovery and Reinvestment Act of 2009, and its implementing regulations and guidance issued by the Secretary, all as amended from time to time (the "HITECH Act"), and other applicable laws;

The parties do hereby agree as follows:

Article 1: Definitions

- 1.1 Definitions.** For the purposes of this Agreement, the following defined terms shall have the following definitions. All capitalized terms used in this Agreement but not otherwise defined herein shall have the meaning given in HIPAA or the HITECH Act, as applicable.

- (a) **“Breach”** has the meaning given to such term under HIPAA and the HITECH Act, including, but not limited to, at § 13400(1) of the HITECH Act and 45 CFR § 164.402.
- (b) **“Data Aggregation”** has the meaning given to such term under the Privacy Standards (as defined below), including, but not limited to, at 45 CFR § 164.501.
- (c) **“Designated Record Set”** has the meaning given to such term under the Privacy Standards, including, but not limited to, at 45 CFR § 164.501.
- (d) **“Health Care Operations”** has the meaning given to such term under the Privacy Standards, including, but not limited to, at 45 CFR § 164.501.
- (e) **“Limited Data Set”** has the meaning given to such term under the Privacy Standards, including, but not limited to, at 45 CFR § 164.514.
- (f) **“Privacy Standards”** means the HIPAA Privacy Rule and HIPAA Security Rule codified at 45 CFR Parts 160, 162 and 164.
- (g) **“Protected Health Information” or “PHI”** has the meaning given to such term under HIPAA, the HITECH Act, and the Privacy Standards, including, but not limited to, at 45 CFR § 160.103.
- (h) **“Unsecured Protected Health Information”** has the meaning given to such term under HIPAA and the HITECH Act, including, but not limited to, at § 13402(h) of the HITECH Act and 45 CFR §164.402.

Article 2: Duties of Business Associate

- 2.1 Compliance with Privacy Provisions.** Business Associate shall only use and disclose PHI in performance of its obligations under the Billing Service Agreement and as permitted or required by law. Business Associate agrees to be in compliance with each applicable requirement of 45 CFR § 164.504(e) and all requirements of the HITECH Act applicable to Business Associate.
- 2.2 Compliance with Security Provisions.** Business Associate shall: (a) implement and maintain administrative safeguards as required by 45 CFR § 164.308, physical safeguards as required by 45 CFR § 164.310 and technical safeguards as required by 45 CFR § 164.312; (b) implement and document reasonable and appropriate policies and procedures as required by 45 CFR § 164.316; (c) use its best efforts to implement and maintain technologies and methodologies that render PHI unusable, unreadable or indecipherable to unauthorized individuals as specified in the HITECH Act; and (d)

be in compliance with all requirements of the HITECH Act related to security and applicable to Business Associate.

2.3 Breach of Unsecured PHI.

- (a) With respect to any suspected or actual unauthorized acquisition, access, use or disclosure ("Acquisition") of Covered Entity's PHI by Business Associate, its agents or subcontractors, and/or any Acquisition of data in violation of any applicable federal or state law, Business Associate shall (i) investigate such Acquisition; (ii) determine whether such Acquisition constitutes a reportable Breach under HIPAA, the HITECH Act, and/or applicable federal or state law ; (iii) document and retain its findings under clauses (i) and (ii); and (iv) take any action pertaining to such Acquisition required by applicable federal or state law.
- (b) If Business Associate discovers that a Breach has occurred, Business Associate shall notify Covered Entity in writing without unreasonable delay and in no case later than five (5) days after discovery of the Breach. Business Associate's written notice shall include all available information required by 45 CFR § 164.410 and other applicable law. Business Associate's written report shall be promptly supplemented with any new or additional information. Business Associate agrees to cooperate with Covered Entity in meeting Covered Entity's obligations under the HITECH Act and other applicable law with respect to such Breach. Covered Entity shall have sole control over the timing and method of providing notification of such Breach to the affected individual(s) or others as required by the HITECH Act and other applicable law.

2.4 Permitted Uses of PHI. Satisfactory performance of its obligations under the Billing Service Agreement by Business Associate may require Business Associate to receive or use PHI obtained from Covered Entity, or created or received by Business Associate on behalf of Covered Entity; provided, however, that Business Associate shall not use PHI other than for the purpose of performing Business Associate's obligations under the Billing Service Agreement (including this Agreement), as permitted or required under the Billing Service Agreement (including this Agreement), or as required by law. Business Associate shall not use PHI in any manner that would constitute a violation of HIPAA if so used by Covered Entity.

2.5 Permitted Disclosures of PHI. Business Associate shall not disclose PHI other than for the purpose of performing Business Associate's obligations under the Billing Service Agreement (including this Agreement), as permitted or required under the Billing Service Agreement (including this Agreement), or as required by law. Business Associate shall not disclose PHI in any manner that would constitute a violation of HIPAA if so disclosed by Covered Entity. To the extent that Business Associate

discloses PHI to a third party in carrying out its obligations under the Billing Service Agreement, Business Associate must obtain, prior to making any such disclosure, (i) reasonable assurances from such third party that such PHI will be held confidential as provided pursuant to this Agreement and only disclosed as required by law or for the purposes for which it was disclosed to such third party, and (ii) an agreement from such third party to immediately notify Business Associate of any breaches of confidentiality of the PHI, to the extent the third party has obtained knowledge of such breach.

- 2.6 Minimum Necessary.** Business Associate shall limit its use, disclosure or request of PHI to only the minimum necessary as required by law.
- 2.7 Retention of PHI.** Upon termination of the Billing Service Agreement, Business Associate shall deliver PHI data and documents to Covered Entity in Microsoft SQL, at which time Business Associate's obligation to maintain such data and documents shall terminate.
- 2.8 Safeguarding PHI.** Business Associate shall use appropriate safeguards to prevent the use or disclosure of PHI other than as permitted by the Billing Service Agreement and this Agreement. Business Associate will appropriately safeguard electronic PHI in accordance with the standards specified at 45 CFR § 164.314(a). In particular, Business Associate will implement administrative, physical and technical safeguards that reasonably and appropriately protect the confidentiality, integrity and availability of electronic PHI that it creates, receives, maintains or transmits on behalf of Covered Entity.
- 2.9 Agents and Subcontractors.** Business Associate shall ensure that any agents (including subcontractors) of Business Associate to whom Business Associate provides PHI received from Covered Entity, or PHI created or received by Business Associate on behalf of Covered Entity, agree in writing to the same restrictions and conditions that apply to Business Associate with respect to such PHI, including the requirement to implement administrative, physical and technical safeguards that reasonably and appropriately protect the confidentiality, integrity and availability of PHI. Business Associate shall implement appropriate sanctions against agents and subcontractors that violate such restrictions and conditions, including termination of the agency or subcontractor relationship, if feasible, and shall mitigate the effects of any such violations.
- 2.10 Reporting Unauthorized Use or Disclosure.** Business Associate shall report in writing to Covered Entity any use or disclosure of PHI not provided for under the Billing Service Agreement or this Agreement as soon as possible after Business Associate becomes aware of such an incident but in no case later than five (5) days after the

date on which Business Associate becomes aware of any such incident; provided, however, that the Parties acknowledge and agree that this Section constitutes notice by Business Associate to Covered Entity of the ongoing existence and occurrence of attempted but Unsuccessful Security Incidents (as defined below). "Unsuccessful Security Incidents" will include, but not be limited to, pings and other broadcast attacks on Business Associate's firewall, port scans, unsuccessful log-on attempts, denials of service and any combination of the above, so long as no such incident results in unauthorized access, use or disclosure of PHI. Business Associate shall take (i) prompt corrective action to cure any deficiencies that caused the unauthorized use or disclosure, and (ii) any corrective action required by applicable federal and state law.

2.11 Access to Information. Within five (5) days of Covered Entity's request, Business Associate shall provide Covered Entity with access to Covered Entity's PHI maintained by Business Associate or its agents or subcontractors to enable Covered Entity to fulfill its obligations under the Privacy Standards, including, but not limited to, 45 CFR § 164.524.

2.12 Availability of PHI for Amendment. The parties acknowledge that the Privacy Standards permit an individual who is the subject of PHI to request certain amendments of their records. Upon Covered Entity's request for an amendment of PHI or a record about an individual contained in a Designated Record Set, but not later than five (5) days after receipt of such request, Business Associate and its agents or subcontractors shall make such PHI available to Covered Entity for amendment and incorporate any such amendment to enable Covered Entity to fulfill its obligations under the Privacy Standards, including, but not limited to, 45 CFR § 164.526. If any individual requests an amendment of PHI directly from Business Associate or its agents or subcontractors, Business Associate must notify Covered Entity in writing within five (5) days of the request. Covered Entity has the sole authority to deny a request for amendment of PHI received or created under the terms of the Billing Service Agreement and maintained by Business Associate or its agents or subcontractors.

2.13 Accounting of Disclosures. Upon Covered Entity's request, Business Associate, its agents and subcontractors shall make available the information required to provide an accounting of disclosures to enable Covered Entity to fulfill its obligations under the Privacy Standards, including, but not limited to, 45 CFR § 164.528. For this purpose, Business Associate shall retain a record of disclosure of PHI for at least six (6) years from the date of disclosure. Business Associate agrees to implement a process that allows for an accounting to be collected and maintained by Business Associate and its agents or subcontractors for at least six (6) years prior to the request, but not before the effective date of the Billing Service Agreement. At a minimum, such

information shall include: (i) the date of disclosure; (ii) the name of the entity or person who received PHI and, if known, the address of the entity or person; (iii) a brief description of PHI disclosed; and (iv) a brief statement of the purpose of the disclosure that reasonably informs the individual of the basis for the disclosure, or a copy of the individual's authorization, or a copy of the written request for disclosure. Where a request for an accounting is delivered directly to Business Associate or its agents or subcontractors, Business Associate shall within five (5) days of a request forward it to Covered Entity in writing. It shall be Covered Entity's responsibility to prepare and deliver any such reply to the requested accounting.

2.14 Agreement to Restriction on Disclosure. If Covered Entity is required to comply with a restriction on the disclosure of PHI pursuant to § 13405 of the HITECH Act, then Covered Entity shall provide written notice to Business Associate of the name of the individual requesting the restriction and the PHI affected thereby. Business Associate shall, upon receipt of such notification, not disclose the identified PHI to any health plan for the purposes of carrying out Payment or Health Care Operations, except as otherwise required by law.

2.15 Accounting of Disclosures of Electronic Health Records ("EHR"). If Business Associate is deemed to use or maintain an EHR on behalf of Covered Entity, then Business Associate shall maintain an accounting of any disclosures made through an EHR for Treatment, Payment and Health Care Operations, as required by law. Upon request by Covered Entity, Business Associate shall provide such accounting to Covered Entity in the time and manner specified by law. Alternatively, if Covered Entity responds to an individual's request for an accounting of disclosures made through an EHR by providing the requesting individual with a list of all business associates acting on behalf of Covered Entity, then Business Associate shall provide such accounting directly to the requesting individual in the time and manner specified by the HITECH Act.

2.16 Access to Electronic Health Records. If Business Associate is deemed to use or maintain an EHR on behalf of Covered Entity with respect to PHI, then, to the extent an individual has the right to request a copy of the PHI maintained in such EHR pursuant to 45 CFR § 164.524 and makes such a request to Business Associate, Business Associate shall provide such individual with a copy of the PHI in the EHR in an electronic format and, if the individual so chooses, transmit such copy directly to an entity or person designated by the individual. Business Associate may charge a fee, not to exceed Contractor's labor costs to respond, to the individual for providing the copy of the PHI. The provisions of 45 CFR § 164.524, including the exceptions to the requirement to provide a copy of PHI, shall otherwise apply and Business Associate shall comply therewith as if Business Associate were Covered Entity. At Covered Entity's request, Business Associate shall provide Covered Entity with a copy of an

individual's PHI maintained in an EHR in an electronic format and in a time and manner designated by Covered Entity in order for Covered Entity to comply with 45 CFR § 164.524, as amended by the HITECH Act.

- 2.17 Remuneration for PHI.** Business Associate agrees that it shall not, directly or indirectly, receive remuneration in exchange for any PHI of Covered Entity except as otherwise permitted by law.
- 2.18 Governmental Access to Books and Records.** For purposes of determining Covered Entity's compliance with the HIPAA, Business Associate agrees to make available to the Secretary its internal practices, books, and records relating to the use and disclosure of PHI received from Covered Entity, or created or received by Business Associate on behalf of Covered Entity.
- 2.19 Data Ownership.** Business Associate acknowledges that Business Associate has no ownership rights with respect to the PHI.
- 2.20 Insurance.** Business Associate shall maintain commercial general liability insurance, with commercially reasonable liability limits, that includes coverage for damage to persons or property arising from any breach of the terms of this Agreement.
- 2.21 Audits, Inspection and Enforcement.** Within ten (10) days of a written request by Covered Entity, Business Associate and its agents or subcontractors shall allow Covered Entity to conduct a reasonable inspection of the facilities, systems, books, records, agreements, policies and procedures relating to the use or disclosure of PHI pursuant to this Agreement for the purpose of determining whether Business Associate has complied with this Agreement; provided, however, that (i) Business Associate and Covered Entity shall mutually agree in advance upon the scope, timing and location of such an inspection; (ii) Covered Entity shall protect the confidentiality of all confidential and proprietary information of Business Associate to which Covered Entity has access during the course of such inspection; and (iii) Covered Entity shall execute a nondisclosure agreement, upon terms mutually agreed upon by the parties, if requested by Business Associate. Covered Entity and its authorized agents or contractors, may, at Covered Entity's expense, examine Business Associate's facilities, systems, procedures and records as may be necessary for such agents or contractors to certify to Covered Entity the extent to which Business Associate's security safeguards comply with HIPAA, the HITECH Act or this Agreement, to the extent that Covered Entity determines that such examination is necessary to comply with Covered Entity's legal obligations pursuant to HIPAA or the HITECH Act relating to certification of its security practices. The fact that Covered Entity inspects, or fails to inspect, or has the right to inspect, Business Associate's facilities, systems, books, records, agreements, policies and procedures does not relieve Business Associate of its

responsibility to comply with this Agreement, nor does Covered Entity's (i) failure to detect or (ii) detection, but failure to notify Business Associate or require Business Associate's remediation of any unsatisfactory practices, constitute acceptance of such practices or a waiver of Covered Entity's enforcement rights under the Billing Service Agreement or this Agreement.

2.22 Return of PHI at Termination. Upon termination of the Billing Service Agreement, Business Associate shall, where feasible, destroy or return to Covered Entity all PHI received from Covered Entity, or created or received by Business Associate or its agents or subcontractors on behalf of Covered Entity. If the term of the Billing Service Agreement (including any prior agreements between the parties) exceeds ten (10) years, Business Associate will destroy or return all PHI older than ten (10) years on a rolling basis in the ordinary course of business. Where return or destruction is not feasible, the duties of Business Associate under this Agreement shall be extended to protect the PHI retained by Business Associate. Business Associate agrees not to further use or disclose information for which the return or destruction is infeasible. Business Associate shall certify in writing the destruction of the PHI and to the continued protection of PHI that is not feasible to destroy.

2.23 Business Associate's Performance of Obligations of Covered Entity. To the extent the Business Associate is to carry out one or more of Covered Entity's obligation(s) under the HIPAA Privacy Rule, Business Associate shall comply with the requirements of the Privacy Rule that apply to Covered Entity when it carries out such obligation(s).

Article 3: Duties of Covered Entity

3.1 Using Appropriate Safeguards. Covered Entity shall be responsible for using appropriate safeguards to maintain and ensure the confidentiality, privacy and security of PHI transmitted to Business Associate pursuant to the Billing Service Agreement, in accordance with the standards and requirements of HIPAA.

Article 4: Term and Termination

4.1 Term. The provisions of this Agreement shall become effective on the Effective Date and shall continue in effect until all of the PHI provided by Covered Entity to Business Associate, or created or received by Business Associate on behalf of Covered Entity is destroyed or returned to Covered Entity, or, if it is infeasible to return or destroy the PHI, protections are extended to such information in accordance with the termination provisions in Section 4.2 of this Agreement.

4.2 Termination by Covered Entity.

- (a) A breach by Business Associate of any material provision of this Agreement, as determined by Covered Entity, shall constitute a material breach of the Billing Service Agreement and shall provide grounds for immediate termination of the Billing Service Agreement by Covered Entity.
- (b) If Covered Entity knows of a pattern of activity or practice of Business Associate that constitutes a material breach or violation of Business Associate's obligations under the provisions of this Agreement or another arrangement and does not terminate the Billing Service Agreement pursuant to Section 4.2(a) of this Agreement, then Business Associate shall take reasonable steps to cure such breach or end such violation, as applicable. If Business Associate's efforts to cure such breach or end such violation are unsuccessful, Covered Entity shall either (i) terminate the Billing Service Agreement, if feasible or (ii) if termination of the Billing Service Agreement is not feasible, Covered Entity shall report Business Associate's breach or violation to the Secretary.

4.3 Termination by Business Associate. If Business Associate knows of a pattern of activity or practice of Covered Entity that constitutes a material breach or violation of Covered Entity's obligations under the Billing Service Agreement or this Agreement, then Business Associate shall immediately notify Covered Entity. With respect to such breach or violation, Business Associate shall (i) take reasonable steps to cure such breach or end such violation, if possible; or (ii) if such steps are either not possible or are unsuccessful, upon written notice to Covered Entity, terminate the Billing Service Agreement; or (iii) if such termination is not feasible, report Covered Entity's breach or violation to the Secretary.

4.4 Termination by Either Party. Either party may terminate the Billing Service Agreement, effective immediately, if (i) the other party is named as a defendant in a criminal proceeding for a violation of HIPAA, the HITECH Act or other security or privacy laws, or (ii) a finding or stipulation that the other party has violated any standard or requirement of HIPAA, the HITECH Act or other security or privacy laws is made in any administrative or civil proceeding in which the party has been joined.

Article 5: Miscellaneous

5.1 Acknowledgment. Business Associate recognizes and agrees that it is obligated by law to comply with the applicable provisions of the HITECH Act.

5.2 Change in Law. The parties agree to promptly enter into negotiations concerning the terms of the Billing Service Agreement (including this Agreement), and to negotiate in

good faith, if, in either party's business judgment, modification of the Billing Service Agreement (including this Agreement) becomes necessary due to legislative, regulatory, or judicial developments regarding HIPAA or the HITECH Act. Covered Entity may terminate the Billing Service Agreement upon thirty (30) days written notice in the event (i) Business Associate does not promptly enter into negotiations to amend the Billing Service Agreement when requested by Covered Entity pursuant to this § 5.2, or (ii) Business Associate does not enter into an amendment to the Billing Service Agreement providing assurances regarding the safeguarding of PHI that Covered Entity, in its sole discretion, deems sufficient to satisfy the standards and requirements of HIPAA and the HITECH Act.

- 5.3 Disclaimer.** Covered Entity makes no warranty or representation that compliance by Business Associate with HIPAA, the HITECH Act or this Agreement will be adequate or satisfactory for Business Associate's own purposes. Business Associate is solely responsible for all decisions made by Business Associate regarding the safeguarding of PHI.
- 5.4 Assistance in Litigation or Administrative Proceedings.** Business Associate shall make itself, and any subcontractors, employees or agents assisting Business Associate in the performance of its obligations under the Billing Service Agreement or this Agreement, available to Covered Entity, at no cost to Covered Entity, to testify as witness, or otherwise, in the event of litigation or administrative proceedings being commenced against Covered Entity, its members/shareholders, managers/directors, officers or employees based upon a claimed violation of HIPAA or the HITECH Act or other laws relating to security and privacy, except where Business Associate, or its subcontractor, employee or agent is a named adverse party.
- 5.5 No Third-Party Beneficiaries.** Nothing express or implied in this Agreement is intended to confer, nor shall anything herein confer, upon any person other than Covered Entity, Business Associate and their respective successors or assigns, any rights, remedies, obligations or liabilities whatsoever.
- 5.6 Interpretation.** Section titles in this Agreement are for convenience only, and shall not be used in interpreting this Agreement. Any ambiguity in this Agreement shall be resolved to permit the parties to comply with the requirements of HIPAA and the HITECH Act. In the event of conflict between the Billing Service Agreement and this Agreement, the provisions of this Agreement shall prevail. Any reference in this Agreement to a section in the Standards for Privacy of Individually Identifiable Health Information at 45 CFR part 160 and part 164, subparts A and E, the Security Standards for the Protection of Electronic Protected Health Information at 45 CFR part 164, subpart C, or the HITECH Act means the section as in effect or as amended.

The parties hereto have executed this Agreement on the day and year first above written on the Billing Service Agreement.

MASON CITY, IA

DIGITECH COMPUTER LLC

By: _____

By: _____

Name: JOHN P. LEE

Name: WALTER C. PICKETT II

Title: MAYOR

Title: CHIEF EXECUTIVE OFFICER

Date: _____

Date: _____

RIDER C
GROUND EMERGENCY MEDICAL TRANSPORT

This Rider is a part of the Agreement between **DIGITECH COMPUTER LLC (“DIGITECH”)** and **MASON CITY, IA (“CLIENT”)**.

1. Agreement, Section I (Services), Paragraph A, shall be deemed to include this Rider C as part of the Services provided under the Agreement.
2. DIGITECH shall perform the following Medicaid supplemental payment consulting services and revenue recognition process for the Ground Emergency Medical Transportation (“GEMT”) cost reporting and Medicaid Managed Care Organization (“MCO”) directed payment program:
 - A. DIGITECH will work with CLIENT’s finance and operations teams to collect data for the annual cost report. CLIENT will provide the necessary data to DIGITECH, including, but not limited to:
 - a. Expenditures by Cost Center and Object Code
 - b. Fixed Asset Register
 - c. Indirect Cost Rate (if applicable)
 - d. Response Data
 - e. Federal Funds (if applicable)
 - f. Revenues by Source
 - g. Billing – Trips, Charges and Payments by Payor
 - B. DIGITECH will develop appropriate cost allocation methodologies, and, utilizing program guidelines and 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), DIGITECH will identify all costs eligible for reimbursement.
 - C. DIGITECH will request from the Iowa Department of Health and Human Services health care authority (“HCA”) the Medicaid claims data extract for the reporting period.
 - D. DIGITECH will identify claims in the HCA data that are eligible for supplemental payment.
 - E. DIGITECH will prepare all working files and present a draft cost report to CLIENT.

- F. DIGITECH will solicit feedback from CLIENT and make revisions necessary to finalize the initial cost report submission package.
 - G. DIGITECH will submit the initial cost report and any required supporting documentation to HCA no later than September 30th of each year. In the event HCA changes the deadline, DIGITECH will adhere to HCA's revised schedule. Furthermore, DIGITECH will notify CLIENT of any changes to HCA's schedule for cost report submission or payment disbursement.
 - H. DIGITECH will work with HCA and CLIENT to ensure that the interim payment (approximately three-quarters of total payment) is disbursed directly to CLIENT (this typically occurs by December 31st of each year – three months following submission of the cost report).
 - I. DIGITECH will submit to HCA a second request for the Medicaid claims data extract. DIGITECH will identify claims in the HCA data that are eligible for supplemental payment. DIGITECH will incorporate the revised Medicaid claims data into the cost report and work with CLIENT to submit a final cost report.
 - J. Following submission of the final cost report, DIGITECH will work with HCA and CLIENT to ensure that the final reconciliation payment (approximately one-quarter of total payment) is disbursed to CLIENT (this must occur by June 30th of each year – nine months following submission of the cost report).
 - K. DIGITECH will promptly respond to audit requests from HCA, Centers for Medicare and Medicaid Services ("CMS"), or the Office of Inspector General ("OIG").
 - L. DIGITECH will present results of the cost report and/or audit(s) to CLIENT.
 - M. DIGITECH will keep CLIENT apprised of national trends in cost recovery programs and any potential impacts on the GEMT Program for Medicaid Fee-for-Service ("FFS") claims. If the State Medicaid transitions from a FFS to MCO payment system, DIGITECH will provide CLIENT with support to assist in the development and participation of an Intergovernmental Transfer ("IGT") financing mechanism to make supplemental payments possible through MCOs.
 - N. DIGITECH shall deliver all draft cost reports to CLIENT no later than 15 business days prior to the applicable submission deadline to allow for review, comment, and corrections.
3. CLIENT will receive supplemental payment revenues directly from the State of Iowa and/or the State's Medicaid Managed Care Organizations. All net new revenues realized by the CLIENT from the Medicaid Supplemental Payment Programs will be invoiced at the contingency rate of 4.25% of revenues generated,

and paid within thirty (30) days of receipt of DIGITECH's invoice per the terms of the Agreement.

The parties hereto have executed this Rider on the day and year first above written on the Agreement.

MASON CITY, IA

DIGITECH COMPUTER LLC

By: _____

By: _____

Name: JOHN P. LEE

Name: WALTER C. PICKETT II

Title: MAYOR

Title: CHIEF EXECUTIVE OFFICER

Date: _____

Date: _____

RESOLUTION NO. 26 –

A RESOLUTION MAKING AWARD OF CONTRACT
(BILLING SERVICE AGREEMENT) WITH DIGITECH
COMPUTER, LLC OF CHAPPAQUA, NEW YORK FOR
THE MASON CITY FIRE DEPARTMENT

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

Section 1: That the Billing Services Agreement for the Mason City
Fire Department with Digitech Computer, LLC of Chappaqua, New York, be and
the same is hereby accepted as follows:

Contractor:	Digitech Computer, LLC
of:	Chappaqua, NY
Amount of Proposal:	\$84,000 (annually)
Portion of Project:	Scope of the project

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

PASSED AND APPROVED this 7th day of April, 2026

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

**PUBLIC WORKS
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Jim Collins, Director of Public Works
Date: April 7, 2026
RE: WRF Improvement – WHKS Agreement for Construction Phase Services

Recommendation:

It is recommended the City Council approve Amendment 1 to the original Professional Services Agreement with WHKS & Co. dated June 6th, 2023. Amendment 1 includes \$1,875,000 for construction phase engineering services and \$165,000 for preliminary and final design associated with increased industrial capacity.

Review:

The City of Mason City is required by the Iowa Department of Natural Resources (IDNR) to complete nutrient reduction improvements at the Mason City Water Reclamation Facility (WRF) by October 1, 2027. On March 17, 2026, the City awarded the construction contract to Staab Construction Company of Marshfield, Wisconsin, in the amount of \$45,627,000. Subsequently, the City approved Change Order No. 1 in the amount of \$5,753,837, resulting in a revised construction contract total of \$39,873,163. Construction phase service for the project includes construction administration assistance and full-time construction observation for the duration of the work. A detailed scope of services is attached.

During the design phase, City Council directed City and WHKS staff to prepare a facility plan update, along with preliminary and final plans and specifications, to include an additional 1.0 million gallons per day (MGD) of treatment capacity for the WRF designated as industrial reserve. Technical Memorandum No. 1 was developed on January 22, 2025, to document and summarize the industrial growth increase.

A copy of the scope of work that will be provided by the consultant is attached.

Budget Impact:

This is a budgeted project, and the cost of the project will be covered by funding available in the Water Reclamation Nutrient Reduction CIP for fiscal year 2026.

Council Action Requested:

It is recommended the City Council approve Amendment 1 to the original Professional Service Agreement with WHKS & Co. dated June 6th, 2023. Amendment 1 includes \$1,875,000 for construction phase engineering services and \$165,000 for preliminary and final design to evaluate the Facility for increased industrial reserve capacity.

Attachments:

Amendment No. 1 to Professional Services Agreement.

Jim Collins

Jim Collins, Director of Public Works

A handwritten signature in black ink, appearing to read "David B. Smith", is written over a horizontal line.

Reviewed and Recommend Approval

AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT

WHEREAS, **City of Mason City, Iowa** (Client) and WHKS & Co. (WHKS) executed a Professional Services Agreement dated **June 6, 2023** for certain engineering services for **Mason City Water Reclamation Facility (WRF) Improvements – Design and Construction Phase** (Project), and

WHEREAS, the Agreement described a scope of services and was based on completion of certain services, and

WHEREAS, the Client has requested **Construction Phase and Increased Industrial Capacity Evaluation Design** services for the **Mason City Water Reclamation Facility (WRF) Improvements – Design and Construction Phase** as described in more detail in attached Exhibit A, and

NOW THEREFORE, the Client and WHKS hereby agree the amended compensation for services shall be increased by the following:

Basis of Compensation

For the services described above, the Client shall remunerate WHKS as follows:

Items 8-9 – Billed Hourly with an Estimated Fee of \$1,875,000. Expenses billed at actual cost and mileage at the current published IRS rate per mile. External expenses include an administrative charge of 10 percent.

Items 11 - Lump Sum Fee of \$165,000 including Expenses.

Executed this _____ day of April, 2026

City of Mason City, Iowa

WHKS & CO.

By: _____

By: _____

Printed Name: _____

Printed Name: William Angerman, P.E.

Title: _____

Title: C.O.O.

Exhibit A to Amendment No. 1

A. Project Description

This Amendment includes design engineering and construction phase services as described below in B.

The original Professional Services Agreement encompassed preliminary and final design phase engineering services for the Mason City Water Reclamation Facility (WRF) Improvements Project, including coordination with the Iowa Department of Natural Resources (IDNR) and assistance with project funding. The planned facility improvements are documented in the Facility Plan dated June 2023.

B. Scope of Services Provided Under This Agreement:

Note: Items 01-07 and 10 were previously defined in the AGREEMENT.

8. Construction Administration

- a. Provide construction administration assistance during construction. Contract administration assistance activities conducted during project construction include clarification of design details, periodic visits to the construction site to observe the progress of work, review of shop drawings, review periodic payment estimates for completed construction work and recommend payments for processing, prepare change orders when required, and prepare the final summary of construction costs.
- b. Conduct a preconstruction meeting with Client, Contractor and Utility Owners.
- c. Provide sufficient horizontal and vertical control points relating to the project plans for the Contractor to use as a basis for staking the project.
- d. Prepare record drawings from Contractor provided "mark-ups" at the completion of the construction.
- e. Update the WRF Operation and Maintenance (O&M) manual(s) to reflect the proposed improvements at the completion of construction.
- f. Provide construction updates to the Client.
- g. Prepare Drawings and Specifications for future projects deferred by Change Order No. 1 of the construction project.

9. Construction Observation

- a. Provide resident project observation services during the construction of the Project. Resident observation is a full-time function during construction. Duties are to provide on-site evaluations of the Project progress in accordance with the plans and specifications and report said progress to the Engineer. Additionally, the observer maintains a log book recording conditions at the job site, weather, record of visitors, summary of daily activities, actions taken, observations in general and assists in recording data for eventual preparation of Record Drawings. The observer duties do not include construction means, methods, procedures, and job-site safety. Fee based on 7000 hours of observation and travel time.
- b. Coordination of quality control testing with the Contractor during construction. Testing and inspection of concrete, soils, and masonry will be performed by a subcontractor to WHKS under this Agreement.

11. Preliminary and Final Design - Increased Industrial Capacity Evaluation

- a. City Council directed City and WHKS staff to prepare facility plan update, preliminary plans, final plans, and specifications to include an additional 1.0 million gallons per day (MGD) of treatment capacity for the WRF designated as industrial reserve.
- b. Additional design items included with this scope:
 - i. Flow Measurement equipment and structure modifications
 - ii. Conversion of alum contact basin to third final clarifier
 - iii. Increase in required ultraviolet (UV) disinfection treatment capacity
 - iv. Increase in proposed aerobic/anaerobic/anoxic basin treatment capacity
 - v. Hydraulic/piping modifications to facilitate items above.

RESOLUTION NO. 26 -

A RESOLUTION APPROVING AMENDMENT NO. 1 TO
THE PROFESSIONAL SERVICES AGREEMENT WITH
WHKS & CO. OF MASON CITY, IOWA FOR PROFES-
SIONAL SERVICES RELATED TO THE MASON CITY
WATER RECLAMATION FACILITY IMPROVEMENTS –
DESIGN AND CONSTRUCTION PHASE

WHEREAS, the City Council of the City of Mason City, Iowa did
adopt Resolution No. 23-123 on the 6th day of June, 2023, making award of con-
tract to WHKS & Co., for professional services related to the Water Reclamation
Facility Improvements Project – Design Phase, and

WHEREAS, Amendment No. 1 is necessary.

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

Section 1: That Amendment No. 1 in the amount of \$165,000 for said
project be and the same is hereby approved.

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

PASSED AND APPROVED this 7th day of April, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk



**ENGINEERING/
WATER SUPPLY
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brent Hinson, Interim Director
Date: March 31, 2026
RE: 2026 Pennsylvania Avenue Street & Utility Improvements Contract Award

Recommendation:

We recommend the City Council award contract to Heartland Asphalt of Mason City for the 2026 Pennsylvania Avenue Street & Utility Improvements project.

Review:

The 2026 Pennsylvania Avenue Street & Utility Improvements project was designed by SEH and let through the Iowa Department of Transportation under the SWAP program.

The proposed construction project will take place on Pennsylvania between 2nd Street SE and 4th Street NE and will consist of select replacement of curb and gutter, ADA improvements, resurfacing with hot mix asphalt, select utility improvements, removal of signalization at one intersection, and replacement of street lighting.

The following bids were received at the DOT letting on March 17:

Heartland Asphalt, Inc.	Mason City, Iowa	\$1,574,089.57
Bob McKiness Excavating	Mason City, Iowa	\$1,586,281.50
Reilly Construction Co.	Ossian, Iowa	\$1,681,987.22

The Engineer's estimate was \$1,411,441.50. We believe there is an issue with the bid item related to lighting units, in that the contractors bid the project with Build America Buy America guidelines when this was not included as a requirement of the bid package. We believe we can negotiate that item down significantly and end up

much closer to the engineer's estimate. However, because this was a DOT letting, we are not allowed by law to have any contact with the contractor prior to the contract award and the Council can only vote to approve or disapprove the project as bid. This should be a workable situation with a very familiar general contractor, and we do not have any concerns with recommending the award of contract, with the understanding that we would then work with the contractor to adjust the lighting unit item to an appropriate amount.

Budget Impact:

The Engineer's Opinion of Probable Cost is \$1,411,441.50. Project funding comes from Road Use Tax, a SWAP grant, and water and sewer funds. The total budget for the project is \$1,575,000 including design costs. We have additional funds from completed projects that could be applied to the project if necessary.

Council Action Requested:

We respectfully request the City Council's award a contract in the amount of \$1,574,089.57 to Heartland Asphalt, Inc. of Mason City, Iowa for the 2026 Pennsylvania Avenue Street & Utility Improvements project.

Attachments:

Engineer's Letter of Recommendation
Bid Tabulation



Brent Hinson, Interim Director



Reviewed and Recommend Approval



Building a Better World
for All of Us®

April 7, 2026

RE: Pennsylvania Avenue Street and Utility
Improvements
Mason City, Iowa
Iowa DOT Project Number:
STBG-SWAP-4822(647)—SG-17

Brent D. Hinson
Deputy City Administrator/Finance Director
Interim Director, Engineering and Water Supply
City of Mason City, Iowa
10 1st Street NW
Mason City, IA 50401

Dear Brent:

Short Elliott Hendrickson, Inc. (SEH) is providing this cover letter for the attached Tabulation of Bids for the Pennsylvania Avenue Street and Utility Improvements.

The project was bid through the Iowa Department of Transportation (DOT) through the SWAP program. A total of three bids were received. The low bid was submitted by Heartland Asphalt, Inc., of Mason City, Iowa, in the amount of \$1,574,089.57. The bid was \$162,648.07 (10%) higher than the Engineer's Opinion of Probable Cost of \$1,411,441.50.

The bid appears to be balanced even with accounting for a higher unit price on a particular lighting item that may be negotiable based on review of the required product specifications with the successful contractor. Due to the DOT process and governing rules, no negotiation can occur with the contractor prior to approval of the contract. The bid does otherwise appear to be reasonable, responsible and responsive.

Therefore, SEH recommends awarding the construction contract to Heartland Asphalt, Inc., in the amount of \$1,574,089.57.

To the best of SEH's knowledge, in review of the Iowa DOT bid results, the attached Tabulation of Bids is a true and correct tabulation of the bids opened at 10:00 a.m. on March 17, 2026.

It is understood that the tabulation of bids and recommended award of contract will be discussed at the April 7, 2026, City Council Meeting.

If you have any questions or desire additional information, please do not hesitate to call.

Sincerely,

Becky Schwab, PE
(Lic IA, MN)
Senior Engineer

x:\ko\m\masoc\186951\6-bid-const\bid tabs\mason city bid tab recommendation letter april 2026.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 215 North Adams Avenue, Mason City, IA 50401-3119
SEH is 100% employee-owned | sehinc.com | 641.424.6344 | 888.908.8166 fax



TABULATION OF BIDS

Pennsylvania Avenue
Mason City, IA

SEH No.: MASOC 186951

Bid Date: Tuesday, March 17, 2026

Pennsylvania Avenue Mason City, IA			Engineer's Estimate			Heartland Asphalt, Inc.			Bob McKiness Excavating			Reilly Construction Co.		
SEH No.: MASOC 186951 Bid Date: Tuesday, March 17, 2026														
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	
BASE BID														
1	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	365	\$ 20.00	\$ 7,300.00	\$ 25.00	\$ 9,125.00	\$ 25.00	\$ 9,125.00	\$ 30.00	\$ 10,950.00			
2	EXCAVATION, CLASS 10, UNSUITABLE OR UNSTABLE	CY	100	\$ 20.00	\$ 2,000.00	\$ 30.00	\$ 3,000.00	\$ 30.00	\$ 3,000.00	\$ 30.00	\$ 3,000.00			
3	TOPSOIL, FURNISH AND SPREAD	CY	80	\$ 25.00	\$ 2,000.00	\$ 60.00	\$ 4,800.00	\$ 60.00	\$ 4,800.00	\$ 60.00	\$ 4,800.00			
4	MODIFIED SUBBASE	CY	365	\$ 40.00	\$ 14,600.00	\$ 45.00	\$ 16,425.00	\$ 45.00	\$ 16,425.00	\$ 70.00	\$ 25,550.00			
5	MACADAM STONE BASE	TON	100	\$ 45.00	\$ 4,500.00	\$ 25.00	\$ 2,500.00	\$ 25.00	\$ 2,500.00	\$ 65.00	\$ 6,500.00			
6	CLEANING AND PREPARATION OF BASE	MILE	0.37	\$ 1,500.00	\$ 555.00	\$ 12,175.00	\$ 4,504.75	\$ 25,000.00	\$ 9,250.00	\$ 26,250.00	\$ 9,712.50			
7	PAVEMENT SCARIFICATION	SY	10190	\$ 11.00	\$ 112,090.00	\$ 4.80	\$ 48,912.00	\$ 5.00	\$ 50,950.00	\$ 5.25	\$ 53,497.50			
8	STANDARD OR SLIP FORM PCC PAVEMENT, CLASS C,	SY	1128	\$ 75.00	\$ 84,600.00	\$ 70.00	\$ 78,960.00	\$ 70.00	\$ 78,960.00	\$ 78.25	\$ 88,266.00			
9	PORTLAND CEMENT CONCRETE PAVEMENT SAMPLES	LS	1	\$ 1,500.00	\$ 1,500.00	\$ 7,290.00	\$ 7,290.00	\$ 2,500.00	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00			
10	HOT MIX ASPHALT, WEDGE, LEVELING OR	TON	100	\$ 105.00	\$ 10,500.00	\$ 155.25	\$ 15,525.00	\$ 155.25	\$ 15,525.00	\$ 163.00	\$ 16,300.00			
11	HOT MIX ASPHALT HIGH TRAFFIC, SURFACE COURSE, 1/2	SY	9960	\$ 15.00	\$ 149,400.00	\$ 13.25	\$ 131,970.00	\$ 13.25	\$ 131,970.00	\$ 14.00	\$ 139,440.00			
12	HOT MIX ASPHALT PAVEMENT SAMPLES	LS	1	\$ 4,000.00	\$ 4,000.00	\$ 8,500.00	\$ 8,500.00	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00			
13	REMOVAL OF CONCRETE FOUNDATIONS OF LIGHT POLES	EACH	21	\$ 600.00	\$ 12,600.00	\$ 850.00	\$ 17,850.00	\$ 850.00	\$ 17,850.00	\$ 1,000.00	\$ 21,000.00			
14	INTAKE, SW-501	EACH	2	\$ 5,500.00	\$ 11,000.00	\$ 5,000.00	\$ 10,000.00	\$ 5,000.00	\$ 10,000.00	\$ 6,000.00	\$ 12,000.00			
15	INTAKE, SW-507	EACH	3	\$ 7,500.00	\$ 22,500.00	\$ 8,400.00	\$ 25,200.00	\$ 8,500.00	\$ 25,500.00	\$ 9,500.00	\$ 28,500.00			
16	MANHOLE ADJUSTMENT, MINOR	EACH	6	\$ 2,000.00	\$ 12,000.00	\$ 2,350.00	\$ 14,100.00	\$ 2,500.00	\$ 15,000.00	\$ 1,100.00	\$ 6,600.00			
17	INTAKE ADJUSTMENT, MINOR	EACH	5	\$ 1,500.00	\$ 7,500.00	\$ 1,855.00	\$ 9,275.00	\$ 500.00	\$ 2,500.00	\$ 2,200.00	\$ 11,000.00			
18	SANITARY SEWER SERVICE STUB W/RISE, PVC, 6 IN	LF	25	\$ 80.00	\$ 2,000.00	\$ 100.00	\$ 2,500.00	\$ 100.00	\$ 2,500.00	\$ 200.00	\$ 5,000.00			
19	REMOVAL OF PAVEMENT	SY	1134	\$ 15.00	\$ 17,010.00	\$ 22.00	\$ 24,948.00	\$ 22.00	\$ 24,948.00	\$ 30.00	\$ 34,020.00			
20	REMOVAL OF INTAKES AND UTILITY ACCESSSES	EACH	10	\$ 1,000.00	\$ 10,000.00	\$ 750.00	\$ 7,500.00	\$ 750.00	\$ 7,500.00	\$ 1,000.00	\$ 10,000.00			
21	REMOVAL OF SIDEWALK	SY	860	\$ 15.00	\$ 12,900.00	\$ 20.00	\$ 17,200.00	\$ 20.00	\$ 17,200.00	\$ 30.00	\$ 25,800.00			
22	SIDEWALK, P.C. CONCRETE, 4 IN.	SY	761	\$ 60.00	\$ 45,660.00	\$ 75.00	\$ 57,075.00	\$ 75.00	\$ 57,075.00	\$ 86.00	\$ 65,446.00			
23	SIDEWALK, P.C. CONCRETE, 6 IN.	SY	162	\$ 65.00	\$ 10,530.00	\$ 85.00	\$ 13,770.00	\$ 85.00	\$ 13,770.00	\$ 89.00	\$ 14,418.00			
24	DETECTABLE WARNINGS	SF	260	\$ 55.00	\$ 14,300.00	\$ 50.00	\$ 13,000.00	\$ 50.00	\$ 13,000.00	\$ 42.00	\$ 10,920.00			
25	CURB AND GUTTER, PCC, 2.0 FT	LF	500	\$ 15.00	\$ 7,500.00	\$ 35.00	\$ 17,500.00	\$ 35.00	\$ 17,500.00	\$ 40.00	\$ 20,000.00			
26	DRIVEWAY, P.C. CONCRETE, 6 IN.	SY	87.7	\$ 70.00	\$ 6,139.00	\$ 85.00	\$ 7,454.50	\$ 85.00	\$ 7,454.50	\$ 82.00	\$ 7,191.40			
27	REMOVAL OF PAVED DRIVEWAY	SY	130	\$ 15.00	\$ 1,950.00	\$ 15.00	\$ 1,950.00	\$ 15.00	\$ 1,950.00	\$ 30.00	\$ 3,900.00			
28	CONTROL CABINET	EACH	1	\$ 9,000.00	\$ 9,000.00	\$ 9,750.00	\$ 9,750.00	\$ 9,750.00	\$ 9,750.00	\$ 10,300.00	\$ 10,300.00			
29	REMOVE AND REINSTALL SIGN AS PER PLAN	EACH	26	\$ 150.00	\$ 3,900.00	\$ 380.00	\$ 9,880.00	\$ 200.00	\$ 5,200.00	\$ 210.00	\$ 5,460.00			
30	PERFORATED SQUARE STEEL TUBE POSTS	LF	132	\$ 20.00	\$ 2,640.00	\$ 10.00	\$ 1,320.00	\$ 20.00	\$ 2,640.00	\$ 21.00	\$ 2,772.00			
31	TYPE A SIGNS, SHEET ALUMINUM	SF	24	\$ 25.00	\$ 600.00	\$ 25.00	\$ 600.00	\$ 20.00	\$ 480.00	\$ 21.00	\$ 504.00			
32	REMOVAL OF TRAFFIC SIGNALIZATION	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00	\$ 13,125.00	\$ 13,125.00			
33	PAINTED SYMBOL & LEGEND, WATERBORNE OR SOLVENT-	EACH	12	\$ 500.00	\$ 6,000.00	\$ 85.00	\$ 1,020.00	\$ 125.00	\$ 1,500.00	\$ 131.00	\$ 1,572.00			
34	PAINTED PAVEMENT MARKING, WATERBORNE OR	STA	77	\$ 500.00	\$ 38,500.00	\$ 65.00	\$ 5,005.00	\$ 100.00	\$ 7,700.00	\$ 105.00	\$ 8,085.00			
35	SAFETY CLOSURE	EACH	18	\$ 500.00	\$ 9,000.00	\$ 100.00	\$ 1,800.00	\$ 100.00	\$ 1,800.00	\$ 100.00	\$ 1,800.00			
36	TRAFFIC CONTROL	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 20,000.00	\$ 20,000.00			
37	MOBILIZATION	LS	1	\$ 100,000.00	\$ 100,000.00	\$ 162,450.00	\$ 162,450.00	\$ 170,000.00	\$ 170,000.00	\$ 125,000.00	\$ 125,000.00			
38	ROCK EXCAVATION	CY	100	\$ 200.00	\$ 20,000.00	\$ 125.00	\$ 12,500.00	\$ 125.00	\$ 12,500.00	\$ 75.00	\$ 7,500.00			
39	REMOVAL, DISPOSAL AND REPLACEMENT OF UNSUITABLE	CY	200	\$ 50.00	\$ 10,000.00	\$ 55.00	\$ 11,000.00	\$ 55.00	\$ 11,000.00	\$ 40.00	\$ 8,000.00			
40	WATERMAIN, PVC, 6 IN	LF	138	\$ 100.00	\$ 13,800.00	\$ 135.00	\$ 18,630.00	\$ 135.00	\$ 18,630.00	\$ 100.00	\$ 13,800.00			
41	FITTINGS BY WEIGHT, DUCTILE IRON	LB	600	\$ 20.00	\$ 12,000.00	\$ 20.00	\$ 12,000.00	\$ 20.00	\$ 12,000.00	\$ 20.00	\$ 12,000.00			
42	WATER SERVICE STUB, COPPER, 1 IN.	LF	300	\$ 60.00	\$ 18,000.00	\$ 70.00	\$ 21,000.00	\$ 70.00	\$ 21,000.00	\$ 75.00	\$ 22,500.00			



TABULATION OF BIDS

Pennsylvania Avenue
Mason City, IA
SEH No.: MASOC 186951
Bid Date: Tuesday, March 17, 2026

Pennsylvania Avenue Mason City, IA SEH No.: MASOC 186951 Bid Date: Tuesday, March 17, 2026				Engineer's Estimate		Heartland Asphalt, Inc.		Bob McKiness Excavating		Reilly Construction Co.	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
43	WATER SERVICE CORPORATION, COPPER, 1 IN.	EACH	11	\$ 1,200.00	\$ 13,200.00	\$ 1,000.00	\$ 11,000.00	\$ 1,000.00	\$ 11,000.00	\$ 1,000.00	\$ 11,000.00
44	WATER SERVICE CURB STOP AND BOX, COPPER, 1 IN.	EACH	11	\$ 850.00	\$ 9,350.00	\$ 500.00	\$ 5,500.00	\$ 500.00	\$ 5,500.00	\$ 1,600.00	\$ 17,600.00
45	GATE VALVE, DIP, 6 IN	EACH	5	\$ 3,000.00	\$ 15,000.00	\$ 2,750.00	\$ 13,750.00	\$ 2,750.00	\$ 13,750.00	\$ 2,000.00	\$ 10,000.00
46	GATE VALVE, DIP, 10 IN	EACH	2	\$ 4,500.00	\$ 9,000.00	\$ 4,500.00	\$ 9,000.00	\$ 4,500.00	\$ 9,000.00	\$ 3,300.00	\$ 6,600.00
47	FIRE HYDRANT ASSEMBLY, WM-201	EACH	1	\$ 9,500.00	\$ 9,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 8,000.00	\$ 8,000.00
48	FIRE HYDRANT ASSEMBLY REMOVAL	EACH	1	\$ 1,000.00	\$ 1,000.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 850.00	\$ 1,000.00	\$ 1,000.00
49	VALVE BOX ADJUSTMENT, MINOR	EACH	14	\$ 500.00	\$ 7,000.00	\$ 250.00	\$ 3,500.00	\$ 350.00	\$ 4,900.00	\$ 225.00	\$ 3,150.00
50	(EACH ITEM) 6" NON-SHEAR FERNCO CONNECTION	EACH	4	\$ 450.00	\$ 1,800.00	\$ 250.00	\$ 1,000.00	\$ 250.00	\$ 1,000.00	\$ 750.00	\$ 3,000.00
51	(EACH ITEM) EQUIPMENT PAD	EACH	1	\$ 2,700.00	\$ 2,700.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,575.00	\$ 1,575.00
52	(EACH ITEM) LIGHTING UNIT	EACH	26	\$ 7,700.00	\$ 200,200.00	\$ 14,500.00	\$ 377,000.00	\$ 14,500.00	\$ 377,000.00	\$ 15,225.00	\$ 395,850.00
53	(EACH ITEM) MINOR ADJUSTMENT, UTILITY HANDHOLE	EACH	10	\$ 150.00	\$ 1,500.00	\$ 200.00	\$ 2,000.00	\$ 200.00	\$ 2,000.00	\$ 1,000.00	\$ 10,000.00
54	(EACH ITEM) PRECAST LIGHT BASE	EACH	26	\$ 1,500.00	\$ 39,000.00	\$ 1,500.00	\$ 39,000.00	\$ 1,500.00	\$ 39,000.00	\$ 1,575.00	\$ 40,950.00
55	(EACH ITEM) REMOVAL OF LIGHTING UNIT	EACH	20	\$ 600.00	\$ 12,000.00	\$ 1,500.00	\$ 30,000.00	\$ 1,500.00	\$ 30,000.00	\$ 1,575.00	\$ 31,500.00
56	(EACH ITEM) REMOVE HANDHOLE	EACH	1	\$ 250.00	\$ 250.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 420.00	\$ 420.00
57	(EACH ITEM) REMOVE POLE MOUNTED DISCONNECT	EACH	1	\$ 250.00	\$ 250.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 370.00	\$ 370.00
58	(EACH ITEM) SALVAGE LIGHTING UNIT	EACH	1	\$ 500.00	\$ 500.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,800.00	\$ 1,800.00
59	(LINEAR FEET ITEM) 2" CONDUIT, NMC, SCH 40,	LF	2610	\$ 26.00	\$ 67,860.00	\$ 27.50	\$ 71,775.00	\$ 27.50	\$ 71,775.00	\$ 29.00	\$ 75,690.00
60	(LINEAR FEET ITEM) CONDUCTOR, COPPER, XHHW-2, #4	LF	5760	\$ 1.95	\$ 11,232.00	\$ 3.00	\$ 17,280.00	\$ 3.00	\$ 17,280.00	\$ 3.15	\$ 18,144.00
61	(LINEAR FEET ITEM) CONDUCTOR, COPPER, XHHW-2, #6	LF	2880	\$ 1.70	\$ 4,896.00	\$ 2.25	\$ 6,480.00	\$ 2.25	\$ 6,480.00	\$ 2.35	\$ 6,768.00
62	(LINEAR FEET ITEM) REMOVAL OF PCC CURB AND GUTTER	LF	500	\$ 15.00	\$ 7,500.00	\$ 20.00	\$ 10,000.00	\$ 20.00	\$ 10,000.00	\$ 20.00	\$ 10,000.00
63	(LINEAR FEET ITEM) REMOVE CONDUCTORS	LF	1950	\$ 1.05	\$ 2,047.50	\$ 0.75	\$ 1,462.50	\$ 0.75	\$ 1,462.50	\$ 0.80	\$ 1,560.00
64	(STATIONS ITEM) BOULEVARD GRADING	STA	13.5	\$ 500.00	\$ 6,750.00	\$ 325.00	\$ 4,387.50	\$ 325.00	\$ 4,387.50	\$ 1,250.00	\$ 16,875.00
65	(SQUARE YARD ITEM) HMA MIXTURE INTERLAYER BASE	SY	9960	\$ 12.00	\$ 119,520.00	\$ 9.45	\$ 94,122.00	\$ 9.50	\$ 94,620.00	\$ 10.00	\$ 99,600.00
66	HYDRAULIC SEEDING	ACRE	0.15	\$ 5,000.00	\$ 750.00	\$ 15,000.00	\$ 2,250.00	\$ 15,000.00	\$ 2,250.00	\$ 15,750.00	\$ 2,362.50
67	SILT FENCE	LF	66	\$ 5.00	\$ 330.00	\$ 1.00	\$ 66.00	\$ 1.00	\$ 66.00	\$ 1.00	\$ 66.00
68	REMOVAL OF SILT FENCE OR SILT FENCE FOR DITCH	LF	66	\$ 1.00	\$ 66.00	\$ 0.01	\$ 0.66	\$ 1.00	\$ 66.00	\$ 0.01	\$ 0.66
69	MAINTENANCE OF SILT FENCE OR SILT FENCE FOR DITCH	LF	66	\$ 1.00	\$ 66.00	\$ 0.01	\$ 0.66	\$ 1.00	\$ 66.00	\$ 0.01	\$ 0.66
70	OPEN-THROAT CURB INTAKE SEDIMENT FILTER, EC-602	LF	25	\$ 250.00	\$ 6,250.00	\$ 20.00	\$ 500.00	\$ 20.00	\$ 500.00	\$ 20.00	\$ 500.00
71	MAINTENANCE OF OPEN-THROAT INTAKE SEDIMENT	EACH	5	\$ 50.00	\$ 250.00	\$ 1.00	\$ 5.00	\$ 1.00	\$ 5.00	\$ 1.00	\$ 5.00
72	REMOVAL OF OPEN-THROAT INTAKE SEDIMENT FILTER	EACH	5	\$ 50.00	\$ 250.00	\$ 10.00	\$ 50.00	\$ 10.00	\$ 50.00	\$ 10.00	\$ 50.00
73	GRATE INTAKE SEDIMENT FILTER BAG	EACH	1	\$ 250.00	\$ 250.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
74	MAINTENANCE OF GRATE INTAKE SEDIMENT FILTER BAG	EACH	1	\$ 50.00	\$ 50.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00
75	REMOVAL OF GRATE INTAKE SEDIMENT FILTER BAG	EACH	1	\$ 50.00	\$ 50.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00
76	MOBILIZATIONS, EROSION CONTROL	EACH	2	\$ 500.00	\$ 1,000.00	\$ 600.00	\$ 1,200.00	\$ 600.00	\$ 1,200.00	\$ 600.00	\$ 1,200.00
TOTAL BASE BID					\$ 1,411,441.50		\$ 1,574,089.57		\$ 1,586,281.50		\$ 1,681,987.22

RESOLUTION NO. 26 –

A RESOLUTION MAKING AWARD OF CONTRACT TO
HEARTLAND ASPHALT, INC. OF MASON CITY, IOWA
FOR THE PENNSYLVANIA AVENUE STREET & UTILITY
IMPROVEMENTS PROJECT

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

Section 1: That the proposal for the construction of the “Pennsylvania Avenue Street and Utility Improvements Project (STBG-SWAP-4822(647)—SG-17) in the City of Mason City, Iowa, be and is hereby accepted as follows:

Contractor:	Heartland Asphalt, Inc.
of:	Mason City, IA
Amount of Proposal:	\$1,574,089.57
Portion of Project:	Scope of the project

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

PASSED AND APPROVED this 15th day of April, 2025

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk



**ENGINEERING/
WATER SUPPLY
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brent Hinson, Interim Director
Date: April 1, 2026
RE: Evans Preserve Environmental Covenant

Recommendation:

We recommend approval of an Iowa Contaminated Site Environmental Covenant for the former shooting range at Evans Preserve and submission to the Iowa DNR for final approval.

Review:

In the course of planning for the Evans Preserve mountain biking improvements, environmental due diligence found that the site contained a former shooting range. Subsequent tests found lead contamination in a berm area that was used for the shooting range. An appropriate soil cap was installed as part of the bike hub improvements, but as a final step the Iowa DNR requires the City approve an Iowa Contaminated Site Environmental Covenant, which will then be forwarded to the DNR for final approval and ultimately recorded back as a deed restriction on the property. The site is stable and not a significant risk as it sits currently.

We worked with the City Attorney, engineer ISG, and the DNR on the attached covenant and believe we have a workable and thorough covenant that should be fully acceptable to the DNR.

Budget Impact:

There is no direct budget impact for approval of this item, and it is required by the Iowa DNR.

Council Action Requested:

We respectfully request approval of an Iowa Contaminated Site Environmental Covenant for the former shooting range at Evans Preserve, submission to the DNR for final approval, and recording of the covenant back against the property as required.

Attachments:

Environmental Covenant and attachments.



Brent Hinson, Interim Director



Reviewed and Recommend Approval

IOWA CONTAMINATED SITE ENVIRONMENTAL COVENANT

This environmental covenant is established pursuant to Iowa Code (IC) chapter 455I entitled Uniform Environmental Covenants Act.

The City of Mason City, Iowa, an Iowa municipal corporation, hereafter “holder(s),” and the Iowa Department of Natural Resources (Department) in its capacity as an agency of Iowa state government enter into this environmental covenant for the purpose of subjecting the affected property described below to certain activity and use limitations in accordance with the terms and conditions as specified and the authorities granted the Department in IC chapter 455I, § 455B.103(7), and Department rules in chapter 567 Iowa Administrative Code (IAC) 133.

1. **Affected Property.** The grantor(s) is/are the fee title owner(s) of the property located at 1203 Birch Drive Trail, Mason City, Iowa, legally described in Exhibit 1. The restrictions herein shall only apply to the portion of the subject property identified in Exhibit 2.

Hereinafter, the affected property will be referred to as “the property.”

2. **Risk Management and Institutional Controls.** The City through its consultant Terracon, has performed a soil and groundwater investigation and risk assessment in accordance with 567 IAC 133. The site assessment identified contaminated conditions on the property which may present an unreasonable risk to public health and the environment if certain activities occur on the property. As such, the Director of the Department, pursuant to his authority under IC § 455B.103(7), has determined that an environmental covenant is necessary to manage the risk of future exposure to the contamination by limiting specified activities at this property and establishing certain affirmative obligations.

3. **Reopening.** The signatories acknowledge that in the event that the activity and use limitations provided below fail to serve their intended purpose—including the prevention of exposure to contamination—could result in the Department reopening its review and regulatory oversight of the contaminant condition on the property as provided under the terms of this covenant, IC chapter 455I, and applicable Department administrative rules.

4. **Identity of Grantor(s) and Holder(s).**

GRANTOR(S): The City of Mason City, Iowa, an Iowa municipal corporation

HOLDERS: The City of Mason City, Iowa, an Iowa municipal corporation, the owner of the property.

AGENCY: Iowa Department of Natural Resources

5. **Representations and Warranties.** The grantor(s) warrants to the other signatories to this covenant the following:

- a. The grantor[s] is/are the sole fee title owner[s] of the property;
- b. The grantor[s] holds sufficient fee title to the property to grant the rights and interests described in this covenant free of any conflicting legal and equitable claims;
- c. The grantor[s] has/have identified all other persons holding legal or equitable interests, including, but not limited to, contract buyers, mortgage holders, other consensual lienholders and lessees. As of the time of approval of this covenant, there are no other persons holding legal or equitable interest in the property. The property contains public utility easements, which currently contain only utilities owned by the holder, and any future utility installations of utilities by entities other than the holder will require securing of consent by a separate subordination and consent agreement.

6. **Running with the Land.** This environmental covenant is perpetual and runs with the land as provided in IC § 455I.9 until modified or terminated. The terms of this environmental covenant are binding on the grantors and all successors in interest, assigns and all transferees acquiring or owning any right, title, lien or interest in the property and their heirs, successors, assigns, grantees, executors, administrators and devisees. The term "transferee," as used in this environmental covenant, shall mean any future owner of any interest in the property or any portion thereof, including, but not limited to, owners of an interest in fee simple, contract buyers, mortgagees, easement holders and/or lessees.

7. **Activity and Use Limitations and Terms.** The property is subject to the following activity and use limitations:

- "Drinking water wells" as defined by Iowa Administrative Code Section 567-135.2 (455B) shall not be installed at the property.
- The property shall not be used as a "residential land-use area" as defined by Iowa Administrative Code Section 567-137.2 (455H).
- A soil assessment/soil management plan approved by the IDNR shall be required for any of the following activities or actions in the contaminated area of the property (with the exception of emergency response actions):
 - Construction or demolition activities associated with subsurface building foundations (construction of at-grade buildings and above-ground building demolition or maintenance is permissible);
 - Large-scale ditching, draining, diking, filling, drilling, or excavating (routine maintenance activities are permissible);
 - Removal of soil from the property; or
 - Construction activities which will materially change hydrogeologic conditions or will likely cause migration of contaminated groundwater.

8. **Notice of Non-Compliance.** Any property owner or subsequent transferee of an interest in the property shall notify the Department as soon as possible of conditions which would constitute a breach of the activity and use limitations in paragraph seven (7) if they have actual knowledge

of these conditions or would reasonably be deemed to have knowledge within the normal course of administration of their property interest.

9. Notice to Lessees. Grantor, any holder with a property interest sufficient to grant a lease of the property, and any subsequent transferee shall incorporate the activity and use limitations of this covenant either in full or by reference to this instrument in any lease, license, or other instrument granting a right to possession of the property.

10. Access to Property. Reasonable access to the property is granted the Department or any authorized representative of the Department, public or private, for the purpose of implementation, monitoring and enforcement of the terms of this environmental covenant. The Department, its authorized representatives or other persons entitled to access shall provide the current owner of the property with reasonable notice, an explanation of the reasons for entry and the scope of onsite activities prior to access. Right of access includes, but is not limited to, the following activities:

- a. repair and maintenance of remedial action equipment, soil caps, groundwater monitoring wells and associated aboveground or subsurface structures,
- b. fencing and other technological controls,
- c. groundwater sampling and monitoring,
- d. additional drilling,
- e. construction of soil boring and/or groundwater monitoring wells, and,
- f. other activities authorized or otherwise directed by the Department.

11. Groundwater Hazard Statement Notice. IC § 558.69 requires submission of a groundwater hazard statement and disclosure if "hazardous waste" exists on the property as defined in IC § 455B.411(3) or if the Department determines that solid waste exists on the property that is potentially hazardous. If hazardous waste is present, the groundwater hazard statement must state that the condition is being managed in accordance with Department rules. The signatories and all subsequent transferees required to submit a groundwater hazard statement under IC § 558.69 shall make reference to this environmental covenant in substantially the following form—filling in the blanks with the relevant and applicable details:

THE INTEREST CONVEYED IS SUBJECT TO AN
ENVIRONMENTAL COVENANT, DATED _____
RECORDED IN THE DEED OR OFFICIAL RECORDS OF THE
CERRO GORDO COUNTY RECORDER ON _____ IN
_____.

THE ENVIRONMENTAL COVENANT CONTAINS THE FOLLOWING ACTIVITY AND USE LIMITATIONS:

- "Drinking water wells" as defined by Iowa Administrative Code Section 567-135.2 (455B) shall not be installed at the property.
- The property shall not be used as a "residential land-use area" as defined by Iowa Administrative Code Section 567-137.2 (455H).

- A soil assessment/soil management plan approved by the IDNR shall be required for any of the following activities or actions in the contaminated area of the property (with the exception of emergency response actions):
 - Construction or demolition activities associated with subsurface building foundations (construction of at-grade buildings and above-ground building demolition or maintenance is permissible);
 - Large-scale ditching, draining, diking, filling, drilling, or excavating (routine maintenance activities are permissible);
 - Removal of soil from the property; or
 - Construction activities which will materially change hydrogeologic conditions or will likely cause migration of contaminated groundwater.

12. Modification and Termination. Modification or termination of the terms of this covenant shall comply with the standards in IC chapter 455I and applicable Department administrative rules. The terms of this environmental covenant may be modified or terminated by written consent of the Director of the Department, the then current fee simple title owner and all original signatories (unless exempted under the provisions of IC § 455I.10(1)“c” in accordance with and subject to the provisions of IC § 455I.10). The termination or modification is not effective until the document evidencing consent of all necessary persons is properly recorded. If not by consent, any modification or termination of this environmental covenant shall be in accordance with IC § 455I.9 and such additional terms as specified in this covenant.

13. Enforcement. The terms of this environmental covenant may be enforced in a civil action for injunctive or other equitable relief by the signatories and those persons authorized by and in accordance with IC § 455I.11.

14. Severability. If any provision of this environmental covenant is found to be unenforceable in any respect, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

15. Governing Law. This environmental covenant shall be governed by and interpreted in accordance with the laws of the State of Iowa.

16. Recordation. Within thirty (30) days after Department approval of this environmental covenant, the grantor[s] shall record the environmental covenant in the same manner as a deed to the property with the Cerro Gordo County Recorder’s Office.

17. Effective Date. The effective date of this environmental covenant shall be the date upon which the fully executed environmental covenant has been properly recorded with the Cerro Gordo County Recorder’s Office.

18. Notice. Unless otherwise notified in writing by the Department, any document or communication required by this environmental covenant shall be submitted to:

Iowa Department of Natural Resources
Contaminated Sites

Wallace State Office Building
502 E 9th Street
Des Moines, IA 50319

19. **Subordination and Consent.** By signing this environmental covenant, the signatories knowingly and intelligently acknowledge their consent to the terms of this agreement and agree to subordinate their interest in the property. The following persons have expressly consented and subordinated interests:

None.

20. **Notice of Change in Ownership.** Grantor and holder with sufficient property interest to convey a possessory interest in the property and any subsequent transferee with sufficient interest shall reference and incorporate the terms of this agreement into any subsequent instrument which conveys a possessory interest in the property.

ACKNOWLEDGMENTS

GRANTORS

Signed and dated this ____ day of _____, 2026.
City of Mason City

John P. Lee, Mayor

State of Iowa)
)§
Cerro Gordo County)

On this ____ day of _____, 2026, before me, the undersigned, Notary Public, in and for the State of Iowa, personally appeared John P. Lee, in his capacity as Mayor for the City of Mason City, Iowa, known to me to be the identical person named herein, who swore and affirmed that he executed the above and foregoing at the direction and with the authority of the Mason City, City Council voluntarily as an expression of his and its voluntary act and deed.

Notary Public, State of Iowa

HOLDERS:

Signed and dated this ____ day of _____, 2026.
City of Mason City

John P. Lee, Mayor

State of Iowa)
)§
Cerro Gordo County)

On this ____ day of _____, 2026, before me, the undersigned, Notary Public, in and for the State of Iowa, personally appeared John P. Lee, in his capacity as Mayor for the City of Mason City, Iowa, known to me to be the identical person named herein, who swore and affirmed that he executed the above and foregoing at the direction and with the authority of the Mason City, City Council voluntarily as an expression of his and its voluntary act and deed.

Notary Public, State of Iowa

AGENCY:

_____ Signed this ____ day of _____, 20__.

Kayla Lyon

Director, Iowa Department of Natural Resources

State of _____)
County of _____) ss.

On this ____ day of _____, 20__, before me personally appeared _____, known to me to be the Acting Director of the Iowa Department of Natural Resources or the lawful designee of the Director who executed the foregoing instrument, and acknowledge that this person executed the same as his/her/their voluntary act and deed.

_____,
Notary Public for State of Iowa

SUBORDINATED INTERESTS:

None.

Exhibit 1: Evans Preserve Legal Description

That portion of Lot Six (6) in the Subdivision of the Southwest Quarter (SW $\frac{1}{4}$) Of Section Two (2) in Township Ninety-six (96) North, Range Twenty (20) West of the 5th P.M. lying North of the centerline of the Winnebago River, except:

1. Beginning at the Northeast corner of said Lot 6, which corner is located on the East line of the SW $\frac{1}{4}$ of said Section 2 and 904.2 feet South from the center of said Section 2; thence West along the North line of said Lot 6 a distance of 485.1 curve, with a chord bearing S 70°01'27" E 154.79 feet; thence S 54°21'00" E 369.32 feet along said centerline to the beginning of a 286.48 foot radius, tangent curve, curve, concave Northeasterly; thence continuing Southeasterly 78.7 feet along said centerline and said curve with a chord bearing S 62°13'13" E 78.46 feet to a point on the West line of said Parcel A; thence N 00°00'00" E 1080.94 feet along said West line to the point of beginning, containing 10.2 acres.

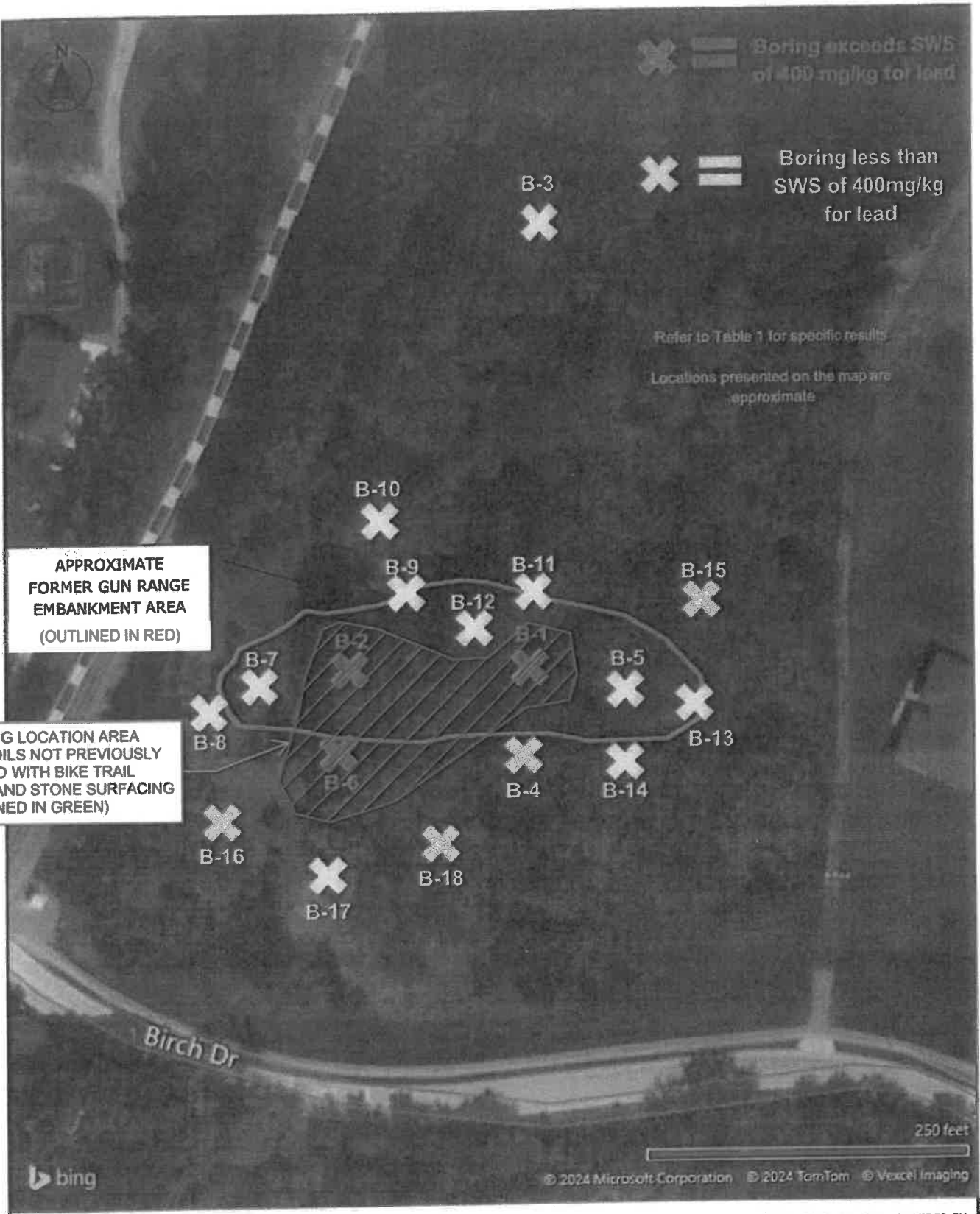


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

AERIAL PHOTOGRAPHY PROVIDED BY MICROSOFT BING MAPS

Project Manager:	DC	Project No.	13247098
Drawn by:	CB	Scale:	AS SHOWN
Checked by:	DC	File Name:	Exhibits
Approved by:	JN	Date:	May 2025



3105 Capital Way, Ste 5
Cedar Falls, IA 50613-7030

BORING LOCATIONS & EXCEEDANCES MAP

Evans Preserve Single Track Trail
Birch Drive
Mason City, IA

Exhibit
2

RESOLUTION NO. 26 -

A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF AN IOWA CONTAMINATED SITE ENVIRONMENTAL COVENANT FOR THE FORMER SHOOTING RANGE AT EVANS PRESERVE AND SUBMISSION TO THE IOWA DNR FOR FINAL APPROVAL

WHEREAS, in the course of planning for the Evans Preserve mountain biking improvements, environmental due diligence found that the site contained a former shooting range and subsequent tests found lead contamination in the berm area that was used for the shooting range, and

WHEREAS, an appropriate soil cap was installed as part of the bike hub improvements but as a final step, the Iowa DNR requires approval of an Iowa Contaminated Site Environmental Covenant (attached).

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

Section 1: That the execution and submission of the Iowa Contaminated Site Environmental Covenant be and the same is hereby approved.

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

PASSED AND APPROVED this 7th day of April, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk



**FINANCE
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brent Hinson, Finance Director
Date: April 1, 2026
RE: Resolution Setting a Public Hearing: Amendment #9 to the Downtown Reinvestment Urban Renewal Area

Recommendation:

Staff respectfully recommends that the City Council approve a resolution to set a public hearing for May 5, 2026 at 7:00 PM in the Mason City Room of the Public Library, 225 2nd Street SE, Mason City, Iowa, concerning the adoption of Amendment #9 to the Downtown Reinvestment Urban Renewal Plan. Prior to the public hearing, Staff will hold the required consultations with the other taxing jurisdictions and provide the necessary notices and publication.

Review:

The City Council created the Downtown Reinvestment Urban Renewal Area (URA) in 2015. The area has been amended numerous times over the intervening years, most notably to facilitate the River City Renaissance effort including the multi-purpose arena, performing arts pavilion, and new downtown hotel.

It is recommended that the URA plan be amended further to facilitate two projects included in the City's CIP planning, and portions of which are included in the proposed 2026 G.O. bond issuance: 1) Southbridge Mall redevelopment; and 2) Mohawk Square redevelopment. The plan is being amended to include a not-to-exceed number for each of these initiatives, understanding they may be completed over a number of years and subject to construction price inflation not reflected in current estimates. The portions of this authority actually included in the proposed 2026 G.O. bond issuances are \$3.5 million for Mall items including whiteboxing of the former Younker's space and replacement of a portion of the parking lot, along with \$1 million for grant match for remediation and redevelopment of Mohawk Square.

Because this is an amendment and not creation of a new urban renewal plan, review and recommendation by the Planning and Zoning Commission is not required. Upon approval of this resolution, a public hearing notice will be published for the May 5, 2026 City Council meeting to approve the final amendment. In the interim, Staff will hold the required consultation with the Mason City School District and Cerro Gordo County to discuss the amended plan and potential impacts on the other taxing entities.

Budget Impact:

Other than the legal costs of preparing the plan and proceedings, there is no immediate impact to the budget; as discussed above, the project costs anticipated for FY27 have been properly included in the CIP and proposed FY27 budget.

Council Action Requested:

Staff respectfully recommends that the City Council approve a resolution to set a public hearing for May 5, 2026 at 7:00 PM in the Mason City Room of the Public Library, 225 2nd Street SE, Mason City, Iowa, concerning the adoption of Amendment #9 to the Downtown Reinvestment Urban Renewal Plan.

Attachments:

1. Amendment #9 to the Downtown Reinvestment Urban Renewal Plan.
2. Proceedings by Dorsey & Whitney, LLP.



Brent Hinson, Finance Director



Reviewed and Recommend Approval

CITY OF MASON CITY, IOWA

URBAN RENEWAL PLAN AMENDMENT NO. 9
MASON CITY DOWNTOWN REINVESTMENT URBAN RENEWAL AREA

May, 2026

The Urban Renewal Plan (the “Plan”) for the Mason City Downtown Reinvestment Urban Renewal Area (the “Urban Renewal Area”) of the City of Mason City, Iowa (the “City”) is being amended for the purpose of identifying new urban renewal projects to be undertaken therein.

1) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following projects:

A.

Name of Project: Southbridge Mall Redevelopment Project

Date of Council Approval of Project: May 5, 2026

Description of Project and Project Site: The Southbridge Mall Redevelopment Project will consist of the redevelopment of and construction of improvements to Southbridge Mall situated at 100 S Federal Avenue in the Urban Renewal Area, including the redevelopment of the previous Younkers store into a conference center; interior demolition; mall roof replacement; parking lot replacement; and other site improvements.

The Southbridge Mall Redevelopment Project will alleviate blighted conditions in the Urban Renewal Area, prevent the spread of certain blighted conditions in the Urban Renewal Area and enhance the quality of life in the City, thereby resulting in economic development growth in the City.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Southbridge Mall Redevelopment Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Southbridge Mall Redevelopment Project with either borrowed funds and/or the proceeds of internal advances of City funds on hand. In any case, the City’s obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the Southbridge Mall Redevelopment Project will not exceed \$15,000,000, plus any interest expense incurred by the City on the Obligations.

Analysis of Use of TIF: In accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa, the City has analyzed its proposed use of incremental property tax

revenues for the funding of the Southbridge Mall Redevelopment Project and alternative development and funding options for the Southbridge Mall Redevelopment Project. The results of that analysis are summarized as follows:

1) Alternate Development Options: The City Council has determined the provision of superior community facilities are essential to the economic development of the City. The Southbridge Mall Redevelopment Project is necessary to maintain the structural integrity of the existing building and will also allow for continued economic development and the alleviation of blighted conditions in the Urban Renewal Area. The costs of constructing a new building in comparison to updating the existing Southbridge Mall building are prohibitive.

2) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues: To the extent that they are not dedicated to other financing needs of the City, the City may use a portion of its Local Option Sales and Services Tax revenues to pay costs associated with the Southbridge Mall Redevelopment Project.

* General Fund: The City's General Fund reserves are fully committed to the operational integrity of the City. The City cannot access its General Fund reserves to aid in paying the costs of the Southbridge Mall Redevelopment Project without risking unsound fiscal practice.

* Capital Improvements Levy: The City does not have a Capital Improvements Levy available for the Southbridge Mall Redevelopment Project, and the imposition of such additional levy would require a successful referendum, which is not feasible at this time.

* Debt Service Levy: The City will use its urban renewal authority to aid in the authorization of general obligations bonds (the "Bonds") to finance the Southbridge Mall Redevelopment Project. The City may use tax increment financing to pay a portion of the debt service payments on the Bonds which would lessen the burden on individual taxpayers that will result from a spike in the debt service levy rate and will shift that burden onto valuation increases resulting from the City's successful economic development initiatives in the Urban Renewal Area.

* Utility Surpluses: The City does not have identified surpluses in its sewer and/or water utility funds that could aid in the funding of the Southbridge Mall Redevelopment Project.

B.

Name of Project: Mohawk Square Redevelopment Project

Date of Council Approval of Project: May 5, 2026

Description of the Project and Project Location: The City will undertake the

certain real property situated at 220 N Georgia Avenue (the “Property”) in the Urban Renewal Area in order to facilitate future development on the Property.

The Mohawk Square Redevelopment Project will alleviate blighted conditions on the Property, prevent the spread of certain blighted conditions in the Urban Renewal Area and enhance the quality of life in the City, thereby resulting in economic development growth in the City.

Description of Properties to be Acquired in Connection with the Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Mohawk Square Redevelopment Project.

Description of Use of TIF for the Acquisition: It is anticipated that the City will pay for the Mohawk Square Redevelopment Project with either borrowed funds and/or the proceeds of an internal advance of City funds on hand. In any case, the City’s obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the Mohawk Square Redevelopment Project will not exceed \$2,500,000, plus any interest expense incurred by the City on the Obligations.

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$128,170,237</u>
Outstanding general obligation debt of the City:	<u>\$68,177,909</u>
Proposed debt to be incurred in connection with this May, 2026 Amendment*:	<u>\$ 17,500,000</u>

*It is anticipated that some or all of the debt incurred hereunder may be made subject to annual appropriation by the City Council.

April 1, 2026

VIA E-MAIL

Aaron Burnett
City Administrator/City Hall
Mason City, IA

Re: Mason City Downtown Reinvestment Urban Renewal Area (April, 2026
Amendment No. 9)
Our File No. 631141-37

Dear Aaron:

We have prepared the attached materials which will enable the City Council to act on April 7, 2026 to set May 5, 2026 as the date for a public hearing on the amendment to the existing urban renewal plan for the Area.

The notice which is included in the attached resolution must be published once, not less than four (4) and not more than twenty (20) days prior to the date selected for the hearing. **The last date on which the notice can be published effectively is May 1, 2026.** Please print an extra copy of the notice for delivery to the newspaper for publication. Please email a copy of the published notice to wingfield.nathaniel@dorsey.com.

Also, a "consultation session" must be set up with the county and school district. Please refer to my separate letter attached for further details.

Please provide one fully executed set of proceedings, once all the actions have been taken, and contact John Danos, Severie Orngard or me if you have any questions.

Kind regards,

Amy Bjork

Enclosures

cc: Diana Black
Brent Hinson
Steven Van Steenhuyse

April 1, 2026

VIA E-MAIL

Aaron Burnett
City Administrator/City Hall
Mason City, Iowa

Re: Mason City Downtown Reinvestment Urban Renewal Area Amendment No.
9/Consultation Session
Our File Number: 631141-37

Dear Aaron:

The Iowa Urban Renewal Law requires that a city provide information concerning a proposed urban renewal plan or amendment to any other governmental bodies which might be affected by the use of tax increment financing within your urban renewal area. Specifically, the City must send a copy of the urban renewal plan amendment and an invitation to attend a meeting to discuss the urban renewal plan amendment to any county or school district whose jurisdiction covers any property which is within the urban renewal area. This consultation must be held at least two weeks prior to the public hearing.

It is our understanding that the property within your urban renewal area would affect Cerro Gordo County and the Mason City Community School District.

Attached is a draft letter which you may use in order to provide notification to these governmental entities of the date, time and place of a meeting at which they may discuss your urban renewal plan amendment. The law does not require that this be a meeting of the City Council, and you may use your discretion about who represents the City at the meeting.

The letter should be sent by ordinary US Mail, and we recommend mailing the letter at least seven (7) days before the consultation session. Along with the letter, you should send a copy of the urban renewal plan amendment and a copy of the notice of the public hearing on the urban renewal plan amendment.

According to our records, here are the mailing addresses for the individuals who should receive the notification letter and the enclosures:

Board of Supervisors
c/o Cerro Gordo County Auditor
Cerro Gordo County Courthouse
220 North Washington Avenue
Mason City, IA 50401

Page 3

Superintendent
Mason City Community School District
1515 S. Pennsylvania Avenue
Mason City, IA 50401

Please call John Danos, Severie Orngard or me if you have questions.

Kind regards,

Amy Bjork

cc: Diana Black
Brent Hinson
Steven Van Steenhuyse

[City letterhead]

DATE: _____

TO: Board of Supervisors, Cerro Gordo County
Superintendent, Mason City Community School District

FROM: City Council
City of Mason City, Iowa

RE: Mason City Urban Renewal Plan Amendment No. 9

The City of Mason City is in the process of amending the urban renewal plan for the Mason City Downtown Reinvestment Urban Renewal Area, and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our urban renewal plan amendment has been set for _____, 2026, at __:____.m. at the _____ in Mason City. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City will also hold a public hearing on this urban renewal plan amendment at ____:____ p.m. on May 5, 2026, and a copy of the notice of hearing is enclosed for your information.

Please call our City Administrator at (641) 421-2701 if you have questions.

Enclosure

SET DATE FOR HEARING ON URBAN
RENEWAL PLAN AMENDMENT NO. 9

631141-37

Mason City, Iowa

April 7, 2026

The City Council of the City of Mason City, Iowa, met on April 7, 2026, at ____:____ p.m., at the _____, in the City, for the purpose of setting a date for a public hearing on a proposed urban renewal plan amendment. The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: _____

Absent: _____.

The Mayor announced that an amendment to the urban renewal plan for the Mason City Downtown Reinvestment Urban Renewal Area had been prepared, and that it was now necessary to set a date for a public hearing on the proposed amendment to the urban renewal plan. Accordingly, Council Member _____ moved the adoption of the following resolution entitled "Resolution Setting Date for a Public Hearing on Urban Renewal Plan Amendment No. 9 for the Mason City Downtown Reinvestment Urban Renewal Area," and the motion was seconded by Council Member _____. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. _____

Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment
No. 9 for the Mason City Downtown Reinvestment Urban Renewal Area

WHEREAS, the City Council of the City of Mason City, Iowa (the "City") by resolution previously established the Mason City Downtown Reinvestment Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of initiatives and projects therein; and

WHEREAS, an amendment ("Amendment No. 9") to the Plan has been prepared which authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (1) using tax increment financing to pay the costs of the redevelopment of Southbridge Mall; and (2) using tax increment financing to pay the costs of the demolition of the former high school building; and

WHEREAS, it is now necessary that a date be set for a public hearing on Amendment No. 9;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Mason City, Iowa, as follows:

Section 1. This City Council will meet at the _____, Mason City, Iowa, on May 5, 2026, at ____:____ p.m., at which time and place it will hold a public hearing on the proposed Amendment No. 9.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator and the Director of Development Services, or their designees, are hereby designated as the City's representatives in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Cerro Gordo County and the Mason City Community School District be invited to participate in the consultation.

Passed and approved this April 7, 2026.

Mayor

Attest:

City Clerk

• • • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN
AMENDMENT NO. 9

Notice Is Hereby Given: That at __:__ p.m., at the _____, Mason City, Iowa, on May 5, 2026, the City Council of the City of Mason City, Iowa, will hold a public hearing on the question of amending the urban renewal plan for the Mason City Downtown Reinvestment Urban Renewal Area (the "Urban Renewal Area") to authorize the undertaking of a new urban renewal project in the Urban Renewal Area consisting of (1) using tax increment financing to pay the costs of the redevelopment of Southbridge Mall; and (2) using tax increment financing to pay the costs of the demolition of the former high school building. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Aaron Burnett
City Clerk

STATE OF IOWA
CERRO GORDO COUNTY
CITY OF MASON CITY

SS:

I, the undersigned, City Clerk of the aforementioned City do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this ____ day of _____, 2026.

City Clerk

(Attach here publisher's affidavit of publication of notice.)

(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)

STATE OF IOWA
CERRO GORDO COUNTY
CITY OF MASON CITY

SS:

I, the undersigned, City Clerk of the aforementioned City, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with setting a date for public hearing on an urban renewal plan amendment.

WITNESS my hand this _____ day of _____, 2026.

City Clerk

RESOLUTION NO. 26 -

RESOLUTION SETTING DATE FOR PUBLIC HEARING ON URBAN
RENEWAL PLAN AMENDMENT NO. 9 FOR THE MASON CITY
DOWNTOWN REINVESTMENT URBAN RENEWAL AREA

WHEREAS, the City Council of the City of Mason City, Iowa (the "City") by resolution previously established the Mason City Downtown Reinvestment Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of initiatives and projects therein; and

WHEREAS, an amendment ("Amendment No. 9") to the Plan has been prepared which authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (1) using tax increment financing to pay the costs of the redevelopment of Southbridge Mall; and (2) using tax increment financing to pay the costs of the demolition of the former high school building; and

WHEREAS, it is now necessary that a date be set for a public hearing on Amendment No. 9;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Mason City, Iowa, as follows:

Section 1. This City Council will meet at the Mason City Room of the Mason City Public Library, Mason City, Iowa, on May 5, 2026, at 7:00 p.m., at which time and place it will hold a public hearing on the proposed Amendment No. 9.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator and the Director of Development Services, or their designees, are hereby designated as the City's representatives in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Cerro Gordo County and the Mason City Community School District be invited to participate in the consultation.

Passed and approved this April 7, 2026.

Mayor

ATTEST:

City Clerk

CITY OF MASON CITY, IOWA

URBAN RENEWAL PLAN AMENDMENT NO. 9
MASON CITY DOWNTOWN REINVESTMENT URBAN RENEWAL AREA

May, 2026

The Urban Renewal Plan (the “Plan”) for the Mason City Downtown Reinvestment Urban Renewal Area (the “Urban Renewal Area”) of the City of Mason City, Iowa (the “City”) is being amended for the purpose of identifying new urban renewal projects to be undertaken therein.

1) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following projects:

A.

Name of Project: Southbridge Mall Redevelopment Project

Date of Council Approval of Project: May 5, 2026

Description of Project and Project Site: The Southbridge Mall Redevelopment Project will consist of the redevelopment of and construction of improvements to Southbridge Mall situated at 100 S Federal Avenue in the Urban Renewal Area, including the redevelopment of the previous Younkers store into a conference center; interior demolition; mall roof replacement; parking lot replacement; and other site improvements.

The Southbridge Mall Redevelopment Project will alleviate blighted conditions in the Urban Renewal Area, prevent the spread of certain blighted conditions in the Urban Renewal Area and enhance the quality of life in the City, thereby resulting in economic development growth in the City.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Southbridge Mall Redevelopment Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Southbridge Mall Redevelopment Project with either borrowed funds and/or the proceeds of internal advances of City funds on hand. In any case, the City’s obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the Southbridge Mall Redevelopment Project will not exceed \$15,000,000, plus any interest expense incurred by the City on the Obligations.

Analysis of Use of TIF: In accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa, the City has analyzed its proposed use of incremental property tax

revenues for the funding of the Southbridge Mall Redevelopment Project and alternative development and funding options for the Southbridge Mall Redevelopment Project. The results of that analysis are summarized as follows:

1) Alternate Development Options: The City Council has determined the provision of superior community facilities are essential to the economic development of the City. The Southbridge Mall Redevelopment Project is necessary to maintain the structural integrity of the existing building and will also allow for continued economic development and the alleviation of blighted conditions in the Urban Renewal Area. The costs of constructing a new building in comparison to updating the existing Southbridge Mall building are prohibitive.

2) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues: To the extent that they are not dedicated to other financing needs of the City, the City may use a portion of its Local Option Sales and Services Tax revenues to pay costs associated with the Southbridge Mall Redevelopment Project.

* General Fund: The City's General Fund reserves are fully committed to the operational integrity of the City. The City cannot access its General Fund reserves to aid in paying the costs of the Southbridge Mall Redevelopment Project without risking unsound fiscal practice.

* Capital Improvements Levy: The City does not have a Capital Improvements Levy available for the Southbridge Mall Redevelopment Project, and the imposition of such additional levy would require a successful referendum, which is not feasible at this time.

* Debt Service Levy: The City will use its urban renewal authority to aid in the authorization of general obligations bonds (the "Bonds") to finance the Southbridge Mall Redevelopment Project. The City may use tax increment financing to pay a portion of the debt service payments on the Bonds which would lessen the burden on individual taxpayers that will result from a spike in the debt service levy rate and will shift that burden onto valuation increases resulting from the City's successful economic development initiatives in the Urban Renewal Area.

* Utility Surpluses: The City does not have identified surpluses in its sewer and/or water utility funds that could aid in the funding of the Southbridge Mall Redevelopment Project.

B.

Name of Project: Mohawk Square Redevelopment Project

Date of Council Approval of Project: May 5, 2026

Description of the Project and Project Location: The City will undertake the

demolition of the former high school building and related site clearance and preparation on certain real property situated at 220 N Georgia Avenue (the "Property") in the Urban Renewal Area in order to facilitate future development on the Property.

The Mohawk Square Redevelopment Project will alleviate blighted conditions on the Property, prevent the spread of certain blighted conditions in the Urban Renewal Area and enhance the quality of life in the City, thereby resulting in economic development growth in the City.

Description of Properties to be Acquired in Connection with the Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Mohawk Square Redevelopment Project.

Description of Use of TIF for the Acquisition: It is anticipated that the City will pay for the Mohawk Square Redevelopment Project with either borrowed funds and/or the proceeds of an internal advance of City funds on hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Mohawk Square Redevelopment Project will not exceed \$2,500,000, plus any interest expense incurred by the City on the Obligations.

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$128,170,237</u>
Outstanding general obligation debt of the City:	<u>\$ 68,177,909</u>
Proposed debt to be incurred in connection with this May, 2026 Amendment*:	<u>\$ 17,500,000</u>

*It is anticipated that some or all of the debt incurred hereunder may be made subject to annual appropriation by the City Council.



**FINANCE
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brent Hinson, Finance Director
Date: April 1, 2026
RE: Resolution Setting a Public Hearing: Amendment #12 to the Mason City Unified Urban Renewal Area

Recommendation:

Staff respectfully recommends that the City Council approve a resolution to set a public hearing for May 5, 2026 at 7:00 PM in the Mason City Room of the Public Library, 225 2nd Street SE, Mason City, Iowa, concerning the adoption of Amendment #12 to the Mason City Unified Urban Renewal Plan. Prior to the public hearing, Staff will hold the required consultations with the other taxing jurisdictions and provide the necessary notices and publication.

Review:

The City Council created the Mason City Unified Urban Renewal Area (URA) in 2001. The area has been amended numerous times to facilitate projects such as industrial TIF rebate agreements and City infrastructure projects.

It is recommended that the URA plan be amended further to facilitate the 19th Street SW Improvements Project, which is planned to take place in Summer 2026 and is included in the FY27 budget and proposed 2026 G.O. bond issuance. This important project will include milling and resurfacing of the existing 19th Street SW from the west city limits to S. Taft Avenue, widening of the existing base to allow for the creation of turn lanes at S. Harding Avenue, conversion of existing undivided 4-lane to 3-lane with continuous center turn lane, and replacement of the traffic signals at S. Taft & 19th SW. The project should provide considerable safety improvements in addition to the benefits of the resurfacing.

Because this is an amendment and not creation of a new urban renewal plan, review and recommendation by the Planning and Zoning Commission is not required. Upon approval of this resolution, a public hearing notice will be published for the May 5, 2026

City Council meeting to approve the final amendment. In the interim, Staff will hold the required consultation with the Mason City School District and Cerro Gordo County to discuss the amended plan and potential impacts on the other taxing entities.

Budget Impact:

Other than the legal costs of preparing the plan and proceedings, there is no immediate impact to the budget; as discussed above, the project costs anticipated for FY27 have been properly included in the CIP and proposed FY27 budget.

Council Action Requested:

Staff respectfully recommends that the City Council approve a resolution to set a public hearing for May 5, 2026 at 7:00 PM in the Mason City Room of the Public Library, 225 2nd Street SE, Mason City, Iowa, concerning the adoption of Amendment #12 to the Mason City Unified Urban Renewal Plan.

Attachments:

1. Amendment #12 to the Mason City Unified Urban Renewal Plan.
2. Proceedings by Dorsey & Whitney, LLP.



Brent Hinson, Finance Director



Reviewed and Recommend Approval

CITY OF MASON CITY, IOWA

URBAN RENEWAL PLAN AMENDMENT NO. 12
MASON CITY UNIFIED URBAN RENEWAL AREA

May, 2026

The Urban Renewal Plan (the “Plan”) for the Mason City Unified Urban Renewal Area (the “Urban Renewal Area”) of the City of Mason City, Iowa (the “City”) is being amended for the purpose of identifying a new urban renewal project to be undertaken therein.

1) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

Name of Project: 19th Street SW Improvements Project

Date of Council Approval of Project: May 5, 2026

Description of the Project and Project Site: The 19th Street SW Improvements Project will include (i) street paving and widening; (ii) the construction of water and sewer system and storm water drainage improvements; and (iii) the incidental utility, landscaping, site clearance and cleanup work related thereto on and along 19th Street SW beginning at the western city limits and continuing east to a point just east of its intersection with Taft Avenue.

It is expected that the completed 19th Street SW Improvements Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the promotion of economic development in the City.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the 19th Street SW Improvements Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the 19th Street SW Improvements Project with borrowed funds and/or the proceeds of internal advances of City funds on-hand. In any case, the City’s obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the 19th Street SW Improvements Project will not exceed \$1,650,000, plus any interest expense incurred on the Obligations.

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$128,170,237</u>
Outstanding general obligation debt of the City:	<u>\$ 68,177,909</u>
Proposed maximum indebtedness to be incurred in connection with this May, 2026 Amendment*:	<u>\$ 1,650,000</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

April 1, 2026

VIA E-MAIL

Aaron Burnett
City Administrator/City Hall
Mason City, IA

Re: Mason City Unified Urban Renewal Area (April, 2026 Amendment No. 12)
Our File No. 631141-37

Dear Aaron:

We have prepared the attached materials which will enable the City Council to act on April 7, 2026 to set May 5, 2026 as the date for a public hearing on the amendment to the existing urban renewal plan for the Area.

The notice which is included in the attached resolution must be published once, not less than four (4) and not more than twenty (20) days prior to the date selected for the hearing. **The last date on which the notice can be published effectively is May 1, 2026.** Please print an extra copy of the notice for delivery to the newspaper for publication. Please email a copy of the published notice to wingfield.nathaniel@dorsey.com.

Also, a "consultation session" must be set up with the county and school district. Please refer to my separate letter attached for further details.

Please provide one fully executed set of proceedings, once all the actions have been taken, and contact John Danos, Severie Orngard or me if you have any questions.

Kind regards,

Amy Bjork

Enclosures

cc: Diana Black
Brent Hinson
Steven Van Steenhuyse

April 1, 2026

VIA E-MAIL

Aaron Burnett
City Administrator/City Hall
Mason City, Iowa

Re: Mason City Unified Urban Renewal Area Amendment No. 12/Consultation
Session
Our File Number: 631141-37

Dear Aaron:

The Iowa Urban Renewal Law requires that a city provide information concerning a proposed urban renewal plan or amendment to any other governmental bodies which might be affected by the use of tax increment financing within your urban renewal area. Specifically, the City must send a copy of the urban renewal plan amendment and an invitation to attend a meeting to discuss the urban renewal plan amendment to any county or school district whose jurisdiction covers any property which is within the urban renewal area. This consultation must be held at least two weeks prior to the public hearing.

It is our understanding that the property within your urban renewal area would affect Cerro Gordo County and the Mason City Community School District.

Attached is a draft letter which you may use in order to provide notification to these governmental entities of the date, time and place of a meeting at which they may discuss your urban renewal plan amendment. The law does not require that this be a meeting of the City Council, and you may use your discretion about who represents the City at the meeting.

The letter should be sent by ordinary US Mail, and we recommend mailing the letter at least seven (7) days before the consultation session. Along with the letter, you should send a copy of the urban renewal plan amendment and a copy of the notice of the public hearing on the urban renewal plan amendment.

According to our records, here are the mailing addresses for the individuals who should receive the notification letter and the enclosures:

Board of Supervisors
c/o Cerro Gordo County Auditor
Cerro Gordo County Courthouse
220 North Washington Avenue
Mason City, IA 50401

Page 3

Superintendent
Mason City Community School District
1515 S. Pennsylvania Avenue
Mason City, IA 50401

Please call John Danos, Severie Orngard or me if you have questions.

Kind regards,

Amy Bjork

cc: Diana Black
Brent Hinson
Steven Van Steenhuyse

[City letterhead]

DATE: _____

TO: Board of Supervisors, Cerro Gordo County
Superintendent, Mason City Community School District

FROM: City Council
City of Mason City, Iowa

RE: Mason City Urban Renewal Plan Amendment No. 12

The City of Mason City is in the process of amending the urban renewal plan for the Mason City Unified Urban Renewal Area, and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our urban renewal plan amendment has been set for _____, 2026, at ____:____.m. at the _____ in Mason City. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City will also hold a public hearing on this urban renewal plan amendment at ____:____ p.m. on May 5, 2026, and a copy of the notice of hearing is enclosed for your information.

Please call our City Administrator at (641) 421-2701 if you have questions.

Enclosure

SET DATE FOR HEARING ON URBAN
RENEWAL PLAN AMENDMENT NO. 12

631141-37

Mason City, Iowa

April 7, 2026

The City Council of the City of Mason City, Iowa, met on April 7, 2026, at ____:____
p.m., at the _____, in the City, for the purpose of setting a date for a public
hearing on a proposed urban renewal plan amendment. The Mayor presided and the roll being
called, the following members of the Council were present and absent:

Present: _____

Absent: _____.

The Mayor announced that an amendment to the urban renewal plan for the Mason City
Unified Urban Renewal Area had been prepared, and that it was now necessary to set a date for a
public hearing on the proposed amendment to the urban renewal plan. Accordingly, Council
Member _____ moved the adoption of the following resolution entitled
“Resolution Setting Date for a Public Hearing on Urban Renewal Plan Amendment No. 12 for
the Mason City Unified Urban Renewal Area,” and the motion was seconded by Council
Member _____. Following due consideration, the Mayor put the question
on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. _____

Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment
No. 12 for the Mason City Unified Urban Renewal Area

WHEREAS, the City Council of the City of Mason City, Iowa (the "City") by resolution previously established the Mason City Unified Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of initiatives and projects therein; and

WHEREAS, an amendment ("Amendment No. 12") to the Plan has been prepared which authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the costs of constructing street improvements; and

WHEREAS, it is now necessary that a date be set for a public hearing on Amendment No. 12;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Mason City, Iowa, as follows:

Section 1. This City Council will meet at the _____, Mason City, Iowa, on May 5, 2026, at ____:____ p.m., at which time and place it will hold a public hearing on the proposed Amendment No. 12.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator and the Director of Development Services, or their designees, are hereby designated as the City's representatives in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Cerro Gordo County and the Mason City Community School District be invited to participate in the consultation.

Passed and approved this April 7, 2026.

Mayor

Attest:

City Clerk

• • • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN
AMENDMENT NO. 12

Notice Is Hereby Given: That at __:___ p.m., at the _____, Mason City, Iowa, on May 5, 2026, the City Council of the City of Mason City, Iowa, will hold a public hearing on the question of amending the urban renewal plan for the Mason City Unified Urban Renewal Area (the "Urban Renewal Area") to authorize the undertaking of a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the costs of constructing street improvements. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Aaron Burnett
City Clerk

STATE OF IOWA
CERRO GORDO COUNTY
CITY OF MASON CITY

SS:

I, the undersigned, City Clerk of the aforementioned City do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this ____ day of _____, 2026.

City Clerk

(Attach here publisher's affidavit of publication of notice.)

(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)

STATE OF IOWA
CERRO GORDO COUNTY
CITY OF MASON CITY

SS:

I, the undersigned, City Clerk of the aforementioned City, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with setting a date for public hearing on an urban renewal plan amendment.

WITNESS my hand this ____ day of _____, 2026.

City Clerk

RESOLUTION NO. 26 -

RESOLUTION SETTING DATE FOR PUBLIC HEARING ON URBAN
RENEWAL PLAN AMENDMENT NO. 12 FOR THE MASON CITY UNIFIED
URBAN RENEWAL AREA

WHEREAS, the City Council of the City of Mason City, Iowa (the “City”) by resolution previously established the Mason City Unified Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of initiatives and projects therein; and

WHEREAS, an amendment (“Amendment No. 12”) to the Plan has been prepared which authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the costs of constructing street improvements; and

WHEREAS, it is now necessary that a date be set for a public hearing on Amendment No. 12;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Mason City, Iowa, as follows:

Section 1. This City Council will meet at the Mason City Room of the Mason City Public Library, Mason City, Iowa, on May 5, 2026, at 7:00 p.m., at which time and place it will hold a public hearing on the proposed Amendment No. 12.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator and the Director of Development Services, or their designees, are hereby designated as the City’s representatives in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Cerro Gordo County and the Mason City Community School District be invited to participate in the consultation.

Passed and approved this April 7, 2026.

Mayor

ATTEST:

City Clerk

CITY OF MASON CITY, IOWA

URBAN RENEWAL PLAN AMENDMENT NO. 12
MASON CITY UNIFIED URBAN RENEWAL AREA

May, 2026

The Urban Renewal Plan (the “Plan”) for the Mason City Unified Urban Renewal Area (the “Urban Renewal Area”) of the City of Mason City, Iowa (the “City”) is being amended for the purpose of identifying a new urban renewal project to be undertaken therein.

1) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

Name of Project: 19th Street SW Improvements Project

Date of Council Approval of Project: May 5, 2026

Description of the Project and Project Site: The 19th Street SW Improvements Project will include (i) street paving and widening; (ii) the construction of water and sewer system and storm water drainage improvements; and (iii) the incidental utility, landscaping, site clearance and cleanup work related thereto on and along 19th Street SW beginning at the western city limits and continuing east to a point just east of its intersection with Taft Avenue.

It is expected that the completed 19th Street SW Improvements Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the promotion of economic development in the City.

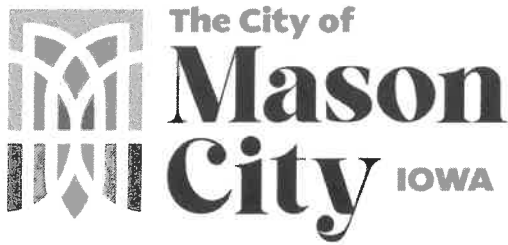
Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the 19th Street SW Improvements Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the 19th Street SW Improvements Project with borrowed funds and/or the proceeds of internal advances of City funds on-hand. In any case, the City’s obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the 19th Street SW Improvements Project will not exceed \$1,650,000, plus any interest expense incurred on the Obligations.

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$128,170,237</u>
Outstanding general obligation debt of the City:	<u>\$ 68,177,909</u>
Proposed maximum indebtedness to be incurred in connection with this May, 2026 Amendment*:	<u>\$ 1,650,000</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.



**FINANCE
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Rachel VanHauen, Grant Administrator
Through: Brent Hinson, Finance Director
Date: April 1, 2026
RE: Edward Byrne Memorial Justice Assistance Grant Program FY2025 Local Solicitation

Recommendation:

Recommendation to approve application for the Mason City Police Department to apply for an Edward Byrne Memorial Justice Assistance Grant Program FY2025 Local Solicitation.

Review:

The Department of Justice has a grant solicitation that our locality is eligible for. With this solicitation, the Bureau of Justice Assistance sought applications for formula funding to provide additional personnel and/or purchase equipment, supplies, contractual support, training, technical assistance, and information systems for criminal justice or civil proceedings. The Mason City Police Department is proposing to allow the Cerro Gordo County Sheriff's Office to use the funds for the start up costs for a K9 Unit. The award is intended to benefit all of Cerro Gordo County.

Budget Impact:

There is no local match for this grant. The allocation for this year's award is \$10,251.00. this amount will be provided to the County Sheriff's Department intended for the K9 Unit.

Council Action Requested:

Recommendation for the Mason City Police Department to apply for the Edward Byrne Memorial Justice Assistance Grant Program FY2025 Local Solicitation and execution upon of approval of the Department of Justice.



Rachel VanHaven, Grant Administrator



Reviewed and Recommend Approval

THE STATE OF IOWA
COUNTY OF CERRO GORDO

KNOW ALL BY THESE PRESENT

**INTERLOCAL AGREEMENT
BETWEEN THE CITY OF MASON CITY, IA AND COUNTY OF CERRO GORDO, IA**

2025 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD

This Agreement is made and entered into this _____ day of _____, 2026, by and between The COUNTY of CERRO GORDO, acting by and through its governing body, the Commissioners Court, hereinafter referred to as COUNTY, and the CITY of MASON CITY, acting by and through its governing body, the City Council, hereinafter referred to as CITY, both of CERRO GORDO County, State of IOWA, witnesseth:

WHEREAS, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party: and

WHEREAS, each governing body finds that the performance of this Agreement is in the best interests of both parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement: and

WHEREAS, the CITY agrees to provide the COUNTY \$ 10,251.00 from the JAG award for the K-9 Program: and

WHEREAS, the CITY and COUNTY believe it to be in their best interests to reallocate the JAG funds.

NOW THEREFORE, the COUNTY and CITY agree as follows:

Section 1.

CITY agrees to pay COUNTY a total of \$ 10,251.00 of JAG funds.

Section 2.

COUNTY agrees to use \$ 10,251.00 for the K-9 Program until 6/30/2027 (date).

Section 3.

Each party to this agreement will be responsible for its own actions in providing services under this agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

Section 4.

The parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

Section 5.

By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

CITY OF MASON CITY, IOWA

COUNTY OF CERRO GORDO, IOWA

Mayor

Chairman, Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

City Administrator

County Auditor

RESOLUTION NO. 26 -

A RESOLUTION AUTHORIZING SUBMISSION OF AN EDWARD J. BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) FY2025 LOCAL SOLICITATION APPLICATION FOR THE MASON CITY POLICE DEPARTMENT TO ALLOW THE CERRO GORDO COUNTY SHERIFF'S OFFICE TO USE THE FUNDS FOR THE START-UP COSTS OF A K9 UNIT TO BENEFIT ALL OF CERRO GORDO COUNTY AND AUTHORIZING EXECUTION OF GRANT AGREEMENT UPON APPLICATION APPROVAL

WHEREAS, the City Council of the City of Mason City, Iowa, has received a request to approve the submission of a Edward J. Byrne Memorial Justice Assistance Grant (JAG) FY2025 Local Solicitation for the Mason City Police Department to allow the Cerro Gordo County Sheriff's Office to use the funds for the start up costs for a K9 Unit to benefit all of Cerro Gordo County, and

WHEREAS, the City of Mason City has, through action of its City Council, heretofore determined a need for funding assistance, and

WHEREAS, the application has been prepared;

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

Section 1: That the application and submission of said application for funds from the Edward J. Byrne Memorial Justice Assistance Grant (JAG) FY2025 Local Solicitation, should be and the same is hereby approved.

Section 2: There is no local match for the grant.

Section 3: That the Mayor and City Clerk are hereby authorized and directed to execute the application, together with all necessary assurance, and any and all other required documents to complete the application.

PASSED AND APPROVED this 7th day of April, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk



**DEVELOPMENT
SERVICES
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Steven J. Van Steenhuyse, Director of Development Services
Date: March 31, 2026
RE: Amendment No. 2: Building Renovation and Life Safety Grant: 103 East State Street (Brick and Tile Building)

Recommendation:

Staff recommends approval of the resolution approving Amendment No. 2 to the Building Renovation/Life Safety Grant Agreement with the Brick and Tile Building, 103 East State Street.

Review:

The Brick and Tile Building was built in 1916 and is individually listed on the National Register of Historic Places. Its style and presence as one of our tallest buildings make it an icon in Downtown Mason City.

In December 2024, the City Council approved a Building Renovation/Life Safety (BuRLS) Grant to help fund the cost of replacing the aging exterior fire escapes on the south and east sides of the building. These fire escapes do not conform to current codes, and the Fire Marshal is concerned that the existing means of egress may not allow for safe escape in the event of a fire. The BuRLS grant provided \$100,000 towards the cost of upgrading the fire escapes. The owners signed a Grant Agreement with a commencement date of July 1, 2025, with the project to be completed by July 1, 2026.

Amendment No. 1: Staff later received a request from the Brick and Tile Building owners, noting that they had difficulty obtaining estimates and engaging an engineer to draw the plans. Because of these delays, they were unable to meet the July 1, 2025, commencement date. They requested, and the City Council approved (via Resolution 25-126), an Amendment No. 1 to the Grant Agreement that delayed the commencement date to April 1, 2026, and the completion date to April 1, 2027.

Amendment No. 2: The owners have done a more thorough analysis of the existing fire escapes and the methods used to connect them to the building. It appears that the existing escapes cannot be upgraded to meet current codes, and the wall construction of the 110-year-old building does not allow for a code-compliant outdoor fire escape to be attached to the building.

The owners considered a plan to build an outdoor fire escape attached to a metal tower to be placed against the wall of the building; the tower would support the fire escape so that it would not have to be attached to and supported by the building. However, this tower would be out of character with the historic character of the building and of the Mason City Downtown National Register Historic District. Thus, the owners are pursuing other avenues that could meet the Certificate of Appropriateness standards applied by the Historic Preservation Commission.

This has delayed the project even further. The owners have requested amending the Grant Agreement to extend the commencement date to April 1, 2027, and completion to April 1, 2028. Given the iconic nature of the building and its significance to Downtown Mason City, Staff believes that this delay is reasonable and intends to work with the building's owners on a solution that preserves the building's historic character.

Budget Impact:

There is no impact to the operating budget due to this request.

Council Action Requested:

Staff requests approval of the resolution approving Amendment No. 2 to the Building Renovation/Life Safety Grant Agreement with the Brick and Tile Building, 103 East State Street.

Attachments:

1. Original Grant Agreement
2. Amendment No. 2



Steven J. Van Steenhuyse
Director of Development Services



Reviewed and Recommend Approval

**CITY OF MASON CITY
BUILDING RENOVATION/LIFE SAFETY GRANT PROGRAM
GRANT AGREEMENT
BRICK AND TILE BUILDING
103 EAST STATE STREET**

WHEREAS, the City of Mason City has established the BUILDING RENOVATION/LIFE SAFETY (BuRLS) GRANT PROGRAM to assist owners of property within Mason City to create, renovate and provide dwelling units in existing buildings, where compliance with the Fire Code makes such creation or renovation financially infeasible; and

WHEREAS, the City Council of the City of Mason City has authorized the use of funds for this program, in accordance with rules and guidelines determined by the City; and

WHEREAS, the BUILDING RENOVATION/LIFE SAFETY GRANT PROGRAM provides reimbursement of funds spent on building improvements due to meeting said Fire Code, according to a draw-down schedule approved by the City; and

WHEREAS, a requirement of the BUILDING RENOVATION/LIFE SAFETY GRANT PROGRAM is maintenance of the benefitted property, and ensuring that the property benefitted remains taxable for at least seven (7) years; and

WHEREAS, the undersigned, (hereinafter referred to as the OWNER) has been approved for the BUILDING RENOVATION/LIFE SAFETY GRANT PROGRAM for a total Grant of **ONE HUNDRED THOUSAND and 00/100 dollars (\$100,000)** for assistance to property commonly addressed as 103 East State Street.

THEREFORE, in consideration of the awarding of the Grant, the mutual covenants and promises of the parties and other good and valuable consideration, the CITY OF MASON CITY and OWNER agree as follows:

The following are the terms of the forgivable loan:

1. All repairs and improvements shall follow the scope of work and costs as provided by the owner's estimate and as approved by the Forgivable Loan and Grant Review Committee and the City Council.

Funds provided under this program may not be used as payment for any work commenced prior to the date of this agreement, except for the cost of engineering or architectural plans, created by a licensed engineer or architect, necessary for determining the scope and type of improvements required to meet the requirements of the Fire Code; the costs thereof, may be paid for with the Grant, if approved by the Grant and Loan Review Committee and the City Council.

2. The CITY agrees to reimburse the OWNER for costs related to purchase and installation of improvements required to meet the requirements of the Fire Code, subject to the draw schedule incorporated herein.
3. The Owner agrees that all improvements shall commence by July 1, 2025 and be completed, inspected and approved by the Review Committee and Chief Building Official by July 1, 2026. In the event that inclement weather or other unavoidable delays prevent commencement or completion of the improvements, the owner shall be responsible to notify the CITY OF MASON CITY in order to amend the date. The CITY OF MASON CITY reserves the right to rescind this agreement and withhold approved funds if the OWNER fails to meet agreed upon deadlines after two (2) such extensions of either date have been granted.
4. The OWNER shall maintain the improvements as approved by the BUILDING RENOVATION/LIFE SAFETY GRANT PROGRAM Grant and Loan Review Committee and the City Council for seven (7) years from the

date the project is issued a Certificate of Occupancy or has otherwise been approved by the CITY. The OWNER shall not vacate or abandon the premises or convert the property to a tax-exempt state during the entire seven (7) year period. The CITY OF MASON CITY retains the right to, and the OWNER specifically agrees, that the City may inspect the improvements during the seven (7) year period, with at least 48 hours' notice, to ensure compliance with all applicable requirements.

5. Should OWNER sell or otherwise transfer the property during the seven (7) year period covered by this Agreement, the OWNER shall execute a Transfer Agreement with the new owner, who shall assume the requirements of this Grant Agreement while it remains valid.
6. If the property is not preserved in a reasonably clean, safe, and sanitary condition as determined by the CITY OF MASON CITY's ordinances, the CITY OF MASON CITY may, at the CITY's discretion, declare the OWNER in default of this Agreement.
7. Any convictions resulting from criminal activity occurring on the property may, at the CITY's discretion, result in the CITY declaring the OWNER in default of this Agreement.
8. Failure to pay property taxes in a timely manner may result in the entire amount paid as of the date of default to become due and payable to the CITY OF MASON CITY immediately. Failure to comply with this requirement may, at the CITY's discretion, result in the CITY declaring the OWNER in default of this Agreement.
9. Default: Should the OWNER be declared to be in default, the City shall have the right, but not necessarily the obligation, to require repayment of any or all of the granted funds, in proportion to the magnitude of the breach of the grant agreement.
10. The OWNER agrees that if the CITY OF MASON CITY becomes aware that the OWNER made false or misleading statements in the application that were material in the making or approval of the Grant, the City shall have the right, but not necessarily the obligation, to require repayment of any or all of the granted funds, in proportion to the magnitude of the breach of the grant agreement.
11. By approval and disbursement of the Grant, the CITY accepts no liability related to the OWNER's use of Grant proceeds, any contracts between the OWNER and any other entity related to meeting the requirements of the Fire Code, or any actions by the OWNER or the OWNER's agents related to choosing, installing, or performance of any equipment or service paid for, partially or in whole, in order to meet the requirements of the Fire Code.
12. The OWNER understands that the grant shall be disbursed as a reimbursement for the costs related to meeting the Fire Code (or the American with Disabilities Act, if approved by the City Council). An approved grantee shall be eligible for three draws of the approved grant funds; the first draw will pay forty percent (40%) of the approved grant when fifty percent (50%) of the costs related to meeting the Fire Code have been expended; the second draw will pay an additional forty percent (40%) of the approved grant when one hundred percent (100%) of the costs related to meeting the Fire Code have been expended; the final draw will pay the remaining twenty percent (20%) of the approved grant when the project has been issued a Certificate of Occupancy or has otherwise been approved by the CITY.
13. The parties understand and agree that this written agreement shall be considered the entire agreement between on the parties and no other agreements whether provided written or orally shall be enforceable.
14. If any section or part of this Agreement shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the agreement as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional, and the remainder of the agreement shall be considered binding on the parties.
15. Notice to a party hereto shall be addressed to such party at such address set forth below or at such other address it shall from time to time designate by notice in writing:

FOR THE CITY OF MASON CITY:

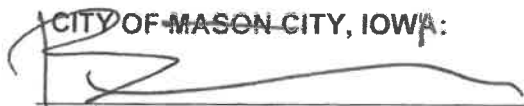
City of Mason City
Development Services Department
10 First St. NW
Mason City, IA 50401

FOR THE OWNER:

Dan Gotwalt
PO Box 1892
Mason City, IA 50402

16. This agreement shall take effect immediately upon execution by all parties.
17. This agreement may be signed in counterparts on separate documents.
18. The OWNER accepts this Grant subject to all the above terms and conditions.

~~CITY OF MASON CITY, IOWA:~~


Bill Schickel, Mayor


Aaron Burnett, City Clerk/Administrator

Date:

5-23-25

BRICK AND TILE LLC:


Name: Owner

Name: Owner

Date

4/25/25

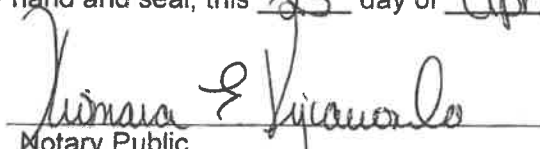
STATE OF ~~IOWA~~ ^{Pennsylvania})

~~LANCASTER~~)
~~CERRO GORDO COUNTY~~)

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Daniel E. Gotwalt, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that (he) (she) (they) signed, sealed and delivered said instrument as (his) (her) (their) free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 25 day of April, A.D. 2025.


Notary Public

January 15, 2028
My Commission expires

Commonwealth of Pennsylvania - Notary Seal
Xiomara E. Vizcarrondo, Notary Public
Lancaster County
My commission expires January 15, 2028
Commission number 1293593
Member, Pennsylvania Association of Notaries

**AMENDMENT NO. 2
TO THE
BUILDING RENOVATION/LIFE SAFETY
PROGRAM GRANT AGREEMENT
FOR
THE BRICK AND TILE BUILDING
103 EAST STATE STREET, MASON CITY, IOWA**

WHEREAS, on December 17, 2024, the City Council of the City of Mason City ("City") approved a Building Renovation/Life Safety (BuRLS) Grant to Brick and Tile, LLC ("Owner"), in the amount of \$100,000, to support replacement of an aging exterior fire escape; and

WHEREAS, the City and the Owner entered into a Grant Agreement ("Agreement"), outlining the responsibilities of the parties involved; and

WHEREAS, said Agreement includes a date of commencement for the project of July 1, 2025, and a completion date of July 1, 2026; and

WHEREAS, for reasons beyond the control of the Owner, they were unable to meet these deadlines, and thus requested to amend the Agreement, and

WHEREAS, Amendment No. 1 to the Grant Agreement was approved by the City Council on July 15, 2025, extending the commencement date to April 1, 2026, and the completion date to April 1, 2027; and

WHEREAS, the Owner, again for reasons beyond their control, have not been able to commence the project as of the above cited commencement date; and

WHEREAS, the Owner has requested that the commencement and completion dates be extended to allow for the project to be completed.

NOW, THEREFORE, the City and the Owner jointly agree to amend the Grant Agreement as follows:

1. Amendment No. 1, approved via Resolution 25-126, is hereby replaced and superseded by this Amendment No. 2.
2. The first sentence of Paragraph 3 on Page 1 of the Agreement, as was amended by Amendment No. 1, is hereby deleted in its entirety and replaced with the following:

The Owner agrees that all improvements shall commence by April 1, 2027, and be completed, inspected and approved by the Review Committee and Chief Building Official by April 1, 2028.

3. Except as amended above, all other requirements and commitments of the Agreement shall remain unchanged.

CITY OF MASON CITY, IOWA

By: _____
Mayor

Attest: _____
City Clerk

BRICK AND TILE, LLC

By: _____

Its: _____
Title

RESOLUTION NO. 26 –

A RESOLUTION AUTHORIZING APPROVAL OF
AMENDMENT #2 TO THE BUILDING RENOVATION &
LIFE SAFETY GRANT PROGRAM GRANT AGREEMENT
FOR THE BRICK AND TILE BUILDING LOCATED AT 103
EAST STATE STREET

WHEREAS, the City Council of the City of Mason City did on the 17th day of December 2024, adopt Resolution No. 24-254 authorizing submission of a Building Renovation/Life Safety (BuRLS) Grant application for Brick and Tile, LLC located at 103 East State Street and authorized execution of grant agreement upon approval, and

WHEREAS, the City Council of the City of Mason City did on the 15th day of July, 2025, adopt Resolution No. 25-126 authorizing approval of Amendment #1 to the Building Renovation & Life Safety Grant Program Grant Agreement for the Brick and Tile Building located at 103 East State Street,

WHEREAS, unanticipated circumstances have caused a delay, and

WHEREAS, the Applicant requests an extension of the commencement deadline to April 1, 2027 and completion date to April 1, 2028.

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

Section 1: That Amendment #2 to the Building Renovation/Life Safety Program Grant Agreement for the Brick and Tile Building, 103 East State Street, be and the same is hereby approved.

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

PASSED AND APPROVED this 7th day of April, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk



**DEVELOPMENT
SERVICES
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Steven J. Van Steenhuyse, Director of Development Services
Date: March 31, 2026
RE: Resolution Authorizing Submission of a Final Application for the
IEDA Community Catalyst Building Remediation Program: 321-331
South Delaware Avenue

Recommendation:

Staff recommends approval of the Resolution authorizing submission of a final application to the Iowa Economic Development Authority for a Community Catalyst Building Remediation Grant, on behalf of Music Man Apartments, LLC, for property at 321-331 South Delaware Avenue.

Review:

The Community Catalyst Building Remediation program is an Iowa Economic Development Authority (IEDA) program that provides grants of up to \$100,000 for building remediation projects that "show potential of catalytic economic growth in the community; improve appearances and safety; make use of underutilized property; exhibit appropriate design standards; and be well-funded." The program requires the participating city to take part in the remediation by providing in-kind or financial assistance to the project. The City is required to be the applicant on behalf of the owners.

Mandi Pralle of Music Man Apartments, LLC, owns the two buildings at 321 and 331 South Delaware Avenue. The north building at 321 is a single-story brick building that extends all the way to the rear property line. The south building at 331 is a two-story brick building with a parking area in the rear. The façade of this building has been altered from its original appearance with a sloping mansard roof covering the upper story and vertical boards covering the



321-311 South Delaware Avenue

ground floor façade. The buildings were once the Farrer Mattress Company, but they have been vacant for some time.

Ms. Pralle has asked the City to apply to the Community Catalyst Building Remediation Program to help fund the renovation of the buildings. This project will include renovation of 321 for reuse as a retail or restaurant building and creating four new dwelling units in the 2-story 331 building. The facades of both are proposed to be restored to their historic condition. Music Man Apartments is seeking the full \$100,000 grant offered by this program. The City's Pre-Application to IEDA for this project was approved, and we are invited to submit a final application.

As noted above, the Community Catalyst Building Remediation Program requires the City to participate in the remediation project. To convert the 331 building to four dwelling units, the owners will apply for a \$100,000 Building Renovation and Life Safety (BuRLS) Grant. In addition, the owner will apply for a \$30,000 Downtown Renovation Loan (DoRL) towards the cost of façade improvements.

The resolution authorizes Staff to submit the Final Application but does not commit the Council to any future funding. This resolution also states the City's commitment to the project, which is a necessary element in the final application.

Budget Impact:

There is no impact to the operating budget because of this application.

Council Action Requested:

Staff recommends approval of the Resolution authorizing submission of a final application to the Iowa Economic Development Authority for a Community Catalyst Building Remediation Grant, on behalf of Music Man Apartments, LLC, for property at 321-331 South Delaware Avenue.



Steven J. Van Steenhuyse
Director of Development Services



Reviewed and Recommend Approval

RESOLUTION NO. 26 -

A RESOLUTION AUTHORIZING SUBMISSION OF A FINAL APPLICATION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY FOR FUNDING FROM THE COMMUNITY CATALYST BUILDING REMEDIATION PROGRAM ON BEHALF OF MUSIC MAN APARTMENTS, LLC FOR PROPERTY LOCATED AT 321 - 331 SOUTH DELAWARE AVENUE

WHEREAS, the City Council of the City of Mason City, Iowa, authorizes submission of an application to the Iowa Economic Development Authority for funding from the Community Catalyst Building Remediation Program on behalf of Music Man Apartments, LLC for property located at 321 – 331 South Delaware Avenue, and

WHEREAS, the City of Mason City, through action of its City Council, determined a need for funding assistance for the Project and indicates the City's commitment to the project, and

WHEREAS, a final application to the Iowa Economic Development Authority for funding from the Community Catalyst Building Remediation Program for 321 – 331 South Delaware Avenue has been prepared, and

WHEREAS, City Staff is authorized to submit the Final Application.

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

Section 1: That the application and submission of said application for funds from the Community Catalyst Building Remediation Program on behalf of Music Man Apartments, LLC for property located at 321 – 331 South Delaware Avenue for the City of Mason City, Iowa, should be and the same is hereby approved.

Section 2: That the Mayor and City Clerk are hereby authorized and directed to execute the application, together with all necessary assurance and all other required documents to complete the application.

PASSED AND APPROVED this 7th day of April, 2026.

Bill Schickel, Mayor

ATTEST:

Aaron Burnett, City Clerk



**DEVELOPMENT
SERVICES
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Steven J. Van Steenhuyse, Director of Development Services
Date: March 31, 2026
RE: Resolution Setting a Public Hearing: Vacation of Easements at 508 North Delaware Avenue

Staff respectfully requests that the City Council approve the resolution setting Tuesday, April 21, 2026, at 7:00 P.M. in the Mason City Room of the Mason City Public Library, 225 2nd St. S.E. as the date, time, and place for a public hearing regarding the vacation of a public utility easement at 508 North Delaware Avenue.

Review:

In 2003, the Iowa Department of Transportation realigned US 65 northbound and southbound at the north end of the one-way pair. As a result of the realignment, IDOT deeded to the City parcels that they had acquired and cleared but were unneeded remnants after the roadway alignment was determined. These lots, along with the lot that now contains the Fareway store, were platted as the Northbridge First Subdivision. That plat shows a 7.5' Public Utility Easement surrounding Block 2. Lot 1 in Block 2 of that subdivision is one of the lots deeded to the City. This lot is addressed as 508 North Delaware Avenue.

After a Request for Proposals process, the City approved the plans by Horizon Development, Inc. to construct a 48-unit apartment building serving low-income seniors on this property. This project, to be called Encore Senior Living, will be partially funded with Low-Income Housing Tax Credits (LIHTC). The proposed building encroaches into the 7.5-foot Public Utility Easement at two locations.

In order to secure funding from LIHTC investors, the developers desire to vacate the public utility easements in the two areas where the building encroaches. The attached map shows the affected areas (hatched in red). There are no City or other public utilities within this easement. Both Alliant Energy and the Mason City Engineering Department have stated that they have no need of the easement at the locations proposed for vacation.

Because the easement is owned by the public, the City must provide notice of a public hearing on the matter. If authorized by the Council, the City Clerk will publish the notice in the Mason City Globe-Gazette at least 4 days but no more than 20 days before the date set for the public hearing.

Budget Impact:

There will be no impact to the budget.

Council Action Requested:

Staff requests approval of the resolution setting Tuesday, April 21, 2026, at 7:00 P.M. in the Mason City Room of the Mason City Public Library, 225 2nd St. S.E., as the date, time, and place for a public hearing regarding the vacation of a public utility easement at 508 North Delaware Avenue.

Attachments:

1. Easement Map
2. Legal Description



Steven J. Van Steenhuyse
Director of Development Services



Reviewed and Recommend Approval

LEGAL DESCRIPTION: VACATED EASEMENT, 508 NORTH DELAWARE AVENUE

THAT PART OF THE PLATTED 7.5 FOOT WIDE UTILITY EASEMENT LYING IN LOT 1, BLOCK 2, NORTHBRIDGE FIRST SUBDIVISION, CITY OF MASON CITY, CERRO GORDO COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID LOT 1; THENCE S89°31'51"W ON THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 41.16 FEET; THENCE CONTINUING WESTERLY ON SAID SOUTH LINE A DISTANCE OF 31.52 FEET ON A 178.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY AND HAVING A CENTRAL ANGLE OF 10°08'50" AND A LONG CHORD BEARING N70°57'51"W A DISTANCE OF 31.48 FEET; THENCE N13°57'44"E A DISTANCE OF 7.50 FEET; THENCE EASTERLY 31.20 FEET ON A 185.50 FOOT RADIUS CURVE CONCAVE SOUTHERLY AND HAVING A CENTRAL ANGLE OF 9°38'16" AND A LONG CHORD BEARING S71°13'08"E A DISTANCE OF 31.17 FEET; THENCE N89°31'51"E A DISTANCE OF 32.16 FEET; THENCE N00°26'35"E A DISTANCE OF 26.01 FEET; THENCE S89°33'25"E A DISTANCE OF 7.50 FEET TO THE EAST LINE OF SAID LOT 1; THENCE S00°26'35"W ON SAID EAST LINE A DISTANCE OF 33.39 FEET TO THE POINT OF BEGINNING; CONTAINING 733 SQUARE FEET.

AND

THE SOUTH 3 FEET OF THE NORTH 7.5 FEET OF THE EAST 49.5 FEET OF THE WEST 92.5 FEET (ALL AS MEASURED AT RIGHT ANGLES) OF LOT 1, BLOCK 2, NORTHBRIDGE FIRST SUBDIVISION, CITY OF MASON CITY, CERRO GORDO COUNTY, IOWA, CONTAINING 149 SQUARE FEET.

RESOLUTION NO. 26 -

A RESOLUTION PROPOSING VACATION OF A PORTION OF A PUBLIC UTILITY EASEMENT AT PROPERTY COMMONLY KNOWN AS 508 NORTH DELAWARE AVENUE AND CALLING FOR A PUBLIC HEARING ON THE PROPOSED VACATION

WHEREAS, the City Council of the City of Mason City, Iowa, has received a request to vacate a portion of a public utility easement located at property commonly known as 508 North Delaware Avenue and legally described in Section 1; and

WHEREAS, the City Council proposes to vacate the easement described in Section 1 herein that no longer provides public benefit; and

WHEREAS, the City Council is required to hold a public hearing on the proposed vacation of said easement.

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

Section 1: The City Council of the City of Mason City, Iowa, does hereby propose to vacate a public utility easement located at property commonly known as 508 North Delaware Avenue that no longer provides public benefit legally described as follows:

LEGAL DESCRIPTION: VACATED EASEMENT, 508 NORTH DELAWARE AVENUE

THAT PART OF THE PLATTED 7.5 FOOT WIDE UTILITY EASEMENT LYING IN LOT 1, BLOCK 2, NORTHBRIDGE FIRST SUBDIVISION, CITY OF MASON CITY, CERRO GORDO COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID LOT 1; THENCE S89°31'51"W ON THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 41.16 FEET; THENCE CONTINUING WESTERLY ON SAID SOUTH LINE A DISTANCE OF 31.52 FEET ON A 178.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY AND HAVING A CENTRAL ANGLE OF 10°08'50" AND A LONG CHORD BEARING N70°57'51"W A DISTANCE OF 31.48 FEET; THENCE N13°57'44"E A DISTANCE OF 7.50 FEET; THENCE EASTERLY 31.20 FEET ON A 185.50 FOOT RADIUS CURVE CONCAVE SOUTHERLY AND HAVING A CENTRAL ANGLE OF 9°38'16" AND A LONG CHORD BEARING S71°13'08"E A DISTANCE OF 31.17 FEET; THENCE N89°31'51"E A DISTANCE OF 32.16 FEET; THENCE N00°26'35"E A DISTANCE OF 26.01 FEET; THENCE S89°33'25"E A DISTANCE OF 7.50 FEET TO THE EAST LINE OF SAID LOT 1; THENCE S00°26'35"W ON SAID EAST LINE A DISTANCE OF 33.39 FEET TO THE POINT OF BEGINNING; CONTAINING 733 SQUARE FEET.

AND

THE SOUTH 3 FEET OF THE NORTH 7.5 FEET OF THE EAST 49.5 FEET OF THE WEST 92.5 FEET (ALL AS MEASURED AT RIGHT ANGLES) OF LOT 1, BLOCK 2, NORTHBRIDGE FIRST SUBDIVISION, CITY OF MASON CITY, CERRO GORDO COUNTY, IOWA, CONTAINING 149 SQUARE FEET.

Section 2: A public hearing shall be held on the 21st day of April, 2026, at 7:00 o'clock, P.M. in the Mason City Room of the Mason City Public Library, Mason City, Iowa, at which time the City Council will hear objections to the proposed vacation from any interested party.

Section 3: The City Clerk shall be and is hereby authorized and directed to give notice of said public hearing by publishing notice in the Mason City Globe-Gazette, a newspaper of general circulation in the City of Mason City, Iowa, one time, said notice to be published not less than four (4) nor more than twenty (20) days before the date set for said public hearing in Section 2 hereof. Said notice shall appear in substantially the following form to-wit:

“PUBLIC NOTICE

The City Council of Mason City will hold a public hearing on Tuesday, April 21, 2026, at 7:00 P.M., in the Mason City Room of the Public Library, 225 2nd Street S.E., Mason City, Iowa, to consider vacation of a portion of a public utility easement at property commonly known as 508 North Delaware Avenue, Mason City, Iowa, and legally described as follows:

THAT PART OF THE PLATTED 7.5 FOOT WIDE UTILITY EASEMENT LYING IN LOT 1, BLOCK 2, NORTHBRIDGE FIRST SUBDIVISION, CITY OF MASON CITY, CERRO GORDO COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID LOT 1; THENCE S89°31'51"W ON THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 41.16 FEET; THENCE CONTINUING WESTERLY ON SAID SOUTH LINE A DISTANCE OF 31.52 FEET ON A 178.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY AND HAVING A CENTRAL ANGLE OF 10°08'50" AND A LONG CHORD BEARING N70°57'51"W A DISTANCE OF 31.48 FEET; THENCE N13°57'44"E A DISTANCE OF 7.50 FEET; THENCE EASTERLY 31.20 FEET ON A 185.50 FOOT RADIUS CURVE CONCAVE SOUTHERLY AND HAVING A CENTRAL ANGLE OF 9°38'16" AND A LONG CHORD BEARING S71°13'08"E A DISTANCE OF 31.17 FEET; THENCE N89°31'51"E A DISTANCE OF 32.16 FEET; THENCE N00°26'35"E A DISTANCE OF 26.01 FEET; THENCE S89°33'25"E A DISTANCE OF 7.50 FEET TO THE EAST LINE OF SAID LOT 1; THENCE S00°26'35"W ON SAID EAST LINE A DISTANCE OF 33.39 FEET TO THE POINT OF BEGINNING; CONTAINING 733 SQUARE FEET.

AND

THE SOUTH 3 FEET OF THE NORTH 7.5 FEET OF THE EAST 49.5 FEET OF THE WEST 92.5 FEET (ALL AS MEASURED AT RIGHT ANGLES) OF LOT 1, BLOCK 2, NORTHBRIDGE FIRST SUBDIVISION, CITY OF MASON CITY, CERRO GORDO COUNTY, IOWA, CONTAINING 149 SQUARE FEET.

Any interested persons may appear in support of or in opposition to said request at the public hearing. If you have any questions or concerns regarding this request, please contact the planning staff of the Development Services Department at (641) 421-3626. This request is on file with the Development Services Department at City Hall.

Aaron Burnett, City Clerk, City of Mason City”
(End of Notice)

PASSED AND APPROVED this 7th day of April, 2026

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

**ENGINEERING/
WATER SUPPLY
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brent Hinson, Interim Director
Date: March 31, 2026
RE: 2026 Pavement Marking Program – Hold Hearing & Accept Bids

Recommendation:

We recommend the City Council hold a public hearing on plans, specifications, form of contract, and estimate of cost and then subsequently approve these items and award contract to Quality Striping, Inc. of Des Moines, Iowa for the 2026 Pavement Marking Program.

Review:

The Mason City Engineering Department received and opened bids on Tuesday, March 24th, 2026, for the 2026 Pavement Marking Program. Three contractors submitted bids for the project.

The general extent of the program is to add new and refresh existing pavement markings on designated streets at various locations within the City of Mason City. The program also includes paint markings identifying on-street bicycle routes. The three bidders and their respective bids for combined Projects A and B are listed below:

Quality Striping, Inc.	Des Moines, IA	\$182,238.21
Weikert Contracting, Inc.	Cedar Falls, IA	\$226,593.49
Ostrom Painting & Sandblasting, Inc.	Rock Island, IL	\$280,244.40

Budget Impact:

The Engineer's Opinion of probable Cost for Project A and B is \$218,785.26. The project is included in the FY27 budget in the amount of \$225,000. The source of funding is Local Option Sales and Service Tax.

Council Action Requested:

Following hearing on plans, specifications, form of contract, and estimate of cost, we respectfully request the City Council's approval of these items and award of a contract to Quality Striping, Inc. of Des Moines, Iowa for the 2026 Pavement Marking Program.

Attachments:

Bid Tabulation



Brent Hinson, Interim Director



Reviewed and Recommend Approval

RESOLUTION NO. 26 –

RESOLUTION ADOPTING PLANS, SPECIFICATIONS,
FORM OF CONTRACT AND ESTIMATED COST FOR THE
“2026 PAVEMENT MARKING PROGRAM PROJECT NO.
26-1002”

WHEREAS, on the 3rd day of March, 2026, plans, specifications,
form of contract and estimated cost were filed with the City Clerk of Mason City,
Iowa, for the “2026 Pavement Marking Program Project No. 26-1002” and

WHEREAS, notice of hearing on plans, specifications, form of con-
tract, and estimated cost was published as required by law;

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

Section 1: That the said plans, specifications, form of contract and es-
timated cost are hereby approved as the plans, specifications, form of contract and
estimated cost for said improvements for said project.

PASSED AND APPROVED this 7th day of April, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

BID TABULATION

2026 PAVEMENT MARKING PROGRAM

PROJECT NUMBER 26-1002

PROJECT - A

ENGINEERS OPINION										QUALITY STRIPING INC.				WEIKERT CONTRACTING INC.				OSTROM PAINTING & SANDBLASTING, INC.			
ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT						
1	Broken Center Line, Yellow	LF	49,568	\$ 0.12	\$ 5,948.16	\$ 0.070	\$ 3,469.76	\$ 0.085	\$ 4,213.28	\$ 0.16	\$ 7,930.88										
2	Broken Center Line, White	LF	7,744	\$ 0.12	\$ 929.28	\$ 0.070	\$ 542.08	\$ 0.085	\$ 658.24	\$ 0.16	\$ 1,239.04										
3	Dotted Lane Line, White	LF	135	\$ 0.12	\$ 16.20	\$ 0.070	\$ 9.45	\$ 0.085	\$ 11.48	\$ 0.16	\$ 21.60										
4	No Passing Zone Line, Yellow	LF	153,844	\$ 0.11	\$ 16,922.84	\$ 0.070	\$ 10,769.08	\$ 0.085	\$ 13,076.74	\$ 0.16	\$ 24,615.04										
5	Edge Lane Right, White	LF	146,363	\$ 0.11	\$ 16,099.93	\$ 0.070	\$ 10,245.41	\$ 0.085	\$ 12,440.86	\$ 0.16	\$ 23,418.08										
6	Solid Lane Line, White	LF	9,743	\$ 0.11	\$ 1,071.73	\$ 0.070	\$ 682.01	\$ 0.085	\$ 828.16	\$ 0.16	\$ 1,558.88										
7	Channelizing Line, Yellow	LF	26,247	\$ 0.30	\$ 7,874.10	\$ 0.28	\$ 7,349.16	\$ 0.30	\$ 7,874.10	\$ 0.39	\$ 10,236.33										
8	Channelizing Line, White	LF	492	\$ 0.30	\$ 147.60	\$ 0.28	\$ 137.76	\$ 0.30	\$ 147.60	\$ 0.39	\$ 191.88										
9	Curb, Yellow	LF	5,343	\$ 0.40	\$ 2,137.20	\$ 0.37	\$ 1,976.91	\$ 0.60	\$ 3,205.80	\$ 0.50	\$ 2,671.50										
10	Curb, White	LF	620	\$ 0.40	\$ 248.00	\$ 0.37	\$ 229.40	\$ 0.60	\$ 372.00	\$ 0.50	\$ 310.00										
11	Stop Line, White	LF	8,214	\$ 2.30	\$ 18,892.20	\$ 2.10	\$ 17,249.40	\$ 2.50	\$ 20,535.00	\$ 2.82	\$ 23,163.48										
12	Crosswalk Line, White	LF	16,715	\$ 1.40	\$ 23,401.00	\$ 1.30	\$ 21,729.50	\$ 1.50	\$ 25,072.50	\$ 1.71	\$ 28,582.65										
13	Crosswalk Block, White	EACH	571	\$ 25.00	\$ 14,275.00	\$ 21.00	\$ 11,991.00	\$ 25.00	\$ 14,275.00	\$ 30.51	\$ 17,421.21										
14	Directional Arrow, White	EACH	343	\$ 70.00	\$ 24,010.00	\$ 63.00	\$ 21,609.00	\$ 75.00	\$ 25,725.00	\$ 85.41	\$ 29,295.63										
15	Yield Triangle, White	EACH	12	\$ 35.00	\$ 420.00	\$ 35.00	\$ 420.00	\$ 50.00	\$ 600.00	\$ 42.71	\$ 512.52										
16	RR Crossing Set, White	EACH	71	\$ 128.00	\$ 9,088.00	\$ 121.00	\$ 8,591.00	\$ 180.00	\$ 12,780.00	\$ 158.61	\$ 11,261.31										
17	Parking Lot Striping, White	LF	8,405	\$ 0.50	\$ 4,202.50	\$ 0.44	\$ 3,698.20	\$ 0.48	\$ 4,034.40	\$ 0.60	\$ 5,043.00										
18	Parking Lot Striping, Blue	LF	1,358	\$ 0.50	\$ 679.00	\$ 0.51	\$ 692.58	\$ 0.55	\$ 746.90	\$ 0.68	\$ 923.44										
19	Parking Lot Striping, Yellow	LF	132	\$ 0.50	\$ 66.00	\$ 0.44	\$ 58.08	\$ 0.48	\$ 63.36	\$ 0.60	\$ 79.20										
20	Parking Lot Curb, Yellow	LF	1,067	\$ 0.60	\$ 640.20	\$ 0.37	\$ 394.79	\$ 0.60	\$ 640.20	\$ 1.14	\$ 1,216.38										
21	Parking Lot Curb, Blue	LF	80	\$ 0.55	\$ 44.00	\$ 0.46	\$ 36.80	\$ 0.60	\$ 48.00	\$ 1.14	\$ 91.20										
22	Wheelchair Symbol	EACH	18	\$ 70.00	\$ 1,260.00	\$ 65.00	\$ 1,170.00	\$ 85.00	\$ 1,530.00	\$ 85.41	\$ 1,537.38										
23	Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 2,440.07	\$ 2,440.07										
TOTAL					\$ 153,372.94		\$ 124,051.37		\$ 150,378.61		\$ 192,846.04				\$ 193,760.70						
*Strikethrough amounts represent an error in bidders' calculation																					

BID TABULATION
2026 PAVEMENT MARKING PROGRAM
PROJECT NUMBER 26-1002
PROJECT - B

ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	ENGINEERS OPINION		QUALITY STRIPING INC.		WEIKERT CONTRACTING INC.		OSTROM PAINTING & SANDBLASTING, INC.	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Edge Line, White	LF	42,632	\$ 0.11	\$ 4,689.52	\$ 0.070	\$ 2,984.24	\$ 0.09	\$ 3,836.88	\$ 0.16	\$ 6,821.12
2	Bike Crossing Lines, White	LF	4,632	\$ 1.40	\$ 6,484.80	\$ 1.30	\$ 6,021.60	\$ 1.50	\$ 6,948.00	\$ 1.71	\$ 7,920.72
3	Bike Lane Symbol, White	EACH	103	\$ 70.00	\$ 7,210.00	\$ 65.00	\$ 6,695.00	\$ 80.00	\$ 8,240.00	\$ 85.41	\$ 8,797.23
4	Shared Bike Lane Symbol, White	EACH	503	\$ 66.00	\$ 33,198.00	\$ 62.00	\$ 31,186.00	\$ 80.00	\$ 40,240.00	\$ 80.53	\$ 40,506.59
5	Pavement Marking Symbol	EACH	103	\$ 110.00	\$ 11,330.00	\$ 100.00	\$ 10,300.00	\$ 150.00	\$ 15,450.00	\$ 206.00	\$ 21,218.00
6	Traffic Control	LS	0.5	\$ 5,000.00	\$ 2,500.00	\$ 2,000.00	\$ 1,000.00	\$ 3,000.00	\$ 1,500.00	\$ 2,440.07	\$ 1,220.04
TOTAL					\$ 65,412.32		\$ 58,186.84		\$ 76,214.88		\$ 86,483.70

RESOLUTION NO. 26 –

A RESOLUTION MAKING AWARD OF CONTRACT TO
QUALITY STRIPING, INC. OF DES MOINES, IOWA FOR
THE “2026 PAVEMENT MARKING PROGRAM PROJECT
NO. 26-1002”

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

Section 1: That the proposal for the construction of the “2026 Pavement Marking Program Project No. 26-1002” in the City of Mason City, Iowa, be and is hereby accepted as follows:

Contractor:	Quality Striping, Inc.
of:	Des Moines, Iowa
Amount of Proposal:	\$182,238.21
Portion of Project:	Scope of the project

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

PASSED AND APPROVED this 15th day of April, 2025

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk



**FINANCE
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brent Hinson, Finance Director
Date: March 31, 2026
RE: 2026 G.O. Bonding- Hold Hearing & Authorize Additional Action on LOSST Bond- Golf/Arena

Recommendation:

The City Council is asked to hold a hearing and then consider a resolution authorizing additional action on the issuance of \$1.5M in Local Option Sales & Service Tax (LOSST) bonds.

Review:

As discussed in the FY27 budget process, the City plans to bond against its Local Option Sales & Service Tax (LOSST) to facilitate improvements including irrigation system replacement at Highland Golf Course and purchase of equipment for the Mason City Arena. The proposed LOSST bond issuance is not-to-exceed \$1.5 Million.

The Council set the hearing on this item at the March 17 meeting and it has been published as required by law. Following the public hearing, Council is asked to adopt the proposed resolution, which keeps us on track for an August bond sale and September receipt of funds.

Budget Impact:

This proposed issuance is in line with plans discussed and approved in the FY27-FY31 Capital Improvements Plan and FY27 Budget.

Council Action Requested:

Hold public hearing and consider adoption of a resolution authorizing additional action on the issuance of \$1.5M in General Obligation LOSST bonds.

Attachments:

Proposed Resolution.



Brent Hinson, Finance Director



Reviewed and Recommend Approval

RESOLUTION NO. 26 -

RESOLUTION TAKING ADDITIONAL ACTION TO ISSUE GENERAL
OBLIGATION LOCAL OPTION SALES TAX BONDS IN A PRINCIPAL
AMOUNT NOT TO EXCEED \$1,500,000

WHEREAS, pursuant to Chapter 423B of the Code of Iowa, an election duly held in accordance therewith on September 13, 2022, and an ordinance adopted by the Board of Supervisors of Cerro Gordo County, the City of Mason City, Iowa (the "City"), is authorized to receive proceeds of a local option sales and services tax imposed in accordance with Chapter 423B (the "Local Option Tax"); and

WHEREAS, ten percent of the revenues from the Local Option Tax to be received by the City (the "Local Option Tax Revenues") are authorized to be used for specified purposes, including undertaking recreation projects, and such revenues are available and have not yet been pledged to the payment of revenue bonds; and

WHEREAS, the City intends to undertake certain recreation projects, including municipal golf course irrigation improvements and municipal arena improvements and equipment acquisition (the "Projects"); and

WHEREAS, in order to make the Local Option Tax Revenues immediately available to finance the Projects the City, pursuant to Section 423B.9(4) of the Code of Iowa, intends to issue revenue bonds and to make additional security available for such bonds in the form of a supplemental debt service property tax levy; and

WHEREAS, the City proposed to issue General Obligation Local Option Sales Tax Bonds (the "Bonds") in a principal amount not to exceed \$1,500,000 for the purpose of paying costs of undertaking the Projects, and, pursuant to Chapter 423B of the Code of Iowa, the City has published notice of the proposed action and as of April 7, 2026, no petition has been filed asking that the question of issuing the Bonds be submitted to the registered voters of the City;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Mason City Iowa, as follows:

Section 1. The City Council hereby determines to proceed with the issuance of the Bonds and declares that this resolution constitutes the "additional action" required by Section 423B.9 of the Code of Iowa.

Section 2. Further action with respect to the Bonds is hereby adjourned to the City Council meeting on July 21, 2026.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved April 7, 2026.

Mayor

Attest:

City Clerk