

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

April 21, 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 ITEMS OF BUSINESS –

1. Proclamation, Arbor Day
2. IMBA Trail Town 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.

3. 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.

4. MINUTES - Regular Minutes of April 7, 2026

5. CLAIMS dated April 9 and 16, 2026
6. PERMITS
7. Mayor recommending approval
Appoint Kyle Easley to the Cemetery Board
8. Administrator recommending approval
Appoint/Hire Matthew Schubert as Multipurpose Arena Supervisor at Grade J, Step 1 (\$30.65 Hour)
9. Administrator recommending approval
Reso. adopting a Master Schedule of Fees
10. Administrator recommending approval
Reso. approving the contract and bond for the construction of “2026 Pavement Marking Program Project No. 26-1002”
11. Administrator recommending approval
Reso. approving a Supplemental Letter of Agreement with SEH for professional services related to the Pennsylvania Avenue Street & Utility Improvements Project
12. Administrator recommending approval
Reso. approving Amendment No. 3 with WHKS & Co. for professional services related to the “N. Pierce Avenue and 12th Street NW Roundabout” Project
13. Administrator recommending approval
Reso. approving publication of notice of hearing upon a 2026 Housing Fund Application to the IEDA for the CDBG Owner-Occupied Exterior Home Improvement Program 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
14. Administrator recommending approval
Reso. setting Date for Public Hearing on Designation of the Expanded Mason City Unified Urban Renewal Area and on Urban Renewal Plan Amendment No. 13 for such Mason City Unified Urban Renewal Area

15. Administrator recommending approval
 - a. **Reso.** authorizing approval of a forgivable loan to Joseph Perez and James Garrett for the rehabilitation of The Sound Bite located at 12 South Federal Avenue in conjunction with the DoRL program
 - b. **Reso.** authorizing approval of a forgivable loan to Joseph Perez and James Garrett for the rehabilitation of The Sound Bite located at 14 South Federal Avenue in conjunction with the DoRL program
16. Administrator recommending approval
Reso. authorizing submission of a Building Renovation/Life Safety (BuRLS) Grant Application for The Sound Bite (Joseph Perez and James Garrett) at 12 and 14 South Federal Avenue and authorizing execution of grant agreement upon application approval

PUBLIC HEARING –

17. Administrator recommending approval
Reso. authorizing application for State Transit Assistance Funds and Federal Funds for non-urbanized areas for financial assistance and commitment of city funds for Mason City Transit System
18. Administrator recommending approval
 - a. **Reso.** adopting plans, specifications, form of contract and estimated cost for the “19th Street SW HMA Resurfacing with Milling”
 - b. Bid Tabulation
 - c. **Reso.** award contract to Heartland Asphalt
19. Administrator recommending approval
 - a. **Reso.** adopting plans, specifications, form of contract and estimated cost for the “Downtown Pedestrian Ramp Compliance Program Project No. 26-1003”
 - b. Bid Tabulation
 - c. **Reso.** award of contract to Larry Elwood Concrete, Inc.
20. Administrator recommending approval
Reso. authorizing vacation of a portion of a public utility easement at property commonly known as 508 North Delaware Avenue
21. Administrator recommending approval
Reso. adopting the annual budget for the Fiscal Year Ending June 30, 2027

22. Administrator recommending approval
Ord. amending Title 12 of the City Code, it being the zoning ordinance of said city, and changing the boundaries of certain districts therein zoned Z2 Sub-Urban District (17.7 acres) to Z3 General Urban District subject to the terms of the Zoning Agreement (1st, 2nd or FINAL)

ACTION ITEMS-

23. 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 (2nd or FINAL)

Adjournment

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

PROCLAMATION

WHEREAS, in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS, Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS, trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS, trees - wherever they are planted - are a source of joy and spiritual renewal, *now therefore*,

I, John P. Lee, Mayor of the City of Mason City, do hereby proclaim Friday, April 24, 2026, as

ARBOR DAY

In the City of Mason City, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.



Mayor John P. Lee

PROCLAMATION

WHEREAS, trails provide important opportunities for outdoor recreation, physical activity, and connection to nature for residents and visitors; and

WHEREAS, the community of Mason City has demonstrated leadership in developing and stewarding a high-quality trail system supported by volunteers, local organizations, and public partners; and

WHEREAS, trails contribute to local economic vitality by attracting visitors, supporting local businesses, and enhancing the quality of life that makes communities vibrant places to live and work; and

WHEREAS, the International Mountain Bicycling Association (IMBA) has recognized **Mason City as a 2026 IMBA Trail Town** for its commitment to trail stewardship, community engagement, and outdoor recreation; now,

THEREFORE, I, John P. Lee, Mayor of the City of Mason City, do hereby recognize and celebrate **Mason City, Iowa**, as an

IMBA Trail Town

AND, and encourage residents and visitors alike to enjoy and help steward our community's trails.



Mayor John P. Lee

City Administrator's Monthly Activity Report

Aaron Burnett, City Administrator

March 2026
(Issued April 17, 2026)



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

Airport

Reported by David Sims, Airport Manager

Date: March 2026

United Airlines Enplanements/Deplanements	FBO Fuel Flow
From 3/1/2026 – 3/31/2026	
Monthly Enplanements 819 / Deplanements 941 / Total 1,760 +5.5% from March 2025	Monthly Gallons Sold 25,787

Routine Activities for the month – Administration and Operations:

- Advertised for bids for new Runway Snowblower.
- Approved tenant lease matters.
- Attended meeting for crop land conservancy planning.

Activities planned for next month and other comments:

- Open bids and award contract for new Runway Snowblower.
- Host tours for Leadership North Iowa and Mason City Rotary Club.
- Apply for Iowa Air Service Development Grant, which pays for 80% of Airport Commercial Service marketing.
- Final design for Runway 18/36 Rehabilitation Project.
- Planning for Airport Emergency Exercise to be held in June.

Development Services Department

Reported by Steven Van Steenhuyse, AICP, Development Services Director

Development Services staff assisted Main Street Mason City with the Main Street Iowa Spring Workshop on March 3 and 4. Main Street executive directors and staff from Main Street communities statewide attended. Events included tours of downtown and a reception at the Historic Park Inn. Feedback to Main Street Mason City was enthusiastically positive and many attendees stated how impressed they were with what Mason City is doing downtown.

Staff is assisting Mandi Pralle of Music Man Apts. LLC with a Community Catalyst Building Remediation Grant application to the Iowa Economic Development Authority, to renovate 321–331 South Delaware Avenue. These buildings are within the block between Music Man Square and Willow Creek. Ms. Pralle intends to use the \$100,000 grant to renovate 321 South Delaware for retail or restaurant use and 331 South Delaware into four apartments. The application is due April 15.

Planning and Zoning Division: The Planning and Zoning Commission held a public hearing on March 10 to reconsider rezoning the area south of 19th Street SW between the Fairways and South Central Heights neighborhoods from Z2, Sub-Urban, to Z3, General Urban. This rezoning was considered by the City Council in April 2025. The owners of 20 percent of the land within 200 feet of the property to be rezoned submitted a protest petition, which triggered a statutory requirement for a supermajority vote by the Council to approve it. The rezoning failed on a 4-2 vote on second consideration. A rezoning application may be refiled after six months. The new application is accompanied by a Conditional Rezoning Agreement whereby the applicants pledge to screen the project from the adjoining properties and to prohibit establishment of a gas/convenience function. Although the same objections were made by several residents in attendance, the Commission voted 5-0 to recommend approval of the rezoning.

The Planning and Zoning Division issued 16 zoning permits, including 6 sign permits and 3 floodplain permits. The City Planner reviewed 77 permits for floodplain compliance and completed 7 historical reviews.

The Zoning Board of Adjustment met to consider two cases. Tahoe Development Co. requested a variance to allow platting of a residential subdivision with two lots that exceed the maximum allowable width and two lots that exceed the maximum allowable depth in the Z2, Sub-Urban District. The proposed subdivision will be on the south side of 19th Street SE, south of the Stone Pillar development. The ZBA voted 4-0 to approve the variances. The second case requested a variance to allow construction of a commercial building in the Z6-R, Restricted Industrial Zoning District, with a side setback of five (5) feet, at 1136 South Carolina Avenue. Key Wholesale proposed to build a new warehouse and accessory material rack structures with a setback from railroad-owned property of 5 feet instead of the required 20 feet. The ZBA approved this variance on a 4-0 vote.

The Historic Preservation Commission met March 11 to consider demolition of a detached garage that is over 50 years old at 412 14th Street NW. The Commission determined that the building is not historic, allowing for its demolition. The Commission also discussed events and awards for the upcoming National Preservation Month in May and planning for the 2027 HPC calendar for sale.

Code Enforcement Division: There were 138 code enforcement case requests opened in March, of which 70 were initiated by staff and 68 initiated via complaint. The cases included four related to dead, dying, or diseased trees, 33 for junk, rubbish, and refuse complaints, and 31 for uncollected garbage.

Three properties with diseased, dying, or dead trees were added to the special assessment roll in March, where the owners will have the cost of tree removal (plus interest) added to their tax bills over the next ten years. Activity is expected to pick up as spring arrives.

Building Inspections Division: Twenty-seven major building permits and 33 minor building permits were issued in March. Total construction valuation of all permits was \$4,416,256, resulting in \$25,158 in permit fees.

Rental Inspections Program: The Housing Inspector inspected 114 units in March. A total of 73 Rental Dwelling Certificates were issued. The program collected \$3,790 in Rental Dwelling Certificate fees and fines.

Transit & Safety Division: There were 12,860 rides on the fixed route system, up from 11,868 in March 2025. Six new employees received on-board training, and

193 safety training sessions were completed. The new online training system for current employees has been fully implemented. 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.

Corridor Revitalization Loan (CoRL), Downtown Revitalization Loan (DoRL), and Building Renovation/Life Safety (BuRLS) Programs: The **Grant and Forgivable Loan Review Committee (GFLRC)** did not meet in March.

Developments: The Development Review Committee met three times in March. Four minor site plans were considered, including new athletic fields and a bathroom facility at NIACC, adding outdoor vehicle storage to Midwest Indoor Storage at 1720 South Federal Avenue, and expansion of the parking lot for the Stone Creek Center at 2800 4th Street SW. The DRC also reviewed two concept plans for new developments: a 13-unit townhome development on vacant land owned by the Rye family at the east ends of 9th and 10th Streets NE, and new apartments and a commercial building on the land formerly occupied by the Kirk Apartments at 2nd Street NW and North Federal Avenue.

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 is nearing completion of 527 4th Street NE. The homes will be offered at prices affordable to the workforce. The City is seeking a developer for the newly vacant land to the east.
- 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.

- Walls are being framed at the new Home2 Hotel and Suites by Hilton. The warm weather has facilitated faster construction than anticipated. 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.
- Staff anticipates four applications for Workforce Housing Tax Credits projects in the city. Applications are due June 10.
- There was one residential solar installation permit in March.

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; received three competitive bids, and the board will make the final decision during the April 2026 meeting
- 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 starting July 2026
- 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

Engineering Staff began attending weekly progress meetings with the Iowa Department of Transportation, Wicks Construction and their subcontractors. Work started at the intersection of South Monroe Avenue the week of March 16. The Union Pacific Railroad held a preconstruction meeting on March 30th for work taking place in the railroad right-of-way at the Highway 122 underpass, staff from the Engineering Department and Iowa Department of Transportation along with several contractors were in attendance. Currently, pavement removals and replacements are taking place west of South Monroe Avenue. This work is part of the planned Stage 6A Traffic Control with Highway 122 traffic shifted to the outside lanes. Once paving is completed west of the South Monroe Avenue intersection, Stage 7 Traffic Control will be implemented. In this stage, traffic will be shifted to the north lanes in a head-to-head pattern with no left turns. Wicks will continue with pavement removals and Reilly Construction will begin with water and sanitary sewer main replacements.

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

Engineering Staff began attending weekly progress meetings with the Iowa Department of Transportation, Wicks Construction and their subcontractors. US 65 was closed between 19th Street South and 23rd Street SW the week of March 16. Pavement removals within this area are nearly complete. McKiness Excavating began placing storm sewer pipe and is currently working on additional underground infrastructure improvements such as water service line and main valve replacements and sanitary sewer manhole replacements. Preparations are underway for the jack and bore of a water main casing under the Union Pacific Railroad right-of-way. As part of this project, new 12" water main will be placed from the South Federal Water Tower site, south to the

project limits. A signed detour for US65 traffic is 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

Significant adjustments have been made to the scope of the project, these changes include repairs to the roof and acid tank, improvements to Well #10, an investigation of plant discharge piping and replacement of the computer control system. SEH and Water Department Staff have been considering adding Variable Frequency Drives to control pump motor speed to help control system pressure spikes within distribution system. Tentatively, the letting date for this project will be in October 2026.

Taft Avenue Water Main Loop – Consultant: SEH

A preconstruction meeting is planned for April 1st. Work is tentatively scheduled to begin the second or third week of April. The contractor, Summers' Enterprise Inc., will begin by placing and fusing together the water main pipe segments in preparation for direction drilling. A subcontractor, Iowa Trenchless, will bore and jack the water main casing at the right-of-way limits of the Union Pacific Railroad. The work will be substantially completed on or before November 1, 2026.

12th Street NW Roundabout – Consultant: WHKS

Additional street improvements will be incorporated into this project. A turn lane located at the Curries entrance is currently under design and is planned to be constructed this year. Street rehabilitation of 12th Street NW from North Benjamin Avenue to North Pierce Avenue will include a surface mill and Hot Mix Asphalt overlay. Heartland Asphalt collected pavement core samples the week of March 23rd and prepared an investigation report. This report will help determine the best method of rehabilitation. A new trail in the north right-of-way of 12th Street NW will be included with the street rehabilitation; this is currently under design and is planned for a 2027 construction. A preliminary right-of-way plat is being finalized and will include additional North Pierce Avenue right-of-way north of 12th Street NW. Coordination with Alliant Energy is underway for the relocation of a gas main in this area, the gas main work is planned for this summer. Final additions are being added to the roundabout plans, these include new street lighting and a sidewalk extension to the south. The anticipated letting date for the roundabout project is April 2027.

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. Three bids were received for the March 17th project letting; the low bid was submitted by Heartland Asphalt, Inc. of Mason City, Iowa. The bids will be considered by the City Council at the April 7th meeting.

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. New traffic signals at the 19th Street SW & South Taft Avenue intersection are included in this project. 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

Three bids were received for the March 24th project letting; the low bid was submitted by Quality Striping Inc. of Des Moines, Iowa. The bids will be considered by the City Council at the April 7th meeting.

Downtown Pedestrian Ramp Compliance Program – City Engineering

Engineering Staff completed plans and specifications for the project. A Public Hearing on the project was set for April 21st at the March 17th meeting of the City Council. The project is currently being bid with a scheduled letting date of April 7th. 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

- 9,419 utility bills and 349 disconnection notices, completed 331 utility service orders

Finance

- Preparation for and attendance at preliminary tax hearing; follow-up with residents per their requests.
- Attended mall public input meeting.
- Quarterly one-on-ones with Finance staff.
- Orientation and meetings with new shared watershed coordinator; quarterly watershed meeting.
- CD Investments- 3 CDs were awarded, all to First Citizens: 1) \$3M for 91 days at 3.93%; 2) \$2M for 182 days at 3.91%; and 3) \$2M for 364 days at 3.87%.
- Coordination with Southbridge Mall operations
- Printed 695 payroll checks/stubs, 501 payable checks and 54 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 986 invoices for payment processing; 30 invoices certified to property taxes
- Continued work on new timekeeping system; working on HR side of conversion
- Wellness Committee-Easter eggs
- NCINTF bookkeeping
- Spring Tree Planting meeting
- DERA Grant Closeout
- BUILD submission
- EPA – Brownfields

GIS

- Updated Parks & Amenities application selection settings
- North Iowa Band Festival Committee meeting.
- Geocoded water meter locations and integrated into GIS database.
- Update Earth Day cleanup application for 2026.

- Reviewed returned lead service line letters.

IT

- Get Car 5 swapped out with new cradle point.
- Check network equipment at Rec for failure.
- Program door schedule to normal hours.
- Check timeclock tablet for Highland.
- Program wireless for new PD laptops.
- Download and program council meeting to government channel.

Fire Department

Reported by Erik Bullinger, Fire Chief

EMS OPERATIONS

- Two firefighters from our most recent new recruit list, Alex Dahley and Kira Graf, are now certified as Iowa EMT.
- High School EMT class has completed their didactic portion and is starting hands on skills portion of class.
- Planning continues for MCI Drill in June at the airport

FIRE OPERATIONS

- Two firefighters earned the rank of Firefighter First Class

FIRE PREVENTION BUREAU

- Assisted with council meeting related to occupant load of meeting room and created an overflow room.
- Addressing outstanding and overdue building permits reviewed by the Fire Prevention Bureau during the permit issuance process. Currently, no "Certificate of Occupancy" is provided for these overdue permits. Many open permits remain unresolved when contractors fail to request final inspections required for certificate issuance. Efforts are underway to develop a more effective process to prevent such occurrences and ensure non-compliant contractors' complete final inspections for permitted work.

HAZMAT

- Deputy Chief Aaron Beemer Completed Hazmat Operations training in all 10 counties the HazMat team covers. A total of 290 first responders were taught in March.

TRAINING

Firefighting

- Ice Rescue (conducted at the Black Pit and Big Blue), introducing newly acquired cold water rescue suit
- RIT/MAYDAY/Supplied Air training for all battalions
- Review of FFII and hazmat skills of new hires for certification
- Preplan of Amazon Warehouse & Century Link buildings
- HazMat Incident Critique
- Training officer annual update presented to department

EMS

- OSHA safety classes- bloodborne pathogens, PPE to OSHA standards, fire extinguisher, respiratory medical evaluation
- Battalion reviews of calls for service, with discussions to improve operations

COMMUNITY INVOLVEMENT

- MCFD hosted Iowa Fire Service Training Bureau testing for 8 departments with 23 total testing- 7 staff from Mason City.
- As part of our Wellness Team efforts, a community outreach visit was made to Good Sheppard
- MCFD personnel provided CPR and AED training to 25 people for Praise Community Church after they received their new AEDs.
- Explorers Post 2300 trained on ice-rescue training and fire hose operations

OTHER

- Three scheduled station tours this month
- Seven visitors conducted field internship and observation ride-along with staff.

Committees

- EMS committee
 - Finalized layout completed for new ALS bags
 - Planning for EMS week has started with EMS week May 17-23
- Community Outreach Committee
 - Planned upcoming events in April
 - Initial plans made to assist with Fire Prevention Week Open House
 - Initiated new guidelines and training support material for all types of community engagement.
- Wellness Team
 - Several discussions on updates and additions to the team's goals and objectives, pertaining to medical evaluation and physical fitness.

Station Renovation

- Work continues on the installation of the Audio/Alert system
- A fan balance issue continues to persist, with contractors continuing their analysis of the problem
- It was discovered that the water line of the boiler system may have a leak that is causing air to infiltrate the system – contractors are troubleshooting this issue.

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	15		15
Finance	12		12
Fire	46	1	47
Human Resources	3		3
Library	15	2	17
Mall	1	5	6
Museum	4	2	6
Operations & Maint	54		54
Police	57		57
Recreation	6		6
Youth Task Force	2		2
Grand Total	238	30	268

Plus 167 Seasonal employees

Staffing

Currently we have 16 recruitments in planning phase, underway or drawing to a close, with a total of 26 full and part-time vacancies that were in various stages of the recruitment process. Hired 1 full-time and 15 seasonal hires during March. We experienced 1 full-time and 1 part-time resignation during the month.

Hiring Activity: - Police Officer-9 openings (Police): 2 Officers starting 4/8. Tested on 3/28 and conducting background checks and pre-hire testing on six candidates. Next testing will be in May.

- Firefighter/Paramedic - 2 opening (Fire): Additional opening as a result of internal transfer, will fill in early spring.
- Engineering Aide - 1 opening (Engineering): Creatin external civil service list, with interviews expected in early May.
- Civil Engineer I - 1 opening (Engineering): Offer made subject to Council approval in April.
- City Engineer - 1 opening (Engineering): Interim assignment to Deputy City Admin. Will begin search in April.
- 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): Filled with external hire in March.
- Art & Ceramics Educator - 1 opening (Museum): Recruitment began in late March.
- Office Manager - 1 opening (Museum): Recruitment conducted in late March, interviews scheduled for early April.
- Library Clerk (PT) - 1 opening (Library): Filled with external hire in March.
- Street Maint. Worker - 1 opening (Public Works): Filled with internal transfer, subject to Council approval in April.
- Heavy Equipment Operator-Street - 1 opening (Public Works): Will post vacancy internally in April.
- Rental Housing/Code Enforcement Officer - 1 opening (Dev Services): New position. Filled with internal transfer subject to Council approval in April.
- Transit Driver (PT) - 2 openings (Dev Services): Conducting external recruitment.
- Marketing/Communications Specialist - 1 opening (Rec): New Position. Conducted recruitment. Interviews held in March, filled

with external hire subject to Council approval in April.

- Multipurpose Arena Supervisor - 1 opening (Rec): Conducted recruitment. Interviews scheduled for early April.

Labor Relations/Legal

No significant labor issues to report.

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, but we have reduced the number of vacancies to 7 with multiple candidates still under consideration from our last testing in March. Our next testing will be in May. In April we are creating new Police recruitment videos to replace the ones used over the past few years. We continue to focus on a number of vacancies across most other departments, often due to retirements. We have several key department head openings to focus on during April and May.

- We are getting many of the start-up bugs worked out in the roll-out of our new HR information system. We are currently running it concurrently with paper forms during the roll-out period but will be switching to paperless only HR transactions in the very near future. 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.

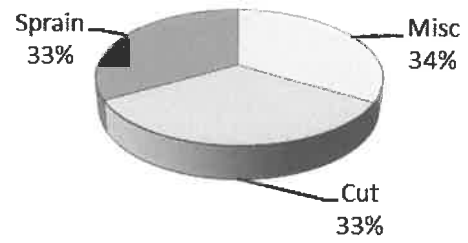
SAFETY STATISTICS

City has experienced 3 OSHA recordable injuries in 2026 compared to 8 injuries during the same period the prior year. Our workers' compensation experience rating continues to show good safety performance.

Mar Medical Cases



YTD Medical Cases



MacNider Art Museum

Reported by Edie Blanchard, Museum Director

General Activities:

Daily / Weekly / Monthly tasks:

- The Museum staff prepared for and held its annual Spring Break Art Camp, as well as many other classes.
- The Museum staff continued to prepare for the upcoming Accreditation Visit. Staff scheduled meetings and submitted documents.
- Museum staff worked on its Summer Class brochure.
- Museum staff worked on the quarterly newsletter.
- Museum staff worked on filling staffing needs at the Museum.
- Museum staff worked on Festival including title, sponsorships, partnerships, music, and poster.
- Museum performed outreach at several locations it partners with: IOOF Care Center, Manly Care Center, Good Sheppard Care Center.

Events:

- Birthday Party (Calhoun) 10 adults & 6 children
- Spring Break Family Day: 12 adults & 15 Children
- Realtors: 35 adults
- Baby Shower: 32 adults & 6 Children
- Fundraiser Rental: 17 adults
- School Art Show Reception: 55 adults & 29 children
- AAM Meeting: 17

Classes:

- No Paint Brushes Allowed: 6 children
- Creating w/Clay B: 9 children
- Spring Break Mini Camp: 10 children
- Handbuilding: 8 adults
- Learning to Throw B: 10 adults
- Kids' Club: Upcycled Universe: 25 children
- Polymer Clay (Mini Food): 12 adults
- Art Bugs: Planet Pals: 8 adults & 6 children

Memberships:

- 10 City Memberships
- 196 Memberships
- 10 Business Memberships

Gallery Attendance	597
Event Attendance	251
Classes	135
Playground	97
Outreach	56
Tour Attendance	0
Totals	1136

Police Department

Reported by Mike McKelvey, Police Chief

Mason City Police Department Summary for March 2026

March 2026 In-Service training: This month's 8-hour block primarily concentrated on: Legal Update; Q & A with staff from Prairie Ridge regarding various treatment programs they offer for residents in the community; a recert on Mandatory Reporting to Iowa HHS ref suspected Child and Dependent Adult Abuse; and a short-block of defensive tactics training.

We officially swore in all 4 new (Chief; Captain; Lt; and Sgt) promotions during one ceremony at the PD on March 18, 2026.

We forwarded 2 new police officer candidates for hire at the April 7 Council Meeting. At the end of March, we also completed a new round of Police Officer applicant testing. Several new applicants passed the initial Civil Service criteria and are being forwarded for background investigations.

Public Library

Reported by Mary Markwalter, Library Director

The library had over 1000 participants in Spring Break activities! Story time is overflowing with kids and the book clubs are full.

The library is fully staffed for the first time in about 3 years. It is much easier to operate the library with a full staff.

In March the library building required expensive HVAC updates. This work involved replacing some of the control equipment. Hopefully this work will help the library realize the best possible outcome from boiler replacement in FY2027.

Boiler replacement estimate update: in order to get the closest possible estimate for the boiler replacement project, an engineer has been consulted to review the plans. The engineer needs to visit the building one more time before finalizing the plan and estimate. Apparently, the piping installed in 2010 was not completed correctly and will require substantial pipe replacement. This project may have to be completed on a 3-year plan based on costs.

The federal Institute of Museum and Library services published entitled: "Child Reading Literacy and the Role of Public Libraries: A Review of Secondary Sources". The review was completed by Mathematica Corp. Findings linked future success in school, society and work to access to a well-managed public library offering vast collections of materials, programs and support information to the public.

Public Works/Parks Department

Reported by Jim Collins, Public Works Director

EXECUTIVE SUMMARY

March operations focused on continued winter response activities while transitioning into early spring maintenance. Crews maintained core services across all divisions, including wastewater treatment, water distribution, sanitation collection, street maintenance, and park operations. Staff also supported interdepartmental efforts and equipment upgrades.

KEY HIGHLIGHTS

- Installation and maintenance work completed at the Water Reclamation Facility, including UV system and equipment upgrades.
- Continued snow removal and winter maintenance operations across multiple divisions.
- Sanitation division received and began training on new automated collection equipment.
- Increased storm sewer televising efforts in coordination with the Street Division.
- Ongoing transition toward spring operations, including park cleanup and trail maintenance.

DIVISION REPORTS

WATER RECLAMATION DIVISION

Water Reclamation staff continued routine plant operations and equipment maintenance throughout March.

Major activities included installation of the UV system and associated maintenance of the UV cleaning system. Staff completed oil changes on bar screens, small plant air compressors, and related equipment. A new PanelView was installed for the west belt thickener, and a vent fan in the digester building was replaced.

Additional work included replacement of a motor on the office carbon filter and calibration of digester heat exchangers by Tim Hildreath Company.

Brushes were installed on final clarifiers in preparation for summer operations. Packard Electric replaced a damaged VFD for effluent pumping station pump #3. Staff also assisted the Iowa DOT with cleaning of a brine tank and supported storm sewer televising efforts.

Biosolids hauling totaled approximately 441,200 gallons. Routine inspections and general plant operations continued.

WATER UTILITY DIVISION

Water Utility crews responded to a water main break and completed associated repairs.

Additional activities included snow removal support, hauling snow, rock, and spoils, and completing valve replacements and street panel repairs. Crews also conducted storm sewer cleaning using the vac/jet system.

Staff completed training activities, rebuilt the MSDS book, and managed utility disconnects.

PARKS DIVISION

Parks staff continued winter maintenance and began early spring cleanup activities.

Work included snow removal, equipment and tractor repairs, and cleanup of downed trees in parks and on adjacent private property. Staff cleaned debris and trash in Central Park and began brooming and blowing bike trails.

Athletic field preparation activities began, including striping soccer fields.

Routine animal care activities continued.

STREET DIVISION

Street Division operations remained focused on winter response and maintenance activities.

Crews performed snow removal, hauling, and mixing of sand and salt materials.

Additional work included tree removals, trimming, and windstorm cleanup.

Staff completed cold patching of roads, street sweeping, sod repair, catch basin repairs, concrete work, and sign maintenance. The vac trailer was utilized for storm sewer operations.

Staff also assisted with community support activities, including coordination with local facilities and participation in outreach at Mason City High School.

SANITATION DIVISION

Sanitation crews maintained regular collection services throughout March, including trash, recycling, yard waste, and dumpster routes.

Additional activities included cleanup operations, appliance removals, and delivery of large item stickers. Crews also supported snow plowing operations as needed.

The division received a new garbage truck and began training on the Sidewinder automated collection system.

LOOKING AHEAD

- Transition from winter operations to spring maintenance activities
- Continued storm sewer televising and infrastructure inspection
- Ongoing training and implementation of automated sanitation collection
- Preparation of parks and facilities for spring and summer use

Recreation Department/Highland Park Golf Course/Mason City Arena

Reported by Brian Pauly, Recreation Superintendent

As March comes to a close, the Recreation Department is wrapping up another active winter season. This month marked the conclusion of several key programs, including youth basketball, tumbling, and mini and tiny tot cheerleading. Our adult recreational offerings, such as drop-in volleyball, basketball, and pickleball, continued to provide consistent opportunities for community members to stay active during the colder months. Behind the scenes, Recreation staff have been focused on preparing for the spring and summer seasons by evaluating current programs and identifying ways to improve both quality and accessibility.

Dylan Hall has been leading efforts to enhance the youth soccer program. His work includes developing new approaches to recruit and retain volunteer coaches, along with reviewing program standards to ensure a positive and consistent experience for participants.

At the same time, Meriel Johnson completed a detailed review of the swimming lesson program. By analyzing attendance patterns and waitlist data, she confirmed the continued need to expand capacity. As a result, the Aquatic Center will again offer four sessions of swimming lessons this summer. The final session will be scheduled in the evening to address historically lower staff availability while still maintaining four total sessions.

In addition to aquatics, Meriel continues to grow adult programming with Adaptive Kickball Nights. This program, in partnership with 43 North Iowa, will take place at the Frederick Hanford Sports Complex on Tuesday afternoons at 4:30 p.m. It represents the department's ongoing commitment to adaptive recreation and reinforces our focus on providing opportunities for all members of the community.

Highland Park Golf Course opened for the season on March 12 under the leadership of Nick Largent and Eli McGallion. Early-season rounds are currently tracking slightly behind recent years, largely due to less favorable weather conditions. Largent continues to monitor both rounds played and membership activity closely and is prepared to make adjustments if needed. With the

season just getting underway, there remains plenty of opportunity for participation levels to rebound.

Activity at the Mason City Arena remained strong throughout the month. The facility hosted five North Iowa Bulls games, three Mason City Toros games, and the highly attended Battle of the Badges, which continues to be one of the arena's premier annual events. The arena also maintained a steady schedule of public skating sessions and community use after the main tenants had completed their seasons.

Staff continued focusing on internal improvements aimed at enhancing the overall user experience. Looking ahead, excitement is building for an upcoming concert featuring Big Daddy Weave. Known for hits such as *Redeemed*, *My Story*, and *The Lion and The Lamb*, Big Daddy Weave delivers a live experience that is both uplifting and high energy. Joining them will be special guests David Leonard and Megan Woods, with the show scheduled for June 19. This concert is sponsored by Sukup Manufacturing Co. Tickets are just \$15 in honor of 15 years of GoServ Global, and 100 percent of ticket sales will go directly to support its mission of serving people in need around the world. Sukup continues to be a strong partner for summer music events at the arena

Volunteer Program

Reported by Mary Litterer, Volunteer Program Coordinator

Activities for the Month of March 2026:

- On-going restocked Volunteer supplies for various events.
- Assisted Departments to find volunteers for different projects.
- Worked with present and new volunteers on the importance of reporting hours to volunteer coordinator, sent emails to all active volunteers for reporting of hours, and keeping volunteers abreast of upcoming events.
- Sent out to volunteers about updates on upcoming meetings and volunteer opportunities.
- Updated volunteer brochures, for upcoming SALT Forum.
- Worked on updating flower garden budget to reflect actual active plots.
- Worked on price list with vendors for Beautification program, in progress.
- Accepted 1 new volunteer application for a volunteer project.
- Worked with student volunteer groups on a project in progress and set up talk at area school on benefits of volunteering.
- Volunteers put in 104.25 hours this month on various projects.
- Ordered Orange bags for Earth Day cleanup, volunteers rolled bags for groups to pick up.
- Earth Day cleanup will run from April 18th to May 1st.
- Set dates for organizational gardening meeting will be in early May.
- Ordered and received new tablecloth to reflect new Mason City logo.

Youth Task Force

Reported by Youth Task Force Director

March 2026

Grant/Budget Updates:

- United Way presentation will be the first week of April.
- IHHS has approved a one-year extension for all mentoring programs receiving the mentoring grant. Together with projected grant funding, this extension is expected to fully support program operations for an additional year.
- All reports and claims were submitted.
- Grant tracking and monthly expense reporting.

One on One Mentoring

- Monthly check in with community-based mentors.
- Newsletter and activities were sent out on 3/30.
- Sent out one parent packet to a prospective family.
- Four recruitment posts were made on Facebook.
- 3/18-Webinar for National Quality Mentoring Assessment needs assessment. Worked on the assessment process for 2 weeks and certification was recommended by Iowa MENTOR following the meeting.

Peer Mentoring:

- Weekly activities were 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 April 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- Meeting was held on 3/19

Iowa Commission on Volunteer Service- Meeting held on 3/26

Other

Facebook posts made for mentoring: 3 recruitment (1/20, 2/2, 3/28) and 10 activities posts.

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

4
April 7, 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 April 7, 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 Adams that the agenda be adopted.

Council Member Masson clarified there was no data center on the Agenda.

On roll call, the vote was as follows:

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

SPECIAL ITEMS

1. The Mayor presented the "Fair Housing Month" proclamation.

PUBLIC FORUM

The Mayor asked if there were any comments.

Rick Carolus, 428 25th Street Southwest referred to the change of zones stating he had several questions and concerns that deserved clear answers. He asked if the zoning change passed to-night when it became binding and were there additional steps before it was finalized. Who would own and control the proposed 1,000 foot buffer zone along South Monroe and would that land remain under City ownership or be transferred to a private buyer and if it was owned by a future buyer, what protections would ensure the buffer remained intact, specifically a Variance being requested in future years to reduce or eliminate the setback. He also stated they had heard that 60% of the land could be built on and questioned whether that calculation included the 1,000-foot setback and after a development plan was finalized when they could reasonably expect buffer zone planning to begin. He commented on the importance of transparency in development agreements and asked how open negotiations would be and what mechanisms would be in place to ensure that commitments made today were actually followed-through in the future. In addition, he wanted to echo a constructive suggestion by Council Member Hines that tree and shrub planting on City-owned property begin this year because if that land was intended to serve as a long-term buffer, getting vegetation established early seemed both practical and beneficial and concluded his comments by addressing water stating it was critical that those problems were addressed before any construction began and requested the Council provide a timeline when site-preparation and drainage improvements would start.

JoAnn Hardy, 2 Old Farm Road, stated she did not live in Midland Heights but she used to and her Grandson owned a house on 28th Street Southwest. She stated the current agricultural zoning for the land near the Midland Heights neighborhood and near the IOOF Care Center protected them from the worst effects of industrial activity like noise and lights and decreased property values and was trying to figure out why they would even consider putting industrial projects beside a well-established neighborhood. She stated Mayor Lee in a Globe Gazette story on March 31st said the City did not dictate where private investors could locate their projects and said that was fine, but the City did have control over where they did not locate and they do that with zoning. She stated the public expected the City to protect the residents, their quality of life and their property values and asked the Council to do their job stating they were told that the recent changes to the City's Comprehensive Plan and now this zoning change weren't necessarily about a data center, but they knew data centers had approached Mason City and other towns all over the country while they searched for places to build. She also stated complaints about data centers include noise, heat, the massive water usage, the massive electrical usage, the huge size of the buildings and the tax breaks they expected and she found it extremely odd that one of the conditions of the zoning agreement included prohibiting utility solar generation projects, which would be low to the ground, silent, use no water and actually create energy. She also stated she went with the group that joined Council Member Hines to Des Moines and while three of the data centers they saw seemed to be quiet, one had a low-volume constant squeal and the data centers they saw were not built next to residential neighborhoods and that was the key they were built in rural areas beside warehouses and distribution centers. There were a few acreages in the area that had been there for a long time and the buildings had come up around them and they talked to some people but the people who didn't want to live beside massive data centers had already moved away and some of the folks who left had accepted buy-outs because their property values were not going to go up. She concluded her comments by stating data centers were not the same everywhere but all of them were massive and all of them used massive amounts of electricity and all of them created a lot of heat and all of them provided very few jobs, emphasizing they could promise anything about how they would operate, but the community wouldn't know what it has until there was nothing they could do about it.

Joe Derby, stated he was the Business Manager for Ironworkers Local 67 and was present to represent all the ironworkers that lived in and around Mason City in the surrounding areas and wanted to talk about the opportunity Mason City had to bring some good-paying jobs, adding he provided the Council with a sheet on ironworkers' wages. He stated it was their hope that a project like this could grow organically and put all their members that lived in Mason City back to work in Mason City, noting right now their biggest hope was that a job popped up in Ames so they didn't have to drive all the way to Des Moines and something like this could change their lives forever by getting them home at night before their kids were in bed and have dinner with their families. He also stated at the last Council Meeting one of their members mentioned that he had only been able to work in Mason City two months out of twenty years. He also talked about recruiting young men and women for great careers stated future high school graduates could earn \$50,000 a year with full medical benefits, dental, vision and a pension, stressing no one else offered that and they would spend money here at restaurants and hotels and on anything that could make their lives easier and more comfortable while they were here and urged the Council to put the local people back to work on projects like this and other projects that came along.

Bill Hass, stated his former address was 212 4th Street Northeast and now lived at Shalom One. He stated he has had 6 break-ins and a street full of police and assault rifles and in his opinion

the town was going downward, and schools were closing and a data center would be a positive thing. He stated he had talked with some bankers and one thought this would double Mason City's tax base. He provided handouts, that talked about how data processors and computers go hand-in-hand and believed some of the neighborhoods were giving out false information and mentioned Mason City had lost the casino. In addition, he mentioned the State of Iowa had a hundred data processing centers, and Mason City was slow out of the gate and commented on how the technology of the companies were growing all the time and it was the wave of the future and hoped Mason City did not lose jobs because of false information.

Katie DiMarco, 428 27th Street Southwest stated new research was emerging constantly and since the last meeting reports from CNN and a study by the Earth Observation Booth at the University of Cambridge have highlighted a growing concern that data centers were creating heat islands significantly warming the ground temperatures and surrounding areas. Scientists were still uncovering the full global and local impact of this phenomenon every day and that was only one example of the new impact studies that were emerging. She stated it was not false research but just new studies of things that are unknown that would have far-reaching consequences. She also stated she was deeply concerned that their neighborhood's well-being was being superseded by dollar signs and they were being asked to trade their property values, peace and our long-term health for big promises from companies with deep pockets and it felt like Mason City was targeted not because we were the best fit, but because it lacked the rigorous regulations and the foresight to say 'no'. She also stated companies with large pocketbooks would come in with big promises during negotiations, but at what hidden costs and future consequence and questioned whether the protection they hoped for could be enforced and would the benefits be worth the risks. She concluded her comments by stressing once the data centers were built there was no 'un-do' button for the peace they disrupted and if the Council could not guarantee enforceable protections for the residents then the benefits did not outweigh the risks and urged the Council to not sell their future for a one-time windfall and reject the Z6 proposal and prioritize the people who lived there.

Ben DiMarco, 428 27th Street Southwest, stated "Before any of the Council Members respond to anything we have to say by saying, 'let me be clear, there's no data center on the Agenda', several of you went and visited one as it relates to this project, so what you're saying is just condescending. For many of us, this is the fourth time that we have spoken publicly in opposition to this project. From the Zoning Board meeting now to the third City Council meeting, we've been consistent in our concerns and opposition. Most of us that have spoken have been overwhelmingly against this project. The few that have spoken in favor are positioned to realize only the benefits, while it's the people in Midland Heights that will be stuck dealing with the potential drawbacks. Again, we're not anti-growth, anti-industry or anti-tech. We simply believe that the few that happen to live in the wrong neighborhood should not be forced to absorb the possible financial and environmental risks associated with it. I'm not going to go into all the drawbacks as those have been discussed at length. But again, I will ask some questions that have not been directly answered. If this is such a great opportunity, why are so many communities passing on these projects? Why are so many communities, and in some cases entire states, placing moratoriums on these projects or for many referendums on them and would you want this within 1,000 feet of your home? The most direct answer I've gotten to any of those questions is 'I don't know'. Again, it is not hyperbole that Midland Heights will lose families. You heard in the last meeting how one family will have to move because the emissions from this project will, quote, "literally endanger the life of their child because of a rare illness". That alone should give you pause. But with five 'yes' votes, I'm not sure what's worse. Either you didn't hear that fact or

you did hear it and decided it didn't matter. Based on all that has happened up to this point, it appears that there's a very high probability that this proposal's going to pass. Should that happen I want to remind you of some promises that have been made, 1,000 feet of buffer from the nearest property, environmental studies to assess the effects on our water, whether it's drainage or quality, greenspace, no extension of any streets between 19th and 29th Street Southwest to the west or of Monroe to the south, the very best technology in noise reduction and limited industrial lighting, and make them pay their fair share. Do not offer them tax incentives to take advantage of our City. These things may go a long way into making the people of Midland Heights feel slightly better about this project, however, I'm sure there are plenty that will not forget the fact that to you this project is more important than the life of a child and their family being able to remain in their home. I have nothing against any of you as individuals. Interactions that I've had with you or that my kids have had with you in schools have been respectable to quite enjoyable. But as a collective group, shame on you if you put even one family in that position."

Cindy Keller, 429 20th Place Southwest, stated she attended all three Council Meetings and dozens of people had spoken regarding this piece of land and mentioned a park bench in Frederick Hanford Park, that was placed there by the Morse Family and reads, "Persist, don't quit", and that was what the neighborhood was doing, stating the bottom line was that people in Rolling Acres and Midland Heights or a great number of people of Mason City did not want this piece of land turned into an industrial site, and more specifically, a data center and there were communities across the nation that were raising their opposition to data centers just as they were and for good reason and requested the Council vote against this or at least table it.

Dan Raemaker, 503 20th Street Southeast urged Council approval of the change of zone stating all it did was simply open the door to giving Mason City a chance to move forward to do something significant for this community. He also stated however he would encourage the Council to look at some of the neighborhood concerns and mentioned he had met with Randy Gourley and they did not want Monroe or 27th to go all the way through and encouraged the Council to protect the neighborhood while still voting in favor of the rezoning tonight.

Stuart Seible, 312 21st Southeast, stated AI centers were bad and mentioned a reporter had AI produce an article and she fact-checked it and everything was incorrect. The military had used AI to study war scenarios and 90% to 95% of the time, it ended in nuclear war and today on the news, they talked about a lawsuit that was filed against DOJ and FBI where they used AI to find every person that worked on Donald Trump's investigation, even though they didn't volunteer for it, they were assigned those positions and stressed AI was evil, not human and had no heart or soul and the Council had the exact same qualities of AI because they were not listening to the people. He talked about nurses and war and reiterated he was against data centers as were many people across the county and mentioned Council Members had shots fired at their door, so obviously it was ticking a lot of people off. He further stated data centers used a lot of water and power and in a Congressional inquiry they were talking about electricity going up 10% every year and in a few years it would be a 40% electrical increase and reiterated Mason City did not need AI and it would not do anything good for the community.

Brady Edwards, 2140 South Benjamin Ave, stated he was all for the rezoning. He stated he had worked on data centers and was sure everyone here had something to say about the arena that they are all now having to pay for in tax dollars with nothing to show for it. There was a hockey team that was leaving and barely anything came to the arena while a data center would have 4,000 people coming that would spend money in town. He referred to the hotel and how much

money had been put into it and how long the community had waited, and it was still not done. He further stated he was concerned about small businesses, and a data center would bring in billions of dollars and urged approval of the rezoning.

Dallas Lee, 1139 2nd Street Northeast, stated he was a long-time resident of Mason City and was speaking on behalf of Operating Engineers Local 234 Union. He stated he and his fellow co-workers worked in Mason City had worked on data centers and knew what they brought to the community, stressing they had families to feed and would not be up here tonight if they thought it would hurt the community and urged support of the rezoning.

Name Unknown, 658 South Monroe Avenue stated he had been a resident of Mason City since 2018 and came to the United States in 2012, advising he was originally from Ukraine and planned to stay in Mason City for as long as he could work. He stated this would bring a lot of opportunity to the community, to create more jobs, so families could stay and urged the Council to approve the rezoning and say “yes” for a data center, stressing any business that brought more jobs for the City was a great opportunity for everyone.

Corey Schweinfurth, 240 Woodbine, member of Local 234, stated he was in favor of the rezoning and thought it would be a great opportunity for a lot of younger people to get into Union work. He stated he had worked at many data centers including Cedar Rapids and Ankeny. He stressed it generated a lot of revenue for the community, would be good for families and would help generate tax revenue to maintain and upgrade the parks and concluded by stating this would be a good overall investment in the community.

Kyle Edwards, stated he was a Local 67 Union Ironworker and lived between Rock Falls and Plymouth and traveled to Des Moines and had worked at almost every data center in that area. He urged approval of the rezoning stating it would give them more work and bring thousands of jobs and thousands of people into the community and instead of recirculating money in the community, it would bring outside money in which would help with growth emphasizing industry helped a community grow and there was no way around that.

Ron, stated he lived just outside Mason City, stated prior to moving to Mason City he owned a small business in a river town and they relied on the summer months. If the weather was bad, they didn’t get customers. If there wasn’t an event going on, they didn’t get customers and bringing people into Mason City was going to generate money. He commented on COVID and how some of his favorite restaurants had closed and stressed that a lot of small business owners, himself included, relied on people coming to town and spending money and not just the same people over and over because a lot of people in the area live paycheck-to-paycheck. He concluded his comments by stating everyone should remember this would generate a lot of income for a lot of these small businesses and that one customer that came in might make a difference to a small business and urged approval of the rezoning.

Terrance Beavers, 203 North Hampshire, stated he was surprised no one had talked about hazard mitigation and mentioned the recent ammonia leak (15th Street - Crystal Cold Storage) and mentioned there were some concerns with putting more industrialization near neighborhoods and asked what the plan was on getting residents out of that area, including the nursing home residents.

Travis Hickey, 920 North Fillmore, stated he was all for the rezoning and thought Mason City

had been stagnant with a decreasing, aging population for the last 50 years. He referenced property values, stating he did not know many people got a 29% increase in their wages and referred to the community and school system. He stated he went to the School Board meeting last night and the schools were in trouble and one way that could be alleviated was by generating revenue and this project would help with that and bring extra money into the community and young people and families and in turn help offset some of the problems that the community was facing. He stressed that Mason City had missed a lot of opportunities over the years and seemed to always find a way “not to do it” instead of finding a way “to do it”, adding if these continued taxes would probably go up again next year. He further stated he saw the Council was asking for another \$1,500,000 to renovate and reroof Younkers, emphasizing the taxpayers were going to pay for that and stressed the city needed to find a way to offset that by bringing new industry and growth to the community.

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

The Mayor announced a short recess at 8:12 p.m.

The Council reconvened at 8:23 p.m.

ACTION ITEMS

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

City Planner:

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 im-

pacts. 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.

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 Final consideration (FINAL) and separately approve the attached Zoning Agreement by resolution.

It was moved by Adams and seconded by Hines that the Ordinance No. 26-8, be adopted.

Council Member Adams thanked everyone for their comments and Mr. Carolus for the letter, stating he would try to get all the questions answered and asked if the change of zone passed tonight when would it become binding with Development Services Director Van Steenhuyse stating once it was published in the Globe Gazette (one to two weeks).

Council Member Adams asked who controlled the 1,000-foot buffer, adding right now none of the buffer land was owned by the city (privately owned) with Van Steenhuyse stating a Rezoning Agreement was something enabled by State Statute and was binding by the current owner and any future owners. Regarding the buffer, he stated it would have to be maintained in perpetuity as long as it was zoned Z6R.

Council Member Adams asked him to walk through the enforcement steps with Van Steenhuyse stating staff was assuming there would be Development Agreements that would have some restrictions as well, but the Development Review Committee would review any plan and make sure it was in conformance with the rezoning agreement.

Council Member Adams referred to the comment regarding only 60% of the land could be built upon with Van Steenhuyse stating he had not heard that, but possibly that was after taking out the buffer there was only 60% left, however he had never done that calculation.

Council Member Adams mentioned buffer zone planning was addressed in a couple different comments with Administrator Burnett stating that was privately owned and there currently was no project, so until there was a project moving forward to development, it was hard to do anything with that and if something did move forward staff would work at getting that established as quickly as possible.

Council Member Adams questioned the water drainage component of the rezoning agreement with Van Steenhuyse quoting from the agreement "... a drainage report and/or plan prepared at owner's expense must be submitted with the site plan for any development (referred to as 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 the 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 such as on-site detention, controlled release, green infrastructure to improve existing localized flooding."

Council Member Adams stated the last question from Mr. Carolus was transparency in Development Agreement negotiations (if the city gets to that point) and mentioned obviously the negotiations themselves would not be open to the public, but the Council would encourage open houses and neighborhood meetings or workshops with Burnett concurring stating the statutory requirement for approval of the Development Agreement, required a Public Hearing, but staff would also have an absolute goal of making sure if there was a project presented to have that constant communication.

Council Member Adams requested confirmation that per the Rezoning Agreement solar would not be allowed if they were exporting energy off-site, but it would be allowed if they were using

it to power their own buildings with Van Steenhuyse stating that was essentially correct and Burnett stating that section was specifically included in response due to a comment received during Planning and Zoning's Public Hearing where there was a concern it would be used specifically just for solar and to alleviate that concern, staff made sure that was included and then the landowners elected to put that into the rezoning through that communication.

Council Member Adams mentioned another concern was traffic through the neighborhood with Van Steenhuyse stating the Agreement states "...any site plan submitted for development must show access to the property subject to development from South Pierce Avenue, 43rd Street Southwest or South Federal Avenue only". He stated that meant none of the streets in Midland Heights, including Monroe Avenue, could be extended to serve any of this project.

Council Member Adams asked if that meant no extensions to Monroe, Pierce or anything in between with Van Steenhuyse concurring stating there would be no extension in Monroe or any of the east/west streets in Midland Heights going over to Pierce as to any other part of this development.

Council Member Hines questioned the green zones with Van Steenhuyse stating they would have to comply with the buffer in the development plan and could not build within 1,000 feet of the residentially zoned property, which included Fredrick Hanford Park, so that meant a larger buffer away from parts of Monroe and to the north of the buffer zone, including the 25-foot greenbelt that was also part of this agreement and would have to be a part of the site development plan that was submitted, so it would be implemented as the project was completed.

Council Member Hines asked if they could begin to build before they planted and just have it designated with Van Steenhuyse stating it had to be simultaneous and part of the development process.

Council Member Hines stated he applauded the citizens' skepticism because he thought it was healthy and people needed to keep watching and lending their voice and watchful eyes as this developed, adding not all data centers were the same and concluded by stating he appreciated how congenial everyone had been.

Council Member Masson stated the reason he mentioned at the beginning that there was no data center on the Agenda was not to be condescending, rather it was just to be clear as to what was under consideration tonight and as far as people visiting data centers, he did not visit a data center and the reason he did not was because things could change and if it passed tonight the city was not going to see some dark data center descend from the sky tomorrow, stressing there was no proposal under consideration. He also stated he did not know if he would vote in favor of a data center because he had not seen any proposals. He reiterated this was simply a zoning request and he applauded all the research everyone had done, but urged them to make sure their internet research was balanced and concluded by stating he worked in IT and knew a lot about data centers, but if there was ever a proposal for a data center, he would certainly visit one and make sure any proposal would fit the best needs of Mason City.

Council Member Symonds stated over the last month he has heard many people suggest there was something going on in the background and one person suggested the Council was somehow being paid under the table and he wanted to go on record, that no one has given him any money in any way about any rezoning, nor had he been approached by any business, data center or oth-

erwise and he was not under an NDA and had not been approached by any NDA and no business had come to him about this land and he knew nothing about any industry wanting to come in, data center or otherwise. He commented statements regarding the data center stating some people believed it was leaked on purpose, some believed it was happenstance, but regardless, this was where they were and as far as data centers he thought a lot of them sucked and used tons of water and caused electricity prices increase in many areas and some ran diesel generators almost 24/7 and he was not in favor of any of those things. He stated he liked having clean drinking water and being able to walk out his front door and have clean air. Regarding power usage, Alliant had been increasing our rates over the last 10 years even without a data center and Mid American had dozens of data centers as customers and had not raised their rates in over 10 years. He further stated he sympathized with the concerns regarding noise and related his own experience with that and he would commit tonight that whatever business came to the area he and the Council would do whatever they could to allay those fears.

Council Member Latham requested clarification regarding solar on the property with Van Steenhuyse stating it meant they could not establish utility-scale solar on the site in other words, a solar farm whose sole purpose was generating power to the grid.

Council Member Latham stated if this passed tonight and he believed it will any development agreement that came forward would be carefully reviewed by him and he would request a lot of openness with the neighborhood.

Council Member Jaszewski relayed a story stating, "I've been on this Council, I'm in my 21st year, and many, many, many years ago we had a controversial issue that came before us and opinions were split pretty evenly, and so I'm at a quandary. I want to do what's right for the citizens, but how do you figure that out, so I asked people to call me and tell me 'yes you like it' or 'no you don't'. I don't even remember what the issue was but I just remember it was controversial and about three or four days after that after Mass we had coffee and donuts and a very prominent lawyer that was a member of our Parish took be me aside and said, 'John' he said, 'when we elected you to the City Council, we weren't trying to hire a person that's taking surveys. We don't need a survey person. What we need is somebody who will look at the facts, study the issue and then use his common sense and his best judgment to do what's right for the community.' And so that's what I intend to do this evening when we finally vote."

Council Member Adams referred to property values and Des Moines, stating there was over 50 in the area and he had researched the Microsoft Data Center in West Des Moines, and there was a house within roughly 450 feet, another within about 630 feet and then another just over 1,000 feet from the actual building and asked if the rezoning agreement was 1,000 feet minimum from the nearest residential zoned property line with Van Steenhuyse stating it was the boundary of the zone itself.

Council Member Adams stated those homes were much closer than a data center could even build here, and the property values online had increased, and it was a steady increase (pretty dramatically back in '22/'23 and then steadily the last couple of years) just like Mason City had seen. He also stated he had called and talked to City staff in Waukee, West Des Moines and Altoona, which had a big hub of data centers and two of them had connections to Mason City (one was born and raised here and one had family here), so they cared about the area, knew what was going on and they had nothing but good things to say about what type of community partners the data centers were in their towns, and their willingness to invest, to partner with school districts

on job training and other types of programs for their young people. He concluded his comments by stating if something came forward they would need to be a good partner and he would advise the Administrator, the Mayor, the NICEDC Director Chad, and whoever might sit in on the hypothetical negotiations that if a project did come forward, that on top of getting the best deal possible for the City, they also need to be protecting the quality of life and safety of the neighborhood that was closest to any future development and concluded by stating he would support the rezoning.

Council Member Symonds asked what processes were available to ensure safety for any hazard mitigation (chemicals) with Burnett stating the City was blessed with a lot of industry and Mason City was very fortunate to have a fantastic Fire Department and Emergency Management Planning that worked on that.

Council Member Hines stated he totally understood some of the fears and worry people were experiencing about the aquifer, but stressed that was highly protected by the DNR and wasn't something you typically tapped, noting there was a difference between water use that returned into the system and water use that was evaporative and the number one evaporative system was agriculture and agriculture evaporative systems don't return. He further stated "they use 90% of all water use in the State of Iowa, whereas when we're looking at what's going on in here, at least from the comments that I've had from the City Administrator in Norwalk, he said Golden Grains would use more than any of the water that would be a part of this. So, it's something to consider here. I would not be in favor of something that would be the pump-and-dump type system that is sometimes talked about. That doesn't have to be what we're talking about here. Talking about the noise levels that are supposedly in there, that's something that we did not observe when we went, and I think it's something to be very knowledgeable about and try to make sure you get your experience so you know what to believe and what not to believe. Definitely the Internet is full of whatever information you want to try to get and some of it is not accurate, so I think being advised of what you're getting from there is key. You've got to understand that. Lastly, probably the comment to make here is data centers aren't only AI. People are using data centers to communicate across with Facebook to complain about data centers, and so I think a lot of people forget what these are being used for. They are very, very important for society right now and I think that, just check that out and know that if that's something that's bothering you, then we probably want to change our behavior overall."

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

Ord. 26-8(ADOPTED):

Ordinance No. 26-8 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: Adams, Hines, Latham, Jaszewski, Symonds, Masson
(Motion was declared carried.)

It was moved by Adams and seconded by Masson that Resolution No. 26-66, be adopted.

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

Reso. 26-66(ADOPTED):

Resolution No. 26-66, authorizing approval and execution of a Zoning Agreement between the City of Mason City and RCK Properties, LLC, was presented.

On roll call, the vote was as follows:

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

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

City Planner:

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 in-

dustrial 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 in-

dustrial 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 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.

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 request on final consideration (FINAL) and separately approve the Conditional Zoning Agreement by resolution.

It was moved by Masson and seconded by Jaszewski that Ordinance No. 26-9, be adopted.

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

Ord. 26-9(ADOPTED):

Ordinance No. 26-9, 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: Masson, Jaszewski, Hines, Adams, Masson, Symonds
(Motion was declared carried.)

It was moved by Masson and seconded by Symonds that Resolution No. 26-67, be adopted.

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

Reso. 26-67(ADOPTED):

Resolution No. 26-67, authorizing approval and execution of a Zoning Agreement between the City of Mason City and Indianhead Farms, Inc., was presented.

On roll call, the vote was as follows:

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

4. Ordinance Change – 19th Street SW Speed Regulations:

Finance Director:

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

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

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

Ord. (1st Consideration):

An Ordinance 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, was presented.

On roll call, the vote was as follows:

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

CITY ADMINISTRATOR'S MONTHLY REPORT

5. Administrator Burnett presented the Monthly Activity Report.

Council comments and questions followed the report.

CONSENT ITEMS

Prior to adopting the Consent Agenda Item #11 and #17 were removed to be acted upon separately.

The following Consent Agenda Items were Approved/Adopted:

6. **Minutes:** Regular Minutes of March 17, 2026, and two Special Meeting Minutes of March 24, 2026, were presented.

7. **Claims:** Dated March 19, 26 and April 2, 2026, in the amount of \$2,233,589.80

- 7A. **Permits:**

City Administrator:

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

Country Axe
100 S. Federal Avenue Suite 310

Special Class C Retail

8. **February Financial Report:**

Finance Director:

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.

9. 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>
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

10. Appoint/hire Police Officers:

Police Chief:

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

12. Appoint/hire Civil Engineer I:

Finance Director:

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

13. Appoint/Hire Street Maintenance Worker:

Public Works Director:

Consider the hiring of Alex Mariner as the successful applicant for the position of Street Maintenance Worker at the April 7, 2026, Council Meeting. 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. The position is included in the Operating Budget. 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.

14. Certify Charges to County Treasurer:

City Administrator:

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

Reso. 26-68:

Resolution No. 26-68, levying assessment for charges on certain properties and the certification of same to the County Treasurer for collection with property taxes, was presented.

15. 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. 26-69:

Resolution No. 26-69, 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.

16. Temporary Closing of Public Ways – Band Festival:

Police Chief:

Approve temporary closure of designated streets and public ways to facilitate the 2026 North Iowa Band Festival Parade. 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. Approve temporary closure of designated streets and public ways to facilitate the 2026 North Iowa Band Festival Parade.

Reso. 26-70:

Resolution No. 26-70, authorizing the temporary closing of public ways for North Iowa Band Festival , was presented.

18. Amend 1 WHKS – Water Reclamation Facility Improvements:

Public Works Director:

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. 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. 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. 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.

Reso. 26-72:

Resolution No. 26-72, 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, was presented.

19. 2026 Pennsylvania Avenue Street & Utility Improvements:

Finance Director:

We recommend the City Council award contract to Heartland Asphalt of Mason City for the 2026 Pennsylvania Avenue Street & Utility Improvements project. 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. 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. 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.

Reso. 26-73:

Resolution No. 26-73, award of contract to Heartland Asphalt, Inc. for the Pennsylvania Avenue Street & Utility Improvements Project, was presented.

20. Iowa Contaminated Site Environmental Covenant – Evans Preserve:

Finance Director:

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. 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. There is no direct budget impact for approval of this item, and it is required by the Iowa DNR. 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.

Reso. 26-74:

Resolution No. 26-74, 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, was presented.

21. Order Hearing – Urban Renewal Plan Amendment No. 9:

Finance Director:

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. 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. 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. 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.

Reso. 26-75:

Resolution No. 26-75, setting date for public hearing on Urban Renewal Plan Amendment No. 9 for the Mason City Downtown Reinvestment Urban Renewal Area, was presented.

22. Order Hearing – Urban Renewal Plan Amendment No. 12:

Finance Director:

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 Ma-

son 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. 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. 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. 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.

Reso. 26-76:

Resolution No. 26-76, setting date for public hearing on Urban Renewal Plan Amendment No. 12 for the Mason City Unified Urban Renewal Area, was presented.

23. Authorizing approval of a JAG Grant:

Finance Director:

Recommendation to approve application for the Mason City Police Department to apply for an Edward Byrne Memorial Justice Assistance Grant Program FY2025 Local Solicitation. 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. 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. 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.

Reso. 26-77:

Resolution No. 26-77, 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, was presented.

24. Amendment No. #2 – BuRLS Grant 103 East State Street:

Grant Administrator:

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. 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. There is no impact to the operating budget due to this request. 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.

Reso. 26-78:

Resolution No. 26-78, authorizing approval of Amendment #2 to the Building Renovation & Life Safety Grant Program Grant Agreement for the Brick and Tile Building lo-

cated at 103 East State Street, was presented.

25. IEDA – 321-331 South Delaware Avenue:

Development Services Director:

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. 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 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. There is no impact to the operating budget because of this application. 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.

Reso. 26-79:

Resolution No. 26-79, 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, was presented.

26. Order Hearing – Vacate Public Utility Easement:

Development Services Director:

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. 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. There will be no impact to the budget. 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.

Reso. 26-80:

Resolution No. 26-80, 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, was presented.

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

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

11. Appoint/hire Marketing & Communication Specialist:**Recreation Superintendent:**

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

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

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

Council Member Adams asked for an explanation of the new position and what role it would encompass within the department with Recreation Superintendent Pauly stating the salary came from the arena budget, but was an actual recreation position, noting a lot of the focus would be the arena and provided an overview of the position.

Council Member Adams stated his follow-up would be that she was not strictly just an arena employee, she would work throughout his department and then other City departments with Pauly concurring stating “Yeah. A good example would be the Cart Smart Program that we’re doing. If this person was available, they would help with the design of the logo, the system, help rollout the different marketing campaigns for this. They could assist HR in potentially looking at different ways we could do Police recruitment and Firefighter recruitment. They’re not there to do the job for the departments but they’re there to help, to be a liaison. They’re the ones that might say, ‘hey, you know we just did this wonderful rebrand, why are we using these colors versus the colors that are in our logo’. They’re that second set of eyes that can actually help, like I said, take the City, especially on the online presence, to the next level.”

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

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

17. Fire Department Billing Services Agreement:

Fire Department:

Recommend approval of a billing service agreement between Digitech Computer LLC., Chappaqua, New York, and Mason City Fire Department Ambulance Services. 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. 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. I respectfully recommend approval of a billing service agreement between Digitech Computer LLC., Chappaqua, New York, and Mason City Fire Department Ambulance Services.

It was moved by Adams and seconded by Masson that Resolution No. 26-71, be adopted.

Council Member Adams asked if this was basic billing equipment for ambulance charges with Deputy Fire Chief of Operations Beemer concurring.

Council Member Adams questioned the cost savings and whether they provided any data on current collection rates stating he knew a few years back the Chief had said Medicaid payments were extremely low at 56% with Beemer stating that was still very typical and provided an over-

view, pointing out this company stood out because they had a real world comparison of taking over billing from the current biller, PCC, and claimed 50% more from revenue, adding he thought that was optimistic and staff was hoping for a 10% increase, which would be very significant. He also stated that even if there was no increase in revenue claims it would still be a cost-savings to the City and a benefit, especially since they were also doing their GEMT preparations, emphasizing it would streamline that process and there would be less administrative costs.

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

Reso. 26-71(ADOPTED):

Resolution No. 26-71, making award of contract (billing service agreement) with Digitech Computer, LLC of Chappaqua, NY for the Fire Department, was presented.

On roll call, the vote was as follows:

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

PUBLIC HEARING

27. 2026 Pavement Marking Program:

Public Works Director:

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. 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

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. 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.

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 Hines that Resolution No. 26-81 and 26-82, be adopted and the bid tabulation with the recommended bid from Quality Striping be accepted.

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

Reso. 26-81(ADOPTED):

Resolution No. 26-81, adopting plans, specifications, form of contract and estimated cost for the “2026 Pavement Marking Program Project No. 26-1002”, was presented.

Bid Tabulation: The Finance Director submitted the bid tabulation with recommended bid from Quality Striping, Inc. of Des Moines, Iowa in the amount of \$182,238.21.

Reso. 26-82(ADOPTED):

Resolution No. 26-82, making award of contract to Quality Striping, Inc. of Des Moines, Iowa, for the “2026 Pavement Marking Program Project No. 26-1002”, was presented.

On roll call, the vote was as follows:

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

28. LOSST Bond – Golf/Arena:

Finance Director:

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. 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. This proposed issuance is in line with plans discussed and approved in the FY27-FY31 Capital Improvements Plan and FY27 Budget. Hold public hearing and consider adoption of a resolution authorizing additional action on the issuance of \$1.5M in General Obligation LOSST bonds.

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 Masson and seconded by Adams that Resolution No. 26-83, be adopted.

Council Member Masson asked if there was a specific use for these funds with Finance Director Hinson stating this was primarily the golf course irrigation system replacement, but there was also funding for replacement of equipment at the arena.

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

Reso. 26-83(ADOPTED):

Resolution No. 26-83, taking additional action to issue General Obligation Local Option Sales Tax Bonds in a principal amount not to exceed \$1,500,000, was presented.

On roll call, the vote was as follows:

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

ADJOURN

The Mayor adjourned the meeting at 8:50 p.m.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

Report Criteria:

Report type: GL detail

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
ABSOLUTE WASTE REMOVAL							
04/09/2026	106025	HIGHLAND TRASH SERVI	2221183	650.8906.2150	BUILDING REPAIRS AN	303.62	303.62
04/09/2026	106025	TRASH SERVICE MARCH	2221965	660.1508.2150	BUILDING REPAIRS AN	113.44	113.44
04/09/2026	106025	MARCH RECYCLING	2233099	640.8301.2585	RECYCLING CENTER	4,566.45	4,566.45
Total ABSOLUTE WASTE REMOVAL:							4,983.51
ACKERMAN, KRIS							
04/09/2026	106026	1ST QUARTER ARTIST PA	1ST QTR 20	040.4218.5700	PAID TO ARTIST	30.00	30.00
Total ACKERMAN, KRIS:							30.00
ACTIVE911 INC							
04/09/2026	106027	ACTIVE 911	673450	010.1101.2110	COMPUTER EXPENSE	749.25	749.25
Total ACTIVE911 INC:							749.25
ALL STAR PEST CONTROL							
04/09/2026	106028	PEST CONTROL ARENA	200422733	670.8921.2740	PROFESSIONAL SERV	80.00	80.00
04/09/2026	106028	PEST CONTROL RECREA	200422734	020.4401.2740	PROFESSIONAL SERV	50.00	50.00
04/09/2026	106028	PET CONTROL	200422745	110.2109.2190	REPAIRS AND MAINTEN	75.00	75.00
04/09/2026	106028	PEST CONTROL	200422746	610.8121.3170	CHEMICALS	60.00	60.00
Total ALL STAR PEST CONTROL:							265.00
ALLIANT ENERGY							
04/09/2026	106029	MARCH UTILITIES	7991501000	040.4203.2160	GAS & ELECTRICITY	1,338.84	1,338.84
Total ALLIANT ENERGY:							1,338.84
ALLIANT UTILITIES-IPC							
04/09/2026	106030	Mason City Multit-Purpose	0187681292	670.8923.2160	GAS & ELECTRICITY	8,799.81	8,799.81
04/09/2026	106030	E State Shelter #1	0411441000	020.4304.2160	GAS & ELECTRICITY	26.37	26.37
04/09/2026	106030	SB MALL 100 S FEDERAL	0491351550	680.7537.2160	GAS & ELECTRICITY	7,557.97	7,557.97
04/09/2026	106030	1280 4TH ST SW SIGNAL	0812531530	010.2404.2180	ELECTRICITY	75.99	75.99
04/09/2026	106030	601 5th/S Carolina Metere	0848398761	010.2404.2180	ELECTRICITY	54.98	54.98
04/09/2026	106030	400 15th St NE A3 Well	1148990000	600.8001.2160	GAS & ELECTRICITY	271.14	271.14
04/09/2026	106030	Dam Motor	1541680000	110.2100.2160	GAS & ELECTRICITY	67.08	67.08
04/09/2026	106030	221 S WASHINGTON AVE	1801882341	010.1101.2160	SMART CITY/SAFE CIT	22.69	22.69
04/09/2026	106030	River Heights Dr Foot Brid	1809443057	110.2301.2180	ELECTRICITY	38.99	38.99
04/09/2026	106030	Well 14 Outside Building	4033721000	600.8001.2160	GAS & ELECTRICITY	5,757.80	5,757.80
04/09/2026	106030	RRC ICE ARENA (JC PEN	4127584598	670.8923.2160	GAS & ELECTRICITY	2,062.60	2,062.60
04/09/2026	106030	Lot N	5815101000	630.8202.2180	ELECTRICITY	24.20	24.20
04/09/2026	106030	SB MALL 100 S FEDERAL	6050719410	680.7537.2160	GAS & ELECTRICITY	10,725.45	10,725.45
04/09/2026	106030	Well 14 S Kentucky	6423311000	600.8001.2160	GAS & ELECTRICITY	51.18	51.18
04/09/2026	106030	217 S Delaware Ave	6470035423	110.2301.2180	ELECTRICITY	220.12	220.12
04/09/2026	106030	Various Traffic Signals	6487651000	010.2404.2180	ELECTRICITY	1,035.17	1,035.17
04/09/2026	106030	5 2nd Street NE Streetscap	7071831000	110.2301.2180	ELECTRICITY	390.83	390.83
04/09/2026	106030	115 N ILLINOIS STREET L	7307916411	110.2301.2180	ELECTRICITY	20.98	20.98
04/09/2026	106030	544 43rd Street Monroe Lig	7807269687	110.2301.2180	ELECTRICITY	68.32	68.32
04/09/2026	106030	14251 Partridge Welcome	8876090000	110.2100.2160	GAS & ELECTRICITY	27.96	27.96
04/09/2026	106030	100 E State TR Mtr	8963551000	010.2404.2180	ELECTRICITY	62.12	62.12
04/09/2026	106030	318 S DELAWARE AVE	9250303677	010.2404.2180	ELECTRICITY	746.60	746.60
04/09/2026	106030	543 43rd Street Wtr Tower	9264790000	600.8012.2160	GAS & ELECTRICITY	213.04	213.04

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/09/2026	106030	12 5th St NE St Lite MT	9347921000	110.2301.2180	ELECTRICITY	74.86	74.86
04/09/2026	106030	Main Lot	9624251000	630.8201.2180	ELECTRICITY	224.37	224.37
Total ALLIANT UTILITIES-IPC:							38,620.62
AMAZON CAPITAL SERVICES							
04/09/2026	106031	BOOKS	14NL-6HGJ-	030.4101.4020	BOOKS	95.76	95.76
04/09/2026	106031	BOOKS	177C-C96R-	030.4101.4020	BOOKS	266.92	266.92
04/09/2026	106031	BOOKS	19WK-VPCW	030.4101.4020	BOOKS	19.99	19.99
04/09/2026	106031	BOOKS	1DG9-PNRM	030.4101.4020	BOOKS	142.77	142.77
04/09/2026	106031	BOOKS	1DRT-XLDT-	030.4101.4020	BOOKS	22.83	22.83
04/09/2026	106031	BOOKS	1FJL-NJNM-	030.4101.4020	BOOKS	15.99-	15.99-
04/09/2026	106031	BOOKS	1GGF-CH19-	030.4101.4020	BOOKS	22.78	22.78
04/09/2026	106031	BOOKS	1HLG-KMQ1	030.4101.4020	BOOKS	37.67	37.67
04/09/2026	106031	BOOKS	1KPG-DCV1-	030.4101.4020	BOOKS	27.00	27.00
04/09/2026	106031	BOOKS	1QKT-YK1N-	030.4101.4020	BOOKS	152.80	152.80
04/09/2026	106031	BOOKS	1W3L-CDR1-	030.4101.4020	BOOKS	115.81	115.81
Total AMAZON CAPITAL SERVICES:							888.34
ARNOLD, RUA							
04/09/2026	106032	1ST QTR ARTIST PAY	1ST QTR 20	040.4218.5700	PAID TO ARTIST	7.20	7.20
Total ARNOLD, RUA:							7.20
ATLANTIC COCA-COLA BOTTLING CO							
04/09/2026	106033	GOLF CONCESSIONS	1000029726	650.8906.3135	CONCESSION SUPPLI	336.09	336.09
04/09/2026	106033	GOLF CONCESSIONS	1000038678	650.8906.3135	CONCESSION SUPPLI	267.49	267.49
04/09/2026	106033	GOLF CONCESSIONS	1000054906	650.8906.3135	CONCESSION SUPPLI	991.45	991.45
Total ATLANTIC COCA-COLA BOTTLING CO:							1,595.03
AUTOMATIC SYSTEMS CO							
04/09/2026	106034	PANELVIEW THICKENER	044792	610.8121.2190	REPAIRS AND MAINTENANCE	5,654.63	5,654.63
Total AUTOMATIC SYSTEMS CO:							5,654.63
BATTERIES PLUS BULBS							
04/09/2026	106035	BATTERIES	P86618831	660.1509.3044	M/E SUPPLIES	37.20	37.20
04/09/2026	106035	BATTERY	P90765474	010.1102.2140	M/E REPAIRS	430.00	430.00
Total BATTERIES PLUS BULBS:							467.20
BAUER BUILT TIRE CENTER							
04/09/2026	106036	1 NEW TIRE MOUNT	820093700	020.4308.2140	M/E REPAIRS	186.74	186.74
04/09/2026	106036	TIRE INSPECTION	820093848	110.2107.2140	M/E REPAIRS	372.00	372.00
Total BAUER BUILT TIRE CENTER:							558.74
BFIRST INDUSTRIAL							
04/09/2026	106037	RED MARKING PAINT	31060364-02	600.8042.3590	MATERIAL	27.60	27.60
04/09/2026	106037	BOLTS	31061288-01	110.2101.4590	STREET SIGNS	105.56	105.56
04/09/2026	106037	HARDWARE	31061289-00	820.9601.3310	TOOLS AND SUPPLIES	15.41	15.41
04/09/2026	106037	HEX NUT	31061290-00	110.2115.3310	TOOLS AND SUPPLIES	18.01	18.01
04/09/2026	106037	HARDWARE	31061411-00	820.9601.3310	TOOLS AND SUPPLIES	23.33	23.33
04/09/2026	106037	GREASE FITTING	31061411-01	820.9601.3044	M/E SUPPLIES	16.33	16.33

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total BFIRST INDUSTRIAL:							206.24
BOUND TREE MEDICAL LLC							
04/09/2026	106038	EMS SUPPLIES	86160523	660.1509.3070	MEDICAL SUPPLIES	243.90	243.90
04/09/2026	106038	EMS SUPPLIES	86160524	660.1509.3070	MEDICAL SUPPLIES	68.34	68.34
Total BOUND TREE MEDICAL LLC:							312.24
BRADS AUTO REPAIR							
04/09/2026	106039	TIRES	1021847	010.1102.2140	M/E REPAIRS	125.26	125.26
Total BRADS AUTO REPAIR:							125.26
BROTHERS MARKET INC							
04/09/2026	106040	HARDWARE	127619	020.4304.3110	MAINTENANCE MATER	.80	.80
04/09/2026	106040	PLUMBING	127816	610.8121.3110	MAINTENANCE MATER	2.59	2.59
04/09/2026	106040	UPS	127848	600.8001.3990	MISCELLANEOUS EXP	15.28	15.28
Total BROTHERS MARKET INC:							18.67
BURNETT, AARON							
04/09/2026	106041	LODGING: IMMI CONF	3/24-3/27/20	010.6105.2060	TRAVEL AND CONFER	608.36	608.36
04/09/2026	106041	PER DIEM	3/24-3/27/20	010.6105.2060	TRAVEL AND CONFER	119.00	119.00
04/09/2026	106041	MILEAGE	3/24-3/27/20	010.6105.2060	TRAVEL AND CONFER	477.78	477.78
Total BURNETT, AARON:							1,205.14
CARRICO AQUATIC RESOURCES INC							
04/09/2026	106042	AQUATIC WTR MGMT AG	20261881	020.4490.3035	OTHER SUPPLIES	7,387.50	7,387.50
Total CARRICO AQUATIC RESOURCES INC:							7,387.50
CATRON CREATIONS							
04/09/2026	106043	1ST QTR ARTIST PAY	1ST QTR 20	040.4218.5700	PAID TO ARTIST	63.00	63.00
Total CATRON CREATIONS:							63.00
CENTRAL LOCK & KEY							
04/09/2026	106044	RECREATION KEYS	123067	020.4408.3990	MISCELLANEOUS EXP	20.00	20.00
04/09/2026	106044	NEW KEYS	123091	010.1101.3990	MISCELLANEOUS EXP	8.00	8.00
Total CENTRAL LOCK & KEY:							28.00
CERRO GORDO COUNTY ATTORNEY							
04/09/2026	106045	10% FORFEITURE	SPCV074923	540.1108.3990	MISCELLANEOUS EXP	74.12	74.12
Total CERRO GORDO COUNTY ATTORNEY:							74.12
CHARLIE'S AUTO REPAIR							
04/09/2026	106046	MISFIRE CHECK	129774	640.8305.2140	M/E REPAIRS	140.30	140.30
Total CHARLIE'S AUTO REPAIR:							140.30
CHICK-FIL-A							
04/09/2026	106047	ARENA CONCESSIONS	554244	670.8923.3135	CONCESSION SUPPLI	680.50	680.50
04/09/2026	106047	ARENA CONCESSIONS	554246	670.8923.3135	CONCESSION SUPPLI	500.00	500.00

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04/09/2026	106047	ARENA CONCESSIONS	554251	670.8923.3135	CONCESSION SUPPLI	350.00	350.00
Total CHICK-FIL-A:							1,530.50
CICOTTI, ART							
04/09/2026	106048	1ST QUARTER ARTIST PA	1ST QTR 20	040.4214.5700	PAID TO ARTIST	87.00	87.00
Total CICOTTI, ART:							87.00
CIVIC PLUS							
04/09/2026	106049	CIVICPLUS/SEECCLICKFIX	367313	010.1911.3990	MISCELLANEOUS EXP	1,476.25	1,476.25
04/09/2026	106049	CIVICPLUS/SEECCLICKFIX	367313	010.5401.3990	MISCELLANEOUS EXP	1,476.24	1,476.24
04/09/2026	106049	CIVICPLUS/SEECCLICKFIX	367313	010.1701.2040	PHONE EXPENSE	1,476.25	1,476.25
Total CIVIC PLUS:							4,428.74
CKBE PROPERTIES LLC							
04/09/2026	106050	STORAGE BLDG. MARCH	2075	660.1507.3990	MISCELLANEOUS EXP	1,000.00	1,000.00
04/09/2026	106050	STORAGE BLDG. APRIL 2	2076	660.1507.3990	MISCELLANEOUS EXP	1,000.00	1,000.00
04/09/2026	106050	STORAGE BLDG. MAY 26	2077	660.1507.3990	MISCELLANEOUS EXP	1,000.00	1,000.00
04/09/2026	106050	RENT -MAR 26	2078	010.1101.3990	MISCELLANEOUS EXP	300.00	300.00
04/09/2026	106050	RENT-APR 26	2079	010.1101.3990	MISCELLANEOUS EXP	300.00	300.00
04/09/2026	106050	RENT-MAY 26	2080	010.1101.3990	MISCELLANEOUS EXP	300.00	300.00
Total CKBE PROPERTIES LLC:							3,900.00
COLUMN SOFTWARE PBC							
04/09/2026	106051	GLOBE	1ACBCB4B-	010.5401.2030	DUES & PUBLICATION	105.92	105.92
04/09/2026	106051	GLOBE	1ACBCB4B-	010.5401.2030	DUES & PUBLICATION	62.23	62.23
04/09/2026	106051	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	383.18	383.18
04/09/2026	106051	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	24.15	24.15
04/09/2026	106051	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	27.37	27.37
04/09/2026	106051	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	62.79	62.79
Total COLUMN SOFTWARE PBC:							665.64
COLWELL MOTORS							
04/09/2026	106052	CAR REPAIR	302752	010.1102.2140	M/E REPAIRS	1,635.64	1,635.64
Total COLWELL MOTORS:							1,635.64
CONNECTIONS INC EAP							
04/09/2026	106053	EAP FEES-APR 26	40991	010.6401.3990	MISCELLANEOUS EXP	805.12	805.12
Total CONNECTIONS INC EAP:							805.12
CONSOLIDATED ELECTRICAL DIST							
04/09/2026	106054	UTILITY KNIFE	1225038	820.9601.3310	TOOLS AND SUPPLIES	27.28	27.28
04/09/2026	106054	LIGHTS	1228140	110.2101.4670	STREET LIGHTING	200.00	200.00
04/09/2026	106054	FUSES	1228467	610.8121.3110	MAINTENANCE MATER	432.00	432.00
Total CONSOLIDATED ELECTRICAL DIST:							659.28
CONSOLIDATED ENERGY COMPANY							
04/09/2026	106055	SANITATION 1268.48 @ \$	1511300 MA	640.8305.3750	FUEL	5,582.61	5,582.61
04/09/2026	106055	SANITATION 39.44 @ \$4.1	1511300 MA	640.8305.3750	FUEL	162.53	162.53
04/09/2026	106055	WATER RECLAMATION G	1511324 MA	610.8121.3160	FUEL	272.28	272.28

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04/09/2026	106055	FIRE 472.88 @ \$4.09	1512832 MA	010.1503.3750	FUEL	1,932.15	1,932.15
04/09/2026	106055	FIRE 48.36 @ \$3.14	1512832 MA	010.1503.3750	FUEL	151.62	151.62
04/09/2026	106055	TRANSIT 2565.52 @ \$2.3	1512833 FE	080.5802.3570	GASOLINE	6,130.20	6,130.20
04/09/2026	106055	HEALTH 17.91 @ \$2.39	1512833 FE	010.3401.3750	FUEL	42.71	42.71
04/09/2026	106055	CODE INF 14.66 @ \$2.39	1512833 FE	010.1911.3750	FUEL	34.97	34.97
04/09/2026	106055	INSP 11.44 @ \$2.39	1512833 FE	010.1911.3750	FUEL	27.27	27.27
04/09/2026	106055	AMB 82.73 @ \$2.87	1512843 MA	660.1509.3750	FUEL	237.28	237.28
04/09/2026	106055	WASTE WATER PROPAN	3942127	610.8121.2160	GAS & ELECTRICITY	1,925.00	1,925.00
04/09/2026	106055	STREET 356.1 @ \$4.23	3955174	110.2107.3750	FUEL	1,506.30	1,506.30
04/09/2026	106055	DISCOUNT	3955174	110.2107.3750	FUEL	17.81-	17.81-
Total CONSOLIDATED ENERGY COMPANY:							17,987.11
CONTROL INSTALLATIONS OF IOWA							
04/09/2026	106056	REPLACE SOUTH DOOR	179280	680.7537.2150	BUILDING REPAIRS AN	18,500.00	18,500.00
04/09/2026	106056	REPAIR BROKEN DOOR	179333	680.7537.2150	BUILDING REPAIRS AN	689.40	689.40
Total CONTROL INSTALLATIONS OF IOWA:							19,189.40
CORNICK,PEGGY							
04/09/2026	106057	INSTRUCTOR - HANDBUI	3.17-4.21.26	040.4215.2740	PROFESSIONAL SERV	270.00	270.00
04/09/2026	106057	INSRUCTOR CREATING	3.18-4.22.26	040.4215.2740	PROFESSIONAL SERV	162.00	162.00
Total CORNICK,PEGGY:							432.00
CULLIGAN MASON CITY							
04/09/2026	106058	SOFTNER RENTAL	394-0542100	610.8121.3070	LABORATORY SUPPLI	108.90	108.90
04/09/2026	106058	WATER DELIVERY	394X050674	110.2105.3019	OFFICE SUPPLIES	60.75	60.75
Total CULLIGAN MASON CITY:							169.65
D & D SALES							
04/09/2026	106059	VINYL DECALS	122414S	610.8121.3044	M/E SUPPLIES	140.00	140.00
Total D & D SALES:							140.00
DECKER SPORTING GOODS							
04/09/2026	106060	REC. YOUTH SHIRT - SO	AAG012650-	020.4408.3035	OTHER SUPPLIES	495.00	495.00
04/09/2026	106060	REC ADULT VB	AAN037449-	020.4408.3035	OTHER SUPPLIES	84.00	84.00
04/09/2026	106060	REC ADULT VB	AAN037450-	020.4408.3035	OTHER SUPPLIES	84.00	84.00
Total DECKER SPORTING GOODS:							663.00
ECHO ELECTRIC							
04/09/2026	106061	HARDWARE - PICKLEBAL	S011730762.	020.4304.3110	MAINTENANCE MATER	1,012.97	1,012.97
04/09/2026	106061	CIRCUIT BREAKER FIND	S011819903.	820.9601.3310	TOOLS AND SUPPLIES	82.49	82.49
04/09/2026	106061	SALES TAX EXEMPT	S011819903.	820.9601.3310	TOOLS AND SUPPLIES	5.40-	5.40-
04/09/2026	106061	MEASURING PULL TAPE	S011820010.	110.2101.4670	STREET LIGHTING	264.15	264.15
04/09/2026	106061	SALES TAX EXEMPT	S011820010.	110.2101.4670	STREET LIGHTING	17.28-	17.28-
Total ECHO ELECTRIC:							1,336.93
ENVIRONMENTAL EXPRESS INC							
04/09/2026	106062	LAB SUPPLIES	1000863030	610.8121.3070	LABORATORY SUPPLI	2,392.86	2,392.86
Total ENVIRONMENTAL EXPRESS INC:							2,392.86

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EULENSPIEGEL PUPPET THEATRE							
04/09/2026	106063	SPRING PUPPET SHOW	04092026	040.4216.2741	PERFORMING ARTS	1,480.00	1,480.00
Total EULENSPIEGEL PUPPET THEATRE:							1,480.00
FAREWAY STORE							
04/09/2026	106064	ACCRED SUPPLIES	350633	040.4211.3990	MISCELLANEOUS EXP	9.99	9.99
Total FAREWAY STORE:							9.99
FERGUSON WATERWORKS 2516							
04/09/2026	106065	NEPTUNE 360	0547479	600.8011.3199	WATER METERS	333.65	333.65
Total FERGUSON WATERWORKS 2516:							333.65
FIRST CITIZENS NATIONAL BANK							
04/09/2026	106066	HSA - 2026 - BONZER	MAY 2026 B	800.9401.5265	HEALTH CARE CLAIMS	1,000.00	1,000.00
Total FIRST CITIZENS NATIONAL BANK:							1,000.00
FLOYD & LEONARD AUTO ELECTRIC							
04/09/2026	106067	BAR OIL	203136	610.8121.3110	MAINTENANCE MATER	29.14	29.14
04/09/2026	106067	TERRAMAZ, OVAL TWIST	203144	020.4304.3110	MAINTENANCE MATER	68.13	68.13
04/09/2026	106067	EQUIPMENT MAINTENAN	203506	010.1103.2150	BUILDING REPAIRS AN	199.53	199.53
04/09/2026	106067	MOWER MAINTENANCE	203613	010.1101.2090	EQUIPMENT MAINTEN	131.95	131.95
Total FLOYD & LEONARD AUTO ELECTRIC:							428.75
FORD PRO							
04/09/2026	106068	TELEMATICS	INV44540811	010.1102.2140	M/E REPAIRS	265.47	265.47
Total FORD PRO:							265.47
FREDERIKSEN, NANCY							
04/09/2026	106069	1ST QUARTER ARTIST PA	1ST QTR 20	040.4218.5700	PAID TO ARTIST	14.40	14.40
Total FREDERIKSEN, NANCY:							14.40
GFC LEASING - WI							
04/09/2026	106070	LEXMARK COPIER LEAS	I554061	010.1501.3019	OFFICE SUPPLIES	27.18	27.18
Total GFC LEASING - WI:							27.18
GLOBE GAZETTE/NORTH IOWA MEDIA GROUP							
04/09/2026	106071	GLOBE GAZ/NORTH IA M	122-6000016	010.6401.2022	ADVERTISING - CIVIL	3,339.00	3,339.00
Total GLOBE GAZETTE/NORTH IOWA MEDIA GROUP:							3,339.00
GODFATHERS PIZZA							
04/09/2026	106072	RECREATION PIZZA	474	020.4401.3990	MISCELLANEOUS EXP	135.00	135.00
04/09/2026	106072	PIZZA: MENTORING	475 040126	010.3900.3990	MISCELLANEOUS EXP	31.44	31.44
Total GODFATHERS PIZZA:							166.44
GRAINGER							
04/09/2026	106073	LABBEL RIBBON	9853836931	610.8121.3019	OFFICE SUPPLIES	79.46	79.46

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Total GRAINGER:							79.46
GUARDIAN ALLIANCE TECHNOLOGY INC							
04/09/2026	106074	SOCIAL MEDIA SCREENI	33613	010.1101.2110	COMPUTER EXPENSE	390.00	390.00
Total GUARDIAN ALLIANCE TECHNOLOGY INC:							390.00
HAWKINS INC							
04/09/2026	106075	CHEMICALS	7380436	600.8001.3170	CHEMICALS	8,543.37	8,543.37
04/09/2026	106075	CHEMCIALS	7380667	600.8001.3170	CHEMICALS	4,879.04	4,879.04
Total HAWKINS INC:							13,422.41
HEALTH & SAFETY TRAINING LLC							
04/09/2026	106076	RECREATION CPR TRAIN	03222026	020.4408.3990	MISCELLANEOUS EXP	402.00	402.00
Total HEALTH & SAFETY TRAINING LLC:							402.00
HEIKES,MARYBETH							
04/09/2026	106077	1ST QTR ARTIST PAY	1ST QTR 20	040.4218.5700	PAID TO ARTIST	12.00	12.00
Total HEIKES,MARYBETH:							12.00
HEWETT WHOLESALE INC							
04/09/2026	106078	ARENA SUPPLIES	240595	670.8923.3035	OTHER SUPPLIES	203.14	203.14
04/09/2026	106078	HIGHLAND CONCESSION	240695	650.8906.3135	CONCESSION SUPPLI	576.32	576.32
04/09/2026	106078	ARENA SUPPLIES	240809	670.8923.3035	OTHER SUPPLIES	560.19	560.19
04/09/2026	106078	ARENA CONCESSIONS	241200	670.8923.3135	CONCESSION SUPPLI	81.47	81.47
Total HEWETT WHOLESALE INC:							1,421.12
HILDRETH COMPANY INC,TIM							
04/09/2026	106079	HEAT EXCHANGER MAIN	34004	610.8121.3110	MAINTENANCE MATER	1,030.00	1,030.00
Total HILDRETH COMPANY INC,TIM:							1,030.00
HOBBY LOBBY STORES INC							
04/09/2026	106080	CLASSROOM SUPPLIES	152908531	040.4215.3019	OFFICE SUPPLIES	32.38	32.38
Total HOBBY LOBBY STORES INC:							32.38
HOMSTAD,CARL							
04/09/2026	106081	1ST QTR ARTIST COMMI	1ST QTR 20	040.4218.5700	PAID TO ARTIST	114.00	114.00
Total HOMSTAD,CARL:							114.00
HOPPE, FRITZ							
04/09/2026	106082	1ST QTR ARTIST PAY	1ST QTR 20	040.4218.5700	PAID TO ARTIST	27.00	27.00
Total HOPPE, FRITZ:							27.00
HUBER SUPPLY COMPANY							
04/09/2026	106083	HIGHLAND SHOP SUPPLI	3249067	650.8908.3044	M/E SUPPLIES	20.15	20.15
04/09/2026	106083	GAS CHARGES	3249284	600.8001.2190	REPAIRS AND MAINTEN	40.30	40.30
04/09/2026	106083	MEDICAL OXYGEN DELIV	3249796	660.1509.3070	MEDICAL SUPPLIES	151.11	151.11

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Total HUBER SUPPLY COMPANY:							211.56
ICAP							
04/09/2026	106084	CRIME BOND 04/17-04/16	21107	090.6601.2710	POLICE LIABILITY	3,669.00	3,669.00
Total ICAP:							3,669.00
IDEXX DISTRIBUTION INC							
04/09/2026	106085	LAB SUPPLIES	3197565611	610.8121.3070	LABORATORY SUPPLI	912.67	912.67
04/09/2026	106085	LAB SUPPLIES	3197589380	610.8121.3070	LABORATORY SUPPLI	430.02	430.02
Total IDEXX DISTRIBUTION INC:							1,342.69
IDI							
04/09/2026	106086	USAGE	IN1074409	010.1101.2100	INVESTIGATION FUND	75.00	75.00
Total IDI:							75.00
IDNR							
04/09/2026	106087	TAFT WATER MAIN LOOP	IA 1750048 2	603.8061.4625	MAINS, ETC-SUPPLY	964.20	964.20
Total IDNR:							964.20
IOWA DEPT OF TRANSPORTATION							
04/09/2026	106088	ORANGE TRASH BAGS	CI-0032214	010.6105.3120	VOLUNTEER COORDI	57.82	57.82
04/09/2026	106088	TRAFFIC CONE STICKER	CI-0032214	600.8042.3590	MATERIAL	227.56	227.56
Total IOWA DEPT OF TRANSPORTATION:							285.38
J & J MACHINING WELDING							
04/09/2026	106089	TRNG TOWER RPRS	90032	010.1502.2150	BUILDING REPAIRS AN	426.48	426.48
Total J & J MACHINING WELDING:							426.48
KABRICK DISTRIBUTING							
04/09/2026	106090	GOLF CONCESSIONS	1027480	650.8906.3135	CONCESSION SUPPLI	386.05	386.05
Total KABRICK DISTRIBUTING:							386.05
KIENAST, BRENDA							
04/09/2026	106091	DAMAGE DEPOSIT REFU	36820	040.4202.5510	REFUND	150.00	150.00
Total KIENAST, BRENDA:							150.00
KIM,JULIE							
04/09/2026	106092	1ST QTR ARTIST COMMI	1ST QTR 20	040.4218.5700	PAID TO ARTIST	21.60	21.60
Total KIM,JULIE:							21.60
KING CONSTRUCTION INC							
04/09/2026	106093	CEILING TILE CHANGE O	14409	310.7537.4644	SITE IMPROVEMENTS	2,139.00	2,139.00
Total KING CONSTRUCTION INC:							2,139.00
KLINE, MARGIE							
04/09/2026	106094	1ST QTR ARTIST COMMI	1ST QTR 20	040.4218.5700	PAID TO ARTIST	109.20	109.20

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Total KLINE, MARGIE:							109.20
LEA MOBILE GLASS INC							
04/09/2026	106095	NEW WINDSHIELD	179839	110.2107.2140	M/E REPAIRS	432.53	432.53
Total LEA MOBILE GLASS INC:							432.53
LEDOUX SIGNS							
04/09/2026	106096	DOOR STICKERS	20260080	640.8305.3044	M/E SUPPLIES	656.00	656.00
Total LEDOUX SIGNS:							656.00
LICKTEIG, RUTH							
04/09/2026	106097	1ST QUARTER ARTIST PA	1ST QTR 20	040.4214.5700	PAID TO ARTIST	12.00	12.00
Total LICKTEIG, RUTH:							12.00
LIFE-ASSIST INC							
04/09/2026	106098	EMS SUPPLIES	2097387	660.1509.3070	MEDICAL SUPPLIES	324.65	324.65
Total LIFE-ASSIST INC:							324.65
LUCAS,KYLE							
04/09/2026	106099	1ST QUARTER ARTIST PA	1ST QTR 20	040.4218.5700	PAID TO ARTIST	36.00	36.00
Total LUCAS,KYLE:							36.00
MACQUEEN EQUIPMENT INC							
04/09/2026	106100	UPFIT	15111	015.1103.4090	EQUIPMENT	13,042.33	13,042.33
04/09/2026	106100	REAR LOADER HYDRAU	W05867	110.2107.2140	M/E REPAIRS	2,012.24	2,012.24
Total MACQUEEN EQUIPMENT INC:							15,054.57
MARCO INC							
04/09/2026	106101	COPY CHARGE	INV1507985	600.8001.3035	OTHER SUPPLIES	132.29	132.29
Total MARCO INC:							132.29
MARTIN BROS DISTRIBUTING							
04/09/2026	106102	CONCESSIONS - HIGHLA	2569099	650.8906.3135	CONCESSION SUPPLI	1,218.85	1,218.85
Total MARTIN BROS DISTRIBUTING:							1,218.85
MARTIN MARIETTA							
04/09/2026	106103	CRUSHED LIMESTONE	48860047	070.4504.3390	FOUNDATION MATERI	29.50	29.50
Total MARTIN MARIETTA:							29.50
MCKERVEY,CATHY							
04/09/2026	106104	1ST QTR ARTIST COMMI	1ST QTR 20	040.4218.5700	PAID TO ARTIST	90.90	90.90
Total MCKERVEY,CATHY:							90.90
MEDIACOM							
04/09/2026	106105	WIFI 8384960010090649	8384960010	020.4410.3130	CAMPGROUND SUPPL	370.32	370.32

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Total MEDIACOM:							370.32
MENARDS							
04/09/2026	106106	HIGHLAND COURSE REP	51420	650.8904.3110	MAINTENANCE MATER	25.17	25.17
04/09/2026	106106	CONQUEST KNOB	51436	020.4304.3110	MAINTENANCE MATER	7.77	7.77
04/09/2026	106106	AERATOR	51544	600.8001.2190	REPAIRS AND MAINT	22.31	22.31
04/09/2026	106106	SHOP & BLDG SUPPLIES	51611	660.1508.2150	BUILDING REPAIRS AN	19.72	19.72
04/09/2026	106106	2303 SUPPLIES	51611	660.1509.3044	M/E SUPPLIES	23.98	23.98
04/09/2026	106106	STEM FEST SUPPLIES	51611	660.1507.2080	EDUCATION AND TRAI	48.93	48.93
04/09/2026	106106	MP STARTER 5M & OPP	51666	070.4504.3310	TOOLS AND SUPPLIES	22.98	22.98
04/09/2026	106106	HIGHLAND CLUBHOUSE	51701	650.8906.3035	OTHER SUPPLIES	24.99	24.99
04/09/2026	106106	SUPPLIES	51939	010.1103.3060	SUPPLIES & LAUNDRY	83.89	83.89
04/09/2026	106106	CON. ROOM WORK	51944	010.6401.3990	MISCELLANEOUS EXP	57.25	57.25
04/09/2026	106106	SEWER PIPE AND COUP	51984	020.4304.3110	MAINTENANCE MATER	163.29	163.29
04/09/2026	106106	STEM FEST SUPPLIES	51990	660.1507.2080	EDUCATION AND TRAI	6.73	6.73
04/09/2026	106106	BAT HOUSE SET UP	51994	020.4304.3110	MAINTENANCE MATER	336.88	336.88
04/09/2026	106106	24" LEVELS, SLOW MOVI	52001	600.8042.3590	MATERIAL	57.94	57.94
04/09/2026	106106	CITY HALL - 3RD FLOOR	52019	010.6501.2190	REPAIRS AND MAINT	29.00	29.00
04/09/2026	106106	40 GALLON TOTES	52172	010.1103.3060	SUPPLIES & LAUNDRY	202.08	202.08
04/09/2026	106106	STEM FEST SUPPLIES	52366	660.1507.2080	EDUCATION AND TRAI	1.26	1.26
04/09/2026	106106	SHOP & BLDG RPRS-MAI	52366	660.1508.2150	BUILDING REPAIRS AN	53.84	53.84
04/09/2026	106106	SHOP & BLDG RPRS-MAI	52366	010.1502.2150	BUILDING REPAIRS AN	53.83	53.83
Total MENARDS:							1,241.84
MICHAEL TODD INDUSTRIAL SUPPLY							
04/09/2026	106107	BOLTS ON EDGE	222911	110.2107.3044	M/E SUPPLIES	2,996.40	2,996.40
Total MICHAEL TODD INDUSTRIAL SUPPLY:							2,996.40
MICROBAC LABORATORIES INC							
04/09/2026	106108	LAB TESTING	NT2602237	610.8121.3070	LABORATORY SUPPLI	942.16	942.16
Total MICROBAC LABORATORIES INC:							942.16
MIDWEST NORTH IOWA JANITORIAL							
04/09/2026	106109	RECREATION JANITORIA	5012	020.4401.2740	PROFESSIONAL SERV	975.00	975.00
Total MIDWEST NORTH IOWA JANITORIAL:							975.00
MILLER, JAMES							
04/09/2026	106110	1ST QTR ARTIST PAY	1ST QTR 20	040.4218.5700	PAID TO ARTIST	44.40	44.40
Total MILLER, JAMES:							44.40
MN-IOWA ELECTRIC MOTORS EQUIPMENT							
04/09/2026	106111	MOTOR REPAIR	RI-5775	610.8121.2190	REPAIRS AND MAINT	179.98	179.98
Total MN-IOWA ELECTRIC MOTORS EQUIPMENT:							179.98
MOTOROLA SOLUTIONS INC							
04/09/2026	106112	RADIOS -PROGRAMMING	8282309013	660.1509.2130	RADIO MAINTENANCE	162.40	162.40
Total MOTOROLA SOLUTIONS INC:							162.40

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
MTI DISTRIBUTING INC							
04/09/2026	106113	HIGHLAND MOTOR EQUI	1511327-00	650.8908.2140	M/E REPAIRS	64.95	64.95
Total MTI DISTRIBUTING INC:							64.95
MUNICIPAL SUPPLY COMPANY							
04/09/2026	106114	CORPS, INSULATORS, IN	0970575-IN	600.8042.3590	MATERIAL	448.50	448.50
Total MUNICIPAL SUPPLY COMPANY:							448.50
NAPA AUTO PARTS							
04/09/2026	106115	DEF, OIL DRY, WASHER F	480863	600.8042.3590	MATERIAL	1,662.95	1,662.95
04/09/2026	106115	DEF	481617	600.8042.3590	MATERIAL	1,288.90-	1,288.90-
04/09/2026	106115	DEF	481618	600.8042.3590	MATERIAL	861.62	861.62
04/09/2026	106115	TRAN FILTER	481698	640.8305.3044	M/E SUPPLIES	20.71	20.71
Total NAPA AUTO PARTS:							1,256.38
NASSCO INC							
04/09/2026	106116	RECREATION CLEANING	6683860	020.4401.3035	OTHER SUPPLIES	121.39	121.39
04/09/2026	106116	TP, COPY PAPER	6686746	600.8042.3590	MATERIAL	298.19	298.19
04/09/2026	106116	CUPS	6686747	600.8042.3590	MATERIAL	242.17	242.17
Total NASSCO INC:							661.75
NIACOG							
04/09/2026	106117	BUS MAINTENANCE (FEB	42588	080.5802.2140	M/E REPAIRS	5,131.95	5,131.95
04/09/2026	106117	MONTHLY ADA PARATRA	42592	080.5801.2673	TRANSIT SUBSIDY	27,245.85	27,245.85
Total NIACOG:							32,377.80
NORTH CENTRAL INTERNATIONAL							
04/09/2026	106118	BATTERIES	X223022482:	110.2107.3044	M/E SUPPLIES	94.99	94.99
Total NORTH CENTRAL INTERNATIONAL:							94.99
NORTH CENTRAL IOWA NARCOTIC							
04/09/2026	106119	10% FORFEITURE	SPCV074923	540.1108.3990	MISCELLANEOUS EXP	296.46	296.46
Total NORTH CENTRAL IOWA NARCOTIC:							296.46
NORTH CENTRAL MECHANICAL SVC							
04/09/2026	106120	HVAC WORK	W39446	610.8121.2190	REPAIRS AND MAINTEN	250.00	250.00
Total NORTH CENTRAL MECHANICAL SVC:							250.00
O'HERRON CO INC, RAY							
04/09/2026	106121	UNIFORMS	2470212	010.1101.1170	UNIFORM ALLOWANCE	123.45	123.45
04/09/2026	106121	UNIFORMS	2470546	010.1101.1170	UNIFORM ALLOWANCE	24.70	24.70
04/09/2026	106121	UNIFORMS	2470569	010.1101.1170	UNIFORM ALLOWANCE	43.70	43.70
04/09/2026	106121	UNIFORMS	2470813	010.1101.1170	UNIFORM ALLOWANCE	223.52	223.52
Total O'HERRON CO INC, RAY:							415.37
OPPMAN, MAKAYLA							
04/09/2026	106122	REC PROGRAM REIMBU	6295	020.4408.3990	MISCELLANEOUS EXP	25.00	25.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total OPPMAN, MAKAYLA:							25.00
O'REILLY AUTO PARTS							
04/09/2026	106123	ANTIFREEZE	351953	610.8121.3044	M/E SUPPLIES	35.26	35.26
Total O'REILLY AUTO PARTS:							35.26
OVERHEAD DOOR CO OF MASON CITY							
04/09/2026	106124	HIGHLAND DOOR REPAI	173847-000	650.8906.1130	BUILDING MAINTENAN	105.00	105.00
Total OVERHEAD DOOR CO OF MASON CITY:							105.00
PAPPAJOHN SHRIVER EIDE & NIELSEN PC							
04/09/2026	106125	PROF SRVC	62	010.6101.2660	LEGAL EXPENSE	2,098.25	2,098.25
Total PAPPAJOHN SHRIVER EIDE & NIELSEN PC:							2,098.25
PEAK SOFTWARE SYSTEMS INC							
04/09/2026	106126	RECREATION SOFTWARE	029758	020.4408.3990	MISCELLANEOUS EXP	6,126.52	6,126.52
Total PEAK SOFTWARE SYSTEMS INC:							6,126.52
PETERSON, CANDACE							
04/09/2026	106127	1ST QTR ARTIST PAY	1ST QTR 20	040.4218.5700	PAID TO ARTIST	10.20	10.20
Total PETERSON, CANDACE:							10.20
PHALEN, MATT							
04/09/2026	106128	1ST QTR ARTIST PAY	1ST QTR 20	040.4218.5700	PAID TO ARTIST	72.00	72.00
Total PHALEN, MATT:							72.00
PHAM, ODESSA							
04/09/2026	106129	1ST QTR ARTIST PAY	1ST QTR 20	040.4218.5700	PAID TO ARTIST	21.00	21.00
Total PHAM, ODESSA:							21.00
PIONEER MANUFACTURING COMPANY							
04/09/2026	106130	BRITE STRIPE WHITE	INV-288820	020.4304.3110	MAINTENANCE MATER	2,750.65	2,750.65
Total PIONEER MANUFACTURING COMPANY:							2,750.65
PLUMB SUPPLY							
04/09/2026	106131	DRILL REPLACEMENT	S101545912.	610.8121.3310	TOOLS AND SUPPLIES	399.00	399.00
Total PLUMB SUPPLY:							399.00
PRECISION WASTE SOLUTIONS LLC							
04/09/2026	106132	ARENA WASTE/RECYCLI	1338489	670.8923.2723	CONTRACTUAL AGRE	360.50	360.50
Total PRECISION WASTE SOLUTIONS LLC:							360.50
PRITCHARD MOTOR CO OF CLEAR LAKE							
04/09/2026	106133	NEW ACO TRUCK	5710462	010.1901.2140	M/E REPAIRS	44,540.00	44,540.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total PRITCHARD MOTOR CO OF CLEAR LAKE:							44,540.00
PROTECT YOUTH SPORTS							
04/09/2026	106134	REC BKGRND CHECKS	1381938	020.4408.3990	MISCELLANEOUS EXP	469.70	469.70
Total PROTECT YOUTH SPORTS:							469.70
QUALITY PUMP & CONTROL							
04/09/2026	106135	HOOVER #4	7239	600.8001.3450	PUMPS - MATERIAL	375.00	375.00
Total QUALITY PUMP & CONTROL:							375.00
QUILL CORPORATION							
04/09/2026	106136	BATTERY BACKUP	48188802	600.8042.3590	MATERIAL	123.57	123.57
04/09/2026	106136	ROLODEX	48195156	110.2105.3019	OFFICE SUPPLIES	36.99	36.99
04/09/2026	106136	EAR PLUGS	48285879	600.8042.3590	MATERIAL	113.97	113.97
Total QUILL CORPORATION:							274.53
REINDERS INC							
04/09/2026	106137	EPEC .29 PROD 6% AMS	3415304-00	070.4504.3110	MAINTENANCE MATER	4,644.23	4,644.23
Total REINDERS INC:							4,644.23
RINK-TEC INTERNATIONAL INC							
04/09/2026	106138	ARENA CONTRACT	6535	670.8923.2723	CONTRACTUAL AGRE	8,197.50	8,197.50
Total RINK-TEC INTERNATIONAL INC:							8,197.50
RIVER CITY AUTO SUPPLY							
04/09/2026	106139	U BOLT	557761	110.2107.3044	M/E SUPPLIES	9.56	9.56
04/09/2026	106139	NEW WIPER BLADES - T	941963	010.1701.2140	M/E REPAIRS	23.90	23.90
04/09/2026	106139	NEW WIPER BLADES - C	941963	010.1904.2140	M/E REPAIRS	27.22	27.22
04/09/2026	106139	0W20	952253	820.9601.3260	SHOP SUPPLIES	83.79	83.79
04/09/2026	106139	ALTERNATOR	952556	640.8305.3044	M/E SUPPLIES	217.13	217.13
04/09/2026	106139	IGN COIL	952930	640.8305.3044	M/E SUPPLIES	138.67	138.67
04/09/2026	106139	HARDWARE	953075	820.9601.3310	TOOLS AND SUPPLIES	30.92	30.92
04/09/2026	106139	TENSIONER	953498	640.8305.3044	M/E SUPPLIES	67.03	67.03
Total RIVER CITY AUTO SUPPLY:							598.22
RIVER CITY COMMUNICATIONS							
04/09/2026	106140	HIGHLAND ANNUAL MON	108983	650.8901.2040	PHONE EXPENSE	702.00	702.00
04/09/2026	106140	PHONE EXPENSE - MON	108984	070.4501.2040	PHONE EXPENSE	49.00	49.00
Total RIVER CITY COMMUNICATIONS:							751.00
ROTO-ROOTER							
04/09/2026	106141	CITY HALL - BASEMENT	50822	010.6501.2190	REPAIRS AND MAINT	200.00	200.00
04/09/2026	106141	RECREATION DRAIN REP	50823	020.4401.2740	PROFESSIONAL SERV	200.00	200.00
Total ROTO-ROOTER:							400.00
SAMPSON,JIM							
04/09/2026	106142	1ST QTR ARTIST PAY	1ST QTR 20	040.4218.5700	PAID TO ARTIST	1.80	1.80

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Total SAMPSON,JIM:							1.80
SCHWARZ,DEAN							
04/09/2026	106143	1ST QTR ARTIS COMMIS	1ST QTR 20	040.4218.5700	PAID TO ARTIST	300.00	300.00
Total SCHWARZ,DEAN:							300.00
SEVERSON, LINDSEY							
04/09/2026	106144	1ST QTR ARTIST PAY	1ST QTR 20	040.4218.5700	PAID TO ARTIST	46.20	46.20
Total SEVERSON, LINDSEY:							46.20
SKYBLUE SOLUTIONS							
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.1701.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.1911.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.1701.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.1701.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.3802.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	080.5801.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6101.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6101.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6105.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6105.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6201.2040	PHONE EXPENSE	12.53	12.53
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6201.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6201.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6201.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6201.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6201.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6204.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6204.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6204.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6206.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6206.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.5401.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.2601.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.2601.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.2601.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.2601.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.2601.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6401.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6401.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.1911.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.1901.3035	OTHER SUPPLIES	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.5401.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.1911.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.5401.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	600.8011.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	600.8011.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	600.8011.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6110.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY MAR CHAR	10891335	010.6110.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.1501.3035	OTHER SUPPLIES	99.32	99.32
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	600.8011.2110	COMPUTER EXPENSE	19.86	19.86
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.6201.2740	PROFESSIONAL SERV	34.73	34.73
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.6201.2740	PROFESSIONAL SERV	9.93	9.93
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.6204.3019	OFFICE SUPPLIES	4.97	4.97

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04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.6401.2740	PROFESSIONAL SERV	9.93	9.93
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.6101.2040	PHONE EXPENSE	4.97	4.97
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.6105.2740	PROFESSIONAL SERV	14.90	14.90
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.2601.2740	PROFESSIONAL SERV	49.66	49.66
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.6900.3990	MISCELLANEOUS EXP	19.86	19.86
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.5401.2740	PROFESSIONAL SERV	24.83	24.83
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.1701.2740	PROFESSIONAL SERV	4.97	4.97
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.1904.3019	OFFICE SUPPLIES	4.97	4.97
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.1907.2740	PROFESSIONAL SERV	4.97	4.97
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.1101.2110	COMPUTER EXPENSE	203.60	203.60
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.3401.2040	PHONE EXPENSE	4.97	4.97
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.6101.2040	PHONE EXPENSE	9.93	9.93
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	020.4401.2040	PHONE EXPENSE	29.80	29.80
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.1911.2040	PHONE EXPENSE	9.93	9.93
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.1901.3035	OTHER SUPPLIES	9.93	9.93
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	650.8901.2040	PHONE EXPENSE	14.90	14.90
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	600.8001.2040	PHONE EXPENSE	34.76	34.76
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	110.2105.2040	PHONE EXPENSE	39.73	39.73
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	610.8121.2040	PHONE EXPENSE	24.83	24.83
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.1901.2040	PHONE EXPENSE	4.97	4.97
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	010.3900.2040	PHONE EXPENSE	9.93	9.93
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	070.4501.2040	PHONE EXPENSE	9.93	9.93
04/09/2026	106145	INTERNET 03/01-03/31/20	10891335	040.4211.3990	MISCELLANEOUS EXP	49.66	49.66
04/09/2026	106145	PHONE-LIBRARY	10891335	030.4101.2040	PHONE EXPENSE	81.46	81.46
04/09/2026	106145	PHONE-MUSEUM	10891335	040.4202.2040	PHONE EXPENSE	43.73	43.73
04/09/2026	106145	PHONE-AC	10891335	010.1901.2040	PHONE EXPENSE	83.96	83.96
04/09/2026	106145	PHONE-RECREATION	10891335	020.4401.2040	PHONE EXPENSE	144.68	144.68
04/09/2026	106145	PHONE/FIBER INTERNET	10891335	600.8001.2040	PHONE EXPENSE	271.41	271.41
04/09/2026	106145	PHONE-FIRE	10891335	010.1502.2040	PHONE EXPENSE	341.46	341.46
04/09/2026	106145	PHONE-STREET	10891335	110.2105.2040	PHONE EXPENSE	40.73	40.73
04/09/2026	106145	PHONE-POOL	10891335	020.4490.2040	PHONE EXPENSE	87.46	87.46
04/09/2026	106145	PHONE-CAMPGROUNDS	10891335	020.4410.2040	PHONE EXPENSE	40.73	40.73
04/09/2026	106145	PHONE-HANFORD BALL	10891335	020.4401.2040	PHONE EXPENSE	43.23	43.23
04/09/2026	106145	PHONE-AIRPORT	10891335	050.2801.2040	PHONE EXPENSE	131.45	131.45
04/09/2026	106145	INTERNET-AIRPORT	10891335	050.2801.2040	PHONE EXPENSE	268.48	268.48
04/09/2026	106145	PHONE-CEMETERY	10891335	070.4501.2040	PHONE EXPENSE	45.73	45.73
04/09/2026	106145	BIKE PARK-INTERNET	10891335	020.4304.2040	PHONE EXPENSE	99.95	99.95
04/09/2026	106145	VLAN-WATER REC	10891335	610.8121.2040	PHONE EXPENSE	89.95	89.95
04/09/2026	106145	VLAN-WATER SUPPLY	10891335	600.8001.2040	PHONE EXPENSE	169.95	169.95
04/09/2026	106145	VLAN-FIRE	10891335	010.1502.2040	PHONE EXPENSE	169.95	169.95
04/09/2026	106145	SB MALL PHONE	10891335	680.7537.2040	PHONE EXPENSE	18.58	18.58
04/09/2026	106145	INSTATE CONNECTION F	10891335	010.6900.2040	PHONE EXPENSE	1.99	1.99
04/09/2026	106145	PHONE-MULTI-PURPOSE	10891335	670.8921.2040	PHONE EXPENSE	555.19	555.19
04/09/2026	106145	NON-RECURRING-UPGR	10891335	015.6900.4060	OFFICE EQUIPMENT	766.89	766.89
04/09/2026	106145	NON-RECURRING-UPGR	10891335	015.6900.4060	OFFICE EQUIPMENT	315.00	315.00
04/09/2026	106145	NON-RECURRING-UPGR	10891335	015.6900.4060	OFFICE EQUIPMENT	244.28	244.28
04/09/2026	106145	NON-RECURRING-UPGR	10891335	015.6900.4060	OFFICE EQUIPMENT	442.96	442.96
04/09/2026	106145	NON-RECURRING-UPGR	10891335	015.6900.4060	OFFICE EQUIPMENT	740.81	740.81
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.1701.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.1911.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.1701.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.1701.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.3802.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	080.5801.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6101.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6101.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6105.2040	PHONE EXPENSE	12.68	12.68

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6105.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6201.2040	PHONE EXPENSE	12.19	12.19
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6201.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6201.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6201.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6201.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6204.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6204.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6204.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6206.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6206.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.5401.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.2601.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.2601.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.2601.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.2601.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.2601.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6401.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6401.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.1911.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.1901.3035	OTHER SUPPLIES	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.5401.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.1911.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.5401.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	600.8011.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	600.8011.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	600.8011.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6110.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	T1 MONTHLY APR CHAR	10897082	010.6110.2040	PHONE EXPENSE	12.68	12.68
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.1501.3035	OTHER SUPPLIES	99.30	99.30
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	600.8011.2110	COMPUTER EXPENSE	19.86	19.86
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.6201.2740	PROFESSIONAL SERV	34.72	34.72
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.6201.2740	PROFESSIONAL SERV	9.93	9.93
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.6204.3019	OFFICE SUPPLIES	4.97	4.97
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.6401.2740	PROFESSIONAL SERV	9.93	9.93
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.6101.2040	PHONE EXPENSE	4.97	4.97
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.6105.2740	PROFESSIONAL SERV	14.90	14.90
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.2601.2740	PROFESSIONAL SERV	49.65	49.65
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.6900.3990	MISCELLANEOUS EXP	19.86	19.86
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.5401.2740	PROFESSIONAL SERV	24.83	24.83
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.1701.2740	PROFESSIONAL SERV	4.97	4.97
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.1904.3019	OFFICE SUPPLIES	4.97	4.97
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.1907.2740	PROFESSIONAL SERV	4.97	4.97
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.1101.2110	COMPUTER EXPENSE	203.57	203.57
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.3401.2040	PHONE EXPENSE	4.97	4.97
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.6101.2040	PHONE EXPENSE	9.93	9.93
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	020.4401.2040	PHONE EXPENSE	29.79	29.79
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.1911.2040	PHONE EXPENSE	9.93	9.93
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.1901.3035	OTHER SUPPLIES	9.93	9.93
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	650.8901.2040	PHONE EXPENSE	14.90	14.90
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	600.8001.2040	PHONE EXPENSE	34.76	34.76
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	110.2105.2040	PHONE EXPENSE	39.72	39.72
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	610.8121.2040	PHONE EXPENSE	24.83	24.83
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.1901.2040	PHONE EXPENSE	4.97	4.97
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	010.3900.2040	PHONE EXPENSE	9.93	9.93
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	070.4501.2040	PHONE EXPENSE	9.93	9.93
04/09/2026	106145	INTERNET 04/01-04/30/20	10897082	040.4211.3990	MISCELLANEOUS EXP	49.65	49.65

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/09/2026	106145	PHONE-LIBRARY	10897082	030.4101.2040	PHONE EXPENSE	81.36	81.36
04/09/2026	106145	PHONE-MUSEUM	10897082	040.4202.2040	PHONE EXPENSE	43.68	43.68
04/09/2026	106145	PHONE-AC	10897082	010.1901.2040	PHONE EXPENSE	83.86	83.86
04/09/2026	106145	PHONE-RECREATION	10897082	020.4401.2040	PHONE EXPENSE	144.53	144.53
04/09/2026	106145	PHONE/FIBER INTERNET	10897082	600.8001.2040	PHONE EXPENSE	271.31	271.31
04/09/2026	106145	PHONE-FIRE	10897082	010.1502.2040	PHONE EXPENSE	396.28	396.28
04/09/2026	106145	PHONE-STREET	10897082	110.2105.2040	PHONE EXPENSE	40.68	40.68
04/09/2026	106145	PHONE-POOL	10897082	020.4490.2040	PHONE EXPENSE	87.36	87.36
04/09/2026	106145	PHONE-CAMPGROUNDS	10897082	020.4410.2040	PHONE EXPENSE	40.68	40.68
04/09/2026	106145	PHONE-HANFORD BALL	10897082	020.4401.2040	PHONE EXPENSE	43.18	43.18
04/09/2026	106145	PHONE-AIRPORT	10897082	050.2801.2040	PHONE EXPENSE	131.45	131.45
04/09/2026	106145	INTERNET-AIRPORT	10897082	050.2801.2040	PHONE EXPENSE	268.48	268.48
04/09/2026	106145	PHONE-CEMETERY	10897082	070.4501.2040	PHONE EXPENSE	45.68	45.68
04/09/2026	106145	BIKE PARK-INTERNET	10897082	020.4304.2040	PHONE EXPENSE	99.95	99.95
04/09/2026	106145	VLAN-WATER REC	10897082	610.8121.2040	PHONE EXPENSE	123.23	123.23
04/09/2026	106145	VLAN-WATER SUPPLY	10897082	600.8001.2040	PHONE EXPENSE	232.83	232.83
04/09/2026	106145	VLAN-FIRE	10897082	010.1502.2040	PHONE EXPENSE	232.83	232.83
04/09/2026	106145	SB MALL PHONE	10897082	680.7537.2040	PHONE EXPENSE	18.58	18.58
04/09/2026	106145	INSTATE CONNECTION F	10897082	010.6900.2040	PHONE EXPENSE	1.99	1.99
04/09/2026	106145	PHONE-MULTI-PURPOSE	10897082	670.8921.2040	PHONE EXPENSE	554.74	554.74
Total SKYBLUE SOLUTIONS:							10,675.11
SPECTRUM GROUP, THE							
04/09/2026	106146	TREE DOOR HANGERS	20462	110.2101.4860	TREES	270.00	270.00
Total SPECTRUM GROUP, THE:							270.00
SPLASH MULTISPORT & CUSTOM LLC							
04/09/2026	106147	TABLE DROP	32053	015.6900.2742	REBRANDING STUDY	170.00	170.00
Total SPLASH MULTISPORT & CUSTOM LLC:							170.00
STATE INDUSTRIAL PRODUCTS							
04/09/2026	106148	CLEANING SUPPLIES	904136668	610.8121.3060	SUPPLIES & LAUNDRY	503.78	503.78
Total STATE INDUSTRIAL PRODUCTS:							503.78
STELLAR TRUCK & TRAILER							
04/09/2026	106149	CYLINDER	54245	110.2107.2140	M/E REPAIRS	1,645.06	1,645.06
Total STELLAR TRUCK & TRAILER:							1,645.06
STUDIOS, D. BARRETT							
04/09/2026	106150	VIDEO - WREATHS ACRO	15913-00109	070.4501.2020	ADVERTISING (GENER	200.00	200.00
Total STUDIOS, D. BARRETT:							200.00
STUTSMAN INC., ELDON C.							
04/09/2026	106151	PTO SHAFT	622657	610.8121.2140	M/E REPAIRS	1,747.09	1,747.09
Total STUTSMAN INC., ELDON C.:							1,747.09
SUMMIT FIRE PROTECTION							
04/09/2026	106152	RECREATION FIRE EXTI	3965873	020.4401.2740	PROFESSIONAL SERV	275.85	275.85

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total SUMMIT FIRE PROTECTION:							275.85
SUNSET LAW ENFORCEMENT							
04/09/2026	106153	AMMO	0013165-IN	010.1101.3036	AMMUNITION	16,945.61	16,945.61
Total SUNSET LAW ENFORCEMENT:							16,945.61
SYLVARA, VERN							
04/09/2026	106154	1ST QUARTER ARTIST PA	1ST QTR 20	040.4218.5700	PAID TO ARTIST	12.00	12.00
Total SYLVARA, VERN:							12.00
T & R CUSTOM TOPS							
04/09/2026	106155	MAILBOX	03152026	110.2115.3990	MISCELLANEOUS EXP	50.00	50.00
Total T & R CUSTOM TOPS:							50.00
TITAN FINANCIAL HOLDINGS LLC							
04/09/2026	106156	DORL: 203 2ND ST NW	203 2ND ST	155.7518.2910	GRANT PAYMENTS	29,838.00	29,838.00
Total TITAN FINANCIAL HOLDINGS LLC:							29,838.00
TITAN MACHINERY							
04/09/2026	106157	SNOW BACKHOE REPAIR	SO0323762-	110.2115.2280	REMOVAL EQUIPMENT	11,552.99	11,552.99
Total TITAN MACHINERY:							11,552.99
TREVIPIAY							
04/09/2026	106158	MENTORING	2778A71F	010.3900.3990	MISCELLANEOUS EXP	57.30	57.30
04/09/2026	106158	CEREMONY & MTG. SUP	8DBB112D	660.1507.3035	OTHER SUPPLIES	61.01	61.01
Total TREVIPIAY:							118.31
UNIT 18 POLICE ASSOCIATION							
04/09/2026	106159	WALMART GRANT FUND	walmart grant	010.1101.5910	SPECIAL GRANT	5,000.00	5,000.00
Total UNIT 18 POLICE ASSOCIATION:							5,000.00
UNITED BEVERAGE							
04/09/2026	106160	GOLF CONCESSIONS	W-1946005	650.8906.3135	CONCESSION SUPPLI	129.90	129.90
04/09/2026	106160	GOLF CONCESSIONS	W-1947884	650.8906.3135	CONCESSION SUPPLI	753.90	753.90
Total UNITED BEVERAGE:							883.80
USA BLUEBOOK							
04/09/2026	106161	LAB SUPPLIES	INV0100538	610.8121.3070	LABORATORY SUPPLI	202.90	202.90
04/09/2026	106161	LAB SUPPLIES	INV0100782	610.8121.3070	LABORATORY SUPPLI	184.74	184.74
Total USA BLUEBOOK:							387.64
UTILITY EQUIPMENT COMPANY							
04/09/2026	106162	MANHOLE FRAMES AND	20062274-00	600.8042.3590	MATERIAL	2,733.03	2,733.03
04/09/2026	106162	ROAD BOX TOP SECTIO	20062274-00	600.8002.3490	VALVES - REPAIR MAT	68.34	68.34
04/09/2026	106162	HYDRANT PARTS	20062343-00	600.8042.3590	MATERIAL	347.51	347.51
04/09/2026	106162	6" REPAIR CLAMPS, ROA	20062387-00	600.8042.3590	MATERIAL	1,099.45	1,099.45
04/09/2026	106162	6" TAPPING ON SLEEVE,	20062601-00	600.8042.3590	MATERIAL	1,880.70	1,880.70

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/09/2026	106162	SQUARE DIE	20062612-00	600.8011.3310	TOOLS AND SUPPLIES	125.00	125.00
04/09/2026	106162	ROAD BOX TOP	20062641-00	600.8042.3590	MATERIAL	96.39	96.39
Total UTILITY EQUIPMENT COMPANY:							6,350.42
VESTIS							
04/09/2026	106163	UNIFORMS & SHOP TOW	6340539452	820.9601.3550	SHOP SUPPLIES	115.47	115.47
04/09/2026	106163	UNIFORMS & MATS	6340539891	610.8121.3060	SUPPLIES & LAUNDRY	218.86	218.86
04/09/2026	106163	HIGHLAND MOTOR SHO	6340541251	650.8908.3044	M/E SUPPLIES	25.98	25.98
04/09/2026	106163	UNIFORMS & SHOP TOW	6340542072	820.9601.3550	SHOP SUPPLIES	115.47	115.47
04/09/2026	106163	UNIFORMS & MATS	6340542535	610.8121.3060	SUPPLIES & LAUNDRY	221.95	221.95
04/09/2026	106163	HIGHLAND MOTOR SHO	6340543856	650.8908.3044	M/E SUPPLIES	60.10	60.10
04/09/2026	106163	HIGHLAND CLUBHOUSE	6340543857	650.8906.3035	OTHER SUPPLIES	195.40	195.40
04/09/2026	106163	UNIFORMS	6340544718	110.2105.3060	SUPPLIES & LAUNDRY	115.22	115.22
04/09/2026	106163	AVERY PAYROLL	6340544718	110.2105.3060	SUPPLIES & LAUNDRY	12.66-	12.66-
04/09/2026	106163	RUEHLOW PAYROLL	6340544718	110.2105.3060	SUPPLIES & LAUNDRY	12.66-	12.66-
04/09/2026	106163	UNIFORM	6340544721	640.8305.2410	UNIFORM RENTAL	111.64	111.64
04/09/2026	106163	UNIFORMS	6340545153	600.8001.3060	SUPPLIES & LAUNDRY	187.02	187.02
Total VESTIS:							1,341.79
VETCON LLC							
04/09/2026	106164	IT NETWORK UPGRADES	821	015.6900.4060	OFFICE EQUIPMENT	13,492.00	13,492.00
Total VETCON LLC:							13,492.00
VIX,KATHARIN							
04/09/2026	106165	1ST QTR ARTIST COMMI	1ST QTR 20	040.4218.5700	PAID TO ARTIST	2.10	2.10
Total VIX,KATHARIN:							2.10
WEITZEL,PENNY							
04/09/2026	106166	1ST QTR ARTIST PAY	1ST QTR 20	040.4218.5700	PAID TO ARTIST	99.00	99.00
Total WEITZEL,PENNY:							99.00
WHITE, CHRIS							
04/09/2026	106167	1ST QTR ARIST PAY	1ST QTR 20	040.4218.5700	PAID TO ARTIST	48.00	48.00
Total WHITE, CHRIS:							48.00
WILLITS,SKIP							
04/09/2026	106168	1ST QUARTER ARTIST PA	1ST QTR 20	040.4218.5700	PAID TO ARTIST	15.00	15.00
Total WILLITS,SKIP:							15.00
ZIEGLER							
04/09/2026	106169	GENERATOR MAINT	IN002352706	600.8001.2190	REPAIRS AND MAINTENANCE	30.00	30.00
04/09/2026	106169	GENERATOR MAINT	IN002352904	600.8001.2190	REPAIRS AND MAINTENANCE	40.08	40.08
Total ZIEGLER:							70.08
Grand Totals:							389,578.29

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

Dated: _____

Approved by: _____

Report Criteria:
Report type: GL detail

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
AAMCO TRANSMISSIONS 14583							
04/16/2026	106193	TRUCK 42 TRAN	1149949	110.2107.2140	M/E REPAIRS	3,532.00	3,532.00
Total AAMCO TRANSMISSIONS 14583:							3,532.00
ACCESS SYSTEMS LEASING							
04/16/2026	106194	SHARP COPIER LEASE 3	41723923	660.1507.3019	OFFICE SUPPLIES	276.22	276.22
Total ACCESS SYSTEMS LEASING:							276.22
ACTIVE911 INC							
04/16/2026	106195	ACTIVE 911	675039	542.1111.2730	TECHNOLOGY EXPEN	166.50	166.50
Total ACTIVE911 INC:							166.50
AKINS, GARY D							
04/16/2026	106196	2026 NIACC TRAUMA CO	98379	660.1507.2060	TRAVEL AND CONFER	60.00	60.00
Total AKINS, GARY D:							60.00
ALL STAR PEST CONTROL							
04/16/2026	106197	PEST CONTROL ANNUAL	200422743	660.1508.2150	BUILDING REPAIRS AN	300.00	300.00
04/16/2026	106197	PEST CONTROL ANNUAL	200422743	010.1502.2150	BUILDING REPAIRS AN	300.00	300.00
Total ALL STAR PEST CONTROL:							600.00
ALLIANT UTILITIES-IPC							
04/16/2026	106198	Fred Hanford Ball Diamond	0007941000	020.4304.2160	GAS & ELECTRICITY	50.96	50.96
04/16/2026	106198	5th & Monroe - Lift Station	0429580000	610.8125.2620	SUMP PUMP ELECTRI	233.97	233.97
04/16/2026	106198	1206 2ND ST NE BRIDGE	0625306157	020.4304.2160	GAS & ELECTRICITY	37.59	37.59
04/16/2026	106198	4010 9th Street S.W. Street	1324477774	110.2301.2180	ELECTRICITY	31.01	31.01
04/16/2026	106198	1241 Moonstone Ct St Lite	1457522782	110.2301.2180	ELECTRICITY	46.55	46.55
04/16/2026	106198	1811 S FEDERAL	1685779979	010.2404.2180	ELECTRICITY	71.14	71.14
04/16/2026	106198	Traffic Lights	1785215807	010.2404.2160	GAS & ELECTRICITY	188.87	188.87
04/16/2026	106198	80 S Monroe Ave Street Lig	1961666416	110.2301.2180	ELECTRICITY	53.64	53.64
04/16/2026	106198	N Tenn Ball Diamonds	2160880000	020.4304.2160	GAS & ELECTRICITY	148.92	148.92
04/16/2026	106198	265th St. Welcome Sign	2427731000	110.2100.2160	GAS & ELECTRICITY	27.07	27.07
04/16/2026	106198	1082 15th St SW RR Park	2497721000	020.4304.2160	GAS & ELECTRICITY	86.39	86.39
04/16/2026	106198	Morgan Park Playground	2517441000	020.4304.2160	GAS & ELECTRICITY	17.51	17.51
04/16/2026	106198	100 S Federal #117 Younk	3096803889	670.8923.2160	GAS & ELECTRICITY	2,216.60	2,216.60
04/16/2026	106198	Eisenhower Tower	4251490000	600.8001.2160	GAS & ELECTRICITY	75.46	75.46
04/16/2026	106198	1090 15th SW Skate Park	4539931000	020.4304.2160	GAS & ELECTRICITY	123.86	123.86
04/16/2026	106198	G Hanford	4664980000	020.4304.2160	GAS & ELECTRICITY	44.94	44.94
04/16/2026	106198	2300 S Massachusetts	5240190000	600.8001.2160	GAS & ELECTRICITY	4,911.04	4,911.04
04/16/2026	106198	221 5TH ST SW BLD B	5322490729	010.1103.2160	GAS & ELECTRICITY	87.86	87.86
04/16/2026	106198	221 5TH ST SW BLD B	5322490729	660.1508.2160	GAS & ELECTRICITY	21.97	21.97
04/16/2026	106198	Pits Lift Station 15th Street	5633890000	610.8123.2630	LIFT STATION ELECTR	1,180.33	1,180.33
04/16/2026	106198	Fire 80	5700551000	010.1502.2160	GAS & ELECTRICITY	4,366.36	4,366.36
04/16/2026	106198	Ambulance 20	5700551000	660.1508.2160	GAS & ELECTRICITY	1,091.59	1,091.59
04/16/2026	106198	Well 12	6648921000	600.8001.2160	GAS & ELECTRICITY	175.17	175.17
04/16/2026	106198	Shop	7427621000	070.4501.2160	GAS & ELECTRICITY	315.70	315.70
04/16/2026	106198	Traffic Building	7576151000	010.2404.2160	GAS & ELECTRICITY	51.08	51.08
04/16/2026	106198	Traffic Lights-5 8TH ST SW	7912101041	010.2404.2180	ELECTRICITY	44.43	44.43
04/16/2026	106198	Milligan Park	8083411000	020.4304.2160	GAS & ELECTRICITY	40.15	40.15

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/16/2026	106198	5TH SW & N FEDERAL N	8309731608	010.2404.2180	ELECTRICITY	454.35	454.35
04/16/2026	106198	360 5th St SW	8509772075	110.2301.2180	ELECTRICITY	33.06	33.06
04/16/2026	106198	221 5th SW Share Building	9046690000	010.1103.2160	GAS & ELECTRICITY	119.59	119.59
04/16/2026	106198	2020 S Federal Booster	9468001000	600.8001.2160	GAS & ELECTRICITY	5,525.47	5,525.47
04/16/2026	106198	1150 19th SW Bridge Lites	9564780000	110.2301.2180	ELECTRICITY	222.12	222.12
Total ALLIANT UTILITIES-IPC:							22,094.75
ALLSTATE PETERBILT OF CLEAR LAKE							
04/16/2026	106199	FILTERS	2104200304	640.8305.3044	M/E SUPPLIES	1,069.18	1,069.18
Total ALLSTATE PETERBILT OF CLEAR LAKE:							1,069.18
AMAZON CAPITAL SERVICES							
04/16/2026	106200	BOOKS	119X-KY4W-	030.4101.4020	BOOKS	383.18	383.18
04/16/2026	106200	BOOKS	13VT-N19Q-	030.4101.4020	BOOKS	116.26	116.26
04/16/2026	106200	BOOKS	169Y-WKKK-	030.4101.4020	BOOKS	18.60	18.60
04/16/2026	106200	BOOKS	16J6-73XF-M	030.4101.4020	BOOKS	83.12	83.12
04/16/2026	106200	BOOKS	179L-F46G-	030.4101.4020	BOOKS	550.05	550.05
04/16/2026	106200	BOOKS	17GG-CPFM	030.4101.4020	BOOKS	35.48	35.48
04/16/2026	106200	BOOKS	1CXT-CLH7-	030.4101.4020	BOOKS	534.15	534.15
04/16/2026	106200	BOOKS	1DW9-FVYN-	030.4101.4020	BOOKS	371.00	371.00
04/16/2026	106200	BOOKS	1FWN-XT63-	030.4101.4020	BOOKS	18.06	18.06
04/16/2026	106200	BOOKS	1LL7-3Q7M-	030.4101.4020	BOOKS	5.36	5.36
04/16/2026	106200	BOOKS	1NNT-4C7T-	030.4101.4020	BOOKS	11.04	11.04
04/16/2026	106200	BOOKS	1NYP-DDFC-	030.4101.4020	BOOKS	19.20	19.20
04/16/2026	106200	BOOKS	1PCJ-61TP-3	030.4101.4020	BOOKS	34.10	34.10
04/16/2026	106200	BOOKS	1RYH-Y9Q3-	030.4101.4020	BOOKS	169.18	169.18
04/16/2026	106200	BOOKS	1XRT-K4RT-	030.4101.4020	BOOKS	32.45	32.45
04/16/2026	106200	BOOKS	1XRT-K4RT-	030.4101.4020	BOOKS	112.05	112.05
04/16/2026	106200	BUILDING SUPPLIES	1XXL-H49K-L	030.4101.3090	BUILDING SUPPLIES	9.94	9.94
04/16/2026	106200	BUILDING SUPPLIES	1Y6G-JP6D-	030.4101.3090	BUILDING SUPPLIES	51.31	51.31
Total AMAZON CAPITAL SERVICES:							2,554.53
APEX WATER AND PROCESS INC							
04/16/2026	106201	ARENA IPA CONTRACT	AR128884	670.8923.2723	CONTRACTUAL AGRE	432.31	432.31
Total APEX WATER AND PROCESS INC:							432.31
ARNOLD MOTOR SUPPLY							
04/16/2026	106202	TURN ROTORS	05JV003673	110.2107.2140	M/E REPAIRS	73.87	73.87
04/16/2026	106202	DRILL BIT	05NV168697	110.2115.3310	TOOLS AND SUPPLIES	6.95	6.95
04/16/2026	106202	MECHANICS WIRE	05NV169051	820.9601.3550	SHOP SUPPLIES	19.03	19.03
04/16/2026	106202	MOWER MAINT	05NV170017	600.8001.2190	REPAIRS AND MAINT	23.02	23.02
Total ARNOLD MOTOR SUPPLY:							122.87
ATLANTIC COCA-COLA BOTTLING CO							
04/16/2026	106203	ARENA CONCESSIONS	1000036727	670.8923.3135	CONCESSION SUPPLI	525.94	525.94
04/16/2026	106203	YOUTH SPORTS CONCE	1000054903	535.4414.3135	CONCESSION SUPPLI	306.82	306.82
04/16/2026	106203	ARENA CONCESSIONS	1000054905	670.8923.3135	CONCESSION SUPPLI	198.80	198.80
04/16/2026	106203	ARENA CONCESSIONS	1000063886	670.8923.3135	CONCESSION SUPPLI	127.93	127.93
04/16/2026	106203	GOLF CONCESSIONS	1000063888	650.8906.3135	CONCESSION SUPPLI	376.55	376.55
04/16/2026	106203	GOLF CONCESSIONS	5580884	650.8906.3135	CONCESSION SUPPLI	1,359.19-	1,359.19-

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total ATLANTIC COCA-COLA BOTTLING CO:							176.85
AXON ENTERPRISE INC							
04/16/2026	106204	AXON HEADSEAT	INUS437463	010.1101.2080	EDUCATION AND TRAI	2,280.00	2,280.00
Total AXON ENTERPRISE INC:							2,280.00
BATTERIES PLUS BULBS							
04/16/2026	106205	BATTERY	P91043459	010.1102.2140	M/E REPAIRS	60.00	60.00
Total BATTERIES PLUS BULBS:							60.00
BAUER BUILT TIRE CENTER							
04/16/2026	106206	2415 NEW TIRES	820093986	660.1509.2140	M/E REPAIRS	765.44	765.44
04/16/2026	106206	2416 NEW TIRES	820093993	660.1509.2140	M/E REPAIRS	803.99	803.99
Total BAUER BUILT TIRE CENTER:							1,569.43
BFIRST INDUSTRIAL							
04/16/2026	106207	HARDWARE	31061288-00	110.2101.4590	STREET SIGNS	41.17	41.17
04/16/2026	106207	BOLTS	31061288-02	110.2107.3044	M/E SUPPLIES	2.60	2.60
04/16/2026	106207	SNOW PLOW BOLTS	31061412-01	110.2115.3300	BLADES CHAINS ETC.	95.83	95.83
04/16/2026	106207	14" MILL FILES	31061536-00	600.8042.3590	MATERIAL	53.00	53.00
04/16/2026	106207	NUTS AND BOLTS	31061568-00	820.9601.3530	GARAGE SUPPLIES	10.14	10.14
04/16/2026	106207	SNOW PLOW BOLTS	31061569-00	110.2115.3300	BLADES CHAINS ETC.	18.01	18.01
04/16/2026	106207	BLUE MARKING PAINT	31061642-00	600.8042.3590	MATERIAL	117.40	117.40
Total BFIRST INDUSTRIAL:							338.15
BLACK PLBG HEATING & AIR COND							
04/16/2026	106208	PLUMB IN MOP SINK IN S	34348	110.2109.2190	REPAIRS AND MAINTENANCE	2,120.34	2,120.34
Total BLACK PLBG HEATING & AIR COND:							2,120.34
BLAZEK ELECTRIC							
04/16/2026	106209	ANNUAL ALARM TEST	5735	110.2109.2190	REPAIRS AND MAINTENANCE	882.52	882.52
Total BLAZEK ELECTRIC:							882.52
BLUE SKY SOLAR CO MASON CITY LLC							
04/16/2026	106210	SOLAR ENERGY	INV543	610.8121.2160	GAS & ELECTRICITY	2,355.05	2,355.05
Total BLUE SKY SOLAR CO MASON CITY LLC:							2,355.05
BMC AGGREGATES L.C.							
04/16/2026	106211	ROCK	241869	600.8002.3110	MAINTENANCE MATER	1,588.77	1,588.77
04/16/2026	106211	SAND FOR SNOW	242382	110.2115.3290	CINDERING AND SAN	2,213.95	2,213.95
Total BMC AGGREGATES L.C.:							3,802.72
BOUND TREE MEDICAL LLC							
04/16/2026	106212	EMS SUPPLIES	86168638	660.1509.3070	MEDICAL SUPPLIES	487.24	487.24
04/16/2026	106212	EMS SUPPLIES	86170445	660.1509.3070	MEDICAL SUPPLIES	41.47	41.47
Total BOUND TREE MEDICAL LLC:							528.71

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
BRADS AUTO REPAIR							
04/16/2026	106213	TIRE REPAIR	1021758	010.1102.2140	M/E REPAIRS	35.26	35.26
04/16/2026	106213	TIRES	1021961	010.1102.2140	M/E REPAIRS	543.58	543.58
Total BRADS AUTO REPAIR:							578.84
BROTHERS MARKET INC							
04/16/2026	106214	SPRAY PAINT	127842	020.4304.3110	MAINTENANCE MATER	7.99	7.99
04/16/2026	106214	UPS	127906	600.8001.3990	MISCELLANEOUS EXP	15.48	15.48
04/16/2026	106214	UPS	127910	610.8121.3110	MAINTENANCE MATER	18.46	18.46
04/16/2026	106214	GARBAGE CAN	127914	640.8305.3990	MISCELLANEOUS EXP	31.99	31.99
04/16/2026	106214	BROOM HANDLE	127924	110.2109.2190	REPAIRS AND MAINT	9.99	9.99
Total BROTHERS MARKET INC:							83.91
BULLINGER, ERIK							
04/16/2026	106215	2026 IAPFC SPRING CON	41736823	010.1501.2060	TRAVEL AND CONFER	135.52	135.52
Total BULLINGER, ERIK:							135.52
CARRICO AQUATIC RESOURCES INC							
04/16/2026	106216	WTR MGMT AGMT	20262070	020.4490.3035	OTHER SUPPLIES	639.17	639.17
Total CARRICO AQUATIC RESOURCES INC:							639.17
CDW GOVERNMENT INC							
04/16/2026	106217	NEW PC AND MONITORS	A17DF2I	015.6900.4060	OFFICE EQUIPMENT	2,264.35	2,264.35
04/16/2026	106217	SPEAKER BAR	A17Q44X	015.6900.4060	OFFICE EQUIPMENT	49.68	49.68
Total CDW GOVERNMENT INC:							2,314.03
CEMSTONE CONCRETE MATERIALS LLC							
04/16/2026	106218	CEMENT	8028782	620.8125.4610	STORM SEWERS	674.00	674.00
04/16/2026	106218	CONCRETE	8036046	620.8125.4610	STORM SEWERS	531.00	531.00
Total CEMSTONE CONCRETE MATERIALS LLC:							1,205.00
CENTRAL LOCK & KEY							
04/16/2026	106219	KEYS	123107	110.2109.2190	REPAIRS AND MAINT	51.50	51.50
04/16/2026	106219	DEADBOLT CHANGE - 81	E11854	010.1702.2550	DEMOLITIONS	169.00	169.00
Total CENTRAL LOCK & KEY:							220.50
CENTURYLINK							
04/16/2026	106220	PHONE SERVICE	333515345 0	610.8121.2040	PHONE EXPENSE	132.00	132.00
04/16/2026	106220	PHONE SERVICE	334019079 0	020.4490.2040	PHONE EXPENSE	76.00	76.00
04/16/2026	106220	PHONE SERVICE	334111197 0	020.4490.2040	PHONE EXPENSE	76.06	76.06
Total CENTURYLINK:							284.06
CERRO GORDO COUNTY RECORDER							
04/16/2026	106221	CG COUNTRY RECORDI	2026-1652 &	010.5401.2800	RECORDING FEES	49.00	49.00
Total CERRO GORDO COUNTY RECORDER:							49.00
CHICK-FIL-A							
04/16/2026	106222	ARENA CONCESSIONS	567988	670.8923.3135	CONCESSION SUPPLI	500.00	500.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/16/2026	106222	ARENA CONCESSIONS	572493	670.8923.3135	CONCESSION SUPPLI	565.00	565.00
Total CHICK-FIL-A:							1,065.00

CITY OF MASON CITY

04/16/2026	106223	POLICE	04/17/26 FIC	112.1101.1040	FICA	3,123.56	3,123.56
04/16/2026	106223	FIRE	04/17/26 FIC	112.1501.1040	FICA	1,746.58	1,746.58
04/16/2026	106223	BUILDING INSPECTOR	04/17/26 FIC	112.1701.1040	FICA	162.54	162.54
04/16/2026	106223	ANIMAL CONTROL	04/17/26 FIC	112.1901.1040	FICA	215.29	215.29
04/16/2026	106223	ELECTRICAL INSPECTO	04/17/26 FIC	112.1904.1040	FICA	215.30	215.30
04/16/2026	106223	PLUMBING INSPECTOR	04/17/26 FIC	112.1907.1040	FICA	238.98	238.98
04/16/2026	106223	NEIGHBORHOOD SERVI	04/17/26 FIC	112.1911.1040	FICA	543.32	543.32
04/16/2026	106223	TRAFFIC CONTROL	04/17/26 FIC	112.2404.1040	FICA	201.11	201.11
04/16/2026	106223	ENGINEERING	04/17/26 FIC	112.2601.1040	FICA	542.78	542.78
04/16/2026	106223	HEALTH DEPARTMENT	04/17/26 FIC	112.3401.1040	FICA	182.55	182.55
04/16/2026	106223	YOUTH TASK FORCE	04/17/26 FIC	010.3900.1040	FICA	332.78	332.78
04/16/2026	106223	BAND	04/17/26 FIC	112.4250.1040	FICA	32.30	32.30
04/16/2026	106223	PLANNING & ZONING	04/17/26 FIC	112.5401.1040	FICA	948.73	948.73
04/16/2026	106223	TRANSIT	04/17/26 FIC	080.5801.1040	FICA	146.35	146.35
04/16/2026	106223	CITY TRANSIT	04/17/26 FIC	080.5802.1040	FICA	1,020.38	1,020.38
04/16/2026	106223	MAYOR & COUNCIL	04/17/26 FIC	112.6101.1040	FICA	52.07	52.07
04/16/2026	106223	CITY ADMINISTRATOR	04/17/26 FIC	112.6105.1040	FICA	914.72	914.72
04/16/2026	106223	FINANCE	04/17/26 FIC	112.6201.1040	FICA	1,478.27	1,478.27
04/16/2026	106223	INFORMATION TECH	04/17/26 FIC	112.6202.1040	FICA	225.49	225.49
04/16/2026	106223	GIS TECHNOLOGY	04/17/26 FIC	112.6203.1040	FICA	197.14	197.14
04/16/2026	106223	CITY CLERK	04/17/26 FIC	112.6204.1040	FICA	246.22	246.22
04/16/2026	106223	HUMAN RESOURCES	04/17/26 FIC	112.6401.1040	FICA	632.41	632.41
04/16/2026	106223	PARKS	04/17/26 FIC	112.4301.1040	FICA	1,089.52	1,089.52
04/16/2026	106223	RECREATION	04/17/26 FIC	112.4401.1040	FICA	1,220.72	1,220.72
04/16/2026	106223	SWIMMING POOL	04/17/26 FIC	112.4401.1040	FICA	17.67	17.67
04/16/2026	106223	LIBRARY	04/17/26 FIC	030.4101.1040	FICA	2,320.14	2,320.14
04/16/2026	106223	MUSEUM	04/17/26 FIC	040.4202.1040	FICA	735.17	735.17
04/16/2026	106223	MUSEUM GRANTS	04/17/26 FIC	040.4222.1040	FICA	162.06	162.06
04/16/2026	106223	AIRPORT	04/17/26 FIC	050.2801.1040	FICA	1,134.90	1,134.90
04/16/2026	106223	CEMETERY	04/17/26 FIC	070.4501.1040	FICA	665.75	665.75
04/16/2026	106223	STREET	04/17/26 FIC	110.2105.1040	FICA	3,672.91	3,672.91
04/16/2026	106223	CDBG-OOREHAB	04/17/26 FIC	147.5917.1040	FICA	50.30	50.30
04/16/2026	106223	CITY ADMINISTERED GR	04/17/26 FIC	142.5910.1040	FICA	33.54	33.54
04/16/2026	106223	R C RENAISSANCE	04/17/26 FIC	680.7537.1040	FICA	384.74	384.74
04/16/2026	106223	WATER	04/17/26 FIC	600.8012.1040	FICA	4,209.21	4,209.21
04/16/2026	106223	WATER-SO	04/17/26 FIC	600.8012.1040	FICA	160.16	160.16
04/16/2026	106223	SEWER-SO	04/17/26 FIC	610.8121.1040	FICA	160.16	160.16
04/16/2026	106223	SEWER	04/17/26 FIC	610.8121.1040	FICA	3,166.38	3,166.38
04/16/2026	106223	SANITARY SEWER MAIN	04/17/26 FIC	610.8123.1040	FICA	347.21	347.21
04/16/2026	106223	PARKING	04/17/26 FIC	630.8203.1040	FICA	129.72	129.72
04/16/2026	106223	SANITATION	04/17/26 FIC	640.8305.1040	FICA	2,026.79	2,026.79
04/16/2026	106223	GOLF COURSE	04/17/26 FIC	650.8901.1040	FICA	586.83	586.83
04/16/2026	106223	FIRE-AMBULANCE	04/17/26 FIC	660.1507.1040	FICA	517.63	517.63
04/16/2026	106223	REC ARENA	04/17/26 FIC	670.8921.1040	FICA	64.72	64.72
04/16/2026	106223	INTERNAL SERV	04/17/26 FIC	820.9601.1040	FICA	596.13	596.13

Total CITY OF MASON CITY:

36,851.23

CITY OF MASON CITY IPERS

04/16/2026	106224	POLICE	04/17/2026 I	112.1101.1050	IPERS	1,247.80	1,247.80
04/16/2026	106224	FIRE	04/17/2026 I	112.1501.1050	IPERS	182.38	182.38
04/16/2026	106224	BUILDING INSPECTOR	04/17/2026 I	112.1701.1050	IPERS	221.58	221.58

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/16/2026	106224	ANIMAL CONTROL	04/17/2026 I	112.1901.1050	IPERS	297.77	297.77
04/16/2026	106224	ELECTRICAL INSPECTO	04/17/2026 I	112.1904.1050	IPERS	265.69	265.69
04/16/2026	106224	PLUMBING INSPECTOR	04/17/2026 I	112.1907.1050	IPERS	325.34	325.34
04/16/2026	106224	NEIGHBORHOOD SERVI	04/17/2026 I	112.1911.1050	IPERS	726.13	726.13
04/16/2026	106224	TRAFFIC CONTROL	04/17/2026 I	112.2404.1050	IPERS	248.16	248.16
04/16/2026	106224	ENGINEERING	04/17/2026 I	112.2601.1050	IPERS	735.63	735.63
04/16/2026	106224	HEALTH DEPARTMENT	04/17/2026 I	112.3401.1050	IPERS	260.09	260.09
04/16/2026	106224	YOUTH TASK FORCE	04/17/2026 I	010.3900.1050	IPERS	475.86	475.86
04/16/2026	106224	BAND	04/17/2026 I	112.4250.1050	IPERS	39.86	39.86
04/16/2026	106224	PLANNING & ZONING	04/17/2026 I	112.5401.1050	IPERS	1,301.21	1,301.21
04/16/2026	106224	TRANSIT	04/17/2026 I	080.5801.1050	IPERS	192.04	192.04
04/16/2026	106224	CITY TRANSIT	04/17/2026 I	080.5802.1050	IPERS	1,259.14	1,259.14
04/16/2026	106224	MAYOR & COUNCIL	04/17/2026 I	112.6101.1050	IPERS	339.05	339.05
04/16/2026	106224	CITY ADMINISTRATOR	04/17/2026 I	112.6105.1050	IPERS	1,207.66	1,207.66
04/16/2026	106224	FINANCE	04/17/2026 I	112.6201.1050	IPERS	1,943.76	1,943.76
04/16/2026	106224	INFORMATION TECH	04/17/2026 I	112.6202.1050	IPERS	301.63	301.63
04/16/2026	106224	GIS TECH	04/17/2026 I	112.6203.1050	IPERS	258.12	258.12
04/16/2026	106224	CITY CLERK	04/17/2026 I	112.6204.1050	IPERS	323.15	323.15
04/16/2026	106224	HUMAN RESOURCES	04/17/2026 I	112.6401.1050	IPERS	901.13	901.13
04/16/2026	106224	PARKS	04/17/2026 I	112.4301.1050	IPERS	1,463.02	1,463.02
04/16/2026	106224	RECREATION	04/17/2026 I	112.4401.1050	IPERS	1,465.01	1,465.01
04/16/2026	106224	LIBRARY	04/17/2026 I	030.4101.1050	IPERS	3,085.15	3,085.15
04/16/2026	106224	MUSEUM	04/17/2026 I	040.4202.1050	IPERS	998.92	998.92
04/16/2026	106224	MUSEUM GRANTS	04/17/2026 I	040.4222.1050	IPERS	201.95	201.95
04/16/2026	106224	AIRPORT	04/17/2026 I	050.2801.1050	IPERS	1,475.11	1,475.11
04/16/2026	106224	CEMETERY	04/17/2026 I	070.4501.1050	IPERS	896.13	896.13
04/16/2026	106224	STREET	04/17/2026 I	110.2105.1050	IPERS	4,745.50	4,745.50
04/16/2026	106224	R C RENAISSANCE	04/17/2026 I	680.7537.1050	IPERS	463.00	463.00
04/16/2026	106224	CITY ADMINISTERED GR	04/17/2026 I	142.5910.1050	IPERS	46.64	46.64
04/16/2026	106224	LHAP	04/17/2026 I	147.5917.1050	IPERS	69.97	69.97
04/16/2026	106224	WATER	04/17/2026 I	600.8012.1050	IPERS	5,602.89	5,602.89
04/16/2026	106224	WATER-SO	04/17/2026 I	600.8012.1050	IPERS	211.67	211.67
04/16/2026	106224	SEWER-SO	04/17/2026 I	610.8121.1050	IPERS	211.69	211.69
04/16/2026	106224	SEWER	04/17/2026 I	610.8121.1050	IPERS	4,172.43	4,172.43
04/16/2026	106224	SANITARY SEWER MAIN	04/17/2026 I	610.8123.1050	IPERS	453.81	453.81
04/16/2026	106224	PARKING	04/17/2026 I	630.8203.1050	IPERS	176.19	176.19
04/16/2026	106224	SANITATION	04/17/2026 I	640.8305.1050	IPERS	2,713.22	2,713.22
04/16/2026	106224	GOLF COURSE	04/17/2026 I	650.8901.1050	IPERS	525.31	525.31
04/16/2026	106224	AMBULANCE	04/17/2026 I	660.1507.1050	IPERS	108.33	108.33
04/16/2026	106224	RCR ARENA	04/17/2026 I	670.8921.1050	IPERS	57.03	57.03
04/16/2026	106224	INTERNAL SERVICE	04/17/2026 I	820.9601.1050	IPERS	761.03	761.03
Total CITY OF MASON CITY IPERS:							42,957.18
COLUMN SOFTWARE PBC							
04/16/2026	106225	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	78.09	78.09
04/16/2026	106225	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	101.43	101.43
04/16/2026	106225	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	357.42	357.42
04/16/2026	106225	GLOBE	1ACBCB4B-	010.6900.2790	LEGAL PUBLICATIONS	215.74	215.74
Total COLUMN SOFTWARE PBC:							752.68
COLWELL MOTORS							
04/16/2026	106226	TIRES AND BATTERY	302925	010.1102.2140	M/E REPAIRS	286.90	286.90
Total COLWELL MOTORS:							286.90

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CONNECTIONS INC EAP							
04/16/2026	106227	EAP TRAINING - AIRPOR	032626	050.2806.2080	EDUCATION AND TRAI	60.65	60.65
04/16/2026	106227	EAP TRAINING - CEMETE	032626	070.4504.3990	MISCELLANEOUS EXP	60.65	60.65
04/16/2026	106227	EAP TRAINING - PUBLIC	032626	110.2105.3770	SAFETY EXPENSE	242.56	242.56
Total CONNECTIONS INC EAP:							363.86
CONSOLIDATED ELECTRICAL DIST							
04/16/2026	106228	CITY HALL - LIGHTING	1229283	010.6501.2190	REPAIRS AND MAINT	147.50	147.50
Total CONSOLIDATED ELECTRICAL DIST:							147.50
CONSOLIDATED ENERGY COMPANY							
04/16/2026	106229	FUEL - MARCH 2026	3940038	542.1111.3750	FUEL	43.30	43.30
04/16/2026	106229	GOLF 50 @ \$3.99	3942795	650.8908.3750	FUEL	199.50	199.50
04/16/2026	106229	GOLF GAS 380 @ \$3.62	3942796	650.8908.3750	FUEL	1,373.70	1,373.70
04/16/2026	106229	WASTE WATER PROPAN	3958101	610.8121.2160	GAS & ELECTRICITY	1,555.30	1,555.30
04/16/2026	106229	STREET 350 @ \$4.24	3958813	110.2107.3750	FUEL	1,484.00	1,484.00
04/16/2026	106229	DISCOUNT	3958813	110.2107.3750	FUEL	17.50-	17.50-
04/16/2026	106229	POLICE 8002 @ \$2.83	3959671	010.1102.3750	FUEL	22,621.65	22,621.65
04/16/2026	106229	STREET 519.2 @ \$4.24	3966102	110.2107.3750	FUEL	2,201.41	2,201.41
04/16/2026	106229	DISCOUNT	3966102	110.2107.3750	FUEL	25.96-	25.96-
04/16/2026	106229	WASTE WATER 20# REIL	94324	610.8121.2160	GAS & ELECTRICITY	18.69	18.69
Total CONSOLIDATED ENERGY COMPANY:							29,454.09
COOLEY PUMPING LLC							
04/16/2026	106230	HIGHLAND PROFESSION	252432	650.8901.2740	PROFESSIONAL SERV	125.00	125.00
04/16/2026	106230	COMMUNITY GARDEN P	253311	020.4304.4922	PARK IMPROVEMENT	115.00	115.00
04/16/2026	106230	COMMUNITY GARDEN P	253317	020.4304.4922	PARK IMPROVEMENT	115.00	115.00
04/16/2026	106230	YOUTH SOCCER PROFE	253329	535.4401.2740	PROFESSIONAL SERV	265.00	265.00
04/16/2026	106230	COMMUNITY GARDEN P	253332	020.4304.4922	PARK IMPROVEMENT	115.00	115.00
04/16/2026	106230	ADULT SPORTS COMPLE	253340	530.4401.4830	BALL DIAMONDS	115.00	115.00
Total COOLEY PUMPING LLC:							850.00
CORNICK, KATRINA							
04/16/2026	106231	CMC ROPE RESCUE TEC	ORD-3638	010.1501.2060	TRAVEL AND CONFER	1,475.00	1,475.00
Total CORNICK, KATRINA:							1,475.00
CROELL REDI-MIX INC							
04/16/2026	106232	CEMENT	1064318	600.8002.3470	MAINS - REPAIR MATE	2,010.00	2,010.00
04/16/2026	106232	CONCRETE REPAIR	1065170	600.8002.3490	VALVES - REPAIR MAT	4,150.00	4,150.00
04/16/2026	106232	CEMENT FOR VALVE RE	1065544	600.8002.3490	VALVES - REPAIR MAT	1,363.25	1,363.25
Total CROELL REDI-MIX INC:							7,523.25
D & D SALES							
04/16/2026	106233	VINYL DECALS	122439S	040.4213.2443	EXHIBIT COSTS	91.00	91.00
04/16/2026	106233	HIGHLAND PRINTING SE	260107	650.8901.2030	DUES & PUBLICATION	210.00	210.00
04/16/2026	106233	D&D 2026 HPC AWARD	3493T	015.5401.2750	HISTORIC PRESERVAT	75.00	75.00
Total D & D SALES:							376.00
DAHLEY, JUDITH KAY							
04/16/2026	106234	PROF SRVC - TRANSCRI	04072026	010.6204.2740	PROFESSIONAL SERV	129.10	129.10

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Total DAHLEY,JUDITH KAY:							129.10
DAKOTA SUPPLY GROUP							
04/16/2026	106235	RAKES	S105496906.	600.8042.3590	MATERIAL	252.00	252.00
04/16/2026	106235	SAFTEY CONES, RAGS	S105532204.	600.8042.3590	MATERIAL	243.12	243.12
Total DAKOTA SUPPLY GROUP:							495.12
DALEY'S PLUMBING INC							
04/16/2026	106236	WATER HEATER & BOILE	349914	660.1508.2150	BUILDING REPAIRS AN	1,645.00	1,645.00
04/16/2026	106236	WATER HEATER & BOILE	349914	010.1502.2150	BUILDING REPAIRS AN	1,645.00	1,645.00
Total DALEY'S PLUMBING INC:							3,290.00
DECKER SPORTING GOODS							
04/16/2026	106237	REC. YOUTH SHIRT - SO	AAN037357-	020.4408.3035	OTHER SUPPLIES	1,470.00	1,470.00
04/16/2026	106237	REC. YOUTH SHIRT - SO	AAN037436-	020.4408.3035	OTHER SUPPLIES	145.00	145.00
Total DECKER SPORTING GOODS:							1,615.00
DXP COMPANY							
04/16/2026	106238	GUAGE	55746749	010.2990.3044	M/E SUPPLIES	45.57	45.57
Total DXP COMPANY:							45.57
ECHO ELECTRIC							
04/16/2026	106239	TRADESMAN CARRYING	S011819990.	820.9601.3310	TOOLS AND SUPPLIES	32.98	32.98
04/16/2026	106239	TRAFFIC SIGNAL MATERI	S011850071.	110.2101.4600	TRAFFIC SIGNALS	18.45	18.45
04/16/2026	106239	SALES TAX EXEMPT	S011850071.	110.2101.4600	TRAFFIC SIGNALS	1.21-	1.21-
04/16/2026	106239	TRAFFIC SIGNAL MATERI	S011850106.	110.2101.4600	TRAFFIC SIGNALS	12.60	12.60
04/16/2026	106239	SALES TAX EXEMPT	S011850106.	110.2101.4670	STREET LIGHTING	.82-	.82-
04/16/2026	106239	TRAFFIC SIGNAL MATTE	S011850148.	110.2101.4600	TRAFFIC SIGNALS	24.13	24.13
04/16/2026	106239	SALES TAX EXEMPT	S011850148.	110.2101.4600	TRAFFIC SIGNALS	1.58-	1.58-
04/16/2026	106239	TRAFFIC SIGNAL MATERI	S011855530.	110.2101.4600	TRAFFIC SIGNALS	74.71	74.71
04/16/2026	106239	MISC. TOOLS	S011860315.	010.2601.3044	M/E SUPPLIES	29.17	29.17
04/16/2026	106239	SALES TAX EXEMPT	S011860315.	010.2601.3044	M/E SUPPLIES	1.91-	1.91-
04/16/2026	106239	CINEMA 5	S011865302.	310.7537.4644	SITE IMPROVEMENTS	7.75	7.75
Total ECHO ELECTRIC:							194.27
ELITE BOXING ACADEMY							
04/16/2026	106240	MIRRORS	00026	660.1508.2150	BUILDING REPAIRS AN	500.00	500.00
Total ELITE BOXING ACADEMY:							500.00
ELSBERND,RANDY							
04/16/2026	106241	2026 IASFSI CONFEREN	85319981	010.1501.2060	TRAVEL AND CONFER	333.76	333.76
Total ELSBERND,RANDY:							333.76
ENTERPRISE FM TRUST							
04/16/2026	106242	LEASED VEHICLES	FBN5592228	015.6900.3990	MISCELLANEOUS EXP	12,730.17	12,730.17
04/16/2026	106242	LEASED VEHICLES	FBN5618589	015.6900.3990	MISCELLANEOUS EXP	12,729.97	12,729.97
Total ENTERPRISE FM TRUST:							25,460.14

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EOCENE ENVIRONMENTAL GROUP INC							
04/16/2026	106243	BROWNFIELD ASSESSM	0426103806	142.5910.2740	PROFESSIONAL SERV	4,642.85	4,642.85
Total EOCENE ENVIRONMENTAL GROUP INC:							4,642.85
FAST LANE AUTO CARE							
04/16/2026	106244	CAR WASH SUPPLIES	S29395	010.1102.2140	M/E REPAIRS	149.94	149.94
Total FAST LANE AUTO CARE:							149.94
FASTENAL COMPANY							
04/16/2026	106245	EYEWEAR	342754	020.4304.3770	SAFETY EXPENSE	47.94	47.94
04/16/2026	106245	BOLTS	342922	600.8011.3199	WATER METERS	46.24	46.24
04/16/2026	106245	STREET LIGHT REPAIR M	342935	110.2101.4670	STREET LIGHTING	31.24	31.24
04/16/2026	106245	STREET LIGHT REPAIR M	343003	110.2101.4670	STREET LIGHTING	3.39	3.39
Total FASTENAL COMPANY:							128.81
FLOYD & LEONARD AUTO ELECTRIC							
04/16/2026	106246	CHAINSAW PARTS	203232	110.2101.4860	TREES	392.03	392.03
04/16/2026	106246	MOWING HEAD	203254	020.4308.3044	M/E SUPPLIES	46.78	46.78
04/16/2026	106246	CHAINSAW	203522	110.2101.4860	TREES	767.99	767.99
04/16/2026	106246	CHAINSAW PARTS	203795	110.2101.4860	TREES	101.43	101.43
04/16/2026	106246	CHAINSAW PARTS	204006	110.2101.4860	TREES	10.39	10.39
Total FLOYD & LEONARD AUTO ELECTRIC:							1,318.62
FMFS/REPRESENTATIVE PAYEE							
04/16/2026	106247	PRF1-AMB REFUND	MCFD20250	660.1507.5510	REFUND	45.00	45.00
Total FMFS/REPRESENTATIVE PAYEE:							45.00
GLOVE PRO PLUS LLC							
04/16/2026	106248	FIRST AID SUPPLIES	0002-000305	010.6915.3035	OTHER SUPPLIES	21.70	21.70
Total GLOVE PRO PLUS LLC:							21.70
GORDON FLESCH COMPANY INC							
04/16/2026	106249	COPIER MAINTENANCE	IN15533474	010.1101.2090	EQUIPMENT MAINTEN	7.01	7.01
Total GORDON FLESCH COMPANY INC:							7.01
GRP & ASSOCIATES INC							
04/16/2026	106250	SHARPS DISPOSAL	330989	010.1101.3990	MISCELLANEOUS EXP	83.00	83.00
Total GRP & ASSOCIATES INC:							83.00
HEARTLAND ASPHALT							
04/16/2026	106251	COLD PATCH	46724	110.2101.4660	PAVING REPAIR	2,721.60	2,721.60
Total HEARTLAND ASPHALT:							2,721.60
HUBER SUPPLY COMPANY							
04/16/2026	106252	TANK RENTAL	3249281	610.8121.3110	MAINTENANCE MATER	111.60	111.60
04/16/2026	106252	REFILL TANKS	3249282	110.2107.3044	M/E SUPPLIES	55.80	55.80
04/16/2026	106252	TANK LEASE	3249283	600.8002.3310	TOOLS AND SUPPLIES	27.90	27.90
04/16/2026	106252	MEDICAL OXYGEN DELIV	3250396	660.1509.3070	MEDICAL SUPPLIES	103.63	103.63

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Total HUBER SUPPLY COMPANY:							298.93
HUNT ELECTRIC,JIM							
04/16/2026	106253	CIP #26-139 - POND AER	16230	015.4504.4010	CAPITAL OUTLAY	755.89	755.89
Total HUNT ELECTRIC,JIM:							755.89
HY-VEE 1413							
04/16/2026	106254	GOLF CONCESSIONS	1122026	650.8906.3135	CONCESSION SUPPLI	1,060.42	1,060.42
Total HY-VEE 1413:							1,060.42
INSIGHT PUBLIC SECTOR INC							
04/16/2026	106255	NEW (ANNUAL) - 1 USER	1101375186	010.1101.2110	COMPUTER EXPENSE	120.75	120.75
04/16/2026	106255	SALES TAX EXEMPT	1101375186	010.1101.2110	COMPUTER EXPENSE	7.90-	7.90-
Total INSIGHT PUBLIC SECTOR INC:							112.85
J & J MACHINING WELDING							
04/16/2026	106256	ANGLE IRON	90120	110.2107.3044	M/E SUPPLIES	6.48	6.48
Total J & J MACHINING WELDING:							6.48
JCL SOLUTIONS - JANITOR'S CLOSET							
04/16/2026	106257	SB MALL JANITORIAL	2028859	680.7537.3090	BUILDING SUPPLIES	95.51	95.51
04/16/2026	106257	SB MALL JANITORIAL	2031980-1	680.7537.3090	BUILDING SUPPLIES	39.68	39.68
04/16/2026	106257	SB MALL JANITORIAL	2032403	680.7537.3090	BUILDING SUPPLIES	185.66	185.66
04/16/2026	106257	SB MALL JANITORIAL	2032971	680.7537.3090	BUILDING SUPPLIES	180.16	180.16
Total JCL SOLUTIONS - JANITOR'S CLOSET:							501.01
JOHNSON, MERIEL							
04/16/2026	106258	IPRA CONF: PER DIEM	3/23-3/26/20	020.4401.2060	TRAVEL AND CONFER	114.75	114.75
Total JOHNSON, MERIEL:							114.75
KING CONSTRUCTION INC							
04/16/2026	106259	CINEMA 5 THEATRE	14425	310.7537.4644	SITE IMPROVEMENTS	562.50	562.50
Total KING CONSTRUCTION INC:							562.50
LANDFILL OF NORTH IOWA							
04/16/2026	106260	LANDFILL CHARGE	39007	640.8301.2570	LANDFILL USE CHARG	19,280.19	19,280.19
04/16/2026	106260	LANDFILL CHARGE	39016	610.8121.3110	MAINTENANCE MATER	468.92	468.92
Total LANDFILL OF NORTH IOWA:							19,749.11
LEDOUX SIGNS							
04/16/2026	106261	CEMETERY DIRECTIONA	20260110	070.4501.2020	ADVERTISING (GENER	147.00	147.00
04/16/2026	106261	TRUCK STICKERS	20260122	640.8305.3035	OTHER SUPPLIES	44.00	44.00
Total LEDOUX SIGNS:							191.00
LIFE-ASSIST INC							
04/16/2026	106262	EMS SUPPLIES	2050450	660.1509.3070	MEDICAL SUPPLIES	58.80	58.80
04/16/2026	106262	EMS SUPPLIES	2100856	660.1509.3070	MEDICAL SUPPLIES	279.25	279.25

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04/16/2026	106262	EMS SUPPLIES	2101752	660.1509.3070	MEDICAL SUPPLIES	293.20	293.20
04/16/2026	106262	EMS SUPPLIES	2102564	660.1509.3070	MEDICAL SUPPLIES	323.02	323.02
Total LIFE-ASSIST INC:							954.27
LISTER CONCRETE PRODUCTS							
04/16/2026	106263	CONCRETE PADS FOR F	5885	070.4504.3390	FOUNDATION MATERI	5,846.50	5,846.50
Total LISTER CONCRETE PRODUCTS:							5,846.50
MACQUEEN EQUIPMENT INC							
04/16/2026	106264	SWEeper REPAIRS	W05809	110.2107.2140	M/E REPAIRS	3,073.40	3,073.40
Total MACQUEEN EQUIPMENT INC:							3,073.40
MASON CITY HIGH SCHOOL							
04/16/2026	106265	BUS SUBSIDY	04102026	040.4222.2673	TRANSIT SUBSIDY	60.00	60.00
Total MASON CITY HIGH SCHOOL:							60.00
MASON CITY PUBLIC UTILITIES							
04/16/2026	106266	SB MALL UTILITIES	280-0490-03	680.7537.2162	WATER/SEWER UTILIT	289.34	289.34
04/16/2026	106266	SB MALL UTILITIES	280-0550-03	680.7537.2162	WATER/SEWER UTILIT	567.44	567.44
04/16/2026	106266	SB MALL UTILITIES	280-0600-03	680.7537.2162	WATER/SEWER UTILIT	289.34	289.34
04/16/2026	106266	SB MALL UTILITIES	280-0650-03	680.7537.2162	WATER/SEWER UTILIT	355.17	355.17
04/16/2026	106266	ARENA UTILITIES	280-0660-01	670.8923.2160	GAS & ELECTRICITY	1,467.52	1,467.52
04/16/2026	106266	UTILITIES-HIGHLAND	348-5670-18	650.8904.3110	MAINTENANCE MATER	525.72	525.72
Total MASON CITY PUBLIC UTILITIES:							3,494.53
MCMaster-CARR SUPPLY							
04/16/2026	106267	HOSE CLAMPS	62772166	610.8121.3110	MAINTENANCE MATER	166.03	166.03
Total MCMaster-CARR SUPPLY:							166.03
MECHANICAL AIR SYSTEMS							
04/16/2026	106268	SB MALL FINAL PREVEN	SD3822	680.7537.2150	BUILDING REPAIRS AN	329.68	329.68
Total MECHANICAL AIR SYSTEMS:							329.68
MEDIACOM							
04/16/2026	106269	BASIC CABLE	8384960010	610.8121.3019	OFFICE SUPPLIES	143.60	143.60
Total MEDIACOM:							143.60
MENARDS							
04/16/2026	106270	HEX KEYS	49981	600.8002.3310	TOOLS AND SUPPLIES	14.69	14.69
04/16/2026	106270	GLOVES	49981	600.8012.3770	SAFETY EXPENSE	16.99	16.99
04/16/2026	106270	GLOVES	51136	110.2105.3770	SAFETY EXPENSE	117.94	117.94
04/16/2026	106270	CHARGERS	51284	110.2105.3019	OFFICE SUPPLIES	32.97	32.97
04/16/2026	106270	SUPPLIES	51607	010.2404.3044	M/E SUPPLIES	6.00	6.00
04/16/2026	106270	LEASER HOSE, HOSE VA	51749	070.4504.3310	TOOLS AND SUPPLIES	41.23	41.23
04/16/2026	106270	4" SEWER COUPLING	52065	020.4304.3110	MAINTENANCE MATER	11.56	11.56
04/16/2026	106270	ME SUPPLIES	52066	010.1503.3044	M/E SUPPLIES	20.91	20.91
04/16/2026	106270	SHOP & BLDG RPRS-MAI	52066	660.1508.2150	BUILDING REPAIRS AN	44.26	44.26
04/16/2026	106270	LIME AWAY	52080	610.8121.3110	MAINTENANCE MATER	33.92	33.92
04/16/2026	106270	CONCRETE SUPPLIES	52091	620.8125.4610	STORM SEWERS	90.96	90.96

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
04/16/2026	106270	JANITORIAL SUPPLIES	52448	680.7537.2150	BUILDING REPAIRS AN	36.55	36.55
04/16/2026	106270	BULIDING SUPPLIES	52450	010.1103.2150	BUILDING REPAIRS AN	11.12	11.12
04/16/2026	106270	ME SUPPLIES	52501	010.1503.3044	M/E SUPPLIES	7.96	7.96
04/16/2026	106270	SHOP & BLDG MAINT-RP	52501	660.1508.2150	BUILDING REPAIRS AN	32.15	32.15
04/16/2026	106270	SUPPLIES	52506	010.2404.3044	M/E SUPPLIES	2.11	2.11
04/16/2026	106270	PLUMBING INSPECTOR	52508	010.1907.2140	M/E REPAIRS	9.99	9.99
04/16/2026	106270	BUILDING REPAIR SUPPL	52508	010.6501.2190	REPAIRS AND MAINTEN	115.11	115.11
04/16/2026	106270	HIGHLAND CLUBHOUSE	52578	650.8906.2150	BUILDING REPAIRS AN	47.64	47.64
04/16/2026	106270	SEWER PIPE AND COUP	52735	620.8125.4610	STORM SEWERS	33.61	33.61
04/16/2026	106270	SB MALL JANITORIAL SU	52757	680.7537.3090	BUILDING SUPPLIES	4.58	4.58
04/16/2026	106270	SHOP & BLDG RPRS-MAI	52809	660.1508.2150	BUILDING REPAIRS AN	79.45	79.45
Total MENARDS:							811.70
MERCYONE NORTH IOWA MEDICAL CENTER							
04/16/2026	106271	FIT FOR JAIL	H131000090	010.1101.3990	MISCELLANEOUS EXP	393.00	393.00
Total MERCYONE NORTH IOWA MEDICAL CENTER:							393.00
MIDLAND SCIENTIFIC INC							
04/16/2026	106272	LAB SUPPLIES	7107110	610.8121.3070	LABORATORY SUPPLI	535.89	535.89
Total MIDLAND SCIENTIFIC INC:							535.89
MIDWEST BREATHING AIR LLC							
04/16/2026	106273	NFPA COMPLIANT QUAR	12662	010.1502.2150	BUILDING REPAIRS AN	215.30	215.30
Total MIDWEST BREATHING AIR LLC:							215.30
MITCHELL, ALEXANDER & REBECCA							
04/16/2026	106274	MAILBOX	02202026	110.2115.3990	MISCELLANEOUS EXP	50.00	50.00
Total MITCHELL, ALEXANDER & REBECCA:							50.00
MTI DISTRIBUTING INC							
04/16/2026	106275	GOLF COURSE MAINTEN	1506240-00	650.8908.2140	M/E REPAIRS	5,883.89	5,883.89
04/16/2026	106275	GOLF COURSE MAINTEN	1506892-00	650.8908.2140	M/E REPAIRS	906.26	906.26
Total MTI DISTRIBUTING INC:							6,790.15
MUNICIPAL FIRE AND POLICE							
04/16/2026	106276	CITY SHARE 4/17/26	4/17/2026	114.1101.5661	PAYMENT TO MFPRSI	34,119.28	34,119.28
04/16/2026	106276	CITY SHARE 4/17/26	4/17/2026	116.1501.5661	PAYMENT TO MFPRSI	24,369.12	24,369.12
04/16/2026	106276	CITY SHARE 4/17/26	4/17/2026	660.1507.5661	PAYMENT TO MFPRSI	6,794.15	6,794.15
Total MUNICIPAL FIRE AND POLICE:							65,282.55
MUNICIPAL SUPPLY COMPANY							
04/16/2026	106277	MEGA-LUGS, GASKETS,	0971925-IN	600.8042.3590	MATERIAL	769.70	769.70
Total MUNICIPAL SUPPLY COMPANY:							769.70
NAPA AUTO PARTS							
04/16/2026	106278	LED U80	481219	020.4308.3044	M/E SUPPLIES	38.21	38.21
04/16/2026	106278	AIR FILTERE	481630	110.2107.3044	M/E SUPPLIES	58.61	58.61
04/16/2026	106278	GRSE GUN	481754	110.2107.3260	SHOP SUPPLIES	79.35	79.35
04/16/2026	106278	FITTINGS	481877	600.8012.3044	M/E SUPPLIES	8.85	8.85

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04/16/2026	106278	FITTINGS	481916	110.2107.3044	M/E SUPPLIES	145.38	145.38
04/16/2026	106278	FILTERS	482719	110.2107.3044	M/E SUPPLIES	159.58	159.58
Total NAPA AUTO PARTS:							489.98
NASSCO INC							
04/16/2026	106279	TP, COPY PAPER	6689274	600.8042.3590	MATERIAL	286.98	286.98
Total NASSCO INC:							286.98
NATIONAL ALLIANCE FOR YOUTH							
04/16/2026	106280	REC BACKGROUND CHE	0409202613	020.4408.3990	MISCELLANEOUS EXP	340.00	340.00
Total NATIONAL ALLIANCE FOR YOUTH:							340.00
NATIONAL ASSOCIATION OF FIELD							
04/16/2026	106281	FTO TRAINING	5174	010.1101.2080	EDUCATION AND TRAI	750.00	750.00
Total NATIONAL ASSOCIATION OF FIELD:							750.00
NIACOG							
04/16/2026	106282	BUS MAINTENANCE (MA	42605	080.5802.2140	M/E REPAIRS	4,029.82	4,029.82
04/16/2026	106282	FACILITY/CUSTODIAL (M	42607	080.5802.2740	PROFESSIONAL SERV	1,563.25	1,563.25
04/16/2026	106282	FACILITY/CUSTODIAL (M	42607	080.5802.3044	M/E SUPPLIES	324.55	324.55
04/16/2026	106282	FACILITY/CUSTODIAL (M	42607	080.5802.2160	GAS & ELECTRICITY	572.81	572.81
04/16/2026	106282	FACILITY/CUSTODIAL (M	42607	080.5802.2150	BUILDING REPAIRS AN	1,233.61	1,233.61
Total NIACOG:							7,724.04
NORTH CENTRAL INTERNATIONAL							
04/16/2026	106283	BATTERY CORE CREDIT	X223022496:	640.8305.3044	M/E SUPPLIES	37.50-	37.50-
04/16/2026	106283	BRAKE PARTS	X223022550:	610.8121.2140	M/E REPAIRS	50.00-	50.00-
04/16/2026	106283	BRAKE KIT CREDIT	X223022551:	640.8305.3044	M/E SUPPLIES	135.00-	135.00-
04/16/2026	106283	DRUM BRAKE KIT CREDI	X223022552:	110.2107.3044	M/E SUPPLIES	90.00-	90.00-
04/16/2026	106283	BRAKE CHAMBER	X223022578:	600.8012.3044	M/E SUPPLIES	188.80	188.80
04/16/2026	106283	BRAKE KIT & DRUM	X223022584:	640.8305.3044	M/E SUPPLIES	347.90	347.90
04/16/2026	106283	TRUCK WIRE	X223022620:	110.2107.3044	M/E SUPPLIES	55.44	55.44
04/16/2026	106283	TRUCK WIRES	X223022622:	110.2107.3044	M/E SUPPLIES	88.08	88.08
Total NORTH CENTRAL INTERNATIONAL:							367.72
NORTH IOWA EVENTS CENTER							
04/16/2026	106284	WATERSHED VENDOR A	7/29-8/2/202	550.5920.2740	PROFESSIONAL SERV	250.00	250.00
Total NORTH IOWA EVENTS CENTER:							250.00
NUNEZ, MICHAEL							
04/16/2026	106285	HAZMAT CERT FEES - W	23429070	010.1501.2080	EDUCATION AND TRAI	27.13	27.13
04/16/2026	106285	HAZMAT CERT FEES - PR	23459924	010.1501.2080	EDUCATION AND TRAI	27.13	27.13
Total NUNEZ, MICHAEL:							54.26
PACKARD ELECTRIC							
04/16/2026	106286	VFD REPLACEMNT EFFLI	47810	610.8121.2190	REPAIRS AND MAINTEN	9,358.41	9,358.41
04/16/2026	106286	A3	47848	600.8001.3460	WELLS - MATERIAL	207.50	207.50

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Total PACKARD ELECTRIC:							9,565.91
PAULY,BRIAN							
04/16/2026	106287	NO SCHOOL CAMP - EDI	103265784	020.4408.3990	MISCELLANEOUS EXP	238.00	238.00
04/16/2026	106287	IPRA SPRING CONF: PER	3/23-3/25/20	020.4401.2060	TRAVEL AND CONFER	76.50	76.50
Total PAULY,BRIAN:							314.50
PETRO BLEND CORP							
04/16/2026	106288	OIL	205466	110.2107.3044	M/E SUPPLIES	1,545.96	1,545.96
Total PETRO BLEND CORP:							1,545.96
PETTY CASH - AMBULANCE							
04/16/2026	106289	MEYER RETIREMENT	051262	010.1501.3035	OTHER SUPPLIES	32.50	32.50
04/16/2026	106289	MEAL REIMBURSEMENT	1639466	660.1507.2060	TRAVEL AND CONFER	8.52	8.52
04/16/2026	106289	IFMA MTG - FUEL	294847	010.1503.3750	FUEL	43.00	43.00
04/16/2026	106289	STEM FEST SUPPLIES	4/2/2026	660.1507.2080	EDUCATION AND TRAI	39.96	39.96
04/16/2026	106289	STEM FEST SUPPLIES	4/7/2026	660.1507.2080	EDUCATION AND TRAI	2.28	2.28
Total PETTY CASH - AMBULANCE:							126.26
PETTY CASH - CEMETERY							
04/16/2026	106290	WALGREENS - TREE WR	04162026	070.4504.3310	TOOLS AND SUPPLIES	8.55	8.55
04/16/2026	106290	USPS - RETURN WREAT	04162026	070.4501.2300	POSTAGE	2.19	2.19
04/16/2026	106290	USPS - RETURN WREAT	04162026	070.4501.2300	POSTAGE	5.84	5.84
04/16/2026	106290	USPS - RETURN WREAT	04162026	070.4501.2300	POSTAGE	.78	.78
04/16/2026	106290	TRACTOR SUPPLY - HOS	04162026	070.4504.2140	M/E REPAIRS	6.98	6.98
04/16/2026	106290	BROTHERS ACE - HOOK	04162026	070.4504.2150	BUILDING REPAIRS AN	4.91	4.91
04/16/2026	106290	DOLLAR GENERAL - BUR	04162026	070.4504.3990	MISCELLANEOUS EXP	24.61	24.61
Total PETTY CASH - CEMETERY:							53.86
PITNEY BOWES INC							
04/16/2026	106291	INSERTER REPAIR	1029208227	010.6201.2311	EQUIPMENT RENTAL	411.28	411.28
04/16/2026	106291	INSERTER SERV AGMT 3	1029213746	010.6201.2311	EQUIPMENT RENTAL	3,920.75	3,920.75
Total PITNEY BOWES INC:							4,332.03
PLUMB SUPPLY							
04/16/2026	106292	BUFFER	S101545912.	610.8121.3310	TOOLS AND SUPPLIES	329.00	329.00
Total PLUMB SUPPLY:							329.00
PLUNKETTS PEST CONTROL INC							
04/16/2026	106293	HIGHLAND PEST CONTR	10476058	650.8906.3035	OTHER SUPPLIES	71.76	71.76
Total PLUNKETTS PEST CONTROL INC:							71.76
POSTMASTER							
04/16/2026	106295	POSTAGE	03202026	040.4211.2300	POSTAGE	370.00	370.00
04/16/2026	106294	PI PERMIT #35	4/10/2026	600.8011.2300	POSTAGE	5,000.00	5,000.00
Total POSTMASTER:							5,370.00

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QUILL CORPORATION							
04/16/2026	106296	PAPER PLATES	48213774	020.4401.3019	OFFICE SUPPLIES	41.58	41.58
04/16/2026	106296	SHARPIES, LENS CLEAN	48250045	600.8042.3590	MATERIAL	61.75	61.75
04/16/2026	106296	BATTERY BACKUP	48298020	600.8042.3590	MATERIAL	123.57	123.57
04/16/2026	106296	LENS CLEANERS, DUCT	48321949	600.8042.3590	MATERIAL	99.94	99.94
04/16/2026	106296	TONERS	48354224	010.6401.3019	OFFICE SUPPLIES	943.96	943.96
Total QUILL CORPORATION:							1,270.80
RACOM CORPORATION							
04/16/2026	106297	RADIO REPAIR	INV43954	010.1102.2130	RADIO MAINTENANCE	839.23	839.23
Total RACOM CORPORATION:							839.23
RADARSIGN LLC							
04/16/2026	106298	RADAR SIGN FOR PLYM	INV4801	110.2101.4600	TRAFFIC SIGNALS	7,474.00	7,474.00
Total RADARSIGN LLC:							7,474.00
RITE WAY LAWN SERVICE							
04/16/2026	106299	CONTRACT SNOW REMO	3871	110.2115.1230	SNOW REMOVAL	1,495.00	1,495.00
Total RITE WAY LAWN SERVICE:							1,495.00
RIVER CITY AUTO SUPPLY							
04/16/2026	106300	ATF FLUID	953697	110.2107.3044	M/E SUPPLIES	40.34	40.34
Total RIVER CITY AUTO SUPPLY:							40.34
RIVER CITY FENCE							
04/16/2026	106301	FENCING	3140	110.2109.2190	REPAIRS AND MAINTENANCE	4,788.45	4,788.45
Total RIVER CITY FENCE:							4,788.45
ROTO-ROOTER							
04/16/2026	106302	SB MALL SEWER REPAIR	50870	680.7537.3990	MISCELLANEOUS EXP	300.00	300.00
Total ROTO-ROOTER:							300.00
SANCO EQUIPMENT LLC							
04/16/2026	106303	EXCO RENTAL	RS2007716-	010.1702.2550	DEMOLITIONS	558.20	558.20
Total SANCO EQUIPMENT LLC:							558.20
SANKEY, JENNIFER							
04/16/2026	106304	VAWA - MEAL REIMBURS	240247	010.1101.5910	SPECIAL GRANT	12.28	12.28
Total SANKEY, JENNIFER:							12.28
SBERAL, MATTHEW							
04/16/2026	106305	PICKLEBALL NETS	1346694	020.4304.4922	PARK IMPROVEMENT	779.88	779.88
04/16/2026	106305	2026 IPRA CONFERENCE	3.23.26-3.25.	020.4304.1220	GROUPS MAINTENANCE	241.89	241.89
04/16/2026	106305	2026 IPRA CONFERENCE	3.23.26-3.25.	020.4304.1220	GROUPS MAINTENANCE	301.60	301.60
04/16/2026	106305	2026 IPRA CONFERENCE	3.23.26-3.25.	020.4304.1220	GROUPS MAINTENANCE	85.00	85.00
Total SBERAL, MATTHEW:							1,408.37

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SCHUMACHER ELEVATOR CO							
04/16/2026	106306	ELEVATOR MAINTENANC	90678923	010.6501.2201	ELAVATOR MAINTENA	1,001.26	1,001.26
Total SCHUMACHER ELEVATOR CO:							1,001.26
SCHWEBEL GOETZ & SIEBEN TRUST ACCOUNT							
04/16/2026	106307	PRF15-AMB REFUND	MCFD20250	660.1507.5510	REFUND	1,537.13	1,537.13
Total SCHWEBEL GOETZ & SIEBEN TRUST ACCOUNT:							1,537.13
SCOTT'S BODY SHOP & TOWING							
04/16/2026	106308	TOWING #42	16016 TOW	110.2107.2140	M/E REPAIRS	200.00	200.00
Total SCOTT'S BODY SHOP & TOWING:							200.00
SHORT ELLIOTT HENDRICKSON INC							
04/16/2026	106309	PROFESSIONAL SERVIC	506854	603.8061.4510	BUILDING & PLANT IM	16,115.59	16,115.59
04/16/2026	106309	PROFESSIONAL SERVIC	506855	603.8061.4625	MAINS, ETC-SUPPLY	974.95	974.95
Total SHORT ELLIOTT HENDRICKSON INC:							17,090.54
SOUND AND MEDIA SOLUTIONS							
04/16/2026	106310	SB MALL MUSIC-05/2026	94110	680.7537.2740	PROFESSIONAL SERV	35.00	35.00
Total SOUND AND MEDIA SOLUTIONS:							35.00
SPECTRUM GROUP, THE							
04/16/2026	106311	GARBAGE STICKERS	20504	640.8305.3990	MISCELLANEOUS EXP	6,435.00	6,435.00
Total SPECTRUM GROUP, THE:							6,435.00
SPEX CERTIPREP LLC							
04/16/2026	106312	LAB SUPPLIES	534872	610.8121.3070	LABORATORY SUPPLI	262.78	262.78
04/16/2026	106312	LAB SUPPLIES	536918	610.8121.3070	LABORATORY SUPPLI	1,034.33	1,034.33
04/16/2026	106312	LAB SUPPLIES	545512	610.8121.3070	LABORATORY SUPPLI	262.79	262.79
Total SPEX CERTIPREP LLC:							1,559.90
STATE HYGIENIC LABORATORY-AR							
04/16/2026	106313	LAB TESTING	318967	600.8001.3990	MISCELLANEOUS EXP	200.00	200.00
Total STATE HYGIENIC LABORATORY-AR:							200.00
STELLAR TRUCK & TRAILER							
04/16/2026	106314	RECOVERY STRAP	54351	600.8042.3590	MATERIAL	76.03	76.03
Total STELLAR TRUCK & TRAILER:							76.03
STUMO, ANDREA							
04/16/2026	106315	MAILBOX	03162026	110.2115.3990	MISCELLANEOUS EXP	50.00	50.00
Total STUMO, ANDREA:							50.00
SUGAR PLUM PRE-SCHOOL							
04/16/2026	106316	BUS SUBSIDY	04092026	040.4222.2673	TRANSIT SUBSIDY	45.00	45.00

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Total SUGAR PLUM PRE-SCHOOL:							45.00
SUNBEAM CHRISTIAN CHILDCARE							
04/16/2026	106317	SUNBEAM CHRISTIAN C	04092026 10	040.4222.2673	TRANSIT SUBSIDY	60.00	60.00
04/16/2026	106317	BUS SUBSIDY	04092026 1P	040.4222.2673	TRANSIT SUBSIDY	60.00	60.00
Total SUNBEAM CHRISTIAN CHILDCARE:							120.00
SURE SERVICE							
04/16/2026	106318	ICE MACHINE REPAIR	19188-R	650.8906.2150	BUILDING REPAIRS AN	268.00	268.00
Total SURE SERVICE:							268.00
TATMAN, DR ANTHONY							
04/16/2026	106319	CRITICAL HIRE EVALUATI	4/7/2026	010.1101.3990	MISCELLANEOUS EXP	50.00	50.00
04/16/2026	106319	CRITICAL HIRE EVALUATI	4/9/2026	010.1101.3990	MISCELLANEOUS EXP	25.00	25.00
Total TATMAN, DR ANTHONY:							75.00
TENNANT SALES AND SERVICE COMPANY							
04/16/2026	106320	AUTO SCRUBBER	US90018996	670.8923.2150	BUILDING REPAIRS AN	974.48	974.48
04/16/2026	106320	AUTO SCRUBBER	US90086459	670.8923.2150	BUILDING REPAIRS AN	154.14	154.14
Total TENNANT SALES AND SERVICE COMPANY:							1,128.62
THE REMINDER PRINTING CO							
04/16/2026	106321	WEDDING ADS	1019	040.4211.2020	ADVERTISING (GENER	128.00	128.00
Total THE REMINDER PRINTING CO:							128.00
TRAFFIC CONTROL CORPORATION							
04/16/2026	106322	LED TRAFFIC SIGNAL RE	164358	320.2101.4600	TRAFFIC SIGNALS	580.00	580.00
Total TRAFFIC CONTROL CORPORATION:							580.00
TREVIPIAY							
04/16/2026	106323	BINDER CLIPS	4DDE20D7	010.5401.3019	OFFICE SUPPLIES	18.03	18.03
04/16/2026	106323	SALES TAX EXEMPT	4DDE20D7	010.5401.3019	OFFICE SUPPLIES	1.18-	1.18-
04/16/2026	106323	SUPPLIES	79DACCA2	080.5801.3019	OFFICE SUPPLIES	19.71	19.71
04/16/2026	106323	SALES TAX EXEMPT	79DACCA2	010.5801.3019	OFFICE SUPPLIES	.83-	.83-
04/16/2026	106323	OFFICE SUPPLIES AND D	B9DFD7B7	010.2601.3019	OFFICE SUPPLIES	203.37	203.37
04/16/2026	106323	2ND FLOOR CONFEREN	C1726B0F	010.6501.3060	SUPPLIES & LAUNDRY	6.33	6.33
04/16/2026	106323	SALES TAX EXEMPT	C1726B0F	010.6501.3060	SUPPLIES & LAUNDRY	.41-	.41-
04/16/2026	106323	SUPPLIES	CA6B46A6	010.5401.3019	OFFICE SUPPLIES	8.43	8.43
04/16/2026	106323	SALES TAX EXEMPT	CA6B46A6	010.5401.3019	OFFICE SUPPLIES	.55-	.55-
04/16/2026	106323	CAMPGROUNDS	DF020BCE	020.4410.3130	CAMPGROUND SUPPL	15.95-	15.95-
Total TREVIPIAY:							236.95
TRUCK CENTER COMPANIES							
04/16/2026	106324	BRAKE ADJUSTER	XA30023785	640.8305.3044	M/E SUPPLIES	144.60	144.60
Total TRUCK CENTER COMPANIES:							144.60
U S METALCRAFT INC							
04/16/2026	106325	VASE FOR MARY HOLMA	286507	070.4501.3330	VASES & DECORATIO	141.14	141.14

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total U S METALCRAFT INC:							141.14
UNITED BEVERAGE							
04/16/2026	106326	GOLF CONCESSIONS	W-1949904	650.8906.3135	CONCESSION SUPPLI	220.90	220.90
Total UNITED BEVERAGE:							220.90
URSIDAE MECHANICAL LLC							
04/16/2026	106327	FURNACE REPAIR - MOT	1729	040.4223.2190	REPAIRS AND MAINTEN	926.33	926.33
Total URSIDAE MECHANICAL LLC:							926.33
USA BLUEBOOK							
04/16/2026	106328	LAB SUPPLIES	INV0101958	610.8121.3070	LABORATORY SUPPLI	669.04	669.04
Total USA BLUEBOOK:							669.04
VANWALL EQUIPMENT							
04/16/2026	106329	HYDRAULIC HOSE	6847178	610.8121.2140	M/E REPAIRS	39.11	39.11
04/16/2026	106329	AIR FILTER	6850460	110.2107.3044	M/E SUPPLIES	14.29	14.29
04/16/2026	106329	AIR FILTER	6850462	110.2107.3044	M/E SUPPLIES	351.92	351.92
Total VANWALL EQUIPMENT:							405.32
VESTIS							
04/16/2026	106330	UNIFORMS	6340536781	600.8012.2410	UNIFORM RENTAL	102.18	102.18
04/16/2026	106330	UNIFORM	6340539453	600.8012.2410	UNIFORM RENTAL	104.95	104.95
04/16/2026	106330	UNIFORMS	6340542073	600.8012.2410	UNIFORM RENTAL	104.95	104.95
04/16/2026	106330	RUGS	6340543080	010.2601.2740	PROFESSIONAL SERV	52.77	52.77
04/16/2026	106330	UNIFORMS & SHOP TOW	6340544719	820.9601.3550	SHOP SUPPLIES	148.42	148.42
04/16/2026	106330	UNIFORMS	6340544720	600.8012.2410	UNIFORM RENTAL	104.95	104.95
04/16/2026	106330	UNIFORMS & MATS	6340545150	610.8121.3060	SUPPLIES & LAUNDRY	218.86	218.86
04/16/2026	106330	HIGHLAND MOTOR SHO	6340546487	650.8908.3044	M/E SUPPLIES	25.98	25.98
04/16/2026	106330	UNIFORMS AND MATS	6340547336	110.2105.3060	SUPPLIES & LAUNDRY	162.32	162.32
04/16/2026	106330	UNIFORM	6340547339	640.8305.2410	UNIFORM RENTAL	108.55	108.55
04/16/2026	106330	UNIFORMS & MATS	6340547795	610.8121.3060	SUPPLIES & LAUNDRY	231.22	231.22
04/16/2026	106330	UNIFORM	6340547798	600.8001.3060	SUPPLIES & LAUNDRY	259.16	259.16
04/16/2026	106330	RUGS	6340548389	010.6501.3060	SUPPLIES & LAUNDRY	29.62	29.62
Total VESTIS:							1,653.93
WALLACE HOLLAND KASTLER							
04/16/2026	106331	19TH STREET SW MILL A	57340	320.2101.4580	STREET REHAB PROG	22,945.93	22,945.93
04/16/2026	106331	PROFESSIONAL SERVIC	57376	110.2101.4550	BRIDGE IMPROVEMEN	9,305.38	9,305.38
Total WALLACE HOLLAND KASTLER:							32,251.31
WASTE MANAGEMENT							
04/16/2026	106332	DUMPSTER	6770106-051	600.8001.3175	FILTERS	155.54	155.54
Total WASTE MANAGEMENT:							155.54
WOLLNER, THOMAS							
04/16/2026	106333	2026 NIACC TRAUMA CO	98791	660.1507.2060	TRAVEL AND CONFER	60.00	60.00

Check Issue Date	Check Number	Description	Invoice Number	GL Acct	GL Acct Title	Invoice Amount	Check Amount
Total WOLLNER, THOMAS:							60.00
ZARNOTH BRUSH WORKS INC							
04/16/2026	106334	SWEEPER BROOMS AND	0205799-IN	110.2107.3044	M/E SUPPLIES	1,447.70	1,447.70
Total ZARNOTH BRUSH WORKS INC:							1,447.70
ZIEGLER							
04/16/2026	106335	REPLACEMENT WINDOW	IN002357577	110.2107.3044	M/E SUPPLIES	977.47	977.47
04/16/2026	106335	AIR FILTERS FOR 28	IN002358246	600.8012.3044	M/E SUPPLIES	278.94	278.94
04/16/2026	106335	CYLINDER REBUILD	SI000778372	110.2107.2140	M/E REPAIRS	916.44	916.44
Total ZIEGLER:							2,172.85
Grand Totals:							447,259.60

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

Dated: _____

Approved by: _____



**CLERK
DEPARTMENT**

Memorandum

To: Mayor and Council
From: City Administrator
Date: April 21, 2026
RE: Permits

Recommendation:

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

Fareway 400 N. Delaware	Class LE
Pasta Bella Restaurant 416 Indianhead Drive	Class C Retail, Outdoor Service
Fleet Farm Fuel 3264 4 th Street SW	Class B Retail
Fleet Farm 3200 4 th Street SW	Class B Retail
North Iowa Events Center 3700 4 th Street SW –excludes speedway	Class C Retail & Outdoor Service
Moose 22 4 th Street NW	Class F Retail
Legacy Golf Course 3331 19 th Street SW	Class C Retail, Outdoor Service

Happy Donkey
5 S Federal Avenue

Class C Retail Alcohol, Outdoor Service

Danny's BBQ
215 South Madison Avenue

Special Class C Retail

Godfathers
17063 4th Street SE

Class C Retail

Council Action Requested:
Approve recommendation.

/s/Aaron Burnett

Reviewed and Recommend Approval



MAYOR

Memorandum

To: Council
From: John P. Lee, Mayor
Date: April 21, 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>
Kyle Easley	Elmwood Cemetery Board	New	2029

/s/John P. Lee
Reviewed and Recommend Approval

Diana L. Black

From: Website Forms <website@municipal.one>
Sent: Thursday, April 9, 2026 11:21 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): Kyle James Easley

Address: 37 Oak Dr

Home Phone: 6414302033

Business Phone: 6414240385

Email Address: inhomeopticskyle@gmail.com

Occupation: Optician

Education: Yes

Why do you want to serve on a Mason City Board or Commission? It's an opportunity to assist in an area I'm passionate about and invested in.

List organizations you have participated. Include offices and position MC Park Board- Chair, Vice chair, Secretary Moonlight Movies MC Hog Chapter- Director, Secretary, Historian Nation of Patriots- MC coordinator Epiphany Parish Stewardship committee

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) |

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**RECREATION
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brian Pauly, Recreation Superintendent
Date: 4/1/42026
RE: Recommendation to Hire Matthew Schubert for Multipurpose Arena Supervisor at Grade J, Step 1 (\$30.65 Hour)

Recommendation:

Consider hiring Matthew Schubert for the Multipurpose Arena Supervisor position at Grade J, Step 1.

Review:

The City created the Multipurpose Arena Supervisor position to oversee the day-to-day operations of the Multipurpose Arena. The position became vacant following Ethan McHenry's resignation and relocation.

An interview team consisting of Meriel Johnson, Recreation Programmer; Dylan Hall, Recreation Programmer; Perry Buffington, Human Resources Director; and Brian Pauly, Recreation Superintendent interviewed the top candidates for the position. From the finalists, I selected Matthew Schubert for the Multipurpose Arena Supervisor position at Grade J, Step 1.

Budget Impact:

The position is included in the annual operating budget.

Council Action Requested:

Hire Matthew Schubert for Multipurpose Arena Supervisor at Grade J, Step 1 (\$30.65 Hour)

Brian Pauly

Brian Pauly, Recreation Superintendent

A handwritten signature in black ink, appearing to read 'Brian Pauly'.

Reviewed and Recommend Approval

**FINANCE
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brent Hinson, Finance Director
Date: April 15, 2026
RE: Master Fee Resolution Updates

Recommendation:

The City Council is asked to consider additions and updates to the previously updated Master Fee Resolution.

Review:

We have a number of additions to the schedule for Water Supply. Many of these fees have previously been set on a departmental basis but have not appeared on this schedule. The highlighted items on the schedule are the only items that are changing or being added.

We have also stricken the references to taxicab/vehicle for hire charges and insurance requirements, since these sections of the code were repealed due to state law changes and at the recommendation of Chief McKelvey.

Budget Impact:

Regularly reviewing charges for service seeks to accurately reflect the true costs of service and to reduce reliance on the general tax base to pay for these functions.

Council Action Requested:

Approve resolution.

Attachments:

Proposed resolution & master fee schedule.



Brent Hinson, Finance Director



Reviewed and Recommend Approval

**City of Mason City, Iowa
Master Schedule of Fees**

Item/ Department	Description	New Rate/Amount (If Applicable)*	Adopted Rate/ Amount*	Authorizing Code Section
Recreation- Golf	Family Membership		\$1,050 before April 15; \$1,100 after	Title 2-5-5
Recreation- Golf	Single Membership- Anytime		\$645 before April 15; \$695 after	Title 2-5-5
Recreation- Golf	Single Membership- Weekdays No Holidays		\$600 before April 15; \$650 after	Title 2-5-5
Recreation- Golf	Youth Membership- 20 & Under		\$170 before April 15; \$200 after	Title 2-5-5
Recreation- Golf	Green Fees- Monday thru Friday		\$25	Title 2-5-5
Recreation- Golf	Green Fees- Weekend & Holiday		\$30	Title 2-5-5
Recreation- Golf	Green Fees- Monday/Thursday Special Play		\$30	Title 2-5-5
Recreation- Campground	Full Hook-Up Sites		\$28/night	Title 2-5-5
Recreation- Campground	Water and Electric Sites		\$19/night	Title 2-5-5
Recreation- Campground	Tent Sites		\$16/night	Title 2-5-5
Recreation- Aquatics	Daily Admission		\$6	Title 2-5-5
Recreation- Aquatics	Annual Individual Pass		\$90	Title 2-5-5
Recreation- Aquatics	Annual Family of 2 Pass		\$130	Title 2-5-5
Recreation- Aquatics	Annual Family of 3-4 Pass		\$170	Title 2-5-5
Recreation- Aquatics	Annual Family of 5-6 Pass		\$190	Title 2-5-5
Recreation- Aquatics	Annual Family of 7-9 Pass		\$210	Title 2-5-5
Recreation- Aquatics	Annual Family of 10+ Pass		\$230	Title 2-5-5
Recreation- Aquatics	Coupon Book		\$40	Title 2-5-5
Recreation- Aquatics	Private Party- 1.5 hours		\$225	Title 2-5-5
Recreation- Aquatics	Private Party- 2 hours		\$300	Title 2-5-5
Recreation- Aquatics	Private Party- over 60 guests per additional guard		\$15	Title 2-5-5
City Clerk	Amusements- Throwing or Shooting Gallery		\$25/yr	Title 3-2-6 (B1)
City Clerk	Amusements- Bowling Establishment		\$50/yr	Title 3-2-6 (B2)
City Clerk	Amusements- Billiards Establishment		≤5, \$50/yr; >5, \$100/yr	Title 3-2-6 (B3)
Development Services	Junk Dealer & Junkyard		\$100/yr	Title 3-5-4
City Clerk	Auctioneers		\$25/yr	Title 3-6-4
City Clerk	Auction House		\$25/yr	Title 3-6-6
City Clerk	Close Out and Going Out of Business Sales		>5k but ≤\$15K inventory \$25; >\$15K inventory \$50	Title 3-7-5
City Clerk	Close Out and Going Out of Business Sales- Extension		\$5	Title 3-7-7
City Clerk	Pawnbrokers		\$100/yr; \$50 if after 10/1 of year; plus \$10 background investigation	Title 3-8-3
City Clerk	Pawnbrokers- Bond		\$2,000	Title 3-8-9
City Clerk	Peddlers, Vendors, Transient Merchants, Solicitors		Peddler/ Vendor=\$15/yr; Solicitor= \$15/yr; Transient Merchant= \$25 for 1st day, \$5 each additional day up to 60 days; all but renewal require \$10 additional for background investigation	Title 3-9-7
City Clerk	Sidewalk Contractors- Bond		\$5,000	Title 3-12-3(A)
City Clerk	Sidewalk Contractors- Insurance		\$5K bond; hold harmless for City; \$300,000 property damage; \$1,000,000 single injury; \$1,000,000 multiple injury	Title 3-12-3(B)

**City of Mason City, Iowa
Master Schedule of Fees**

Item / Department	Description	New Rate/Amount (If Applicable)*	Adopted Rate/ Amount*	Authorizing Code Section
City Clerk	Sidewalk Contractors- License		\$100/yr	Title 3-12-3(C)
City Clerk	Excavating Contractors- Fee		\$100/yr	Title 3-13-3(A)
City Clerk	Excavating Contractors- Bond		\$10,000	Title 3-13-3(B)
City Clerk	Excavating Contractors- Insurance		Hold harmless for City; \$300,000 property damage; \$1,000,000 single injury; \$1,000,000 multiple injury	Title 3-13-3(C)
Engineering	Sidewalk		\$50 new installation; \$20 replacement	Title 3-13-4(D6)
Engineering	Street Cutting		\$1,000	Title 3-13-4(D7)
Engineering	Test Well Drilling		\$5	Title 3-13-4(D8)
City Clerk	Tree Trimming Contractors- Fee		\$35/yr	Title 3-14-3(A)
City Clerk	Tree Trimming Contractors- Insurance		Hold harmless for City; \$100,000 property damage; \$500,000 single injury; \$500,000 multiple injury	Title 3-14-3(B)
Development Services	Nuisance Weed Abatement		\$50 administrative fee plus applicable rates for service in current contract	Title 4-1A-5
Development Services	Nuisance Tree Abatement by the City		\$250	Title 4-1A-5
City Clerk	Garbage Haulers		\$50/yr	Title 4-2A-2(A1)
City Clerk	Recycling Haulers		\$25/yr	Title 4-2A-2(A2)
Finance	Recycling Bins		\$12	Title 4-2C-3
Finance	Garbage Bag Stickers		\$1.50/each	Title 4-2C-12
Engineering	Driveways; Cutting Curbs		\$30 install or repair; \$20 curb sawing or grinding	Title 5-1B-1(B); Title 3-13-4(D5)
Engineering	Dumpsters in Public Rights-of-Way- Insurance		List City as additional insured; \$1,000,000 per occurrence; \$2,000,000 aggregate	Title 5-1C-10(C)
Engineering	Dumpsters in Public Rights-of-Way- Fee		\$20/30 days	Title 5-1C-10(E2)
Development Services	Obstructions and Encroachments		\$30	Title 5-1C-9
Development Services	Sidewalk Service Area Permit Fee		\$30 first time or renewal	Title 5-1F-3
City Clerk	Sidewalk Sales- Insurance		List City and employees as additional insured; \$1,000,000 per occurrence; \$2,000,000 aggregate	Title 5-1F-4(F)
Development Services	Sidewalk Snow & Ice Administrative Fee		\$50 administrative fee plus applicable rates for service in current contract	Title 5-1G-5
Public Works	Charges for Abating Nuisance	Aerial Boom \$200/hr; End Loader \$150/hr; Dump Truck \$150/hr; Brush Clipper \$75/hr; Backhoe \$115/hr; Service Truck \$100/hr; Vacuum Truck \$300/hr; Labor rate \$80/hr	Aerial Boom \$200/hr; End Loader \$100/hr; Dump Truck \$150/hr; Brush Clipper \$75/hr; Backhoe \$115/hr; Service Truck \$100/hr; Vacuum Truck \$300/hr; Labor rate \$80/hr	Title 5-3-17
Public Works	Charges for Abating Nuisance (Cont.)		The following with 1-day minimum: Signage Rental \$100/day; Barricades \$75/day; Arrow Board \$75/day; Trench Box \$80/day; No Parking Signs \$50/day	Title 5-3-17
Water Supply	Water Service Connection & Disconnection	\$50 connection permit; \$30 disconnection permit; Tapping Fees: ≤1"=\$120; 1 1/2"=\$130; 2"=\$175; 4"=\$410; 6"=\$550; ≥8"=\$700	\$50 connection permit; \$30 disconnection permit; Tapping Fees: ≤1"=\$100; 1 1/2"=\$130; 2"=\$175; 4"=\$400; 6"=\$500; ≥8"=\$650	Title 6-1-4(B); Title 3-13-4(D4)
Water Supply	Water Materials- Boxtop	1"- 2 Hole= \$15.00; 1"- w/plug= \$24.30; 1 1/4- w/plug=\$26.76		Title 6-1-4(B); Title 3-13-4(D4)
Water Supply	Water Materials- Galvanized Coupling	1"= \$11.89; 1 1/4= \$12.11		Title 6-1-4(B); Title 3-13-4(D4)
Water Supply	Water Materials- Galvanized Nipple 1" x ____	Close= \$1.50; 2"=\$4.51; 2 1/2"= \$2.25; 3"=\$4.10; 3 1/2"=\$4.79; 4"=\$2.57; 5"=\$2.62; 6"=\$8.69; 8"= \$17.87; 10"=\$21.02; 12"= \$15.01		Title 6-1-4(B); Title 3-13-4(D4)

**City of Mason City, Iowa
Master Schedule of Fees**

Item/ Department	Description	New Rate/Amount (If Applicable)*	Adopted Rate/ Amount*	Authorizing Code Section
Water Supply	Water Materials- Galvanized Nipple 1 1/4" x ____	Close= \$4.06; 2"=\$4.20; 2 1/2"= \$3.25; 3"=\$5.13; 4"=\$17.31; 4 1/2"=\$10.37; 5"=\$16.12; 6"=\$19.95; 8"= \$34.51; 10"=\$31.32; 12"= \$16.32		Title 6-1-4(B); Title 3-13-4(D4)
Water Supply	Water Materials- Adjustable Box Extensions 1" x ____	3"= \$21.21; 6"=\$21.42; 9"=\$21.67; 12"=\$24.44		Title 6-1-4(B); Title 3-13-4(D4)
Water Supply	Water Materials- Adjustable Box Extensions 1 1/4" x ____	3"= \$25.80; 6"=\$40.43; 9"=\$46.90; 12"=\$47.14		Title 6-1-4(B); Title 3-13-4(D4)
Water Supply	Water Materials- Minneapolis Curb Box 1 1/4"	3/4" & 1" valve= \$83.70; 1 1/2" & 2" valve= \$82.81		Title 6-1-4(B); Title 3-13-4(D4)
Water Supply	Water Materials- Copper Corporation Stop	3/4" to 3/4"= \$53.19; 3/4" to 1"= \$80.42		Title 6-1-4(B); Title 3-13-4(D4)
Water Supply	Labor & Other Charges	Shut off for repairs= \$53.00 including service fee; Labor rate= \$80.00/hr; OT labor rate= \$120.00/hr; Sunday/holiday rate= \$160.00/hr; Hydrant flow test= \$160.00/hr		Title 6-1-4(B); Title 3-13-4(D4)
Finance	Water Rates; Temporary Disconnection for Non-Payment		\$50	Title 6-1A-1(C)
Engineering	Water Rates; Meter Non-Replacement Fee		\$25/month	Title 6-1A-4
Engineering	Private Wells		\$50	Title 6-1C-3(E)
Engineering	Private Wastewater Disposal System		\$100	Title 6-2-6(B); Title 3-13-4(D2)
Engineering	Sanitary Sewer Tap		\$50 residential; \$75 commercial; \$150 industrial; \$30 disconnection	Title 6-2-7(B2); Title 3-13-4(D1)
Finance	Sewer Rates; credit meters		\$2	Title 6-2A-7
City Clerk	Liquid Waste Haulers		\$60/vehicle/ every other year; \$5,000 bond	Title 6-2B-3(B)
Engineering	Storm Sewer Collection System		\$50 residential; \$75 commercial; \$150 industrial; \$30 disconnection; \$25 sump pump connection	Title 6-3-8(A); Title 3-13-4(D3)
Fire	Ambulance Rates- Base Rate Mileage		150% of Medicare Ambulance Fee Schedule	Title 8-1A-1
Fire	Ambulance Rates- Base Rate Service		175% of Medicare Ambulance Fee Schedule	Title 8-1A-1
Fire	Ambulance Rates- Treatment, no Transport BLS		\$150	Title 8-1A-1
Fire	Ambulance Rates- Treatment, no Transport ALS		\$300	Title 8-1A-1
Fire	Ambulance Rates- Intercept		\$250	Title 8-1A-1
Fire	Ambulance Rates- DOA to County Morgue		\$250	Title 8-1A-1
Fire	Ambulance Rates- Non-patient transports (crew, organs, tissue, equipment, etc.)		\$250	Title 8-1A-1
Fire	Ambulance Rates- Special Event Coverage		\$200/hr	Title 8-1A-1
Fire	Ambulance Rates- Wait time or additional attendant		\$60/hr	Title 8-1A-1
Fire	Ambulance Supplies- BLS Routine Supplies		\$75	Title 8-1A-1
Fire	Ambulance Supplies- ALS Routine Supplies		\$150	Title 8-1A-1
Fire	Ambulance Supplies- Intubation/ Mechanical Ventilation		\$250	Title 8-1A-1
Fire	Ambulance Supplies- IO Access/Meds		\$500	Title 8-1A-1
Fire	Ambulance Supplies- Cardiac Monitor Supplies		\$100	Title 8-1A-1
Fire	Ambulance Supplies- IV Access/Meds		\$100	Title 8-1A-1
Fire	Ambulance Supplies- Airway- Oxygen		\$75	Title 8-1A-1

**City of Mason City, Iowa
Master Schedule of Fees**

Item / Department	Description	New Rate/Amount (If Applicable)*	Adopted Rate/ Amount*	Authorizing Code Section
Police	Records Requests		\$5 up to 10 pages, additional pages \$0.20/page; Requests of >10 reports charged an hourly rate; DVDs \$5; Criminal Records Requests \$10	Title 8-2-5; Iowa Code Chapter 22
Police	Extra Duty/Security		\$210 minimum for first 3 hours; \$70 each additional hour	Title 8-2-8
Fire	Consumer Fireworks Sales-Insurance		\$1,000,000 per occurrence; \$2,000,000 aggregate	Title 8-3-8(B2b)
City Clerk	Companion Animal Licensing		\$10/yr altered; \$50/yr unaltered	Title 8-4A-5(D)
Police	Noise Control- <24 hours		\$25	Title 8-6-6(B1)
Police	Noise Control- 1-7 days		\$40	Title 8-6-6(B2)
Development Services	Leased Parking- Delaware Lot Outdoor		\$75/space/month	Title 9-7-2
Development Services	Leased Parking- All Other Outdoor		\$50/space/month	Title 9-7-2
Development Services	Leased Parking- Covered		\$175/space/month	Title 9-7-2
Development Services	Building Code Fees- Valuation of \$1-500		\$19.15	Title 10-2A-2; Title 10-2E-2(B)
Development Services	Building Code Fees- Valuation of \$501-2,000		\$19.15 for first \$500 plus \$2.70 for each additional \$100 or fraction thereof, to and including \$2,000	Title 10-2A-2; Title 10-2E-2(B)
Development Services	Building Code Fees- Valuation of \$2,001-25,000		\$59.65 for first \$2,000 plus \$11.55 for each additional \$1000 or fraction thereof, to and including \$25,000	Title 10-2A-2; Title 10-2E-2(B)
Development Services	Building Code Fees- Valuation of \$25,001-50,000		\$325.30 for first \$25,000 plus \$8.30 for each additional \$1000 or fraction thereof, to and including \$50,000	Title 10-2A-2; Title 10-2E-2(B)
Development Services	Building Code Fees- Valuation of \$50,001-100,000		\$532.80 for first \$50,000 plus \$5.80 for each additional \$1000 or fraction thereof, to and including \$100,000	Title 10-2A-2; Title 10-2E-2(B)
Development Services	Building Code Fees- Valuation of \$100,001-500,000		\$822.80 for first \$100,000 plus \$4.50 for each additional \$1000 or fraction thereof, to and including \$500,000	Title 10-2A-2; Title 10-2E-2(B)
Development Services	Building Code Fees- Valuation of \$500,001-\$1,000,000		\$2,622.80 for first \$500,000 plus \$3.85 for each additional \$1000 or fraction thereof, to and including \$1,000,000	Title 10-2A-2; Title 10-2E-2(B)
Development Services	Building Code Fees- Valuation of >\$1,000,001		\$4,547.80 for first \$1,000,000 plus \$2.70 for each additional \$1000 or fraction thereof	Title 10-2A-2; Title 10-2E-2(B)
Development Services	Building Code- Inspections Outside Business Hours		\$38.60/hr or actual cost, whichever is higher; 2 hour minimum	Title 10-2A-2; Title 10-2E-2(B)
Development Services	Building Code- Reinspections Under Section 304B of the 1991 UBC Table 3A		One & two family residential, multi-family (up to 5 units inspected) and commercial remodel less than 6,000 sq. ft.: \$50; New commercial, commercial remodel 6,000 sq. ft and greater, multi-family (over 5 units inspected): \$100	Title 10-2A-2; Title 10-2E-2(B)
Development Services	Building Code- All Other Inspections		\$38.60/hr or actual cost, whichever is higher; 2 hour minimum	Title 10-2A-2; Title 10-2E-2(B)
Development Services	Building Code- Additional Plan Review Due to Changes		\$38.60/hr or actual cost, whichever is higher; 2 hour minimum	Title 10-2A-2; Title 10-2E-2(B)
Development Services	Poster Panel Signs		\$25	Title 10-2A-2
Development Services	Building Code Appeals		\$35	Title 10-2A-2
Development Services	Building Code- Work Proceeding Without Required Permits		Standard permit fee plus 100% of the standard fee	Title 10-2A-2
City Clerk	Moving of Structures- Permit		\$50/yr	Title 10-2A-6(B)

**City of Mason City, Iowa
Master Schedule of Fees**

Item/ Department	Description	New Rate/Amount (If Applicable)*	Adopted Rate/ Amount*	Authorizing Code Section
City Clerk	Moving of Structures- Insurance		\$500,000 property damage; \$1,000,000 single injury; \$1,000,000 multiple injury	Title 10-2A-6(D)
Development Services	Electrical Code Fees- 0-100 amps		\$16.60	Title 10-2B-11(E1)
Development Services	Electrical Code Fees- 101-200 amps		\$27.70	Title 10-2B-11(E1)
Development Services	Electrical Code Fees- >201 amps		\$27.70 for first 200 amps, plus \$22.10 per additional 100 amps or fraction thereof	Title 10-2B-11(E1)
Development Services	Electrical Code Fees- Branch circuit or feeder		\$2.90 per, new or added	Title 10-2B-11(E1)
Development Services	Electrical Code Fees- Permit Issuance Fee		\$22.10	Title 10-2B-11(E1)
Development Services	Electrical License- Class I		\$75	Title 10-2B-5
Development Services	Electrical License- Class II		\$50	Title 10-2B-5
Development Services	Electrical License- Class III		\$20	Title 10-2B-5
Development Services	Electrical License- Class IV		\$20	Title 10-2B-5
Development Services	Plumbing Code Fees- New One or Two-Family Dwellings		<1,001 square feet \$61; 1,001-3,000 square feet \$72; 3,001-6,000 square feet \$83; >6,001 square feet \$94	Title 10-2C-2
Development Services	Plumbing Code Fees- New One or Two-Family Dwellings		Gas meter reconnection \$6.00/meter; Water heater replacement \$6.00 per unit	Title 10-2C-2
Development Services	Plumbing Code Fees- New Multiple Dwellings (>3)		\$28/dwelling unit	Title 10-2C-2
Development Services	Plumbing Code Fees- Others Not Listed		\$1-1,000 valuation \$28; \$1,001-100,000 valuation \$28 plus 0.30% of amount over \$1,000; >\$100,001 valuation \$58 plus 0.20% over \$1,000	Title 10-2C-2
Development Services	Plumbing Code Fees- Additional Inspections		\$50	Title 10-2C-2
Development Services	Mechanical Code Fees- New One or Two-Family Dwellings		<1,001 square feet \$16.60; 1,001-3,000 square feet \$23; 3,001-6,000 square feet \$27.60; >6,001 square feet \$33.10	Title 10-2D-2(B)
Development Services	Mechanical Code Fees- Existing One or Two-Family Dwellings		Furnace replacement \$8.00 per; Air conditioner condenser replacement \$8.00 per unit	Title 10-2D-2(B)
Development Services	Mechanical Code Fees- New Multiple Dwellings (>3)		\$28.00/dwelling unit	Title 10-2D-2(B)
Development Services	Mechanical Code Fees- Others Not Listed		\$1-1,000 valuation \$28; \$1,001-100,000 valuation \$28 plus 0.30% of amount over \$1,000; >\$100,001 valuation \$55.20 plus 0.20% over \$1,000	Title 10-2D-2(B)
Development Services	Mechanical Code Fees- Additional Inspections		50.00	Title 10-2D-2(B)
Development Services	Rental Dwelling Permit- Single-Family		\$75/5 yrs	Title 10-2F-15(A)
Development Services	Rental Dwelling Permit- Two-Family		\$100/5 yrs	Title 10-2F-15(A)
Development Services	Rental Dwelling Permit- Multi-Family including Rooming Houses		\$125/first unit and \$20/ea add'l unit/5 yrs	Title 10-2F-15(A)
Development Services	Rental Reinspection Fee- 1st		\$0	Title 10-2F-15(A)
Development Services	Rental Reinspection Fee- 2nd		\$35 (paid in advance)	Title 10-2F-15(A)
Development Services	Rental Reinspection Fee- 3rd		\$35 (paid in advance)	Title 10-2F-15(A)
Development Services	Rental Reinspection Fee- 4th		\$45 (paid in advance)	Title 10-2F-15(A)
Development Services	Rental Reinspection Fee- 5th or additional		\$55/per (paid in advance)	Title 10-2F-15(A)
Development Services	Rental Inspection "No Show" Fee		\$50/per (within 30 days of scheduled appointment)	Title 10-2F-15(A)

**City of Mason City, Iowa
Master Schedule of Fees**

Item / Department	Description	New Rate/Amount (If Applicable)*	Adopted Rate/ Amount*	Authorizing Code Section
Development Services	Rental Dwelling Transfer Late Fee		\$45 (paid within 30 days of notification)	Title 10-2F-15(A)
Development Services	Failure to Register/ Maintain Registration		\$500 (within 30 days of written notification)	Title 10-2F-15(A)
Development Services	Rental Appeal Fee		\$45 (due at time of appeal application)	Title 10-2F-15(A)
City Clerk	Sign Erector- License		\$100/yr	Title 10-2G-3(A)
City Clerk	Sign Erector- Insurance		\$100,000 property damage; \$500,000 single injury; \$500,000 multiple injury	Title 10-2G-3(A)
Fire	Open Burning		\$20 for permit; \$30 if on-site visit required	Title 10-2I-3(A1)
Fire	Special Inspections		\$50	Title 10-2I-4(A)
Fire	Special Inspections- Fire Extinguisher Classes		\$100/hr	Title 10-2I-4(B)
Fire	Special Inspections- 3rd or subsequent		\$150/per	Title 10-2I-4(C)
Development Services	Vacant Building Registration Fee		\$250 for 1st yr; \$500 for 2nd yr; \$750/yr for 3rd & subsequent years	Title 10-2K-3
Development Services	Final Plat Filing Fee		\$125 plus \$15 per lot including outlots	Title 11-1-8; Title 11-3-11
Development Services	Preliminary Plat Filing Fee		\$125 plus \$15 per lot including outlots	Title 11-1-8; Title 11-3-8
Development Services	Text Amendment and Rezoning Application Fee		\$125; plus \$15/acre or part thereof for rezoning	Title 12-4-2
Development Services	Zoning Board of Adjustment Appeal of Administrative Officer Decision Fee		\$125	Title 12-5-2
Development Services	Zoning Special Exception Application Fee		\$125	Title 12-5-3
Development Services	Zoning Variance Application Fee		\$125	Title 12-5-4
Development Services	Zoning Conditional Use Permit Application Fee		\$125	Title 12-5-5(A)
Development Services	Development Review for Minor Site Plans		\$25	Title 12-7-3(B4)
Development Services	Major Site Plan Review		\$125	Title 12-7-5(A)
Development Services	Zoning Permit		Residential Principal or Accessory Building: \$25; Commercial Principal or Accessory Building, \$30; Sign, 20 per sign	Title 12-3-8
*General Terms & Definitions: "/yr"=per year; "/hr"=per hour; "K" following a dollar amount=thousand Fees are subject to added sales tax as applicable				

New/changed fee

RESOLUTION NO. 26 -

A RESOLUTION ADOPTING A MASTER
SCHEDULE OF FEES

WHEREAS, the City Council did on the 20th day of February 2024, adopt Resolution No. 24-37, adopting certain charges for City Labor and Equipment Usage, and

WHEREAS, staff has recently conducted a review of these charges and fees, and now recommends adjustments.

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

Section 1. The City Council hereby approves the attached Master Schedule of Fees, which sets or affirms current fees for various services.

Section 2. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 21st 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: April 14, 2026
RE: 2026 Pavement Marking Program – Approve Contracts and Bonds

Recommendation:

We recommend the City Council approve the form of contracts and bonds with Quality Striping, Inc. of Des Moines, Iowa for the 2026 Pavement Marking Program.

Review:

The Mason City Engineering Department received bids on Tuesday, March 24th, 2026, for the 2026 Pavement Marking Program. The bids were presented to and acted on by the City Council on April 7, 2026. The award of contract was approved to the low bid contractor, Quality Striping, Inc. of Des Moines, Iowa in the amount of \$182,238.21.

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

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

Budget Impact:

The contract amount is \$182,238.21. 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 the public hearing and accepting the bid, we respectfully request the City Council's approval of these items and approve the contract and bonds with Quality Striping, Inc. of Des Moines, Iowa for the 2026 Pavement Marking Program.

Attachments:

Contract

Performance Bond

Payment Bond

Insurance Certificate



Brent Hinson, Interim Director



Reviewed and Recommend Approval

CONTRACT

2026 PAVEMENT MARKING PROGRAM

PROJECT NO. 26-1002

MASON CITY, IOWA

This contract made and entered into this _____ day of _____ 2026, by and between the City of Mason City, Iowa, party of the first part, hereinafter called "First Party," and Quality Striping, Inc. party of the second part, hereinafter called "Second Party," witnesseth:

Second party has agreed and by these presents does agree with first party for the consideration hereinafter mentioned and contained, and under penalty of a bond in the sum equal to the contract price, to complete said 2026 Pavement Marking Program and perform the necessary and incidental work in the City of Mason City, Iowa, to-wit:

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

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

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

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

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

The final completion date for the project is June 19, 2026.

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

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

It is further understood and agreed that the total estimated sum of the contract, based on the estimated quantities as set out in the notice to bidders and based upon the unit prices hereinbefore set forth, is the sum of \$ 182,238.21.

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

CITY OF MASON CITY, IOWA

BY _____

Mayor
(First Party)

ATTEST:

City Clerk

Quality Striping Inc.
(Second Party)

BY Roncha Hoyle

TITLE Contract Admin.



Bond No. 2380733

Document A312™ – 2010

Performance Bond

CONTRACTOR:

(Name, legal status and address)

Quality Striping, Inc.

1704 E. Euclid Avenue
Des Moines, IA 50313**OWNER:**

(Name, legal status and address)

City of Mason City, Iowa
10 First Street Northwest
Mason City, IA 50401**CONSTRUCTION CONTRACT**

Date:

Amount: \$182,238.21

Description:

(Name and location)

2026 Pavement Marking Program, Project No. 26-1002, Mason City, Iowa

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

Swiss Re Corporate Solutions America Insurance Corporation

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

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

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

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

BOND

Date:

(Not earlier than Construction Contract Date)

Amount: \$182,238.21

Modifications to this Bond: ☒ None ☐ See Section 16**CONTRACTOR AS PRINCIPAL**Company: (Corporate Seal)
Quality Striping, Inc.

Signature:

Name Shawn Goodno
and Title: VP

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

SURETYCompany: (Corporate Seal)
Swiss Re Corporate Solutions America Insurance Corporation

Signature:

Name Jamie Gifford
and Title: Attorney-in-Fact

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:Holmes, Murphy and Associates LLC
2727 Grand Prairie Parkway
Waukee, IA 50263
(515) 223-6800**OWNER'S REPRESENTATIVE:**

(Architect, Engineer or other party:)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

§ 14 Definitions

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

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

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

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

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

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

§ 16 Modifications to this bond are as follows:

None

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

CONTRACTOR AS PRINCIPAL

SURETY

Company:

(Corporate Seal)

Company:

(Corporate Seal)

Signature: _____

Name and Title: _____

Address _____

Signature: _____

Name and Title: _____

Address _____

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



Document A312™ – 2010

Bond No. 2380733

Payment Bond

CONTRACTOR:

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

1704 E. Euclid Avenue
Des Moines, IA 50313

OWNER:

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

CONSTRUCTION CONTRACT

Date:

Amount: \$182,238.21

Description: 2026 Pavement Marking Program, Project No. 26-1002, Mason City, Iowa
(Name and location)

SURETY:

(Name, legal status and principal place
of business)

Swiss Re Corporate Solutions America Insurance Corporation

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

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

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

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

BOND

Date:

(Not earlier than Construction Contract Date)

Amount: \$182,238.21

Modifications to this Bond: ☒ None ☐ See Section 18

CONTRACTOR AS PRINCIPAL

Company: (Corporate Seal)
Quality Striping, Inc.

Signature: Shawn Gaudin

Name: Shawn Gaudin

and Title: VP

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

SURETY

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

Signature: Jamie Gifford

Name: Jamie Gifford

and Title: Attorney-in-Fact



(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

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

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

§ 16 Definitions

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

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

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

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

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

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

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

§ 18 Modifications to this bond are as follows:

None

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

CONTRACTOR AS PRINCIPAL

Company:

(Corporate Seal)

SURETY

Company:

(Corporate Seal)

Signature: _____

Name and Title: _____

Address _____

Signature: _____

Name and Title: _____

Address _____

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

SWISS RE CORPORATE SOLUTIONS

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

GENERAL POWER OF ATTORNEY

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

JAY D. FREIERMUTH, CRAIG E. HANSEN, BRIAN M. DEIMERLY, ANNE CROWNER, TIM MCGULLOH, DIONE R. YOUNG, SETH ROOKER, JENNIFER MARINO,
JOSEPH TIERNAN, KATE ZANDERS, SARA HUSTON, JOHN CORD, GRACE DICKINSON, CAMERON BURT, BEN WILLIAMS, JAMIE GIFFORD and ZACH FULLER

JOINTLY OR SEVERALLY

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

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

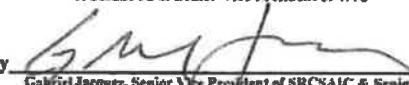
This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated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

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

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



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

By 
Gabriel Jacques, Senior Vice President of SRCSAIC & Senior Vice President
of SRCSPIC & Senior Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this
11th day of June, 2025.

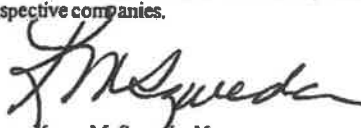
State of Illinois
County of Cook

§5

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

On this 11th day of June, 2025, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC, and Gabriel Jacques, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.




Karen M. Szweda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this _____ day of _____, 2026.


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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/13/2026

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

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

PRODUCER
Holmes Murphy & Associates
2727 Grand Prairie Parkway
Waukegan IA 50263

CONTACT NAME: Sara Slinker

PHONE (A/C, No, Ext): 515-974-4608

FAX (A/C, No):

E-MAIL ADDRESS: SSlinker@holmesmurphy.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Western National Mutual Insurance Co

15377

INSURER B: Western National Assurance Company

24465

INSURER C: Pioneer Specialty Insurance Company

40312

INSURER D:

INSURER E:

INSURER F:

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

QUATRAPC

COVERAGES

CERTIFICATE NUMBER: 1788446199

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ 5,000 DED BI/PD GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☒ LOC OTHER:		CPP1344571	7/9/2025	7/9/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY ☒ SCHEDULED AUTOS NON-OWNED AUTOS ONLY		CPP1342344	10/15/2025	7/9/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB CLAIMS-MADE DED ☒ RETENTIONS \$ 10,000		UMB1057284	7/9/2025	7/9/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N N/A	WCV1041253	7/9/2025	7/9/2025	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Inland Marine		CPP1344785	7/9/2025	7/9/2025	Contractors Equip. Leased/Rented Equip Deductible 4,427,090 500,000 5,000

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

RE: QSI Job #1972 Project: 26-1002 City of Mason City Restripe

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

CERTIFICATE HOLDER

CANCELLATION

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

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

AUTHORIZED REPRESENTATIVE

Kari Coaling

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RESOLUTION NO. 26 -

A RESOLUTION APPROVING THE CONTRACT AND
BOND FOR THE CONSTRUCTION OF "2026 PAVEMENT
MARKING PROGRAM PROJECT NO. 26-1002"

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

Section 1: That the contract and bond executed for the construction of
the "2026 Pavement Marking Program Project No. 26-1002", for the City of Ma-
son City, Iowa, as described in the plans and specifications and which have been
signed by the Mayor and Clerk on behalf of the City, and proof of insurance cover-
age, be and the same are hereby approved as follows:

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

PASSED AND APPROVED this 21st 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: April 15, 2026
RE: Supplement to Professional Services Agreement, Pennsylvania Avenue Street and Utility Improvements

Recommendation:

We recommend approval of a Supplement to the Professional Services Agreement with Short Elliott Hendrickson, Inc. (SEH) to encompass construction phase services for the Pennsylvania Avenue Street and Utility Improvements project.

Review:

The Council approved a Professional Services Agreement with SEH in the amount of \$125,000 in August 2025 for design engineering on the project. The construction contract for the project was recently awarded to Heartland Asphalt, Inc., and we now recommend retaining SEH to provide customary construction administration and observation services, in the not-to-exceed amount of \$157,400.

Budget Impact:

The proposed \$157,400 contract price change is reasonable given the scope of the project. The project is funded using G.O. bonds, SWAP grant funds, Road Use Tax, Water, and Sewer funds.

Council Action Requested:

We respectfully request that the City Council approve the Supplement to the Professional Services Agreement for the Pennsylvania Avenue Street and Utility Improvements Project with SEH in the amount of not-to-exceed \$157,400.

Attachments:

Proposed Supplement to Professional Services Agreement.



Brent Hinson, Interim Director



Reviewed and Recommend Approval



Building a Better World
for All of Us®

April 21, 2026

RE: City of Mason City
Pennsylvania Avenue Street and Utility
Improvements
SEH No. 186951 14.00

Brent Hinson
Deputy City Administrator/Finance Director
Interim Director, Engineering and Water Supply
City of Mason City
10 1st Street NW
Mason City, IA 50401

Dear Mr. Hinson:

Short Elliott Hendrickson, Inc. (SEH) appreciates the opportunity to provide professional services associated with Pennsylvania Avenue Street and Utility Improvements. This letter will provide project background information and act as a cover letter for the attached Agreement for Professional Services.

The City of Mason City is moving forward with a mill and overlay and utility improvements project on Pennsylvania Avenue between 2nd Street SE and 4th Street NE. The project will include full depth patching, mill and overlay, curb and gutter replacements, replacement of storm sewer structures for improving drainage, a traffic signal removal and street lighting replacement. The City has been planning for this project and has been awarded Iowa DOT Surface Transportation Block Grant (STBG) funds. These funds are programmed from the Iowa DOT through the SWAP process with Federal Aid dollars.

The attached Agreement for Professional Services outlines the proposed scope of services, fee and project schedule for your consideration. The agreement includes a scope of services and project fee for professional services for construction administration, project observations and construction staking.

It is understood that the Agreement for Professional Services will be discussed at the April 21, 2026 Council Meeting. Please feel free to contact me by phone at 507.317.9501 or by email at bschwab@sehinc.com if you have any questions.

Sincerely,

Becky L. Schwab
Becky L. Schwab, PE
Senior Civil Engineer
(Lic. IA, MN)

x:\kol\m\masoc\186951\1-gen\10-setup-cont\03-proposal\construction administration\pennsylvania ave cover letter - sla.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 10 North Washington Avenue, Suite 110, Mason City, IA 50401-3252

641.424.6344 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

Supplemental Letter Agreement

In accordance with the Agreement for Professional Services between City of Mason City ("Client"), and Short Elliott Hendrickson Inc. ("Consultant"), effective August 5, 2025, this Supplemental Letter Agreement dated April 21, 2026 authorizes and describes the scope, schedule, and payment conditions for Consultant's work on the Project described as: Pennsylvania Avenue Street and Utility Improvements.

Client's Authorized Representative: Brent Hinson

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

Telephone: 641.421.3613

Email: bhinson@masoncity.net

Project Manager: Becky Schwab

Address: 10 N Washington Ave., Suite 110, Mason City, IA 50401

Telephone: 507.317.9501

Email: bschwab@sehinc.com

Scope: The Services to be provided by Consultant:

Short Elliott Hendrickson, Inc. (SEH) is providing the City this supplemental agreement to the original contract dated August 5, 2025 for the above referenced project. The original agreement included preliminary design, final design and bidding assistance. This supplemental agreement includes professional services associated with construction administration, project observation and construction staking for the project.

Scope: The Basic Services to be provided by Consultant:

1) Construction Administration

- Schedule/administer preconstruction conference
- Coordinate/communicate with City, Iowa DOT, and Contractor, as necessary
- Prepare weekly report of working days
- Administer bi-monthly construction progress meeting (Anticipate 5 meetings)
- Prepare monthly payment certificates (contractor payments) for City action (Anticipate 3 each)
- Review contractor submittals (construction materials)
- Negotiate and prepare change orders for contract modifications
- Provide certificate of completion and recommendation for final acceptance
- Perform Iowa DOT pre-audit and final audit services
- PCC and/or HMA plant monitor and testing (Sub-consultant)
- Prepare/submit "As-Built" Plans to City

2) Project Observation

- Resident Project Representative (RPR) on-site project observation (estimated at 400 hours)
- Utilize required Appia system to track and manage quantities on a daily basis
- Prepare written daily report of construction activities
- Conduct Storm Water Pollution Prevention Plan (SWPPP) compliance activities
- Conduct field verification of sidewalk ramp compliancy (S sheets)
- Coordinate/communicate with Project Engineer, Contractor and City staff as needed during construction
- Conduct punch list inspection of completed work with Engineer
- Conduct follow-up inspection of punch list items

3) Construction Staking

- Reestablish control and benchmarks
- Set control for Contractor
- Stake storm sewer structures
- Stake storm sewer pipe

It is understood that lighting, which is part of this project will have a longer lead time than other materials on the project. This proposal assumes that lighting will be installed on the same schedule as the other work on the project, and that our resident project representative will be able to cover that installation and perform observations while on site during the designated 40 working days. In the event the lighting is delayed, we might need to adjust our estimate of hours to allow for observations on those elements independently.

Resident Project Representative Services: RPR services will be provided in accordance with attached Exhibit B.

Schedule: The contract specifies a late start date of August 3, 2026 and once started all construction work shall be substantially completed within **40 working days**.

Payment: The estimated fee is subject to a not-to-exceed amount of **\$157,400** including expenses and equipment.

Expenses include an estimated amount of \$5,000 for plant monitor and lab testing services by sub-consultant.

The payment method, basis, frequency and other special conditions are set forth in attached Exhibit A-1.

Should conditions arise, or a change in scope be requested such that the above fee would be exceeded, a revised proposal will be submitted for approval. No additional work will begin without authorization.

Services by Client: It is understood that the following work will be performed by the City.

- Submit claims for reimbursement for eligible project activity costs to Iowa DOT.

Other Terms and Conditions: Other or additional terms contrary to the Agreement for Professional Services that apply solely to this project as specifically agreed to by signature of the Parties and set forth herein: None.

Short Elliott Hendrickson Inc.

City of Mason City

By: Becky L. Schwab

By: _____

Full Name: Becky L. Schwab, PE

Full Name: _____

Title: Project Manager, Senior Engineer

Title: _____

Exhibit A-1

Payments to Consultant for Services and Expenses Using the Hourly Basis Option

The Agreement for Professional Services is amended and supplemented to include the following agreement of the parties:

A. Hourly Basis Option

The Client and Consultant select the hourly basis for payment for services provided by Consultant. Consultant shall be compensated monthly. Monthly charges for services shall be based on Consultant's current billing rates for applicable employees plus charges for expenses and equipment. **[Attach Rates]**

Consultant will provide an estimate of the costs for services in this Agreement. It is agreed that after 90% of the estimated compensation has been earned and if it appears that completion of the services cannot be accomplished within the remaining 10% of the estimated compensation, Consultant will notify the Client and confer with representatives of the Client to determine the basis for completing the work.

Compensation to Consultant based on the rates is conditioned on completion of the work within the effective period of the rates. Should the time required to complete the work be extended beyond this period, the rates shall be appropriately adjusted.

B. Expenses

The following items involve expenditures made by Consultant employees or professional consultants on behalf of the Client. Their costs are not included in the hourly charges made for services but instead are reimbursable expenses required in addition to hourly charges for services and shall be paid for as described in this Agreement:

1. Transportation and travel expenses.
2. Long distance services, dedicated data and communication services, teleconferences, Project Web sites, and extranets.
3. Lodging and meal expense connected with the Project.
4. Fees paid, in the name of the Client, for securing approval of authorities having jurisdiction over the Project.
5. Plots, Reports, plan and specification reproduction expenses.
6. Postage, handling and delivery.
7. Expense of overtime work requiring higher than regular rates, if authorized in advance by the Client.
8. Renderings, models, mock-ups, professional photography, and presentation materials requested by the Client.
9. All taxes levied on professional services and on reimbursable expenses.
10. Other special expenses required in connection with the Project.
11. The cost of special consultants or technical services as required. The cost of subconsultant services shall include actual expenditure plus 10% markup for the cost of administration and insurance.

The Client shall pay Consultant monthly for expenses.

C. Equipment Utilization

The utilization of specialized equipment, including automation equipment, is recognized as benefiting the Client. The Client, therefore, agrees to pay the cost for the use of such specialized equipment on the project. Consultant invoices to the Client will contain detailed information regarding the use of specialized equipment on the project and charges will be based on the standard rates for the equipment published by Consultant.

The Client shall pay Consultant monthly for equipment utilization.

Exhibit B-1

A Listing of the Duties, Responsibilities and Limitations of Authority of the Resident Project Representative

Through more extensive on site observations of the construction work in progress and field checks of materials and equipment by the Resident Project Representative (RPR), Consultant shall endeavor to provide further protection for Client against defects and deficiencies in the work of contractor (Work); but, the furnishing of such services will not make Consultant responsible for or give Consultant control over construction means, methods, techniques, sequences or procedures or for safety precautions or programs, or responsibility for contractor's failure to perform the Work in accordance with the Contract Documents. Contract Documents are the documents that govern or are pertinent to contractor's Work including but not limited to the agreement between Client and contractor, the contractor's bid, the bonds, construction plans, standard specifications, special provisions, field design changes, permits, manuals, addenda, clarifications, interpretations, change orders, and reviewed shop drawings. The duties and responsibilities of the RPR are further defined as follows:

A. General

RPR is an agent of the Consultant at the site, will act as directed by and under the supervision of Consultant, and will confer with Consultant's project engineer regarding RPR's actions. RPR's dealings in matters pertaining to the on-site work shall in general be with Consultant's project engineer and contractor assisting with keeping the Client informed as necessary. RPR's dealings with subcontractors shall only be through or with the full knowledge and approval of contractor. RPR shall generally communicate with Client with the knowledge of and under the direction of Consultant's project engineer.

B. Duties and Responsibilities of RPR

1. Schedules: Review the proposed construction schedule, schedule of shop drawing submittals and schedule of values prepared by contractor; and consult with Consultant's project engineer concerning acceptability.

2. Conferences and Meetings: Attend meetings with contractor, such as preconstruction conferences, progress meetings, project conferences and other project-related meetings, and prepare and circulate copies of minutes thereof.

3. Liaison:

(a) Serve as Consultant's liaison with contractor, working principally through contractor's superintendent, and assist with understanding / communicating the intent of the Contract Documents; and assist in serving as Client's liaison with contractor when contractor's operations affect Client's on site operations.

(b) Assist in obtaining from Client additional information, when required for proper execution of the Work.

4. Shop Drawings and Samples:

(a) Record date of receipt of shop drawings and submittals provided by the contractor and coordinate that review has been completed by appropriate team members.

(b) Receive samples furnished at the site by contractor, and notify Consultant's project engineer and Client of availability of samples to review.

(c) Notify Consultant's project engineer and contractor of the commencement of any Work requiring a shop drawing or sample if the submittal has not been reviewed for general conformance by Consultant.

5. Review of Work, Observations and Tests:

- (a) Conduct on site observations of the Work in progress to determine if the Work is in general proceeding in accordance with the Contract Documents.
- (b) Regularly update the Consultant's project engineer to keep them informed of issues and progress of the Work.
- (c) Notify the Consultant's project engineer immediately of any unanticipated project conditions, any Work believed to be unsatisfactory or defective and does not conform to the Contract Documents, any unauthorized Work, or any non-conforming materials that are subject to rejection.
- (d) Coordinate with the project materials tester and/or testing consultant to schedule testing. Confirm compliance with project requirements and the project Schedule of Materials Controls. RPR shall confirm that test report records or certificates of compliance have been received prior to the incorporation of materials in the Work.
- (e) Review and monitor the contractor's schedule for construction.
- (f) Confirm that the contractor is performing daily reviews of construction signing, detour signing, completing traffic control maintenance and is taking corrective actions in accordance with the Contract Documents.
- (g) Conduct or coordinate with others the completion of wage interviews in the field with individual contractor/subcontractor employees and properly file documentation in accordance with project requirements.
- (h) Perform reviews of temporary and permanent erosion control measures on the project and verify contractor is maintaining compliance with applicable permits and Contract Documents.
- (i) Determine if tests, equipment and systems start ups and operating and maintenance training are conducted in the presence of appropriate personnel, and that contractor maintains adequate records thereof; and observe, record and report to Consultant appropriate details relative to the test procedures and start ups.
- (j) Accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the results of these inspections and report to Consultant's project engineer.
- (k) If unsafe conditions are observed, notify the contractor immediately, and if unresolved, notify the Consultant's project engineer and Client for determination of possible suspension of Work.

6. Interpretation of Contract Documents: Report to Consultant's project engineer when clarifications, interpretations, and requests for information regarding the Contract Documents are requested by contractor and transmit to contractor clarifications and interpretations as issued by Consultant's project engineer.

7. Modifications:

- (a) Convey contractor's suggestions for modifications in construction plans and specifications to Consultant's project engineer and assist with evaluation. Transmit to contractor decisions as issued by Consultant.
- (b) Assist with evaluation of proposed change orders and obtain change justification from contractor. Provide assistance with preparation of final documentation of change orders and field design changes.

8. Records / Reporting:

- (a) Measure and document project field quantities, maintain an up to date item record account, and enter quantities into the Project filing system in a timely manner.
- (b) Maintain orderly files of correspondence, reports of project conferences, shop drawings and samples, reproductions of original Contract Documents including all addenda, change orders, field design changes,

additional drawings issued subsequent to the execution of the construction contract, Consultant's clarifications and interpretations of the Contract Documents, progress reports, and other related documents.

(c) Keep a diary, recording contractor hours on the job site, weather conditions, data relative to questions of change orders, or changed conditions, list of job site visitors, daily activities, decisions, photos, observations in general, and specific observations in more detail as in the case of observing test procedures; and send copies to Consultant's project engineer.

(d) Document changes in the plans and field conditions for record plan preparation.

(e) Record names, addresses and telephone numbers of all contractors, subcontractors and major suppliers of materials and equipment.

(f) Furnish Consultant's project engineer periodic reports of progress of the Work and of contractor's compliance with the proposed construction schedule.

(g) Prepare appropriate lists of observed items requiring completion or correction by the contractor.

(h) Notify Consultant's project engineer and Client immediately upon the occurrence of any accident.

9. Payment Requests: Review applications for payment for compliance with the established procedure for their submission and forward with recommendations to Consultant's project engineer, noting particularly the relationship of the payment requested to the schedule of values, Work completed and specific pay requests for materials and equipment delivered to the site but not incorporated in the Work.

10. Certificates, Maintenance and Operation Manuals: During the course of the Work, verify that certificates, maintenance and operation manuals and other data required to be assembled and furnished by contractor are applicable to the items actually installed and in accordance with the Contract Documents, and have this material delivered to Consultant for review and forwarding to Client prior to final payment for the Work.

11. Completion:

(a) Prepare final documentation of construction pay items, quantities, material certification and other requirements as per the plans, specifications, and special provisions.

(b) Conduct final inspection in the company of Consultant's project engineer, Client, and contractor and assist with preparation of a final list of items to be completed or corrected.

(c) Observe that all items on final list have been completed or corrected and make recommendations to Consultant's project engineer concerning acceptance.

(d) Assist Consultant's project engineer with preparation of record plans and documentation.

C. Limitations of Authority

Resident Project Representative:

1. Shall not authorize any deviation from the Contract Documents or substitution of materials or equipment, unless authorized by Client.

2. Shall not provide direction, superintendence, or guidance to the contractor, their crews, their subcontractors, or their suppliers on means and methods to accomplish the Work.

3. Shall not suspend any portion of the Work without explicit Client authorization.
4. Shall not exceed limitations of Consultant's authority as set forth in the Agreement for Professional Services.
5. Shall not undertake any of the responsibilities of contractor, subcontractors or contractor's superintendent.
6. Shall not advise on, issue directions regarding or assume control over safety precautions and programs in connection with the Work.
7. Shall not accept shop drawing or sample submittals from anyone other than contractor.
8. Shall not authorize Client to occupy the Project in whole or in part.
9. Shall not participate in specialized tests or inspections conducted by others except as specifically authorized by Client.

RESOLUTION NO. 26 -

A RESOLUTION APPROVING A SUPPLEMENTAL LETTER OF AGREEMENT WITH SHORT ELLIOTT HENDRICKSON, INC. (SEH) OF MASON CITY, IOWA FOR PROFESSIONAL SERVICES RELATED TO THE PENNSYLVANIA AVENUE STREET & UTILITY IMPROVEMENTS PROJECT

WHEREAS, the City Council of the City of Mason City, Iowa did adopt Resolution No. 25-140 on the 5th day of August, 2025, making award of contract to Short Elliott Hendrickson, Inc. for professional services related to the Pennsylvania Avenue Street & Utility Improvements Project, and

WHEREAS, a Supplemental Letter of Agreement is necessary.

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

Section 1: That the Supplemental Letter of Agreement in the amount of \$157,400 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 21st 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: April 15, 2026
RE: Professional Services Agreement Amendment #3 for 12th NW & Pierce Roundabout Project

Recommendation:

We recommend the City Council approve Professional Services Agreement Amendment #3 with WHKS & Co. for the 12th Street NW & Pierce roundabout project.

Review:

In the course of project planning for the 12th NW & Pierce Roundabout project, we have identified several changes needed to the engineer's scope: 1) Federal grant compliance assistance associated with the \$508,788 ICAAP grant; 2) Additional work on stormwater design associated with these improvements; and 3) Additional work on a sidewalk connection along North Pierce to fully tie the pedestrian improvements into the existing sidewalk network.

This agreement amendment calls for a not-to-exceed fee of \$7,700 for additional services.

Budget Impact:

The proposed \$7,700 in fees is manageable within the established project budget.

Council Action Requested:

We respectfully request that the City Council approve the Professional Services Agreement Amendment #3 for the 12th Street NW & Pierce roundabout project with WHKS & Co.

Attachments:

Proposed Professional Services Agreement Amendment #3.



Brent Hinson, Interim Director



Reviewed and Recommend Approval

AMENDMENT NO. 3 TO PROFESSIONAL SERVICES AGREEMENT

WHEREAS, **City of Mason City, Iowa** (Client) and **WHKS & Co. (WHKS)** executed a Professional Services Agreement dated **March 18, 2025** and **Amendment No.1 dated October 22, 2025** and **Amendment No. 2 dated February 4, 2026** for certain engineering services for **N Pierce Avenue and 12th Street NW Roundabout** (Project), and

WHEREAS, the Agreement described a scope of services and was based on completion of certain services, and

WHEREAS, the Client has requested **additional engineering** services for the **N Pierce Avenue and 12th Street NW Roundabout** 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:

For Item 7, Billed Hourly with a Not-to-Exceed Fee of \$1,700 including Expenses.
For Item 8, Billed Hourly with a Not-to-Exceed Fee of \$1,800 including Expenses.
For Item 9, Billed Hourly with a Not-to-Exceed Fee of \$4,200 including Expenses.

Total For Items 7, 8 and 9 is \$7,700.00 including expenses.

Executed this _____ day of April, 2026

City of Mason City, Iowa

By: _____

Printed Name: _____

Title: _____

WHKS & CO.

By: _____

Printed Name: Steven Scott Sweet, P.E.

Title: Principal

Exhibit A to Amendment No. 3

A. Project Description:

The Project consists of the survey, design, preparation of plans and specifications, and bid letting services for the construction of a roundabout at the intersection of N. Pierce Avenue and 12th Street NW in Mason City, Iowa. The survey will capture additional survey limits from N. Benjamin Avenue to N. Taylor Avenue to assist the City in a future trail along the north side of 12th Street NW.

Amendment #3 Description:

The City applied for Iowa Clean Air Attainment Program (ICAAP) funding and received an award of \$508,788.00 to be used for the construction of the project. This funding program requires additional requirements that were not included in the original agreement.

This Amendment includes design engineering services as described below in B.

B. Scope of Services Provided Under This Agreement:

Note: Items 1-6 were previously defined in the AGREEMENT.

- 1. Project Management and Meetings**
- 2. Topographic Survey and Research of Existing Conditions**
- 3. Preliminary and Final Design**
- 4. Bid Letting Services**
- 5. Right of Way Services**
- 6. Street Light layout and wiring**
- 7. Federal Aid Process Additional Services**
 - Provide additional services to meet the ICAAP funding requirements.
- 8. Drainage Improvements to existing Storm Water System**
 - Prepare check plans and final plans and specifications to show the character and scope of the work for improvements to the existing storm water system that were discovered during the design.
- 9. Sidewalk / Pedestrian Accommodation Improvements**
 - Obtain survey, prepare check plans and final plans and specifications to show the character and scope of the work for sidewalk and pedestrian accommodation improvements along N Pierce Avenue from south of Casey's to 8th Street NW.

C. Special Engineering Services:

See original agreement for additional Special Engineering Services.

RESOLUTION NO. 26 –

A RESOLUTION APPROVING AMENDMENT NO. 3 WITH
WHKS & CO. OF MASON CITY, IOWA FOR PROFES-
SIONAL SERVICES RELATED TO THE “N. PIERCE AVE-
NUE AND 12TH STREET NW ROUNDABOUT” PROJECT

WHEREAS, the City Council of the City of Mason City, Iowa did
adopt Resolution No. 25-41 on the 18th day of March, 2025, awarding a contract to
WHKS & Co., of Mason City, Iowa for professional services related to the “Pierce
Avenue and 12th Street NW Roundabout Project”, and

WHEREAS, Amendment No. 3 is necessary.

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

Section 1: That Amendment No. 3 in the total amount of \$7,700.00
for said project be and are hereby accepted and approved.

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

PASSED AND APPROVED this 21st day of April, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

**FINANCE
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Rachel VanHauen, Grant Administrator
Through: Brent Hinson, Finance Director
Date: April 14, 2026
RE: Public Hearings for a 2026 Community Development Block Grant Owner-Occupied Housing Rehabilitation Program

Recommendation:

A Housing Fund grant application has been prepared for submittal to the Iowa Economic Development Authority (IEDA) for a single-family, owner-occupied housing rehabilitation program in the Forest Park Urban Renewal Area (see attached map). A public hearing to develop a Community Development and Housing Needs Assessment (CDHNA) including input from the public to identify needs and projects to improve the city. A public hearing is also required prior to City Council action on submission of this application. This hearing is to inform citizens of the activities proposed under this Housing Fund application and allow them to make comments prior to submission.

Review:

The application requests \$198,000 (which includes \$18,000 for general administration costs) to assist 6 owner-occupants in the area in replacing their roofs. Eligible applicants are homeowners in the target area with gross household incomes at or below 80% of the median income for Cerro Gordo County. A copy of the application is available in the Grant Administrator's office.

The application will be submitted by the May 22, 2026 due date. Award announcements are expected in July 2026.

Budget Impact:

City Council is asked to approve local matching funds in the amount of \$18,000 which includes \$12,000 for housing rehabilitation (\$2,000 per home) and \$6,000 for general administrative costs.

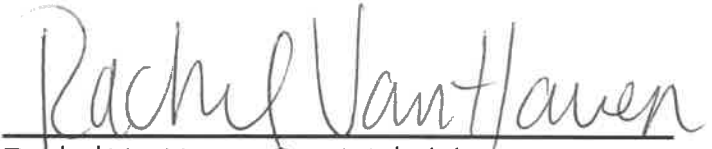
Council Action Requested:

Following the public hearings, the City Council may approve submission of the application, commit local matching funds and authorize the Mayor and City Clerk to

execute all documents related to the Housing Fund application (and upon award, the contract and related documents) by passing the attached resolution.

Attachments:

- Proposed resolution.
- Map of Forest Park Urban Renewal District.


Rachel VanHauen, Grant Administrator


Reviewed and Recommend Approval

RESOLUTION NO. 26 –

A RESOLUTION APPROVING PUBLICATION OF NOTICE OF HEARING UPON A 2026 HOUSING FUND APPLICATION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY (IEDA) FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT OWNER-OCCUPIED EXTERIOR HOME IMPROVEMENT PROGRAM, 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

WHEREAS, it is necessary and desirable to hold a public hearing to develop a Community Development and Housing Needs Assessment (CDHNA);

WHEREAS, it is necessary and desirable to hold a public hearing on Community Development Block Grant Exterior Home Improvement program, budget and applications for said assistance;

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

Section 1: That a public hearing to develop a Community Development Housing Needs Assessment for the Community Development Block Grant Exterior Home Improvement Program shall be held in the Mason City Room of the Mason City Public Library, Mason City, Iowa, at 7:00 o'clock P.M. on the 5th day of May, 2026, at which time and place all interested persons may appear and be heard on matters identifying needs and projects to improve the city.

Section 2: That a public hearing on the proposed applications, budget and programs for the Community Development Block Grant Exterior Home Improvement Program funds shall be held in the Mason City Room of the Mason City Public Library, Mason City, Iowa, at 7:00 o'clock P.M. on the 5th day of May, 2026, at which time and place all interested persons may appear and be heard on matters relative to the proposed Iowa Economic Development Authority assistance.

Section 3: That publication of a notice of public hearings upon the proposed applications in the Globe-Gazette, a newspaper published in the City of Mason City and having general circulation in the area of operation of the City of Mason City, Iowa, is approved, said notice stating that the City Council, on the 5th day of May, 2026, will hold a public hearing upon the proposed applications, said notice containing the following information and in the following form:

Notice of Public Hearing

Notice is hereby given that the City of Mason City will be holding two sequential public hearings in the Mason City Room of the Mason City Public Library, in the City of Mason City, Iowa, on the 5th day of May, 2026, at 7:00pm. The first hearing will focus on developing a Community Development and Housing Needs Assessment (CDHNA). Input from the public is requested in identifying needs and projects to improve the city. The second hearing will focus on input regarding the submission of a CDBG Exterior Home Improvement Grant application to the Iowa Economic Development Authority (IEDA) for the rehabilitation of the exterior of owner-occupied homes within the City of Mason City. Your comments can also be made in advance for either hearing by calling Rachel VanHauen at 641-424-7154. The grant application is expected to be submitted by May 22, 2026 to the IEDA. the City Council will hold a public hearing upon the proposed Community Development Block Grant Exterior Home Improvement Program, the proposed budget and application for assistance thereunder.

A copy of said application and program will be on file in the office of the City Clerk, of the City of Mason City, Iowa. The purpose of such public hearing being to permit all interested persons to appear and be heard relative to the proposed Community Development Block Grant.

No persons or businesses will be permanently dislocated as a result of the project. The Mayor and City Council urge all interested parties to attend. Everyone will be invited to provide input. A representative from the North Iowa Area Council of Governments (NIACOG) will be available to respond to questions regarding the CDHNA and grant application. For further information, please contact the NIACOG office at 641-423-0491, ext. 216.

This notice is given by the authority of the Council of the City of Mason City, Iowa, on the 21st day of April, 2026.

In accordance with Title II of the Americans with Disabilities Act as it pertains to access to Public Meetings, the City Clerk's Office of the City of Mason City, upon 48-hours notice, will make reasonable accommodations for persons with special needs. Please call (641) 424-7102 if you need assistance.

PASSED AND APPROVED this 21st 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: April 15, 2026
RE: Set Public Hearing: Amendment 13 to the Mason City Unified Urban Renewal Plan

Recommendation:

Staff respectfully recommends that the City Council approve a resolution to set a public hearing for May 19, 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 #13 to the Mason City Unified Urban Renewal Plan.

Review:

Prior Amendments: The City Council originally adopted what is now the Mason City Unified Urban Renewal Area in 2001. The several urban renewal areas that were created and amended after that time were consolidated through the Mason City Unified Urban Renewal Area Plan Amendment # 1 in October 2012. As an economic development urban renewal area, the plan has a life of 20 years after debt in the URA is first requested from the County Auditor. The lands in the four original areas expired based on their original adoption in 2021. The lands added as part of Amendment #1 will expire no earlier than 2032. In 2013, Amendment #2 added several properties along South Federal and included some adjacent rights-of-way in other parts of the city. These areas will expire no earlier than 2033. The last expansion was Amendment #10 in 2023; those areas will expire no earlier than 2043.

The twelve prior amendments are summarized in the following table:

Amend-ment #	Adopted	Purpose
1	Oct. 2012	Unified the four Urban Renewal Areas (URAs) created in 2001: Community Growth, South Federal/Gateway, South Eisenhower, and Westside; resulting URA is a contiguous area that can draw tax increments from areas that are increasing in value and apply them to other areas that may be declining, stagnant, or increasing slowly in value
2	Mar. 2013	Added several properties along South Federal and included some adjacent rights-of-way in other parts of the city
3	Oct. 2015	Removed the area designated for the Downtown Reinvestment Urban Renewal Area from the Unified URA
4	Nov. 2015	Added the streets and public rights-of-way in the Northbridge area back into the Unified URA so that the Northbridge improvements can continue to be funded from the Unified TIF area
5	Apr. 2016	Removed the Southside Gateway Urban Renewal Area from the Unified URA
6	Jun. 2017	Updated the Urban Renewal Plan to include several projects that were not in the plan, including the Development Agreement with Cargill Kitchen Solutions and the Corridor Revitalization Loan Program
7	Jan. 2018	Added a small parcel to the URA that was part of the Kinseth Hospitality development (partially funded with TIF rebates)
8	Apr. 2019	Removed two areas from the URA: Golden Grain (transferred to Southside Gateway URA) and the Willow Creek Area (south and west of downtown, transferred to the Downtown Reinvestment URA)
9	Apr. 2021	Authorized use of urban renewal incentives and tax increment financing for demolition of commercial buildings and clearing of land for economic redevelopment.
10	Nov. 2023	Allowed funding of the North Iowa Corridor Economic Development Corp. with TIF funding. New projects: Highway 122 Mercy area and West area improvements, New Energy Freedom incentives, use of TIF for flood control measures, allow for funding environmental assessments for new development sites. Also added areas for infrastructure expansion and encompassed the existing Southside Gateway URA.
11	Apr. 2024	Allowed use of TIF incentives for redevelopment of an existing building by Stellar Industries

Amend -ment #	Adopted	Purpose
12	May 2026	Allowed cost of improvements to 19 th Street SW to be repaid with TIF revenues

Amendment #13: Amendment 13 adds two areas to the Mason City Unified URA. The Northwest Addition is located north of the Mercy West Campus on the west side of North Eisenhower Avenue and is being rezoned to accommodate a proposed townhome development. The Southeast Addition is the Tahoe development at the southeast corner of 19th Street SE and South Kentucky Avenue, extending east to and beyond Mason Creek. This area was recently rezoned and is planned for commercial or multi-family development near the 19th SE/South Kentucky corner, with single family development to the east. A map of the areas to be added is attached. If this amendment is adopted, it will be in effect for 20 years beginning with the first time TIF debt is requested from the County Auditor in the expanded area.

Since this adds territory to the URA, the Planning and Zoning Commission is required to review the amendment. The Urban Renewal statute directs the Commission to review the plan amendment and comment to the City Council as to whether the plan amendment conforms to or is consistent with the Comprehensive Plan. The P&Z will review the amendment at their May 5 regular meeting.

Upon approval of this resolution, a public hearing notice will be published for the May 19, 2026, City Council meeting for final consideration of the amendment. In the interim, Staff will hold the required consultation with the Mason City School District and Cerro Gordo County to discuss the 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.

Council Action Requested:

Staff respectfully recommends that the City Council approve a resolution to set a public hearing for May 19, 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 #13 to the Mason City Unified Urban Renewal Plan.

Attachments:

1. Amendment #13 to the Mason City Unified Urban Renewal Plan
2. Map depicting the added territory
3. Proceedings by Dorsey and Whitney, P.C.



Steven J. Van Steenhuyse
Director of Development Services



Reviewed and Recommend Approval

CITY OF MASON CITY, IOWA

URBAN RENEWAL PLAN AMENDMENT NO. 13
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”) in the City of Mason City, Iowa (the “City”) is being amended for the purpose of adding property to the Urban Renewal Area.

1) Addition of Property. By virtue of this Amendment, certain real property (the “Property”) is being added to the Urban Renewal Area as the May, 2026 Addition. The Property is described as follows:

SOUTHEAST ADDITION:

STARTING AT THE CENTER OF THE WEST SECTION LINE OF SECTION 14, TOWNSHIP 96N, RANGE 20W THENCE EAST ALONG SAID SECTION LINE TO CENTERLINE OF MASON CREEK THENCE SOUTH AND EAST FOLLOWING SAID CENTERLINE TO A POINT 730’ EAST OF THE WEST SECTION LINE OF SECTION 14 THENCE SOUTH PARALLELING SAID SECTION LINE TO THE SW $\frac{1}{4}$ SECTION LINE, THENCE WEST ALONG THE SW $\frac{1}{4}$ SECTION LINE BACK TO THE WEST SECTION LINE OF 14-96N-20W, CONTAINING 21.3 ACRES MORE OR LESS.

- AND -

THE AREA IN THE SOUTH $\frac{1}{2}$ OF SECTION 14, TOWNSHIP 96N, RANGE 20 W AND LYING EAST AND NORTH OF THE CENTERLINE OF MASON CREEK, CONTAINING 72.2 ACRES MORE OR LESS.

- AND -

THAT PORTION OF THE 19TH STREET SE RIGHT-OF-WAY, BEGINNING AT THE INTERSECTION OF 19TH STREET SE AND SOUTH FEDERAL AVENUE, EXTENDING THE FULL WIDTH OF THE RIGHT-OF-WAY EAST TO THE EASTERN TERMINUS OF 19TH STREET SE AT SOUTH ILLINOIS AVENUE.

- AND -

THAT PORTION OF THE SOUTH KENTUCKY AVENUE RIGHT OF WAY BEGINNING AT THE INTERSECTION OF SOUTH KENTUCKY AVENUE AND 19TH STREET SE, EXTENDING THE FULL WIDTH OF THE RIGHT-OF-WAY SOUTH TO THE SOUTH LINE OF THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 14, AND THE SOUTH LINE OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 15, OF 14-96N-20W, IN MASON CITY, IOWA

NORTHWEST ADDITION:

PARCEL 1: THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 96 NORTH, RANGE 21 WEST OF THE 5TH P.M., CERRO GORDO COUNTY, MASON CITY, IOWA, EXCEPT FOR THE NORTH 667.0 FEET OF THE EAST 1320 FEET AND EXCEPT FOR PART OF A PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID

SOUTHEAST QUARTER; THENCE N 00°11'00" W, 470.47 FEET ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE N 90°00'00" W, 765.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 90°00'00" W, 824.05 FEET; THENCE N 45°00'00" W, 403.16 FEET; THENCE N 00°00'00" E, 249.21 FEET; THENCE N 45°00'00" E, 792.23 FEET; THENCE S 90°00'00" E, 249.21 FEET; THENCE S 45°00'00" E, 423.87 FEET; THENCE S 0°00'00" W, 794.76 FEET TO THE POINT OF BEGINNING, AND LOCATED EAST AND SOUTH OF PARCEL "B" AS RECORDED IN BOOK 2001 PAGE 6295 OF THE CERRO GORDO COUNTY, IOWA, RECORDER'S OFFICE, CONTAINING APPROXIMATELY 23.75 ACRES MORE OR LESS.

- AND -

PARCEL 2: THE NORTH 320.0 FEET OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 1, TOWNSHIP 96 NORTH, RANGE 21 WEST OF THE 5TH P.M., CERRO GORDO COUNTY, MASON CITY, IOWA, LOCATED EAST OF A PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE N 00°11'00" W, 470.47 FEET ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE N 90°00'00" W, 765.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 90°00'00" W, 824.05 FEET; THENCE N 45°00'00" W, 403.16 FEET; THENCE N 00°00'00" E, 249.21 FEET; THENCE N 45°00'00" E, 792.23 FEET; THENCE S 90°00'00" E, 249.21 FEET; THENCE S 45°00'00" E, 423.87 FEET; THENCE S 0°00'00" W, 794.76 FEET TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 5.58 ACRES MORE OR LESS.

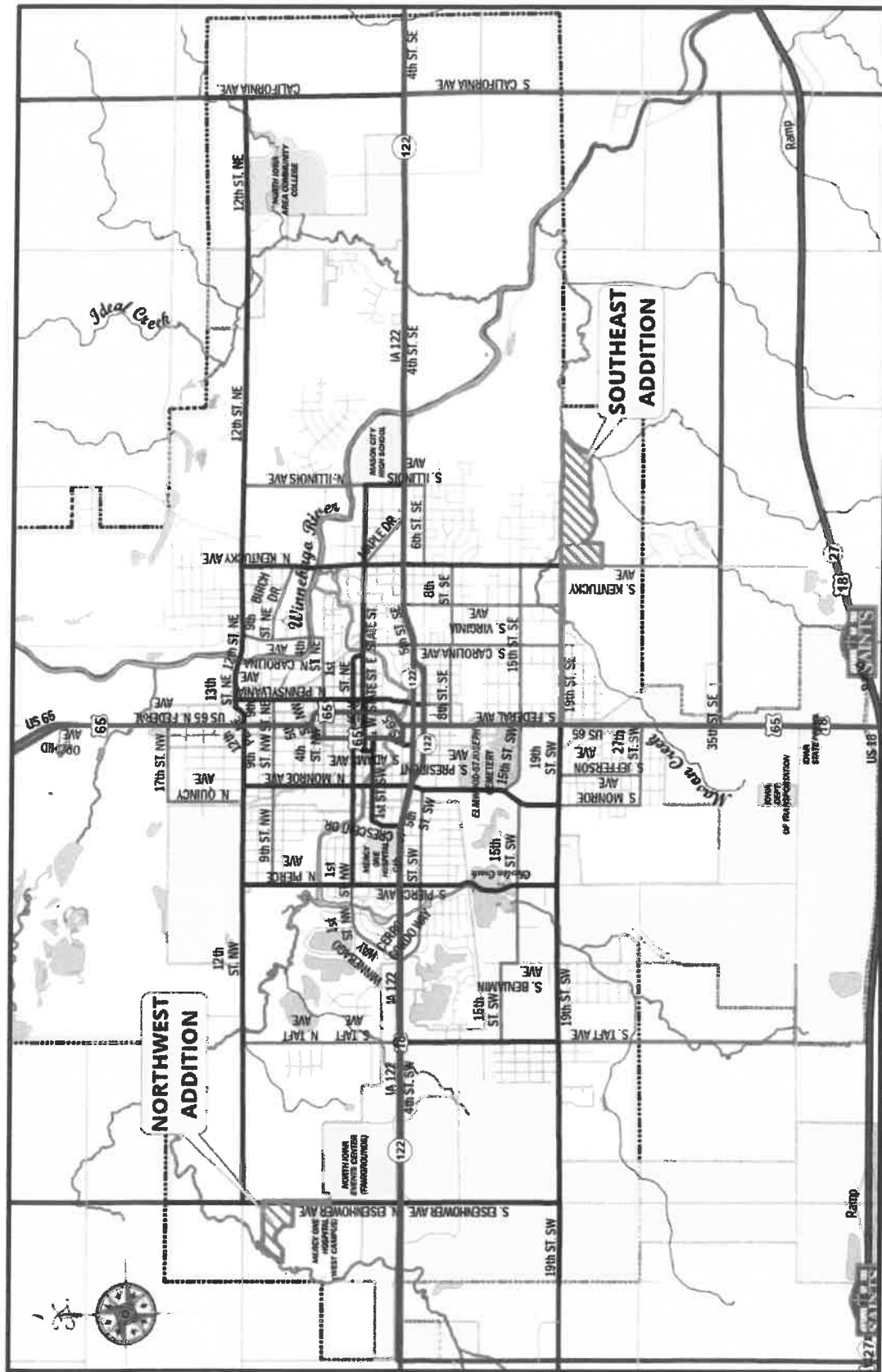
- AND -

PARCEL 3: THAT PORTION OF NORTH EISENHOWER AVENUE RIGHT-OF-WAY BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 AS DESCRIBED ABOVE AND INCLUDING THE ENTIRE WIDTH OF SAID RIGHT-OF-WAY, EXTENDING SOUTH TO A LINE EXTENDING ACROSS SAID RIGHT-OF-WAY FROM THE MOST NORTHEASTERLY POINT OF LOT 1 IN THE FAIRGROUNDS FIRST SUBDIVISION IN MASON CITY, IOWA, RECORDED AS DOCUMENT 2012-1546 IN THE RECORDER'S OFFICE OF CERRO GORDO COUNTY.

With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to a portion of the Property.

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>\$</u>
Proposed debt to be incurred in area to be added in connection with this May, 2026 Amendment:	<u>\$ -0-</u>



MASON CITY UNIFIED URBAN RENEWAL AREA
AMENDMENT #13 ADDED TERRITORY

RESOLUTION NO. 26 -

RESOLUTION SETTING DATE FOR PUBLIC HEARING ON
DESIGNATION OF THE EXPANDED MASON CITY UNIFIED URBAN
RENEWAL AREA AND ON URBAN RENEWAL PLAN AMENDMENT NO.
13 FOR SUCH MASON CITY UNIFIED URBAN RENEWAL AREA

WHEREAS, this 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 projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment ("Amendment No. 13") to the Plan has been prepared which covers the addition of the Property to the Urban Renewal Area; and

WHEREAS, a portion of the Property meets the definition of "agricultural land" under Section 403.17 of the Code of Iowa and, pursuant to said law, a consent agreement (the "Ag Land Consent") has been prepared for execution by the owners (the "Ag Land Owners") of such Property; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the expansion of the Urban Renewal Area and on Amendment No. 13;

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 19, 2026, at 7:00 p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on Amendment No. 13.

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.

Section 4. In satisfaction of the consent requirements set forth in Section 403.17(10) of the Code of Iowa with respect to the inclusion of “agricultural land” in an urban renewal area, the Director of Development Services, or his designee, is hereby directed to present an Ag Land Consent to each of the Ag Land Owners for execution and delivery to the City prior to the public hearing on May 19, 2026, and all action heretofore taken in this regard is all hereby ratified and approved.

Section 5. The proposed Amendment No. 13 is hereby submitted to the City’s Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved April 21, 2026.

Mayor

Attest:

City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED
MASON CITY UNIFIED URBAN RENEWAL AREA AND ON PROPOSED
URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 7:00 p.m., at the Mason City Room of the Mason City Public Library, Mason City, Iowa, on May 19, 2026, the City Council of the City of Mason City, Iowa (the "City") will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the Mason City Unified Urban Renewal Area and designating an expanded Mason City Unified Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding and including all the real property (the "Property") described as follows:

SOUTHEAST ADDITION:

STARTING AT THE CENTER OF THE WEST SECTION LINE OF SECTION 14, TOWNSHIP 96N, RANGE 20W THENCE EAST ALONG SAID SECTION LINE TO CENTERLINE OF MASON CREEK THENCE SOUTH AND EAST FOLLOWING SAID CENTERLINE TO A POINT 730' EAST OF THE WEST SECTION LINE OF SECTION 14 THENCE SOUTH PARALLELING SAID SECTION LINE TO THE SW ¼ SECTION LINE, THENCE WEST ALONG THE SW ¼ SECTION LINE BACK TO THE WEST SECTION LINE OF 14-96N-20W, CONTAINING 21.3 ACRES MORE OR LESS.

- AND -

THE AREA IN THE SOUTH ½ OF SECTION 14, TOWNSHIP 96N, RANGE 20 W AND LYING EAST AND NORTH OF THE CENTERLINE OF MASON CREEK, CONTAINING 72.2 ACRES MORE OR LESS.

- AND -

THAT PORTION OF THE 19TH STREET SE RIGHT-OF-WAY, BEGINNING AT THE INTERSECTION OF 19TH STREET SE AND SOUTH FEDERAL AVENUE, EXTENDING THE FULL WIDTH OF THE RIGHT-OF-WAY EAST TO THE EASTERN TERMINUS OF 19TH STREET SE AT SOUTH ILLINOIS AVENUE.

- AND -

THAT PORTION OF THE SOUTH KENTUCKY AVENUE RIGHT OF WAY BEGINNING AT THE INTERSECTION OF SOUTH KENTUCKY AVENUE AND 19TH STREET SE, EXTENDING THE FULL WIDTH OF THE RIGHT-OF-WA SOUTH TO THE SOUTH LINE OF THE NW ¼ OF THE SW ¼ OF SECTION 14, AND THE SOUTH LINE OF THE NE ¼ OF THE SE ¼ OF SECTION 15, OF 14-96N-20W, IN MASON CITY, IOWA

NORTHWEST ADDITION:

PARCEL 1: THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 1, TOWNSHIP 96 NORTH, RANGE 21 WEST OF THE 5TH P.M., CERRO GORDO COUNTY, MASON CITY, IOWA, EXCEPT FOR THE NORTH 667.0 FEET OF THE EAST 1320 FEET AND EXCEPT FOR PART OF A PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE N 00°11'00" W, 470.47 FEET ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE N 90°00'00" W, 765.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 90°00'00" W, 824.05 FEET; THENCE N 45°00'00"

W, 403.16 FEET; THENCE N 00°00'00" E, 249.21 FEET; THENCE N 45°00'00" E, 792.23 FEET; THENCE S 90°00'00" E, 249.21 FEET; THENCE S 45°00'00" E, 423.87 FEET; THENCE S 0°00'00" W, 794.76 FEET TO THE POINT OF BEGINNING, AND LOCATED EAST AND SOUTH OF PARCEL "B" AS RECORDED IN BOOK 2001 PAGE 6295 OF THE CERRO GORDO COUNTY, IOWA, RECORDER'S OFFICE, CONTAINING APPROXIMATELY 23.75 ACRES MORE OR LESS.

- AND -

PARCEL 2: THE NORTH 320.0 FEET OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 1, TOWNSHIP 96 NORTH, RANGE 21 WEST OF THE 5TH P.M., CERRO GORDO COUNTY, MASON CITY, IOWA, LOCATED EAST OF A PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE N 00°11'00" W, 470.47 FEET ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER; THENCE N 90°00'00" W, 765.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 90°00'00" W, 824.05 FEET; THENCE N 45°00'00" W, 403.16 FEET; THENCE N 00°00'00" E, 249.21 FEET; THENCE N 45°00'00" E, 792.23 FEET; THENCE S 90°00'00" E, 249.21 FEET; THENCE S 45°00'00" E, 423.87 FEET; THENCE S 0°00'00" W, 794.76 FEET TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 5.58 ACRES MORE OR LESS.

- AND -

PARCEL 3: THAT PORTION OF NORTH EISENHOWER AVENUE RIGHT-OF-WAY BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 AS DESCRIBED ABOVE AND INCLUDING THE ENTIRE WIDTH OF SAID RIGHT-OF-WAY, EXTENDING SOUTH TO A LINE EXTENDING ACROSS SAID RIGHT-OF-WAY FROM THE MOST NORTHEASTERLY POINT OF LOT 1 IN THE FAIRGROUNDS FIRST SUBDIVISION IN MASON CITY, IOWA, RECORDED AS DOCUMENT 2012-1546 IN THE RECORDER'S OFFICE OF CERRO GORDO COUNTY.

The proposed amendment to the Plan brings the Property described above into the Urban Renewal Area and makes it subject to the provisions of the Plan. 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

EXHIBIT A
Legal Description
Expanded Mason City Unified Urban Renewal Area
(June, 2026 Amendment No. 13)

SOUTHEAST ADDITION:

STARTING AT THE CENTER OF THE WEST SECTION LINE OF SECTION 14, TOWNSHIP 96N, RANGE 20W THENCE EAST ALONG SAID SECTION LINE TO CENTERLINE OF MASON CREEK THENCE SOUTH AND EAST FOLLOWING SAID CENTERLINE TO A POINT 730' EAST OF THE WEST SECTION LINE OF SECTION 14 THENCE SOUTH PARALLELING SAID SECTION LINE TO THE SW ¼ SECTION LINE, THENCE WEST ALONG THE SW ¼ SECTION LINE BACK TO THE WEST SECTION LINE OF 14-96N-20W, CONTAINING 21.3 ACRES MORE OR LESS.

- AND -

THE AREA IN THE SOUTH ½ OF SECTION 14, TOWNSHIP 96N, RANGE 20 W AND LYING EAST AND NORTH OF THE CENTERLINE OF MASON CREEK, CONTAINING 72.2 ACRES MORE OR LESS.

- AND -

THAT PORTION OF THE 19TH STREET SE RIGHT-OF-WAY, BEGINNING AT THE INTERSECTION OF 19TH STREET SE AND SOUTH FEDERAL AVENUE, EXTENDING THE FULL WIDTH OF THE RIGHT-OF-WAY EAST TO THE EASTERN TERMINUS OF 19TH STREET SE AT SOUTH ILLINOIS AVENUE.

- AND -

THAT PORTION OF THE SOUTH KENTUCKY AVENUE RIGHT OF WAY BEGINNING AT THE INTERSECTION OF SOUTH KENTUCKY AVENUE AND 19TH STREET SE, EXTENDING THE FULL WIDTH OF THE RIGHT-OF-WA SOUTH TO THE SOUTH LINE OF THE NW ¼ OF THE SW ¼ OF SECTION 14, AND THE SOUTH LINE OF THE NE ¼ OF THE SE ¼ OF SECTION 15, OF 14-96N-20W, IN MASON CITY, IOWA

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CITY OF MASON CITY, IOWA

URBAN RENEWAL PLAN AMENDMENT NO. 13
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") in the City of Mason City, Iowa (the "City") is being amended for the purpose of adding property to the Urban Renewal Area.

1) Addition of Property. By virtue of this Amendment, certain real property (the "Property") is being added to the Urban Renewal Area as the May, 2026 Addition. The Property is described as follows:

SOUTHEAST ADDITION:

STARTING AT THE CENTER OF THE WEST SECTION LINE OF SECTION 14, TOWNSHIP 96N, RANGE 20W THENCE EAST ALONG SAID SECTION LINE TO CENTERLINE OF MASON CREEK THENCE SOUTH AND EAST FOLLOWING SAID CENTERLINE TO A POINT 730' EAST OF THE WEST SECTION LINE OF SECTION 14 THENCE SOUTH PARALLELING SAID SECTION LINE TO THE SW $\frac{1}{4}$ SECTION LINE, THENCE WEST ALONG THE SW $\frac{1}{4}$ SECTION LINE BACK TO THE WEST SECTION LINE OF 14-96N-20W, CONTAINING 21.3 ACRES MORE OR LESS.

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With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to a portion of the Property.

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 area to be added in connection with this May, 2026 Amendment:	<u>\$ -0-</u>



**DEVELOPMENT
SERVICES
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Steven J. Van Steenhuyse, Director of Development Services
Date: April 15, 2026
RE: Downtown Revitalization Loans: 12 and 14 South Federal Avenue

Recommendation:

Staff recommends approval of a \$30,000 Downtown Revitalization Loan (DoRL) for 12 South Federal Avenue and a \$14,057 DoRL loan for 14 South Federal Avenue, to Joseph Matthew Perez and James Garrett. The Forgivable Loan and Grant Review Committee recommends approval of the request. Staff concurs.

Review:

The buildings at 12 and 14 South Federal Avenue were recently purchased by applicants Matt Perez and James Garrett. The first floor of 12 South Federal is vacant, while the first floor of 14 South Federal contains the Pottery on the Plaza business. There are four apartments on the second floors, which are joined by a common hallway. Three of the apartments are leased and occupied.

The new owners wish to convert 12 South Federal to a "breakfast and lunch" restaurant. This will require installation of a fire suppression system and integrated hood ventilation system. The applicants are also requesting a Building Renovation and Life Safety Grant (also on the Council's agenda) to assist with the costs of meeting the fire code. The requested \$30,000 DoRL loan would be used for interior renovations to create a commercial kitchen with updated plumbing, electricity, and HVAC. The funds would also be used for new storefront windows and doors and improvements to the front façade and rear wall.

For 14 South Federal, the \$14,057 DoRL loan would be used to replace the existing storefront windows and for improvements to the front façade and rear wall. The project does not include any renovation to the upstairs apartments. The applicants have provided a letter from Clear Lake Bank and Trust stating their funding commitment to the project.

The Forgivable Loan and Grant Committee met on April 13, 2026, to consider the request. The Committee scored the application according to the Scoring Matrix used for DoRL and CoRL requests. Scores for 12 South Federal ranged from 48 to 65, with an average score of 48.6. For 14 South Federal, the scores ranged from 64 to 48, with an average of 56.25. A minimum score of 28 is required for consideration. The Committee recommends approval of the requests. Staff concurs with this recommendation.

Budget Impact:

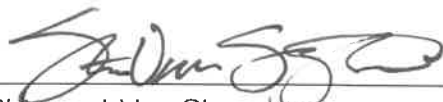
There is no impact to the operating budget resulting from this action. The City Assessor determined that the 12 South Federal project will increase the value of the building by \$127,110, a 59 percent increase in assessed value. The 14 South Federal project is expected to increase its value by \$37,080, a 20 percent increase.

Council Action Requested:

Staff recommends approval of a \$30,000 Downtown Revitalization Loan (DoRL) for 12 South Federal Avenue and a \$14,057 DoRL for 14 South Federal Avenue to Joseph Matthew Perez and James Garrett.

Attachments:

1. DoRL application for 12 South Federal Avenue, copy of Clear Lake Bank and Trust letter, estimates
2. DoRL application for 14 South Federal Avenue, copy of Clear Lake Bank and Trust letter, estimates
3. Minutes of the Forgivable Loan and Grant Committee, 4/13/26.



Steven J. Van Steenhuyse
Director of Development Services



Reviewed and Recommend Approval

Downtown Revitalization Loan (DoRL) Program Application

City of Mason City, Iowa

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

A. Building Information

Building Name:	The Sound Bite
Site Address:	12 S. Federal Ave.
Tax Property ID No.	
Legal Description: (attach separately if necessary)	See attached Trustees' Warranty Deed

B. Applicant Information

Building Owner:	Joseph Perez & James Garrett	
FEIN (if applicable):		Owner Type (Check One)
Contact Name:	Matt Perez	☒ Individual(s)
Owner/Contact Address:	522 S. Illinois Ave.	☐ Proprietorship
City/State/Zip:	Mason City, IA 50401	☐ Partnership
Phone:	641-583-1753	☐ LLC
Email:	morebeatsplease@gmail.com	☐ Corporation

C. Proposed Project

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

See attached estimates and letter of consideration for detail.

Project Start Date:	ASAP	Project Completion Date:	3 months from start date.
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Explain why Downtown Revitalization Loan funds are required to complete the project. Would improvements be completed without assistance or would improvements be made to a lesser degree?

The project would fall short of its fullest potential without DoRL assistance.

Additional funding through the bank is pending BuRLS grant approval.

Total amount of DoRL funds requested:	\$30,000	Total estimated project cost:	\$465,000
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Note: Maximum loan request (matched at least dollar for dollar from other sources): \$30,000

D. Summary of Project Costs (attach additional sheets if necessary)**Proposed Work: all work listed must include contractor's estimates****Contractor/
Subcontractor****Estimated
Completion Date****Estimated Cost****Exterior Improvements. Focus on Improvements that affect real property assessed value**

Storefront windows & pair of entry doors	Mason City Glass Service	Sep. 2026	\$ 22,813.14
Repaint the facade (front & back)	Blake Cooper	Sep. 2026	13,000 / 2 (\$6,500)
Total Exterior			\$ 29,313.14

Interior Improvements. Value of Improvements that do not affect real property value may be considered towards meeting match requirements

Flooring	Mason City Tile & Marble Co., Inc.	Sep. 2026	\$ 63,654.50
Kitchen hood, furnaces, HVAC, etc.	Air Care, Inc.	Sep. 2026	60,190.00
Plumbing throughout	Cole Plumbing & Heating	Sep. 2026	60,000.00
Updating electrical throughout	Mason City Electric	Sep. 2026	130,570.00
Interior walls & bar top- \$40,000.00	Bergo Construction	Total Interior	\$ 354,414.50
Total Project Cost			\$ 383,727.64

E. Current Occupancy/Tenancy

Occupant/Tenant Name	Occupancy/Tenant Type (retail, office, residential, etc.)
12 S. Federal Ave	Vacant-Future Restaurant
12 ½ S. Federal Ave unit 1, 2 and 3.	3 rented 2 bedroom apartments

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

Restaurant & 2 apartments above.

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

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

15

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

5 of 15 jobs created (will be 90% or higher)

F. Proposed Financing

Source	Amount
Sources of Matching Funds (include documentation confirming availability of matching funds) :	
Owner Cash (must provide proof such as bank statement or similar):	\$
Bank or other Loan: (Bank Name): Clear Lake Bank & Trust	\$ 465,000.00
Other (Describe):	\$
Other:	\$
Other:	\$
Total	\$465,000.00

G. Application Attachments

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

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

H. Applicant Signature

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

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

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

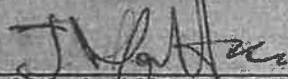
- I (we) authorize the City of Mason City to research the proposed project and obtain credit reports (if necessary) for the reasonable evaluation of this application. I (we) will provide necessary information needed by the City of Mason City to perform the research or to obtain a credit report. Personal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

Should assistance be provided, applicant/borrower agrees:

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

In addition, the applicant is aware of the following:

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

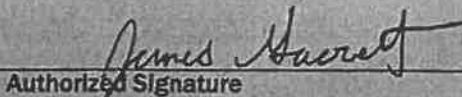


Authorized Signature (all persons listed on the deed must sign)

3-20-26
Date

CO-OWNER

Title (owner, agent, etc.)



Authorized Signature

3-17-26
Date

James Garrett - CO-OWNER
Title (owner, agent, etc.)

Office Use Only:

Date/Time Received:

3-20-26

Received by:

Regina Lard

Dear Forgivable Loan & Grant Committee,

I am writing to respectfully request consideration for grant funding to assist with the development of our new restaurant project, The Sound Bite LLC, located in the heart of downtown Mason City. Our vision is to create a vibrant, welcoming restaurant that brings energy and activity to our downtown both during the day and in the evening, contributing to the continued momentum and revitalization of our community.

As part of our commitment to this project, we have already made a significant investment by purchasing the building for \$250,000 in cash. While this demonstrates our belief in the future of downtown Mason City, the purchase has placed a strain on our available cash flow during the early stages of development. We are currently seeking a \$465,000 loan from our lending institution to complete the necessary renovations, install required systems such as fire sprinklers, and purchase the equipment needed to operate the restaurant. Securing grant funding is vital in strengthening our financial position and will play a key role in helping finalize our loan approval with the bank.

I bring 23 years of experience in the restaurant industry and currently operate a successful restaurant in Mason City, Lorados. Through dedication, hard work, and a focus on creating a welcoming environment for guests, Lorados has grown into a well-known and respected establishment within our community. That success has given me the confidence and experience needed to pursue this next project and continue investing in our downtown.

Cooking has always been one of my greatest passions. The opportunity to create dishes and share them with the community is something that truly drives me. With this new restaurant, I hope to bring creative food, energy, and a welcoming atmosphere to downtown Mason City while operating in a space that allows me to fully express that passion without limitations.

We firmly believe in the vitality, longevity, and need for this restaurant in our beautiful downtown district. Our community is gaining momentum, and we are excited to play a role in its continued growth. This project will create jobs, increase daytime activity downtown, and provide a unique destination for residents and visitors alike.

We are taking a chance on our thriving downtown and investing heavily in its future. With your support through this grant funding, we are confident that we can bring this vision to life and contribute meaningfully to the continued success of Mason City.

Thank you for your time and consideration. We sincerely appreciate the opportunity to partner with you in helping make this project a reality.

Sincerely,

Joseph Perez

Co-Owner, The Sound Bite LLC

Mason City, Iowa



**CLEAR LAKE
BANK & TRUST^{CO.}**
A FULL SERVICE BANK MEMBER FDIC

100 East State Street
Mason City, IA 50401
(641) 423-2457
www.clearlakebank.com

Commitment Letter

March 2, 2026

Personal and Confidential

J & J MC Enterprises LLC
Joseph Matthew Perez
James Garrett

Gentlemen,

Clear Lake Bank and Trust Company ("Bank") is pleased to extend the following credit facility to The Sound Bite LLC ("Borrower"). The credit facility will be structured as follows and will be subject to, but not limited by, the following terms and conditions:

<u>Borrower:</u>	J & J MC Enterprises LLC
<u>Amount:</u>	\$465,000
<u>Term/Repayment:</u>	The loan will be a non-revolving line of credit with a six (6) month amortization. The line will be monitored by the bank and advances will require invoices and lien waivers when necessary.
<u>Interest Rate:</u>	Wall Street Journal Prime (WSJP) + .25%. (Currently 7.00%) variable rate adjusting daily
<u>Purpose:</u>	The renovation of 12 S. Federal Ave, Mason City, IA 50401

Additional Terms & Conditions:

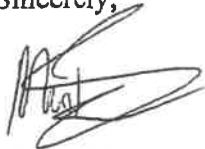
1. Borrower will provide federal tax returns annually within 30 days of filing.
2. Guarantors will provide personal financial statements and federal tax returns annually within 30 days of filing.

3. Borrower will provide proof of insurance listing Bank as mortgagee / loss payee in an amount equal to or exceeding the outstanding indebtedness.
4. Borrower will maintain its primary operating depository accounts at Bank if a loan is outstanding at Bank.
5. Borrower will adhere to the below collateral paydown as equipment is sold.
6. The bank will order an "As Completed" Appraisal and the loan will not exceed 75% of the appraised value.
7. The financing is subject to approval of the Building Renovation-Life Safety (BuRLS) grant covering the full cost of the sprinkle, fire alarm, and fire suppression in the kitchen hood.

IMPORTANT: READ BEFORE SIGNING. THE TERMS OF THIS AGREEMENT SHOULD BE READ CAREFULLY BECAUSE ONLY THOSE TERMS IN WRITING ARE ENFORCEABLE. NO OTHER TERMS OR ORAL PROMISES NOT CONTAINED IN THIS WRITTEN CONTRACT MAY BE LEGALLY ENFORCED. YOU MAY CHANGE THE TERMS OF THIS AGREEMENT ONLY BY ANOTHER WRITTEN AGREEMENT. THIS NOTICE SHALL ALSO BE EFFECTIVE WITH RESPECT TO ALL OTHER CREDIT AGREEMENTS NOW IN EFFECT BETWEEN YOU AND THIS LENDER. A MODIFICATION OF ANY OTHER CREDIT AGREEMENTS NOW IN EFFECT BETWEEN YOU AND THIS LENDER, WHICH OCCURS AFTER RECEIPT BY YOU OF THIS NOTICE, MAY BE MADE ONLY BY ANOTHER WRITTEN INSTRUMENT. ORAL OR IMPLIED MODIFICATIONS TO SUCH CREDIT AGREEMENTS ARE NOT ENFORCEABLE AND SHOULD NOT BE RELIED UPON.

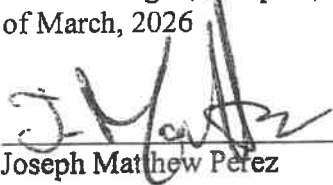
Clear Lake Bank & Trust Company appreciates the opportunity to offer this financing proposal. If you have any questions or need additional clarification, please do not hesitate to contact me at 641-428-9408

Sincerely,



Michael T Bloomingdale
Assistant Vice President
Clear Lake Bank & Trust Company

Acknowledged, accepted, and receipt of this instrument is hereby acknowledged this 2ND day of March, 2026



Joseph Matthew Perez

James Garrett



Painting proposal

1 message

Blake Cooper <cwoblake@icloud.com>
To: Morebeatsplease@gmail.com

Fri, Mar 6, 2026 at 6:33 PM

Exterior painting 12 3 34 N Federal façades. using Sherwin Williams products. labor & materials \$6500

Blake Cooper
2315 South Ave.
Mason City, Iowa
D.C. Painting
641 430 5895

Sent from my iPhone



2127 South Federal Avenue
Mason City, Iowa 50401

Prompt Professional Service
Telephone (641) 423-3960

March 5, 2026

Matt Perez
morebeatsplease@gmail.com

Re: 12 S. Federal
Mason City, IA

BUDGETARY QUOTE

- 3 – Thermally broken aluminum storefront windows (front & return to door)
- 1 – Pair of main entry doors
- 1 – Kitchen door
- 1 – Demo of interior platform frame

Mason City Glass Service will provide the materials and installation of the items listed above. The aluminum finish can be dark bronze or clear anodized along with any standard Kawneer paint color. The glass will be clear low E and safety tempered. The doors will have panic bar locking, pull handles, cylinder, and HD closers. Metal flashing will be used to connect the frame sections to one another to simulate a metal post. The lead time for materials is typically 4-6 weeks from the date of ordering.

Price includes materials, installation, and tax: \$22,813.14

*Notes:

This is a Budgetary Quote and is subject to change upon verification and specifications of listed scopes of work.

The kitchen door is an installation only for our listed standard size door. The demolition of the kitchen door and required rough opening preparation is to be contracted by others.

* Above price is valid for 30 days

* A 50% down payment on orders \$300.00 and above is required to proceed with quoted project

Respectfully Submitted By:
MASON CITY GLASS SERVICE
Brian Akins

If accepted, please sign below and email back to: akinsbrian@masoncityglass.com

QUOTE ACCEPTED BY:

DATE:



Prepared For

Matt Perez
14 S Federal
Mason City, Iowa 50401
(641) 583-1753

Bergo Construction Inc.

1001 N. Commercial Alley
Mason City, Iowa 50401
Phone: (641) 420-5979
Email: bcibuilder@yahoo.com
Fax: (641) 421-1799

Estimate # 134
Date 12/22/2025
Business / Tax # 42-1503816

Description	Rate	Quantity	Total
Bergo Labor	\$62.1697	375	\$23,313.65
Demo all inner walls and remove			
Frame up wall per drawing. Kitchen, cooler,storage and (2) bathrooms			
Frame bar			
Hang all rock and mud			
Fabricate kitchen shelves and counter top			
Fabricate finished bar and top and shelving			
Mason City Lumber	\$6,043.3116	1	\$6,043.31
(100) 2x4x10'			
(60) 2x4x8'			
(12) 2x4x16'			
(10) # 3" grk screws			
Box of coil 16 nails			
Box of coils 8 nails			
Polyurethane glue (5)			
(50) Sheetrock 4'x12'x5/8"			
Box rock screws			
Outside corners			
Sheetrock mud			
(8) sheets 3/4" cdx plywood			

Material	\$5,180.8103	1	\$5,180.81
Kitchen shelves and tops allowance			

Material	\$5,180.8103	1	\$5,180.81
Bar allowance for shelves and top and finished wood.			

Subtotal	\$39,718.58
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Total	\$39,718.58
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Mason City Electric LLC
910 S RHODE ISLAND
MASON CITY, IA 50401 US
+16415121081
DUSTY.MCELECTRIC@GMAIL.COM



Estimate

ADDRESS

Matt Perez
12 S Federal
Mason City, IA 50401

SHIP TO

Matt Perez
12 S Federal
Mason City, IA 50401

ESTIMATE # 1150

DATE 01/09/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
01/09/2026	Mason City Electric proposes the following electrical budget based on the information given at this time. Install New Electrical 800A 3 phase 120/208v service to feed 12 and 14 S. Federal Ave New Meter Pak will feed the following: 1-200A 1 phase to refeed the existing pottery barn. (Install new 200A disconnect to replace existing Frank Adams disconnect) 1-200A 1phase to refeed house panels for existing storage units, basement, exterior building lights, existing apartments, (Install New 200A feed through with main to replace Frank Adams MDP) 1-300A 3phase to new restaurant electrical 3-100A to refeed to existing apartments. (No new electrical work in apartments) *Meter Pak is designed with the ability to add a section for electrical feeders/ metering to future Apartments -Emergency/ Exit Lighting per code -Minimum disconnect of existing wiring or repairs in basement and storage areas to meet basic code requirements and be deemed safe. (NO New wiring in these areas) -Wiring of Restaurant based on the information given at this time 1 Kitchen Hood, commercial dishwasher, bar glass washer, Gas Range, Gas Fryer, 2-120V dedicated Microwaves, 1 Pizza Oven -2 gas fire furnaces and 2 condenser units max 35A -Rough in only for 3 Ceiling fans -Power to Kitchen Freezer/ Cooler Self-Contained units. (Control wiring by Refrigeration Contractor) -3 Total Dining/ Bar Switches to be located at 1 location in rear of building -1 Kitchen switch -1 Office Switch			99,170.00

All amounts due under this agreement shall begin to accrue interest at the rate of 17% beginning 15 days after payment required upon completion of Final Electrical Inspection. 50% deposit required prior to work/materials being performed/ordered.

All amounts due under this agreement shall begin to accrue interest at the rate of 17% beginning 15 days after payment required upon completion of Final Electrical Inspection. 50% deposit required prior to work/materials being performed/ordered.

ESTIMATE

Cole Plumbing & Heating
708 9th St SE
Mason City, IA 50401

dougcoleplumbing@gmail.com
+1 (641) 200-1454



Bill to
Matt Perez
S Federal

Estimate details

Estimate no.: 1042

Estimate date: 01/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Custom Amount	Install sewer and water lines to the new restaurant for Matt Perez Run new gas to kitchen Rough in 2 bathroom, one kitchen and one bar at the south federal location. I will supply 3 toilets, 2 wall hung sinks with lav guards and chrome faucets, 1 urinal with flush valve, a floor drain in each bathroom, a floor sink in the kitchen and the bar, 1 grease trap in the kitchen,	1	\$60,000.00	\$60,000.00
Total						\$60,000.00

Accepted date

Accepted by

Air Care, Inc.

Established 1976

1302 N. Federal Avenue
Mason City, Iowa 50401
641-423-1594

"We Care about your Air!"

Soundbite – Matt Perez
12 S Federal Ave.
Mason City

Subject:
Hood/HVAC
3/6/2026

We propose to furnish the labor and materials to install the following at the above listed location.

-Installation of HVAC equipment:

X2 Amana AR9S961005CN 96.1% single stage gas furnace – twinned
X2 Amana ALXS3BN60 13.4 SEER 2 R-32 w/ LAKT low ambient control
X2 CAPTA6030C3 5 ton case coil w/ TXV

Venting, gas piping, & condensate pumps to customer provided standpipe
2 stage programmable wifi thermostat

Central under equipment return box with complete supply duct system to existing enlarged speaker holes in ceiling –Supply duct runs to bathrooms
High and low voltage wiring to be done by others

Start up and mechanical check

-Installation of customer provided commercial kitchen hood system:

Take delivery, offloading, and transportation of equipment to site

Fabrication and installation of 16 gauge mild steel welded exhaust duct – double wrapped with 3m firestop insulation – stainless steel banding

24 gauge galvanized steel MUA unit ducting, insulation lined supply duct with exterior weatherproofing – Wall penetrations through existing windows

Supply gas piping system from new meter to MUA and furnace location -

Supply branch to cook line gas trane – individual appliance flexible gas connectors supplied by others.

Electrical and fire suppression to be done by others.

Start up and mechanical check

For the sum of: \$60,190.00

Terms: 50% down – remainder due upon completion.

Thank you for your consideration

Includes sales taxes, permits, and fees

Prices are good for 30 days.

-Ryan Henderson

MASON CITY TILE & MARBLE CO., INC.
1416 18TH STREET S.W.
MASON CITY, IA 50401

Phone # (641) 423-3852

Estimate

Date	Estimate #
1/15/2026	2750

Name / Address
MATT PEREZ 522 S ILLINOIS AVE MASON CITY IA 50401

			Project
			RESTAURANT
Description	Qty	Cost	Total
KITCHEN 6 X 6 X 1/5 ABR QT / SF	400	5.50	2,200.00T
SANITARY COVE BASE 100' / (PRICED PER PIECE)	200	3.51	702.00T
BASE CORNER	8	7.25	58.00T
BATH TILE - ALLOWANCE / SF	286	4.99	1,427.14T
BATH WALL TILE - ALLOWANCE / SF	400	4.99	1,996.00T
BAR TILE - ALLOWANCE / SF	200	4.99	998.00T
SCHLUTER ALL SET WHITE THIN SET MORTAR A50W (50#)	24	34.50	828.00T
TEC POWER GROUT 21-550-15 #25 BAG	32	69.99	2,239.68T
HIGH FLOW, FIBER RE-INFORCED, SELF-LEVELING UNDERLAYMENT / 50#	35	65.99	2,309.65T
ARDEX PRIMER 53 P 51 /GALLON	2	99.99	199.98T
PERMABASE UNDERLAYMENT 3X5 1/2"	60	20.99	1,259.40T
SCHLUTER KERDI 200 WATERPROOF MEMBRANE) 3'3" X 98'5"=323 sf (\$2.10 per sf))	1	720.53	720.53T
SCHLUTER KERDI 200/7M (WATERPROOF MEMBRANE) 3'3" X23'=75 SF (\$2.37 PER SF)	1	188.63	188.63T
SCHLUTER PROFILE ALLOWANCE / EA.	6	40.00	240.00T
PRICING CHANGES SUBJECT TO CUSTOMER SELECTIONS			
			Subtotal
			Sales Tax (7.0%)
			Total

MASON CITY TILE & MARBLE CO., INC.
 1416 18TH STREET S.W.
 MASON CITY, IA 50401

Phone # (641) 423-3852

Estimate

Date	Estimate #
1/15/2026	2750

Name / Address
MATT PEREZ 522 S ILLINOIS AVE MASON CITY IA 50401

			Project
			RESTAURANT
Description	Qty	Cost	Total
FREIGHT CHARGE	1	150.00	150.00
FLOOR PREP - APPROXIMATE	1	1,000.00	1,000.00
INSTALLATION OF FLOOR TILE & DUROCK / SF	886	8.00	7,088.00
INSTALLATION OF WALL TILE & WATERPROOFING	1	8,500.00	8,500.00
INSTALLATION OF TILE BASE / LF	100	2.50	250.00
ESTIMATE SUBJECT TO PHYSICAL MEASURE.			
PRICING CHANGES SUBJECT TO CUSTOMER SELECTIONS			
Subtotal			\$32,355.01
Sales Tax (7.0%)			\$1,075.69
Total			\$33,430.70

MASON CITY TILE & MARBLE CO., INC.
 1416 18TH STREET S.W.
 MASON CITY, IA 50401

Phone # (641) 423-3852

Estimate

Date	Estimate #
3/3/2026	2825

Name / Address
MATT PEREZ 522 S ILLINOIS AVE MASON CITY IA 50401

			Project
			LVP
Description	Qty	Cost	Total
POWERHOLD BIRCH UNDERLAYMENT 4X5 1/4" / SHEET	135	31.99	4,318.65T
VINYL ALLOWANCE / SF	2,700	4.49	12,123.00T
#811 SENTINEL ADHESIVE PRIMER / GAL	7	14.99	104.93T
DYNAMIC PRESSURE SENSITIVE -4 GAL	4	139.99	559.96T
UZIN NC-888 PATCHING & SMOOTHING COMPOUND / 10 # BAG	4	27.99	111.96T
APPROXIMATE FLOOR PREP	1	1,000.00	1,000.00
INSTALLATION OF GLUE DOWN LVP / SF	2,700	2.50	6,750.00
INSTALLATION OF UNDERLAYMENT / SF	2,700	1.50	4,050.00
*DOES NOT INCLUDE ANY TEAR OUT OR BASE WORK. **ESTIMATE SUBJECT TO PHYSICAL MEASURE.			
Estimate subject to physical measure.		Subtotal	\$29,018.50
		Sales Tax (7.0%)	\$1,205.30
		Total	\$30,223.80

**AFFIDAVIT CERTIFYING JOBS CREATED/RETAINED AT 90% OR GREATER OF
LABORSHED WAGES**

State of Iowa

County of Cerro Gordo

I, Joseph Matthew Perez, being duly sworn, depose and state as follows:

1. Affiant Information

I am the Part Owner of The Sound Bite ("Company"), and I am authorized to make this affidavit on behalf of the Company.

2. Project Identification

This affidavit is made in connection with the renovations located at 12 & 14 South Federal Avenue.

3. Certification of Jobs Created/Retained

The Company hereby certifies that, as of October 31, 2026, the jobs created and/or retained as part of the above-referenced project meet or exceed ninety percent (90%) of the laborshed wage requirements, if applicable.

4. Supporting Information

The Company has maintained appropriate payroll records and documentation to support this certification, including but not limited to wage data, employee counts, and job classifications. Such records are available for review upon request by authorized representatives.

5. Compliance Statement

The Company affirms that it is in compliance with all applicable local, state, and federal requirements related to job creation/retention and wage standards associated with this project.

6. Acknowledgment

I understand that this affidavit is made for the purpose of compliance with applicable program requirements and that any false statements may subject the Company and/or myself to penalties under applicable law.

FURTHER AFFIANT SAYETH NOT.

Joseph Matthew Perez

Part Owner

The Sound Bite

A handwritten signature in black ink, appearing to read "J. Perez", is written over the printed name and title.

Date: 3-17-2026

Subscribed and sworn to before me this 17th day of March, 2026.

Notary Public Regina Card

My Commission Expires: April 26, 2027



Downtown Revitalization Loan (DoRL) Program Application

City of Mason City, Iowa

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

A. Building Information

Building Name:	The Sound Bite
Site Address:	14 S. Federal Ave.
Tax Property ID No.	
Legal Description: (attach separately if necessary)	See attached Trustees' Warranty Deed

B. Applicant Information

Building Owner:	Joseph Perez & James Garrett	
FEIN (if applicable):		Owner Type (Check One)
Contact Name:	Matt Perez	☒ Individual(s)
Owner/Contact Address:	522 S. Illinois Ave.	☐ Proprietorship
City/State/Zip:	Mason City, IA 50401	☐ Partnership
Phone:	641-583-1753	☐ LLC
Email:	morebeatsplease@gmail.com	☐ Corporation

C. Proposed Project

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

See attached estimates and letter of consideration for detail.

Project Start Date:	ASAP	Project Completion Date:	3 months from start date.
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Explain why Downtown Revitalization Loan funds are required to complete the project. Would improvements be completed without assistance or would improvements be made to a lesser degree?

The project would fall short of its fullest potential without DoRL assistance.

Additional funding through the bank is pending BuRLS grant approval.

Total amount of DoRL funds requested:	\$ 14,057.00	Total estimated project cost:	\$ 28,114.00
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Note: Maximum loan request (matched at least dollar for dollar from other sources): \$30,000

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

Proposed Work: all work listed must include contractor's estimates	Contractor/Subcontractor	Estimated Completion Date	Estimated Cost
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Exterior Improvements. Focus on Improvements that affect real property assessed value

Storefront windows & pair of entry doors	Mason City Glass Service	Sep. 2026	\$ 21,614.00
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Repaint the front & rear facades	Blake Cooper	Sep. 2026	13,000 / 2 (\$6,500)
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Total Exterior \$ 28,114.00

Interior Improvements. Value of Improvements that do not affect real property value may be considered towards meeting match requirements

			\$
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Total Interior \$ 0

Total Project Cost \$ 28,114.00

E. Current Occupancy/Tenancy

Occupant/Tenant Name	Occupancy/Tenant Type (retail, office, residential, etc.)
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14 S. Federal Ave	Retail-Pottery on the Plaza
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	Possible future apartment above.
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If the building is a mixed use (commercial/residential), duplex or multi-residential structure, how many dwelling units are in the building?

Will eventually be mixed use- Retail & an apt.

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

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

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

F. Proposed Financing

Source	Amount
Sources of Matching Funds (include documentation confirming availability of matching funds) :	
Owner Cash (must provide proof such as bank statement or similar):	\$
Bank or other Loan: (Bank Name): Clear Lake Bank & Trust	\$ 465,000.00
Other (Describe):	\$
Other:	\$
Other:	\$
Total	\$465,000.00

G. Application Attachments

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

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

H. Applicant Signature

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

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

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

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

Should assistance be provided, applicant/borrower agrees:

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

In addition, the applicant is aware of the following:

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

[Signature]
Authorized Signature (all persons listed on the deed must sign)

3-20-20
Date

Co-OWNER
Title (owner, agent, etc.)

[Signature]
Authorized Signature

3-17-20
Date

James Garrett - co-owner
Title (owner, agent, etc.)

Office Use Only:

Date/Time Received:

3-20-20

Received by:

[Signature]

Dear Forgivable Loan & Grant Committee,

I am writing to respectfully request consideration for grant funding to assist with the development of our new restaurant project, The Sound Bite LLC, located in the heart of downtown Mason City. Our vision is to create a vibrant, welcoming restaurant that brings energy and activity to our downtown both during the day and in the evening, contributing to the continued momentum and revitalization of our community.

As part of our commitment to this project, we have already made a significant investment by purchasing the building for \$250,000 in cash. While this demonstrates our belief in the future of downtown Mason City, the purchase has placed a strain on our available cash flow during the early stages of development. We are currently seeking a \$465,000 loan from our lending institution to complete the necessary renovations, install required systems such as fire sprinklers, and purchase the equipment needed to operate the restaurant. Securing grant funding is vital in strengthening our financial position and will play a key role in helping finalize our loan approval with the bank.

I bring 23 years of experience in the restaurant industry and currently operate a successful restaurant in Mason City, Lorados. Through dedication, hard work, and a focus on creating a welcoming environment for guests, Lorados has grown into a well-known and respected establishment within our community. That success has given me the confidence and experience needed to pursue this next project and continue investing in our downtown.

Cooking has always been one of my greatest passions. The opportunity to create dishes and share them with the community is something that truly drives me. With this new restaurant, I hope to bring creative food, energy, and a welcoming atmosphere to downtown Mason City while operating in a space that allows me to fully express that passion without limitations.

We firmly believe in the vitality, longevity, and need for this restaurant in our beautiful downtown district. Our community is gaining momentum, and we are excited to play a role in its continued growth. This project will create jobs, increase daytime activity downtown, and provide a unique destination for residents and visitors alike.

We are taking a chance on our thriving downtown and investing heavily in its future. With your support through this grant funding, we are confident that we can bring this vision to life and contribute meaningfully to the continued success of Mason City.

Thank you for your time and consideration. We sincerely appreciate the opportunity to partner with you in helping make this project a reality.

Sincerely,

Joseph Perez

Co-Owner, The Sound Bite LLC

Mason City, Iowa



Painting proposal

1 message

Blake Cooper <cwoblake@icloud.com>
To: Morebeatsplease@gmail.com

Fri, Mar 6, 2026 at 6:33 PM

Exterior painting 12 & 14 N Federal façades. using Sherwin Williams products. labor & materials \$6500

Blake Cooper
2315 South Ave.
Mason City, Iowa
D.C. Painting
641 430 5895

Sent from my iPhone



2127 South Federal Avenue
Mason City, Iowa 50401

Prompt Professional Service
Telephone (641) 423-3960

March 16, 2026

Matt Perez
morebeatsplease@gmail.com

Re: 14 S. Federal Ave.
Mason City, IA

QUOTE

- 5 – Thermally broken aluminum storefront windows (fronts & returns to door)
- 1 – Pair of main entry doors

Mason City Glass Service will provide the materials and installation of the items listed above. The aluminum finish can be dark bronze or clear anodized along with any standard Kawneer paint color. The glass will be clear low E and safety tempered. The door will have panic bar locking, pull handles, cylinder, and HD Closers. Metal flashing will be used to connect the frame sections to one another to simulate a metal post. The lead time for materials is approximately 4-6 weeks from the date of ordering.

Price includes materials, installation, and tax: \$21,614.00

Thank you for giving us the opportunity to quote this project for you. Do not hesitate to call if you have any questions or need any additional information.

- * Above price is valid for 30 days
- * A 50% down payment on orders \$300.00 and above is required to proceed with quoted project

Respectfully Submitted By:
MASON CITY GLASS SERVICE
Brian Akins

If accepted, please sign below and email back to: akinsbrian@masoncityglass.com

QUOTE ACCEPTED BY:

DATE:

Number: 2025-5610
BK: PG:
Recorded: 10/24/2025 at 10:09:23.0 AM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$403.20
AnnMarie Legler RECORDER
Cerro Gordo County, Iowa

Prepared by: Gerald M. Stambaugh, Laird Law Firm, PLC, 11 4th Street NE, P.O. Box 1567,
Mason City, Iowa 50402-1567, Telephone 641-423-5154, Fax 641-423-5310,
Email gstambaugh@lairdlawfirm.com

Send tax statements to: James S. Garrett, Joseph Perez, 11408 Lakewood Boulevard,
Downey, California 90241

With copies to: _____

Return document to: Escrow Plus, Inc., 115 North Federal Avenue, Mason City, Iowa 50401

TRUSTEES' WARRANTY DEED

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

Pamala A. Coffey, also known as Pamela A. Coffey, Jeffrey L. Bergo, Rex L. Bergo, Jr., and
Jennifer J.B. Langhart, Co-Trustees of the R. Lyle Bergo Trust, Probate No. ESPRO28392,

do hereby Convey to James S. Garrett and Joseph Perez,

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

ALL OF GRANTORS' INTERESTS IN:

**LOT FOUR (4) IN THE AUDITOR'S PLAT OF LOT FIVE (5) AND LOT FOUR (4), IN
THE AUDITOR'S PLAT OF LOT SIX (6) IN BLOCK SEVENTEEN (17) IN PAUL
FELT'S PLAT OF MASON CITY, CERRO GORDO COUNTY, IOWA.**

AND

**LOT ONE (1) IN THE AUDITOR'S PLAT OF LOTS ONE (1) AND TWO (2) IN THE
AUDITOR'S SUBDIVISION OF LOT FOUR (4) IN BLOCK SEVENTEEN (17) IN PAUL
FELT'S PLAT OF MASON CITY, CERRO GORDO COUNTY, IOWA.**

(Locally described as 12 South Federal Avenue and 14 South Federal Avenue, Mason City,
Iowa 50401; Parcel Nos. 07-09-278-011-00 and 07-09-278-012-11)

There is no known private burial site, well, solid waste disposal site, underground storage
tank, hazardous waste, or private sewage disposal system on the property as described in
Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to
submit a Groundwater Hazard Statement.

**SIGNATURE PAGE OF TRUSTEE JEFFREY L. BERGO
TO TRUSTEES' WARRANTY DEED TO
JAMES S. GARRETT AND JOSEPH PEREZ**

Jeffrey L. Bergo Co-Trustee

Dated: 9/23/25

Jeffrey L. Bergo, Co-Trustee
of the R. Lyle Bergo Trust

of the R. Lyle Bergo Trust

STATE OF IOWA, COUNTY OF CERRO GORDO, ss:

On this 23rd day of September, 2025, before me the undersigned, a Notary Public in and for said State, personally appeared Jeffrey L. Bergo, Co-Trustee of the R. Lyle Bergo Trust, Probate No. ESPRO28392, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he, as Trustee, executed the same as the voluntary act and deed of him and of such fiduciary.

Nikki L. Papouchis

Notary Public in and for said State



**SIGNATURE PAGE OF TRUSTEE JENNIFER J.B. LANGHART
TO TRUSTEES' WARRANTY DEED TO
JAMES S. GARRETT AND JOSEPH PEREZ**

Jennifer J.B. Langhart, Co-Trustee of the R. Lyle Bergo Trust
Dated: 9-24-2025
Jennifer J.B. Langhart, Co-Trustee
of the R. Lyle Bergo Trust

STATE OF Iowa, COUNTY OF Cerro Gordo, ss:

On this 24th day of September, 2025, before me the undersigned, a Notary Public in and for said State, personally appeared Jennifer J.B. Langhart, Co-Trustee of the R. Lyle Bergo Trust, Probate No. ESPRO28392, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she, as Trustee, executed the same as the voluntary act and deed of her and of such fiduciary.

Nikki L. Papouchis
Notary Public in and for said State





**CLEAR LAKE
BANK & TRUST^{CO.}**
A FULL SERVICE BANK MEMBER FDIC

100 East State Street
Mason City, IA 50401
(641) 423-2457
www.clearlakebank.com

Commitment Letter

March 2, 2026

Personal and Confidential

J & J MC Enterprises LLC
Joseph Matthew Perez
James Garrett

Gentlemen,

Clear Lake Bank and Trust Company ("Bank") is pleased to extend the following credit facility to The Sound Bite LLC ("Borrower"). The credit facility will be structured as follows and will be subject to, but not limited by, the following terms and conditions:

<u>Borrower:</u>	J & J MC Enterprises LLC
<u>Amount:</u>	\$465,000
<u>Term/Repayment:</u>	The loan will be a non-revolving line of credit with a six (6) month amortization. The line will be monitored by the bank and advances will require invoices and lien waivers when necessary.
<u>Interest Rate:</u>	Wall Street Journal Prime (WSJP) + .25%. (Currently 7.00%) variable rate adjusting daily
<u>Purpose:</u>	The renovation of 12 S. Federal Ave, Mason City, IA 50401

Additional Terms & Conditions:

1. Borrower will provide federal tax returns annually within 30 days of filing.
2. Guarantors will provide personal financial statements and federal tax returns annually within 30 days of filing.

3. Borrower will provide proof of insurance listing Bank as mortgagee / loss payee in an amount equal to or exceeding the outstanding indebtedness;
4. Borrower will maintain its primary operating depository accounts at Bank if a loan is outstanding at Bank.
5. Borrower will adhere to the below collateral paydown as equipment is sold.
6. The bank will order an "As Completed" Appraisal and the loan will not exceed 75% of the appraised value.
7. The financing is subject to approval of the Building Renovation-Life Safety (BuRLS) grant covering the full cost of the sprinkle, fire alarm, and fire suppression in the kitchen hood.

IMPORTANT: READ BEFORE SIGNING. THE TERMS OF THIS AGREEMENT SHOULD BE READ CAREFULLY BECAUSE ONLY THOSE TERMS IN WRITING ARE ENFORCEABLE. NO OTHER TERMS OR ORAL PROMISES NOT CONTAINED IN THIS WRITTEN CONTRACT MAY BE LEGALLY ENFORCED. YOU MAY CHANGE THE TERMS OF THIS AGREEMENT ONLY BY ANOTHER WRITTEN AGREEMENT. THIS NOTICE SHALL ALSO BE EFFECTIVE WITH RESPECT TO ALL OTHER CREDIT AGREEMENTS NOW IN EFFECT BETWEEN YOU AND THIS LENDER. A MODIFICATION OF ANY OTHER CREDIT AGREEMENTS NOW IN EFFECT BETWEEN YOU AND THIS LENDER, WHICH OCCURS AFTER RECEIPT BY YOU OF THIS NOTICE, MAY BE MADE ONLY BY ANOTHER WRITTEN INSTRUMENT. ORAL OR IMPLIED MODIFICATIONS TO SUCH CREDIT AGREEMENTS ARE NOT ENFORCEABLE AND SHOULD NOT BE RELIED UPON.

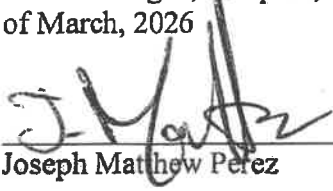
Clear Lake Bank & Trust Company appreciates the opportunity to offer this financing proposal. If you have any questions or need additional clarification, please do not hesitate to contact me at 641-428-9408

Sincerely,



Michael T Bloomingdale
Assistant Vice President
Clear Lake Bank & Trust Company

Acknowledged, accepted, and receipt of this instrument is hereby acknowledged this 2ND day of March, 2026



Joseph Matthew Perez

James Garrett

MINUTES
Forgivable Loan Review Committee
Microsoft Teams Meeting
Monday, April 13, 2026, at 10:00 AM

Call to Order and Roll Call

The meeting was called to order at 10:00 AM.

Committee members present: Randy Kibbee, Kelly Helgeland, Brent Hinson (City Finance Director), Ella Phillips (City Planner), Steven Van Steenhuyse (Director of Development Services), and Regina Card (Administrative Assistant to Development Services).

Item 2: DoRL Application(s)

Van Steenhuyse asked the Committee members if there were any conflicts of interest. None were declared.

2.1 The Sound Bite (Perez & Garrett) – 12 S. Federal Ave.

The Forgivable Loan & Grant Review Committee reviewed an application for a DoRL loan in the amount of \$30,000.00. The applicant requested funds to replace all storefront windows and entry doors; repaint the front and rear facades; and complete plumbing, electrical, and kitchen renovations.

The application indicates that the requested funds will be matched by funds on account with Clear Lake Bank & Trust. The total project cost is \$465,000.00.

Van Steenhuyse informed the Committee that financing is contingent upon approval of the BuRLS grant, which would cover the full cost of the sprinkler system, fire alarm, and kitchen hood fire suppression system. The project is expected to create approximately 15 new jobs; however, it is uncertain how many will exceed the county median wage. The estimated increase in property value is 47%.

Committee members provided individual scores and recommendations for the proposed work. The highest score was 65 and the lowest was 48; the average was 48.6. A minimum average score of 28 is required for eligibility.

Kibbee moved to recommend approval of the application. **Phillips** seconded the motion. Motion carried unanimously. The application will be forwarded to the City Council.

2.2 The Sound Bite (Perez & Garrett) – 14 S. Federal Ave.

The Forgivable Loan & Grant Review Committee reviewed an application for a DoRL loan in the amount of \$14,057.00. The applicant requested funds to replace all storefront windows and entry doors; repaint the front and rear facades; and complete plumbing, electrical, and kitchen renovations.

MINUTES
Forgivable Loan Review Committee
Microsoft Teams Meeting
Monday, April 13, 2026, at 10:00 AM

The application indicates that the requested funds will be matched by funds on account with Clear Lake Bank & Trust. The total project cost is \$28,114.00.

Van Steenhuyse informed the Committee that financing is contingent upon approval of the BuRLS grant, which would cover the full cost of the sprinkler system, fire alarm, and kitchen hood fire suppression system at this location. The project is expected to create approximately 15 new jobs; however, it is uncertain how many will exceed the county median wage. The estimated increase in property value is 42%.

Committee members provided individual scores and recommendations. For 14 South Federal, the high score was 64 and the low was 48, with an average of 56.25. A minimum average score of 28 is required for eligibility.

Phillips moved to recommend approval of the application. **Hinson** seconded the motion. Motion carried unanimously. The application will be forwarded to the City Council.

Item 3: BuRLS Application(s)

The Sound Bite (Perez & Garrett) – 12 & 14 S. Federal Ave.

The Forgivable Loan & Grant Review Committee reviewed an application for a BuRLS grant in the amount of \$155,959.00. The applicant requested funds to update the fire suppression systems in each building.

The application indicates that the requested funds will be matched by funds on account with Clear Lake Bank & Trust. The total project cost is \$28,114.00.

Van Steenhuyse informed the Committee that although the applicant requested \$155,959.00, City staff have confirmed with the Finance Director that only \$113,000.00 is available. The applicant has been notified of this limitation.

He further explained that financing is contingent upon approval of the BuRLS grant to cover the full cost of the sprinkler system, fire alarm, and kitchen hood fire suppression system. The Committee discussed removing inspection and monitoring systems from the scope. Hinson clarified that due to funding limitations, the cost of the sprinkler system and kitchen hood installation alone would reach the \$113,000.00 limit. The Committee also discussed code requirements and whether a fire suppression system is required at 14 S. Federal Ave.

Kibbee moved to recommend approval of the application with the removal of inspection and monitoring systems. **Phillips** seconded the motion. Motion carried unanimously. The application will be forwarded to the City Council.

MINUTES

Forgivable Loan Review Committee
Microsoft Teams Meeting
Monday, April 13, 2026, at 10:00 AM

Item 4: Other Business

None.

Item 5: Adjournment

The meeting adjourned at 10:29 AM.

RESOLUTION NO. 26 –

A RESOLUTION AUTHORIZING APPROVAL OF A FORGIVABLE
LOAN TO JOSEPH PEREZ AND JAMES GARRETT FOR THE RE-
HABILITATION OF THE SOUND BITE LOCATED AT 12 SOUTH
FEDERAL AVENUE IN CONJUNCTION WITH THE DOWNTOWN
REVITALIZATION LOAN PROGRAM

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

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

WHEREAS, Joseph Perez and James Garrett have applied for a forgivable loan in
the amount of \$30,000 for the rehabilitation of The Sound Bite located at 12 South Federal Ave-
nue.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ma-
son City, Iowa:

Section 1: That request for a forgivable loan in the amount of \$30,000 for the re-
habilitation of 12 South Federal Avenue, be and the same is hereby approved.

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

PASSED AND APPROVED this 21st day of April, 2026

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

RESOLUTION NO. 26 –

A RESOLUTION AUTHORIZING APPROVAL OF A FORGIVABLE
LOAN TO JOSEPH PEREZ AND JAMES GARRETT FOR THE RE-
HABILITATION OF THE SOUND BITE LOCATED AT 14 SOUTH
FEDERAL AVENUE IN CONJUNCTION WITH THE DOWNTOWN
REVITALIZATION LOAN PROGRAM

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

WHEREAS, the program provides for a forgivable loan of up to \$14,057.00
(funded with TIF funds) for improvements to property that result in one or more of the follow-
ing: aesthetic improvements to the exterior, an increase in property value, making dilapidate or
outdated buildings leasable or saleable, or creating downtown dwelling units. Improvements
must respect the historic nature of the building being revitalized, and

WHEREAS, Joseph Perez and James Garrett have applied for a forgivable loan in
the amount of \$14,057 for the rehabilitation of The Sound Bite located at 14 South Federal Ave-
nue.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ma-
son City, Iowa:

Section 1: That request for a forgivable loan in the amount of \$14,057 for the re-
habilitation of 14 South Federal Avenue, be and the same is hereby approved.

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

PASSED AND APPROVED this 21st 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: April 15, 2026
RE: Building Renovation and Life Safety Grant: 12 and 14 South Federal Avenue

Recommendation:

Staff recommends approval of a \$113,000 Building Renovation and Life Safety (BuRLS) Grant for 12 South Federal Avenue and 14 South Federal Avenue, to Joseph Matthew Perez and James Garrett. The Forgivable Loan and Grant Review Committee recommends approval of the request. Staff concurs.

Review:

The buildings at 12 and 14 South Federal Avenue were recently purchased by applicants Matt Perez and James Garrett. The new owners wish to convert 12 South Federal to a "breakfast and lunch" restaurant. This will require installation of a fire suppression system and integrated hood ventilation system. The sprinkler system would also be extended into 14 South Federal, even though this is not required at this time. Extending the sprinkler system to the south building improves its marketability and lowers its insurance costs. The applicants are also requesting a DoRL loan for each building (also on the Council's agenda) to help fund the conversion to a restaurant and for improvements to the front and rear facades.

Although there are four apartments above the two buildings, the project does not include any renovation to the upstairs apartments. The applicants have provided a letter from Clear Lake Bank and Trust stating their funding commitment to the project.

The Forgivable Loan and Grant Committee met on April 13, 2026, to consider the request. The owners requested a BuRLS grant of \$155,959 to cover all fire code related expenses. However, the Finance Director noted that the BuRLS fund (originally funded with American Rescue Plan Act (ARPA) funds) has only \$113,000 left in the fund. It is unknown at this time if there are other sources that can fund this program in the future.

The Committee also noted that the application included \$5,600 in requested funds for three-year inspections of the sprinkler, fire alarm, fire extinguishers, and monitoring systems. These are operating expenses that are not covered by development grants and loans. Of the amount requested, only \$148,894 of the noted costs are eligible. However, since the City can only provide \$113,000, the applicant will have to find additional funding to close the \$35,894 gap.

The Committee agreed that this is a worthy project that activates a long-vacant building and makes both buildings more valuable. A restaurant serving a traditional breakfast has long been desired in the Downtown area. The Committee recommends approval of the request. Staff concurs with this recommendation.

Budget Impact:

There is no impact to the operating budget resulting from this action. The City Assessor determined that the fire safety improvements will increase the value of 12 South Federal by \$7,250, a 3.3 percent increase in assessed value. The fire safety improvements to 14 South Federal are expected to increase its value by \$6,290, also a 3.3 percent increase. Combined with the significant increases from the DoRL-funded improvements, these buildings will make these buildings much more valuable and provide significant property tax revenue.

Council Action Requested:

Staff recommends approval of a \$113,000 Building Renovation and Life Safety (BuRLS) Grant for 12 South Federal Avenue and 14 South Federal Avenue, to Joseph Matthew Perez and James Garrett. The Forgivable Loan and Grant Review Committee recommends approval of the request. Staff concurs.

Attachments:

1. BuRLS application for 12 and 14 South Federal Avenue, copy of Clear Lake Bank and Trust letter, estimates, photos
2. Minutes of the Forgivable Loan and Grant Committee, 4/13/26.



Steven J. Van Steenhuyse
Director of Development Services



Reviewed and Recommend Approval

Building Renovation/Life Safety (BuRLS) Grant Application

Residential Program – Business Creation/Expansion Program

City of Mason City, Iowa

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

A. Application Type:

☐ Residential☒ Business Creation/Expansion

B. Building Information

Building Name:	The Sound Bite
Site Address:	12 & 14 S. Federal Ave.
Tax Property ID No.	
Legal Description: (attach separately if necessary)	See attached Trustees' Warranty Deed

C. Applicant Information (applicant must be the owner)

Building Owner:	Joseph Perez & James Garrett	
FEIN (if applicable):		Owner Type (Check One)
Contact Name:	Matt Perez	☐ Individual(s)
Owner/Contact Address:	522 S. Illinois Ave.	☐ Proprietorship
City/State/Zip:	Mason City, IA 50401	☐ Partnership
Phone:	641-583-1753	☐ LLC
Email:	morebeatsplease@gmail.com	☐ Corporation

D. Proposed Project

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

Adding fire sprinkler system on all 3 floors of 12 & 14 S. Federal Ave. This will include a fire alarm and monitoring system as well as exit lighting. Also a fire suppression system for the commercial kitchen.

Project Start Date:	ASAP	Project Completion Date:	3 months from start date.
---------------------	------	--------------------------	---------------------------

Explain why the grant is necessary to complete the project. Would improvements be completed without assistance or would improvements be made to a lesser degree?

The grant funding is necessary because we have already invested \$250,000 cash into purchasing the building, which has limited the remaining capital available to complete the project. This funding will help close the gap needed to secure final financing from our bank. Without the grant support, the bank will not approve the remaining loan required to complete the project.

Total grant funds requested:	155,959 \$	Total estimated Life Safety cost:	155,959 \$	Total project cost (all construction)	155,959 \$
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Check if this project is part of a joint application with an adjacent property: ☒

E. Summary of Life Safety Eligible Costs (attach additional sheets if necessary)

See program instructions for eligible project costs

Proposed Work: all work listed must include contractor's estimates

Proposed Work: <u>all work listed must include contractor's estimates</u>	Contractor/ Subcontractor	Estimated Cost
Fire Sprinkler system install	Summit Fire Protection	\$ 104 560.00
Fire sprinkler inspection (3 year)	Summit Fire Protection	1,140
Fire Alarm System	Summit Fire Protection	31,824
Fire Alarm Annual Inspection (3 year)	Summit Fire Protection	1,125
Fire suppression for kitchen hood and annual inspection. (3 year)	Summit Fire Protection	12,510
Fire alarm monitoring system (3 year)	Summit Fire Protection	1,980
Fire extinguishers and 3 Year inspection	Summit Fire Protection	1,355
Fire Alarm Emergency Lights and 30 second annual test.	Summit Fire Protection	2,365
Total Project Cost		\$ 155,959.00

F. Current Occupancy/Tenancy (attach additional sheets if necessary)

Occupant/Tenant Name	Type (retail, office, residential, etc.)
14 S. Federal Ave	Retail-Pottery on the Plaza
12 S. Federal Ave	Vacant-Future Restaurant
12 ½ S. Federal Ave unit 1, 2 and 3.	3 rented 2 bedroom apartments
	Possible future apartment.

Proposed number of dwelling units (if applicable) _____

Length of time any portion of the building has been vacant (if applicable) _____ 2 vacant storage areas. One potential apt.

G. Proposed Financing (attach additional sheets if necessary)

Source	Amount
Sources of Private Investment (include documentation confirming private investment amounts) :	
Owner Cash (must provide proof such as bank statement or similar):	\$
Bank or other Loan: (Bank Name): Clear Lake Bank & Trust	\$ 465,000.00
Other (Describe):	\$
Other: 1	-
Sources of Public Investment (if applicable; e.g., CDBG, DoRL, etc.; identify all public fund sources)	
DoRL	\$ 30,000.00
	\$
Total	\$

G. Application Attachments

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

- ☒ Written Bids/Quotes for all eligible work necessary to meet fire codes
- ☒ Design Plan or detailed description of project to be completed, including renderings
- ☒ Letters of Commitment or other proof of available investment funds to meet match requirement

H. Applicant Signature

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

1. I (we) certify that all information contained in this application and any attachments or exhibits is true and correct to the best of my (our) knowledge and are submitted to the City of Mason City for the purpose of determining that an application meets program guidelines.
2. I (we) certify that the property listed on this application is located within an eligible area as required under either the Residential Program or the Business Creation/Expansion Program.
3. I (we) understand that additional data may be required if requested by City Staff, the Loan and Grant Review Committee, or the City Council.
4. I (we) have read and understand the project requirements, application requirements, and criteria for scoring applications for this program.
5. I (we) have read and understand the conditions of the Building Renovation/Life Safety Grant Program and agree to abide by its conditions and guidelines. I (we) understand that a written Grant Agreement must be fully executed prior to beginning any work to be funded through the grant.

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

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

Should assistance be provided, applicant/grantee agrees:

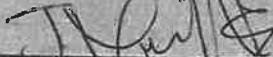
1. If the grant is approved by the City Council, to enter into a Grant Agreement with the City that specifies the conditions of disbursement of the grant.
2. To keep such records and receipts as may be required by the City in connection with the work to be assisted and to make the records and receipts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

By signing and submitting this application, the applicant certifies awareness of the following:

1. The maximum participation per property in the Building Renovation/Life Safety Grant Program is limited to \$100,000 for Residential projects and \$70,000 for Business Creation/Expansion projects. Only one grant may be provided per property. The City Council may grant additional funds if it agrees that circumstances warrant such increase.

2. Financial assistance will not be provided if property taxes or special assessments are in arrears or if the applicant has outstanding or delinquent debt with the City.
3. Only those grants recommended for approval by the Loan and Grant Review Committee will be forwarded to the City Council for final disposition.
4. Grant funds will be disbursed according to the draw schedule in the Grant Agreement. Draws are authorized as follows: 40% of the grant paid when 50% of the project is complete; next 40% of the grant paid when 100% of the project is complete; final 20% of grant paid when a final Certificate of Occupancy is issued. The grantee must provide proof of passed inspections and paid invoices showing the work completed.

SIGNATURES (all persons listed on the deed must sign)


Authorized Signature

3-17-26

Date

Joseph Matthew Perez

Title (owner, agent, etc.)

Co-owner


Authorized Signature

3-17-26

Date

James Garrett

Title (owner, agent, etc.)

Co-owner

Office Use Only: Date/Time Received

Received by:

3-20-26

Regina Lora

Dear Forgivable Loan & Grant Committee,

I am writing to respectfully request consideration for grant funding to assist with the development of our new restaurant project, The Sound Bite LLC, located in the heart of downtown Mason City. Our vision is to create a vibrant, welcoming restaurant that brings energy and activity to our downtown both during the day and in the evening, contributing to the continued momentum and revitalization of our community.

As part of our commitment to this project, we have already made a significant investment by purchasing the building for \$250,000 in cash. While this demonstrates our belief in the future of downtown Mason City, the purchase has placed a strain on our available cash flow during the early stages of development. We are currently seeking a \$465,000 loan from our lending institution to complete the necessary renovations, install required systems such as fire sprinklers, and purchase the equipment needed to operate the restaurant. Securing grant funding is vital in strengthening our financial position and will play a key role in helping finalize our loan approval with the bank.

I bring 23 years of experience in the restaurant industry and currently operate a successful restaurant in Mason City, Lorados. Through dedication, hard work, and a focus on creating a welcoming environment for guests, Lorados has grown into a well-known and respected establishment within our community. That success has given me the confidence and experience needed to pursue this next project and continue investing in our downtown.

Cooking has always been one of my greatest passions. The opportunity to create dishes and share them with the community is something that truly drives me. With this new restaurant, I hope to bring creative food, energy, and a welcoming atmosphere to downtown Mason City while operating in a space that allows me to fully express that passion without limitations.

We firmly believe in the vitality, longevity, and need for this restaurant in our beautiful downtown district. Our community is gaining momentum, and we are excited to play a role in its continued growth. This project will create jobs, increase daytime activity downtown, and provide a unique destination for residents and visitors alike.

We are taking a chance on our thriving downtown and investing heavily in its future. With your support through this grant funding, we are confident that we can bring this vision to life and contribute meaningfully to the continued success of Mason City.

Thank you for your time and consideration. We sincerely appreciate the opportunity to partner with you in helping make this project a reality.

Sincerely,



**CLEAR LAKE
BANK & TRUST^{CO.}**
A FULL SERVICE BANK MEMBER FDIC

100 East State Street
Mason City, IA 50401
(641) 423-2457
www.clearlakebank.com

Commitment Letter

March 2, 2026

Personal and Confidential

J & J MC Enterprises LLC
Joseph Matthew Perez
James Garrett

Gentlemen,

Clear Lake Bank and Trust Company ("Bank") is pleased to extend the following credit facility to The Sound Bite LLC ("Borrower"). The credit facility will be structured as follows and will be subject to, but not limited by, the following terms and conditions:

Borrower: J & J MC Enterprises LLC

Amount: \$465,000

Term/Repayment: The loan will be a non-revolving line of credit with a six (6) month amortization. The line will be monitored by the bank and advances will require invoices and lien waivers when necessary.

Interest Rate: Wall Street Journal Prime (WSJP) + .25%. (Currently 7.00%)
variable rate adjusting daily

Purpose: The renovation of 12 S. Federal Ave, Mason City, IA 50401

Additional Terms & Conditions:

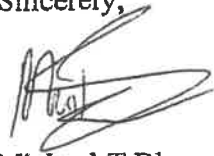
1. Borrower will provide federal tax returns annually within 30 days of filing.
2. Guarantors will provide personal financial statements and federal tax returns annually within 30 days of filing.

3. Borrower will provide proof of insurance listing Bank as mortgagee / loss payee in an amount equal to or exceeding the outstanding indebtedness.
4. Borrower will maintain its primary operating depository accounts at Bank if a loan is outstanding at Bank.
5. Borrower will adhere to the below collateral paydown as equipment is sold.
6. The bank will order an "As Completed" Appraisal and the loan will not exceed 75% of the appraised value.
7. The financing is subject to approval of the Building Renovation-Life Safety (BuRLS) grant covering the full cost of the sprinkle, fire alarm, and fire suppression in the kitchen hood.

IMPORTANT: READ BEFORE SIGNING. THE TERMS OF THIS AGREEMENT SHOULD BE READ CAREFULLY BECAUSE ONLY THOSE TERMS IN WRITING ARE ENFORCEABLE. NO OTHER TERMS OR ORAL PROMISES NOT CONTAINED IN THIS WRITTEN CONTRACT MAY BE LEGALLY ENFORCED. YOU MAY CHANGE THE TERMS OF THIS AGREEMENT ONLY BY ANOTHER WRITTEN AGREEMENT. THIS NOTICE SHALL ALSO BE EFFECTIVE WITH RESPECT TO ALL OTHER CREDIT AGREEMENTS NOW IN EFFECT BETWEEN YOU AND THIS LENDER. A MODIFICATION OF ANY OTHER CREDIT AGREEMENTS NOW IN EFFECT BETWEEN YOU AND THIS LENDER, WHICH OCCURS AFTER RECEIPT BY YOU OF THIS NOTICE, MAY BE MADE ONLY BY ANOTHER WRITTEN INSTRUMENT. ORAL OR IMPLIED MODIFICATIONS TO SUCH CREDIT AGREEMENTS ARE NOT ENFORCEABLE AND SHOULD NOT BE RELIED UPON.

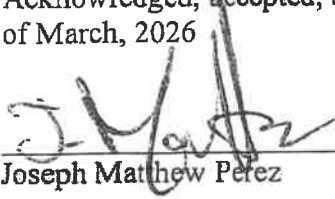
Clear Lake Bank & Trust Company appreciates the opportunity to offer this financing proposal. If you have any questions or need additional clarification, please do not hesitate to contact me at 641-428-9408

Sincerely,



Michael T Bloomingdale
Assistant Vice President
Clear Lake Bank & Trust Company

Acknowledged, accepted, and receipt of this instrument is hereby acknowledged this 2ND day of March, 2026



Joseph Matthew Perez

James Garrett



Fire Life Safety Equipment Expense

1 message

Casey Waechter [IA-MSNCY] <cwaechter@summitfire.com>
To: matt perez <morebeatsplease@gmail.com>

Mon, Mar 2, 2026 at 11:33 AM

Fire Sprinkler System: \$104,560
Fire Sprinkler Annual Inspection (3-year): \$1,140
Fire Alarm System: \$31,824
Fire Alarm Annual Inspection (3-year): \$1,125
Fire Suppression for Kitchen Hood: \$9,240
Fire Kitchen Hood Suppression Semi-Annual Inspection (3-year): \$2,370
Portable Fire Extinguishers: \$1,130
Portable Fire Extinguisher Annual Inspection (3-year): \$225
Fire Exit Emergency Lights: \$2,140
Fire Exit Emergency Light 30 Second Annual Test (3-year) \$225
Fire Alarm Monitoring (3-year): \$1,980

Total Fire Life Safety Cost: \$155,959

This covers equipment, installation, and 3 years of service for fire alarm monitoring and all required inspections. You can pay for these services up front on a 3-year agreement so that you don't have to think about them for 3 years. They may say no, but I would try to get them covered. 3-years is a standard service agreement term length. 5-year is too long and at the end of every agreement they auto renew with a 5% price increase unless a new agreement is signed.



Casey Waechter
Branch Manager

D 641-420-1570
C 641-420-1570

221 5th St SW
Mason City, IA 50401
Office: 641-423-4200
www.summitfire.com

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Proposal and Contract

Summit Fire Protection Co. ("Summit Fire Protection") makes the following proposal (the "Proposal"):

Date of Proposal: December 23, 2025

Proposal Submitted To: Name ("Owner")

Attention: Contact ("Owner") Phone: (000) 000-0000

Regarding: Fire Protection Proposal

Project Name: Project Name ("Project")
Soundbite Mason City
12 south Federal
Mason City, IA

Specifications: The equipment to be provided by Summit Fire Protection as part of this Proposal, as well as design and installation services, are sometimes collectively referred to in this Proposal as the "Project". NFPA 13, together with the Specifications described in those certain plans dated 12/10/2025.

SCOPE OF WORK

Summit Fire Protection shall provide the necessary labor and materials to provide a new fire sprinkler system throughout the spaces noted on the plans. All three levels will be fully sprinkled by NFPA 13 and protected with a wet system throughout. All areas with wet sprinkler must be maintained at a minimum of 40 degrees to prevent freezing. Most of the spaces will be exposed sprinkler piping feeding upright sprinklers throughout the space. The existing fire riser will remain in place per the base bid pricing. All exposed areas of the project will be protected by brass upright sprinklers. Any finished areas will be protected by white semi-recessed sprinklers. All design and permit fees are included in the price. All applicable taxes are included in the contract price. Work is to be performed during normal working hours and days. All work to be in accordance with NFPA 13 and the Authority Having Jurisdiction.

SPRINKLERS

This proposal includes installing the following sprinklers.
White semi recessed pendent sprinklers in all finished areas
Brass upright sprinklers in all unfinished areas

MATERIAL

All pipe, fittings, hangers and apparatus will be furnished and installed in accordance with the National Fire Protection Association. All pipe 1 1/4" and larger is priced as black schedule 10 pipe with roll groove ends and grooved fittings. All threaded pipe is priced as black schedule 40 pipe with threaded ends and ductile iron threaded fittings. Any exterior penetrations will be galvanized schedule 40 pipe.

FIRE DEPARTMENT CONNECTION

The existing fire department connection is to remain as installed.

SALES TAX

This proposal includes sales tax.

Des Moines: 1400 SE 19th Street, Suite 325 | Grimes, IA 50111 | Tel: 515.867.2424 | Fax: 515.867.2426
Corporate: 575 Minneapolis Avenue W. | Saint Paul, MN 55103 | Tel: 651.251.1560 | Fax: 651.251.1579

SummitFire.com



BUILDING PERMIT

This proposal includes the necessary building permits for the installation of automatic sprinklers.

SHOP DRAWINGS

Summit Fire Protection will develop detailed shop drawings and submit them to the Authority Having Jurisdiction for approval, prior to installation.

HYDROSTATIC TEST

To ensure the absences of leaks, all new system piping will be pressurized to 200 PSI for a period of two hours and witnessed by the Authority Having Jurisdiction.

EXISTING FIRE RISER

The existing fire riser will remain in place. The new scope of work will start above the riser and continue throughout the entire building. All existing electrical connections will remain in place. The current sprinkler riser is not equipped with a backflow preventer. Should the local AHJ require a backflow be installed, alternate #1 is provided to include those costs.

EXCLUSIONS

- Underground water supply and testing of water supply.
- Painting and patching.
- Overtime or after-hours labor
- Electrical wiring (tamper switches, flow switches, horn/strobes, alarm, alarm panel, etc.).
- Fire alarm system or audible alarms.
- Central monitoring of sprinkler system(s).
- Power

Quoted prices are based on current tariff rates and material costs as of the date of this proposal. In the event that new tariffs are imposed or existing tariffs are increased after the date of this quote—resulting in a cost increase to components, systems, or materials included herein—we reserve the right to adjust pricing accordingly. Any such adjustment will be supported with documentation from our suppliers or manufacturers and will be communicated prior to order placement or scheduling.

Contract Price: Summit Fire Protection shall perform the above described work at the following price:
\$84,060 (the "Contract Price")

*Alternate #1: Add **\$20,500** to the above contract price to have a backflow preventer installed. This price includes demolishing the existing riser and reworking the riser assembly to include a backflow preventer. New electrical connections associated with new riser equipment will be wired by others.*

Alternate #1 Accepted _____



Completion of the Project: Summit Fire Protection offers to provide to Owner the equipment, supplies and materials, as well as the design and installation services and labor to complete the Project, as described in the Specifications. This Proposal shall be null and void, at Summit Fire Protection's option, if Summit Fire Protection does not receive a signed acceptance of this Proposal by Owner after 30 days. In order to guarantee pricing, Owner may be required to pay for materials at the time of acceptance of this Proposal.

General Conditions: The General Conditions attached to this Proposal are a part of this Proposal. Upon acceptance of this Proposal by Owner, the General Conditions will be a part of the contract between Summit Fire Protection and Owner.

SUMMIT FIRE PROTECTION CO.

By:

Tom Martens

Print Name

Fire Sprinkler Manager

Phone: (515) 339-5346

OWNER ACCEPTANCE OF PROPOSAL

Summit Fire Protection's Proposal is hereby accepted and agreed to by Owner. Owner acknowledges that Owner received and read the Proposal and the attached General Conditions. Upon acceptance by Owner, this Proposal, along with the attached General Conditions, will be a binding contract between Summit Fire Protection and Owner.

OWNER:

By:

Signature

Print Name

Date

Des Moines: 1400 SE 19th Street, Suite 325 | Grimes, IA 50111 | Tel: 515.867.2424 | Fax: 515.867.2425
Corporate: 575 Minnehaha Avenue W. | Saint Paul, MN 55103 | Tel: 651.251.1980 | Fax: 651.251.1879

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SUMMIT FIRE PROTECTION CO. PROPOSAL AND CONTRACT GENERAL CONDITIONS

These General Conditions are attached to and made a part of the Summit Fire Protection Proposal and Contract to which they are attached (collectively, the "Contract") as if fully set forth on the front page of the Contract. As used in these General Conditions, "Summit Fire Protection," "Owner," "Project," and "Contract Price" shall have the same meanings as those terms have in the Contract.

1. **Payment.** Owner agrees to pay the Contract Price for the Project as and when required in the Contract. If Owner fails to pay the Contract Price, or any installment thereof, within ten (10) days after the date the same is due and payable, Owner shall automatically be assessed and shall pay a late charge equivalent to three percent (3%) of the amount of such late payment, together with interest on such late payment at the lower of the maximum rate allowed by applicable law or the rate of eighteen percent (18%) per annum.
2. **Changes.** Except for substitutions, as described below in this paragraph, any alteration or modification to the Project must be documented and approved by Summit Fire Protection and Owner by a written change order signed by Summit Fire Protection and Owner. Summit Fire Protection reserves the right to require Owner to pay for all change order items (labor, equipment and any other materials) at the time of signing the change order. In the event of discontinuations, changes or the unavailability of specific equipment or materials described in the Specifications, Summit Fire Protection will have the right to substitute equipment and materials with substantially similar quality and features; provided, however, that if the replacement items are more expensive, then Summit Fire Protection shall notify Owner and Owner may elect whether to pay the additional expense (as an increase to the Contract Price) or to modify the Proposal to include less expensive items, if available, that would not increase the Contract Price.
3. **Limited Warranty.** All materials and labor supplied by Summit Fire Protection will be warranted for one (1) year from the date of completion of the Project. Upon request, Summit Fire Protection will supply a signed warranty letter to Owner, which states the completion date of the Project and the warranty termination date. Certain equipment may include manufacturer's warranties. Summit Fire Protection provides no additional warranty on such equipment. Owner shall have the right to seek enforcement of any such manufacturer's warranty. Summit Fire Protection shall have no obligation to seek enforcement of any such manufacturer's warranty against the manufacturer. Any labor or other services requested by Owner of Summit Fire Protection in connection with Summit Fire Protection's warranty after the one (1) year warranty termination date shall be paid by Owner to Summit Fire Protection based on Summit Fire Protection's standard fees and charges at the time. No other express or implied warranties are made by Summit Fire Protection. Summit Fire Protection's warranty shall not apply with respect to misuse, abuse or any use that is not in conformity with all applicable specifications and instructions. Except as specifically set forth in this Contract, Summit Fire Protection, and/or its agents and representatives makes no warranty or representation, express or implied, with respect to use, construction standards, workmanship, materials, merchantability or fitness for a particular purpose.
4. **Taxes.** Any taxes or other governmental charges related to the Project shall be paid by Owner to Summit Fire Protection and shall be in addition to the Contract Price. In addition, if any fees or permits (such as one or more building permits) are required in connection with the Project, Owner shall secure and pay for any such fees and permits, the cost of which shall be in addition to the Contract Price.
5. **Unavoidable Delays.** To the extent any time period for performance by Summit Fire Protection applies, Summit Fire Protection shall not be responsible for any delays due to federal, state or municipal actions or regulations, strikes or other labor shortages, equipment or other materials delays or shortages, acts or omissions of Owner, or any other events or causes beyond the control of Summit Fire Protection.
6. **Access.** Owner shall allow Summit Fire Protection to have reasonable access to the job site to allow the completion of the Project on the dates and at the times requested by Summit Fire Protection personnel.
7. **Risk of Loss.** Risk of loss shall pass to Owner at the time the equipment and other materials that are part of the Project are delivered to the job site. This means that, for example, in the event of damage or destruction due to casualty, or in the event of theft, Owner shall be responsible for payment for such equipment and materials even if the Project has not been completed. Title to the equipment and other materials shall be held by Summit Fire Protection until payment in full of the Contract Price, at which time title shall pass to Owner. Summit Fire Protection shall have the right to remove the equipment and other materials that are a part of the Project if payment of the full Contract Price is not made by Owner immediately upon completion of the Project. That right shall be in addition to, and not in limitation of, Summit Fire Protection other rights and remedies.
8. **Limitation of Liability and Remedies.** The Project is not an insurance policy or a substitute for an insurance policy. In the event of any breach, default or negligence by Summit Fire Protection under this Contract, Owner agrees that the maximum liability of Summit Fire Protection shall not exceed an amount equal to the Contract Price. Owner expressly waives any right to make any claim in excess of that amount. Further, Owner waives any right to any claims for punitive, exemplary or consequential damages. Owner shall provide Summit Fire Protection with reasonable notice of any claim and a reasonable opportunity to cure the alleged breach or default. Owner shall indemnify, defend and hold Summit Fire Protection harmless from and against claims, actions, costs and expenses, including reasonable legal fees and costs, arising out of any injury, death or damage occurring on or about the job site unless caused by the gross negligence or willful misconduct of Summit Fire Protection.
9. **Owner's Failure to Pay.** If Owner fails to pay any amount due to Summit Fire Protection as and when required, Summit Fire Protection shall have the right, but not the obligation, to immediately stop work on the Project and Summit Fire Protection may pursue any and all available remedies, including the right to place a lien against the Project site. In addition, Owner shall be obligated to reimburse Summit Fire Protection for reasonable legal fees and costs incurred by Summit Fire Protection in the enforcement of this Contract.
10. **Binding Arbitration Agreement.** Except as otherwise set forth in Section 10 above, in the event of any dispute between Owner and Summit Fire Protection, whether during the performance of the work and services contemplated under this Contract or after, Owner and Summit Fire Protection agree to negotiate in good faith towards the resolution of the dispute. If Owner and Summit Fire Protection are unable to resolve the dispute within twenty (20) days after the date the dispute arises, then Owner and Summit Fire Protection agree to resolve the dispute through binding arbitration. All disputes arising out of or relating to this Contract including, without limitation, claims relating to the formation, performance or interpretation of this Contract, and claims of negligence, breach of contract and breach of warranty, which are not resolved either through direct negotiation as provided above, shall be resolved by binding arbitration under the Construction Industry Arbitration Rules of the American Arbitration Association then in effect. This arbitration agreement will be governed by the Federal Arbitration Act and the Minnesota Uniform Arbitration Act. Arbitration will be commenced by written demand for arbitration filed with the American Arbitration Association and the notice of filing, together with a copy of the written demand for arbitration, be provided to the other party in accordance with the notice provisions of this Contract. However, no arbitration or legal action will be commenced following expiration of the application statute of limitations or repose. Judgment on the arbitration award will be confirmed in any court with jurisdiction. Owner and Summit Fire Protection agree that any subcontractor, material supplier, or sub-subcontractor may be made a party to the arbitration proceeding. Venue for the arbitration will be Ramsey County, Minnesota. Summit Fire Protection expressly reserves all mechanics lien rights under Chapter 514 of the Minnesota Statutes and may take such other legal action as is needed to perfect such rights. The provisions contained in this paragraph will survive the completion of construction and termination of this Contract.
11. **Miscellaneous.** The headings used herein are for convenience only and are not to be used in interpreting this Contract. This Contract shall be construed, enforced and interpreted under the laws of the State of Minnesota. This Contract may not be modified, amended or changed orally, but only by an agreement in writing signed by the parties hereto. Neither party shall be deemed to have waived any rights under this Contract unless such waiver is given in writing and signed by such party. If any provision of this Contract is invalid or unenforceable, such provision shall be deemed to be modified to be within the limits of enforceability or validity, if feasible; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Contract in all other respects shall remain valid and enforceable. This Contract is not assignable by Owner. This Contract is the entire agreement between the parties regarding the subject matter of this Contract; any prior or simultaneous oral or written agreement regarding the subject matter hereof is superseded by this Contract.

Des Moines: 1400 SE 19th Street, Suite 325 • Grimes, IA 50111 • Tel: 515.687.2424 • Fax: 515.687.2425
Corporate: 315 Minnesota Avenue N • Saint Paul, MN 55108 • Tel: 651.251.1660 • Fax: 651.251.1670

SummitFire.com



Summit Fire Protection Co. Installation Proposal

Summit Fire Protection
221 5th Street Southwest
Mason City, IA 50401
Tel: (641) 423-4200
Email: cwaechter@summitfire.com

Date: January 14, 2026
Proposal#: 0509318

To: The Soundbite
522 S ILLINOIS AVE
Mason City, IA 50401-4442
Tel: 641-583-1753

Service Location: The Soundbite
12 S FEDERAL AVE
Mason City, IA 50401-3728
Tel: 641-583-1753

SCOPE OVERVIEW: Fire alarm design, submittal, parts, commissioning, and final record of completion.

This Installation Proposal is made by Summit Company, and/or its subsidiaries (collectively, "Company" or "Summit") to The Soundbite ("Customer"). This Proposal shall become a binding agreement between Summit and Customer as of the date of execution by both parties ("Agreement"). This Installation Proposal is valid for 30 days from the date above and may be deemed void at the option of Summit after that time.

Item	Quantity	Unit Price	Ext Amount
Base Bid - 1	1	\$11,324.34	\$11,324.34
Design, Submittal, Mason City Plan Review	1	\$2,000.00	\$2,000.00
Labor	1	\$1,500.00	\$1,500.00
Subtotal:			\$14,824.34
Tax:			\$0.00
Total:			\$14,824.34

Scope of Work

Installation performed by Summit:

- Sprinkler system monitoring.
- Kitchen hood suppression monitoring.
- Notification throughout in occupied areas with (1) horn strobe in each unoccupied area.
- Smoke detection in apartments and their egress.
- Pull stations at exits in occupied areas.
- Carbon monoxide alarms in each apartment.

Exclusions

- This fire alarm system does not cover unoccupied areas.
- Hearing impaired notification is not provided in any apartment.
- Installation or removal of any fire alarm device or panel is not included with this proposal and needs to be completed by a State of Iowa licensed fire alarm installation contractor or electrical contractor.
- Applicable tax may not be included with this proposal.

Standard Terms and Conditions

These Terms and Conditions are attached to and made a part of the Summit Fire Protection Co.'s ("Summit") Proposal together form the Agreement between the parties. As used in these Terms and Conditions, "Summit," "Customer," "Work," and "Contract Price" shall have the same meaning throughout the Agreement.

1. **Acceptance.** Acceptance by Summit of Customer's order is expressly conditioned upon Customer's agreement to all of the terms and conditions set forth herein and any inconsistent or additional terms contained in the Customer's purchase order, purchase contract or other document are hereby rejected unless expressly accepted in writing by the Company within ten (10) days after its receipt of such order, contract or document. The terms, conditions, specifications, and quantities as stated in the Company's quotation shall not be modified except as provided herein.



Summit Fire Protection Co. Installation Proposal

Summit Fire Protection
221 5th Street Southwest
Mason City, IA 50401
Tel: (641) 423-4200
Email: cwaechter@summitfire.com

2. **Payment.** Customer agrees to pay the Contract Price for the Work as and when required in the Agreement. If Customer fails to pay the Contract Price, or any installment thereof, within ten (10) days after the date the same is due and payable, Customer shall automatically be assessed and shall pay a late charge equivalent to three percent (3%) of the amount of such late payment, together with interest on such late payment at the lower of the maximum rate allowed by applicable law or the rate of eighteen percent (18%) per annum. Summit expressly reserves all mechanics lien rights under applicable law and may take such other legal action as needed to perfect such rights and collect amounts owed it.
3. **Changes.** Except for substitutions, as described below in this paragraph, any alteration or modification to the Work must be documented and approved by Summit and Customer by a written change order signed by Summit and Customer. Summit reserves the right to require Customer to pay for all change order items (labor, equipment, and any other materials) at the time of signing the change order. In the event of discontinuations, changes, or the unavailability of specific equipment or materials described in the Specifications, Summit will have the right to substitute equipment and materials with substantially similar quality and features; provided, however, that if the replacement items are more expensive, then Summit shall notify Customer and Customer may elect whether to pay the additional expense (as an increase to the Contract Price) or to modify the Proposal to include less expensive items, if available, that would not increase the Contract Price.
4. **Limited Warranty.** All materials and labor supplied by Summit will be warranted for one (1) year from the date of completion of the Work. Upon request, Summit will supply a signed warranty letter to Customer, which states the completion date of the Work and the warranty termination date. Certain equipment may include manufacturer's warranties. Summit provides no additional warranty on such equipment. Customer shall have the right to seek enforcement of any such manufacturer's warranty. Summit shall have no obligation to seek enforcement of any such manufacturer's warranty against the manufacturer. Any labor or other services requested by Customer of Summit in connection with Summit warranty after the one (1) year warranty termination date shall be paid by Customer to Summit based on Summit standard fees and charges at the time. Summit Fire Protection Co.'s warranty shall not apply with respect to misuse, abuse or any use that is not in conformity with all applicable specifications and instructions.
5. **Disclaimer of Warranties.** The Customer acknowledges and agrees that except for the limited warranty specifically set forth in this Agreement, Summit has made no representations or warranties, express or implied, as to any matter whatsoever, including without limitation the adequacy, performance, or condition of work performed and materials supplied by Summit on the Work, its merchantability or its fitness for any particular purpose; nor has the Customer relied on any representations or warranties, express or implied. The Customer further acknowledges and agrees that any affirmation of fact or promise shall not be deemed to create an express warranty, and that there are no warranties which extend beyond the description in this Agreement. The Customer further acknowledges and agrees: (a) that Summit is not an insurer, (b) that the Customer assumes all risk of loss or damage to the Customer's premises or to the contents thereof, and (c) that the Customer has read and understands all of this Agreement, particularly the paragraphs setting forth limitation of liability and indemnification provisions in the event of any loss or damage to the Customer or anyone else. **SUMMIT HEREBY DISCLAIMS ANY AND ALL WARRANTIES NOT EXPRESSLY STATED HEREIN, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. UNDER NO CIRCUMSTANCES AND IN NO EVENT SHALL SUMMIT BE LIABLE FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES, LOST PROFITS OR LOST PRODUCTION, WHETHER CLAIMED BY CUSTOMER OR BY ANY THIRD PARTY, IRRESPECTIVE OF WHETHER CLAIMS OR ACTIONS FOR SUCH DAMAGES ARE BASED UPON CONTRACT, WARRANTY, NEGLIGENCE, TORT, STRICT LIABILITY OR OTHERWISE, WHETHER OR NOT SUMMIT RECEIVES NOTICE OF THE POTENTIAL FOR SUCH DAMAGES. NOTWITHSTANDING THE FOREGOING, ANY LIABILITY INCURRED BY SUMMIT SHALL BE LIMITED TO THE AMOUNT OF GOODS AND SERVICES PURCHASED BY CUSTOMER AND CONTAINED WITHIN THE WORK.**
6. **MECHANIC LIEN NOTICE.** YOU ARE ENTITLED UNDER THE LAW OF CERTAIN JURISDICTIONS TO THE FOLLOWING NOTICE: (a) ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THEIR CONTRIBUTIONS; (b) YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.
7. **Taxes, Tariffs.** Any applicable taxes or other governmental charges related to the Work shall be paid by Customer to Summit and shall be in addition to the Contract Price. In addition, if any fees or permits (such as one or more building permits) are required in connection with the Work, Customer shall secure and pay for any such fees and permits, the cost of which shall be in addition to the Contract Price. Quoted prices are based on current tariff rates and material costs as of the date of this proposal. In the event that new tariffs are imposed or existing tariffs are increased after the date of this quote/proposal—resulting in a cost increase to components, systems, or materials included in herein—we reserve the right to adjust pricing accordingly. Any such adjustment will be supported with documentation from our suppliers or manufacturers and will be communicated prior to order placement or scheduling.
8. **Access.** Customer shall allow Summit Fire Protection to have reasonable access to the job site to allow the completion of the Work on the dates and at the times requested by Summit Fire Protection's personnel.
9. **Risk of Loss.** Risk of loss shall pass to Customer at the time the equipment and other materials that are part of the Work are delivered to the job site. This means that, for example, in the event of damage or destruction due to casualty, or in the event of theft, Customer shall be responsible for payment for such equipment and materials even if the Work has not been completed. Title to the equipment and other materials shall be held by Summit until payment in full of the Contract Price, at which time title shall pass to Customer. Summit shall have the right to remove the equipment and other materials that are a part of the Work if payment of the full Contract Price is not made by Customer immediately upon completion of the Work. That right shall be in addition to, and not in limitation of, Summit other rights and remedies.
10. **Access to Work.** The Customer hereby guarantees and ensures that the Customer shall have unobstructed access to the designated worksite(s) for the performance of all contracted activities as outlined in this Agreement, subject to the following conditions:



Summit Fire Protection Co. Installation Proposal

Summit Fire Protection
221 5th Street Southwest
Mason City, IA 50401
Tel: (641) 423-4200
Email: cwaechter@summitfire.com

- a. **Worksite Availability:** The Customer shall coordinate and schedule access to the worksite(s) to ensure that the Summit can complete their work without interference, delays, or unreasonable restrictions.
 - b. **Physical Access Requirements:** The Customer shall ensure that the Summit has safe and direct access to all necessary work areas, including but not limited to elevated locations, restricted spaces, and other areas requiring specialized equipment. This access shall include the provision of scaffolding, ladders, lifts, or other means required for the Summit to safely and efficiently perform their duties.
 - c. **Clearance of Obstacles:** The Customer shall provide access to all necessary areas and ensure that all physical barriers, debris, or hazards are removed prior to the Summit's commencement of work.
 - d. **Coordination With Other Trades:** The Customer shall manage and coordinate the activities of all other trades and contractors on the worksite to prevent conflicts or delays that might impede Summit's performance.
 - e. **Compensation for Delayed Access:** In the event that access to the worksite is delayed, restricted, obstructed by the Customer, Summit shall be entitled to an equitable adjustment in time for completion and/or additional compensation for costs incurred as a direct result of such delays.
11. **Limitation of Liability and Remedies.** The Work is not an insurance policy or a substitute for an insurance policy. IN THE EVENT OF ANY BREACH, DEFAULT OR NEGLIGENCE BY SUMMIT UNDER THIS AGREEMENT, CUSTOMER AGREES THAT THE MAXIMUM LIABILITY OF SUMMIT SHALL NOT EXCEED AN AMOUNT EQUAL TO THE CONTRACT PRICE. Customer expressly waives any right to make any claim more than that amount. IN NO EVENT SHALL SUMMIT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL OR ANY OTHER DAMAGES OF ANY CHARACTER, INCLUDING BUT NOT LIMITED TO THE LOSS OF USE OF THE CUSTOMER'S PROPERTY, LOST PROFITS OR LOST PRODUCTION, WHETHER CLAIMED BY CUSTOMER OR BY ANY THIRD PARTY. Customer shall provide Summit with reasonable notice of any claim for breach and a reasonable opportunity to cure the alleged breach or default.
 12. **INDEMNIFICATION FOR CLAIMS BY THIRD PARTIES.** In the event any person, not a party to this agreement, shall make any claim or file any lawsuit against Summit or its assignees or subcontractors for any reason relating to Summit's performance pursuant to this agreement, Customer agrees to indemnify, defend and hold harmless Summit against all claims, demands, suits, loss, liability, expenses and damages (including without limitation reasonable attorney's fees and costs). No part of this agreement should be read to seek indemnification for Summit's own negligence.
 13. **Customer's Failure to Pay.** If Customer fails to pay any amount due to Summit as and when required, Summit Fire Protection shall have the right, but not the obligation, to immediately stop work on the Work and Summit may pursue any and all available remedies, including the right to place a lien against the Work site. In addition, Customer shall be obligated to reimburse Summit for reasonable legal fees and costs incurred by Summit in the enforcement of this Agreement.
 14. **Attorneys' Fees/Waiver of Jury.** If Summit engages counsel to enforce any rights or defenses provided for in this Agreement, Summit shall be entitled to recover from Customer the costs and expenses associated with such enforcement, including without limitation, its reasonable attorney's fees, and costs. No claim arising from or related to this Proposal may be brought more than two (2) years after the claim accrued. THE PARTIES AGREE TO WAIVE A JURY TRIAL FOR ANY DISPUTE ARISING FROM THIS AGREEMENT.
 15. **Governing Law, Jurisdiction.** Agreement shall be governed exclusively by, and construed exclusively in accordance with, the laws of the State of Minnesota. Customer irrevocably agrees to service of process via certified mail, return receipt requested, to Customer at the address set forth herein. The courts within the County of Ramsey, Minnesota, shall be the proper forum and preferred venue for any such legal action or proceedings that arise hereunder. However, nothing stated herein shall in any manner prevent or preclude Summit from bringing any actions against Customer in any jurisdiction in the United States in which Customer conducts business. If Summit engages counsel to enforce any rights or defenses provided for in this Agreement, Summit shall be entitled to recover from Subscriber the costs and expenses associated with such enforcement, including without limitation, its reasonable attorney's fees, and costs.
 16. **Waiver.** Customer further agrees to waive any claims against Summit known or unknown that exist as of the date of executing this proposal as further consideration for Summit performing this work.
 17. **WAIVER OF SUBROGATION RIGHTS.** The Customer acknowledges that Summit is not an insurer, that each party agrees to obtain insurance coverage, and that each party shall rely exclusively upon such insurance coverage to recover for damages in any way attributable to this Agreement. Customer waives all rights against Summit and any of its subcontractors, sub-subcontractors, agents, and employees, including the rights of Customer's current and future insurers, for losses suffered at work sites subject to this Agreement which are covered by property insurance or other insurance applicable to losses caused by damages of any sort at work sites. This waiver shall apply to all insurance policies of Customer, whether such policy exists at time of contracting or is subsequently acquired by Customer thereafter. Customer or Summit, as appropriate, shall require of subcontractors, sub-subcontractors, agents, and employees of the other party, by appropriate agreements, written where legally required for validity, similar waivers each in favor of the other parties enumerated herein. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damages.
 18. **Force Majeure Events.** Summit shall not be liable or responsible to Customer, or be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such failure or delay is caused by or results from acts beyond Summit's control, including without limitation the following force majeure events ("Force Majeure Events"): (a) acts of God; (b) flood, fire, earthquake, hurricane, or tornado or catastrophe; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest; (d) government order, law, or actions; (e) embargoes or blockades in effect on or after the date of this Agreement; (f) national or regional emergency; (g) strikes, labor stoppages or slowdowns, or other industrial disturbances; (h) telecommunication breakdowns, power outages or shortages, lack of warehouse or storage space, inadequate transportation services, or inability or delay in obtaining supplies of adequate or suitable materials; and (i) other events beyond Summit's control.



Summit Fire Protection Co. Installation Proposal

Summit Fire Protection
221 5th Street Southwest
Mason City, IA 50401
Tel: (641) 423-4200
Email: cwaechter@summitfire.com

19. **Miscellaneous.** The headings used herein are for convenience only and are not to be used in interpreting this Agreement. Neither party shall be deemed to have waived any rights under this Agreement unless such waiver is given in writing and signed by such party. If any provision of this Agreement is invalid or unenforceable, such provision shall be deemed to be modified to be within the limits of enforceability or validity, if feasible; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable. This Agreement is not assignable by Customer. This Agreement is the entire agreement between the parties regarding the subject matter of this Agreement; any prior or simultaneous oral or written agreement regarding the subject matter hereof is superseded by this Agreement.

Submitted By: Casey Waechter
Title: Branch Manager

CUSTOMER
Approved by Authorized Representative

Summit Fire Protection
Approved by Authorized Representative

By: _____	By: _____
Print Name: _____	Print Name: _____
Title: _____	Title: _____
Date: _____	Date: _____
Email: _____	Email: _____

SOUNDBITE - CODE REVIEW

TWELVE SOUTH FEDERAL

MASON CITY, IA

CODE REVIEW FOR 12 S. FEDERAL AVE. MASON CITY, IOWA

GENERAL NOTES: 1. ALL WORK SHALL BE IN ACCORDANCE WITH CODE AS AMENDED BY THE IOWA DEPARTMENT OF PUBLIC SAFETY. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE IOWA DEPARTMENT OF PUBLIC SAFETY. 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE IOWA DEPARTMENT OF PUBLIC SAFETY.

OWNER: 12 S. FEDERAL AVE. MASON CITY, IOWA

PROJECT: 12 S. FEDERAL AVE. MASON CITY, IOWA

REVISIONS:

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LOCATION MAP



LOCATION MAP

BERGLAND + CRAM
ARCHITECTS
1501 1ST AVE. S.W.
MASON CITY, IOWA 50401
505.433.3344
www.bergland-cram.com

MATT PEREZ
SOUNDBITE - 12 SOUTH FEDERAL
CODE REVIEW
MASON CITY, IOWA

FINAL
FOR REVIEW
12.10.25

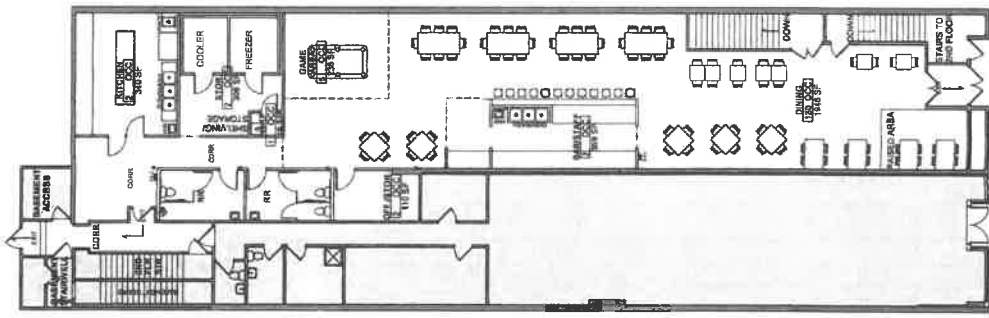
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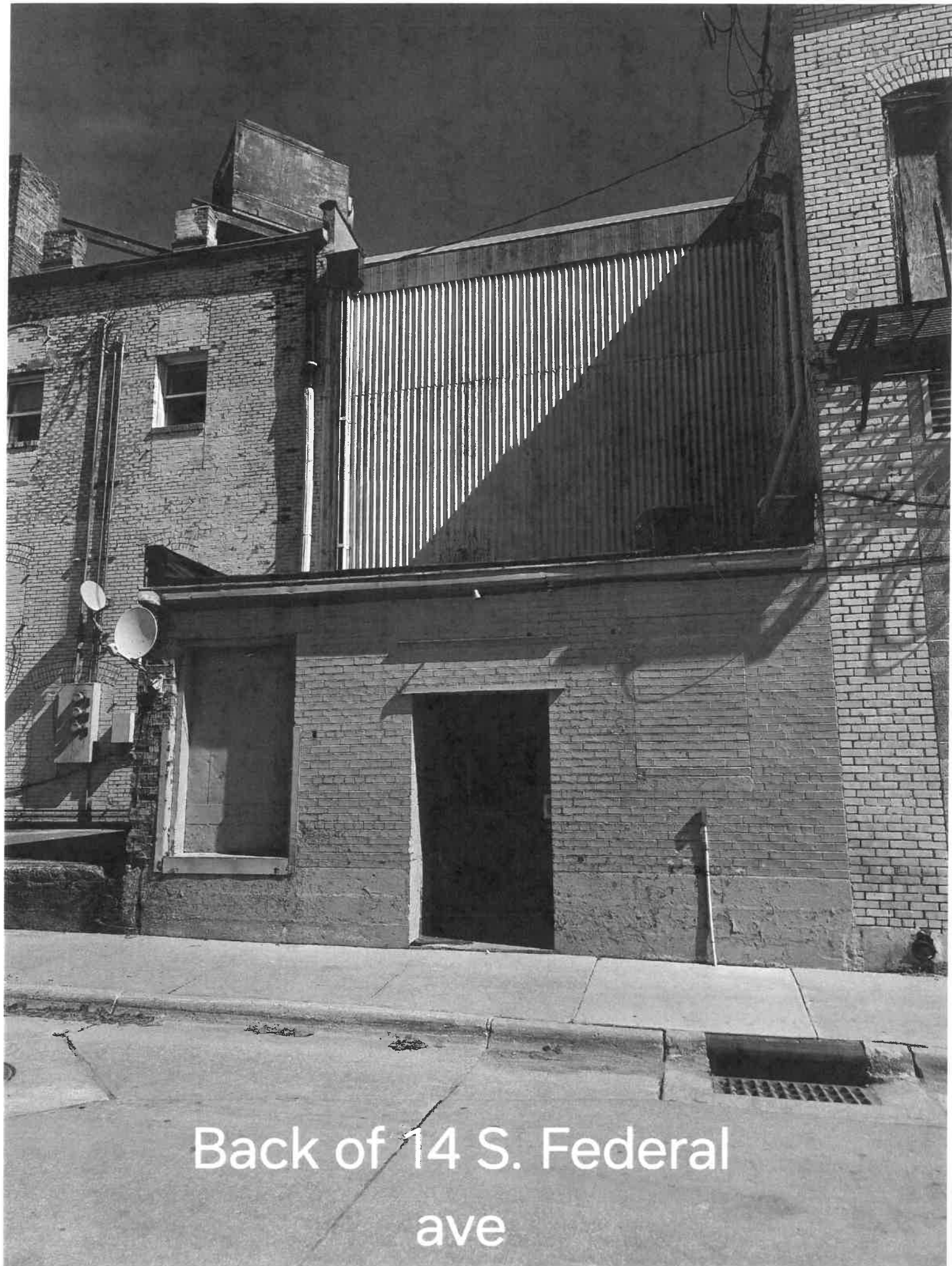
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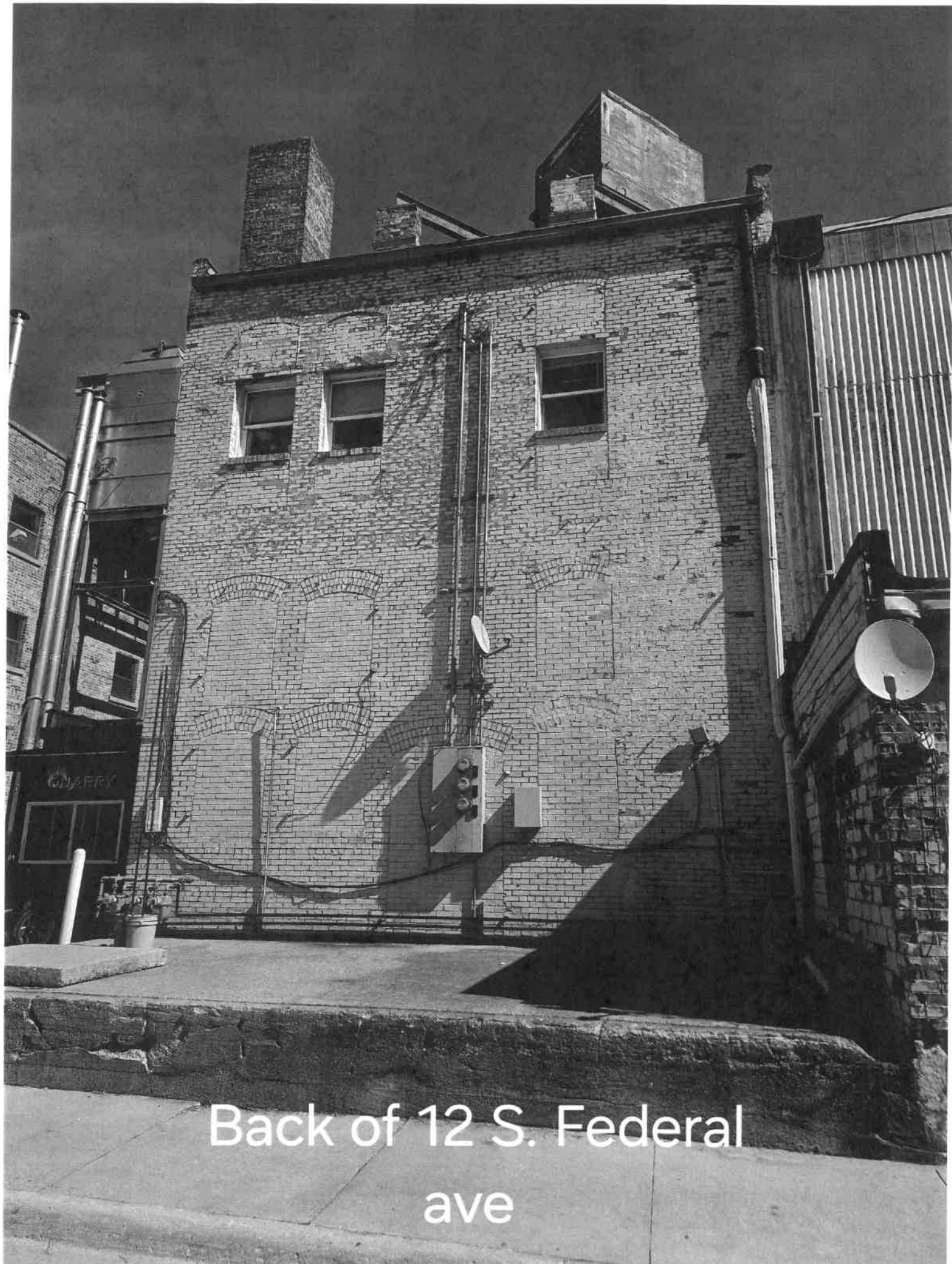
1 CODE PLAN 12 S FEDERAL

NOTE: 1. CONTRACTOR SHALL VERIFY ALL ZONE 1 AND ZONE 2 REGULATIONS, AND THE RECORD PROCEEDING 10/1/2019.

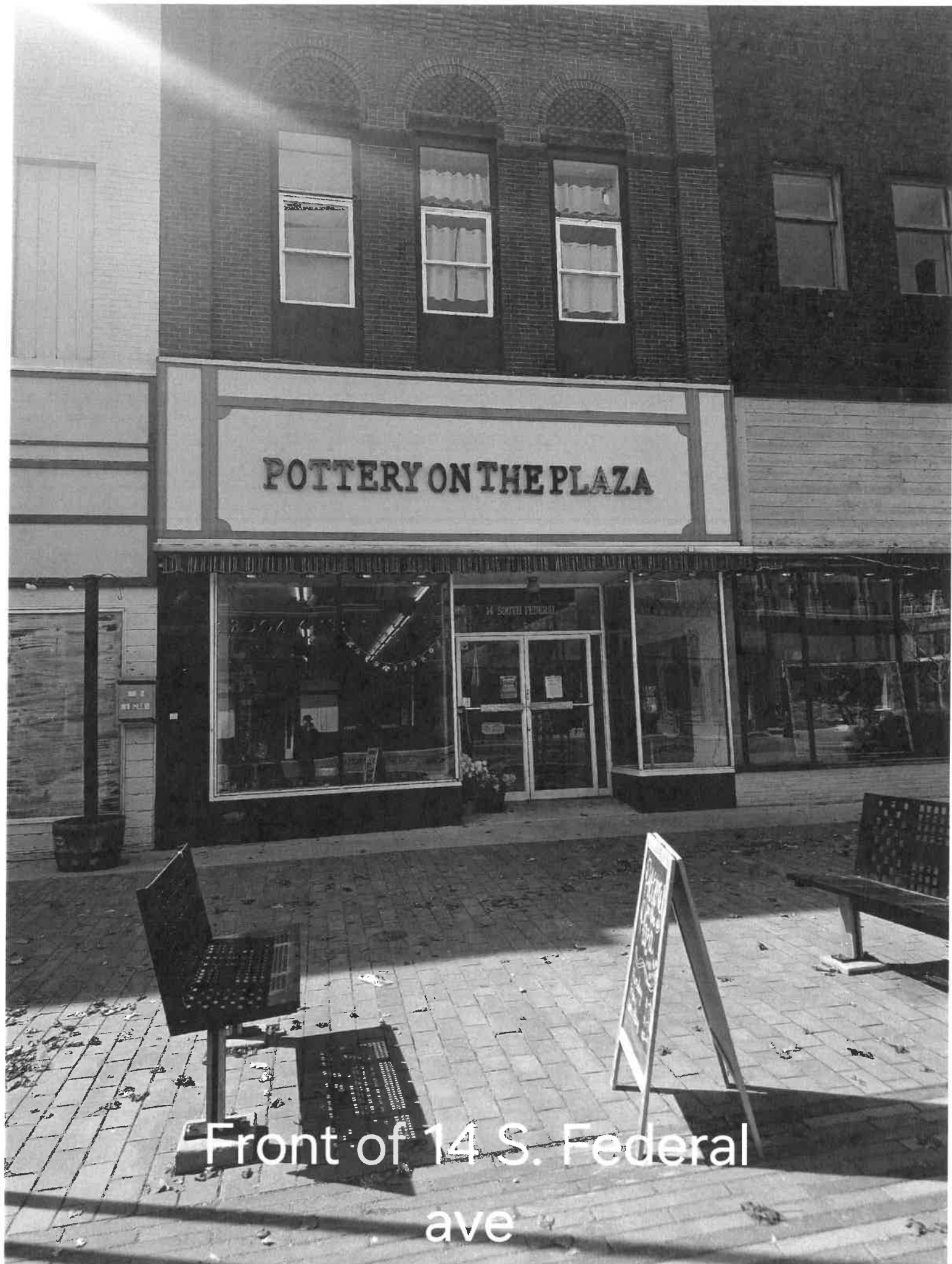




Back of 14 S. Federal
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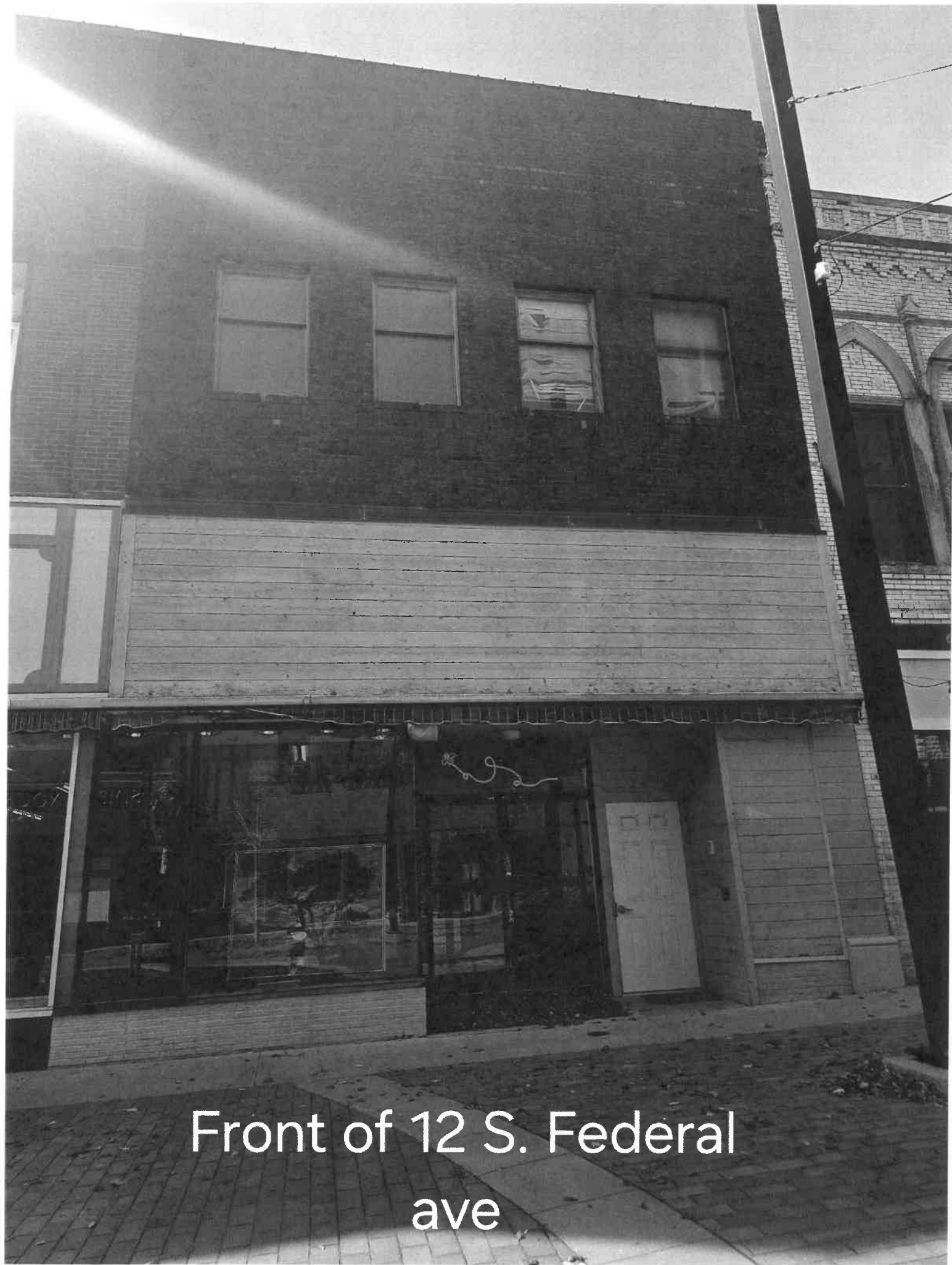


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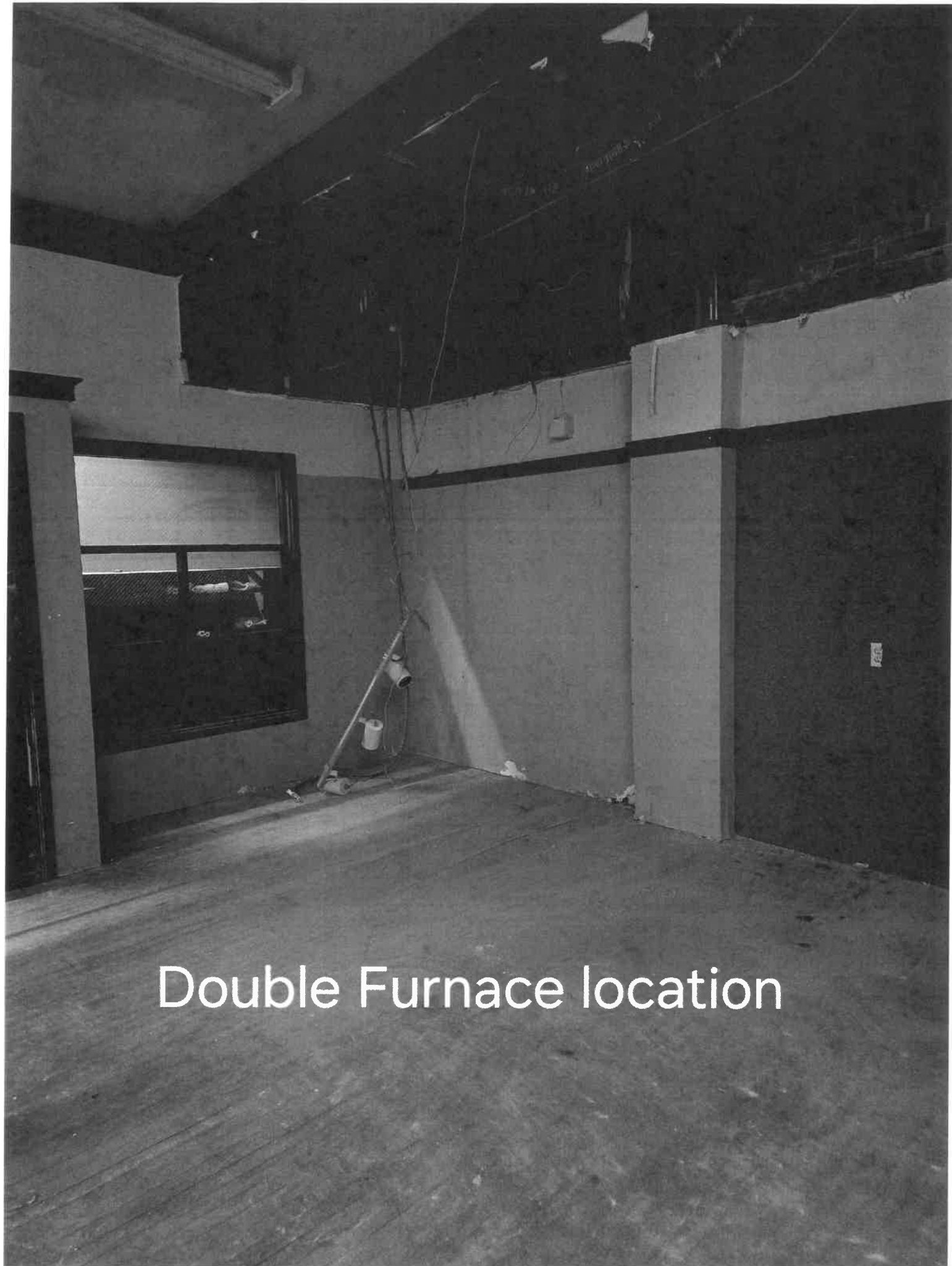


POTTERY ON THE PLAZA

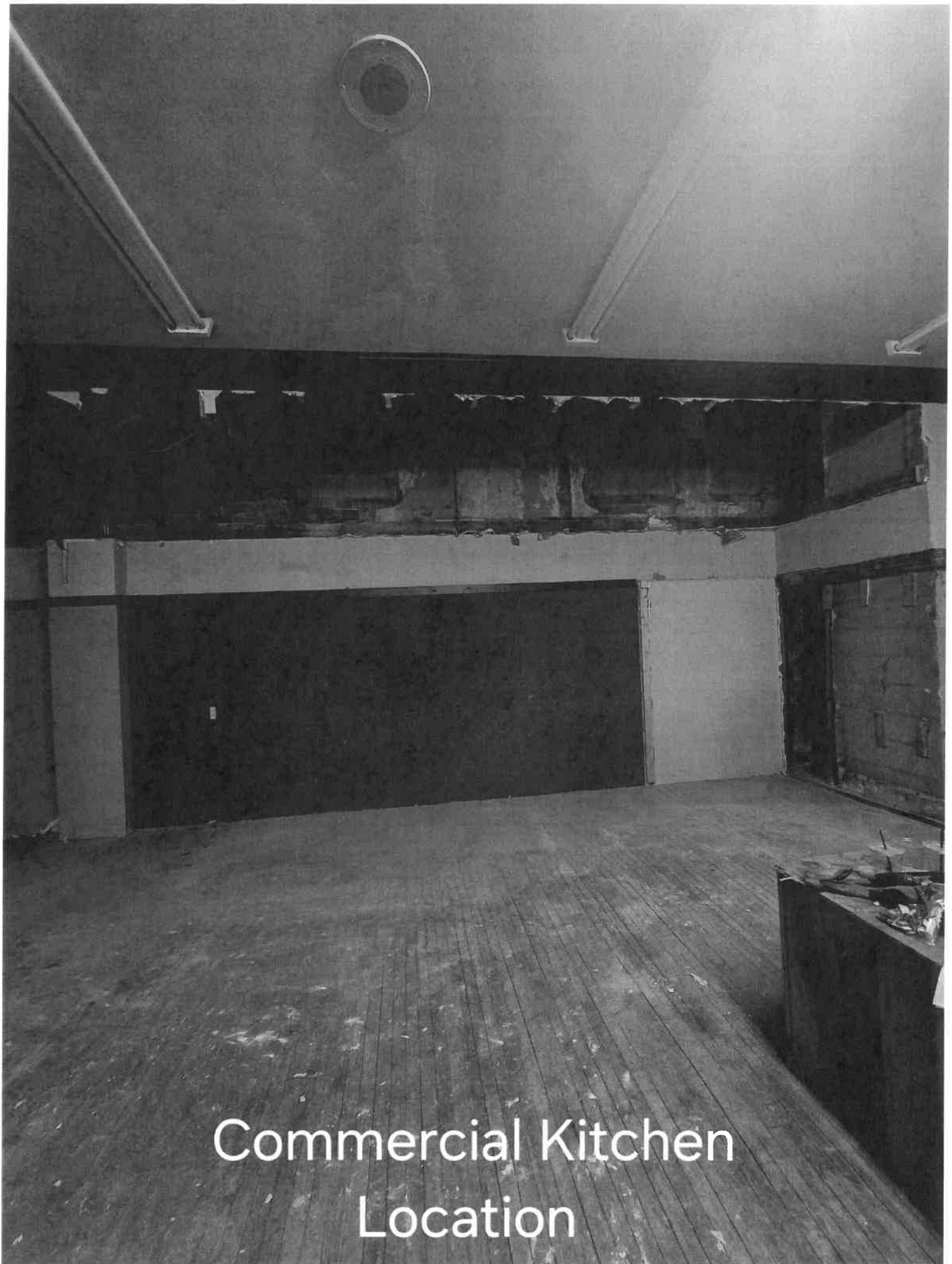
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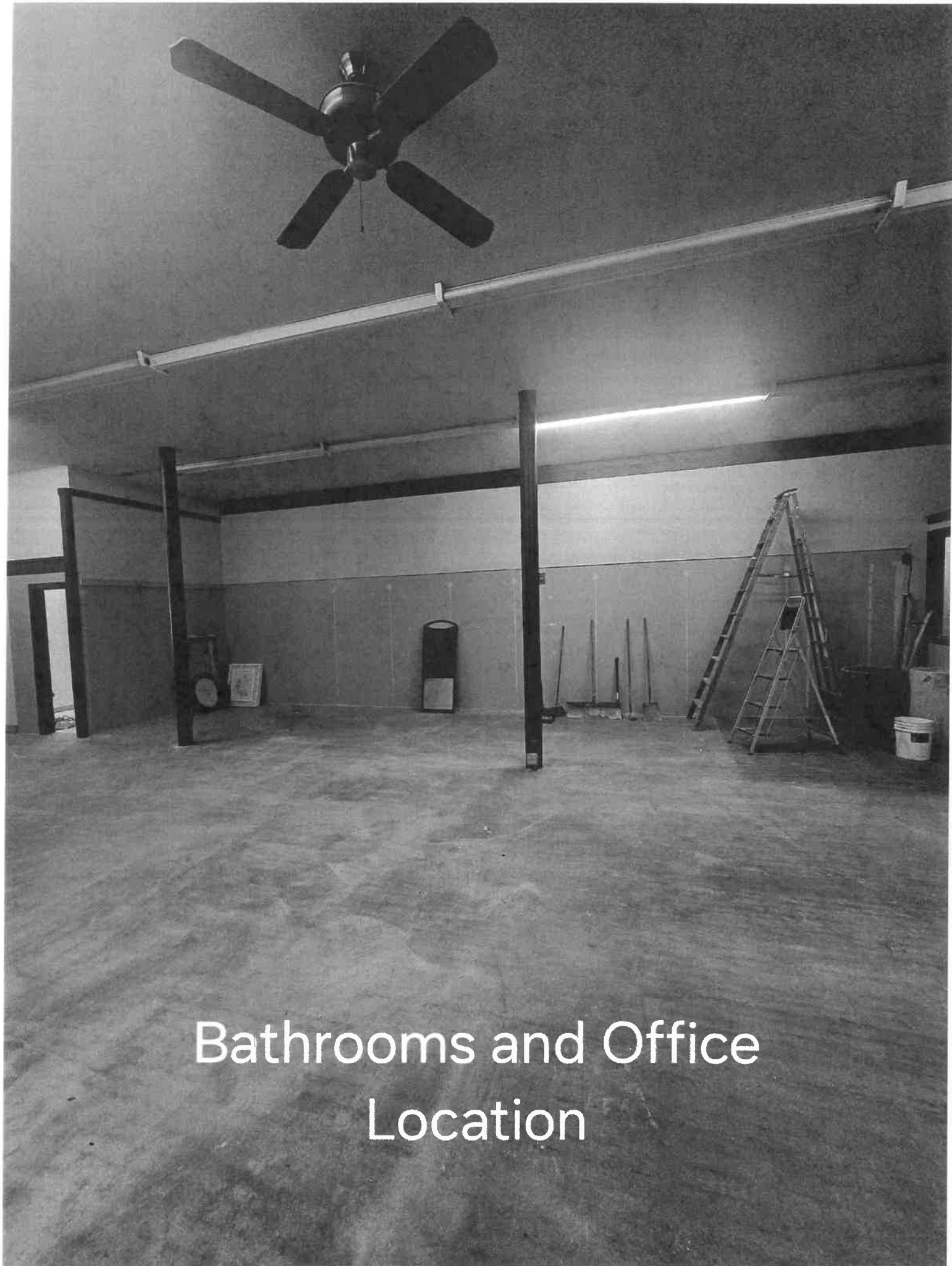
Front of 12 S. Federal
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Double Furnace location



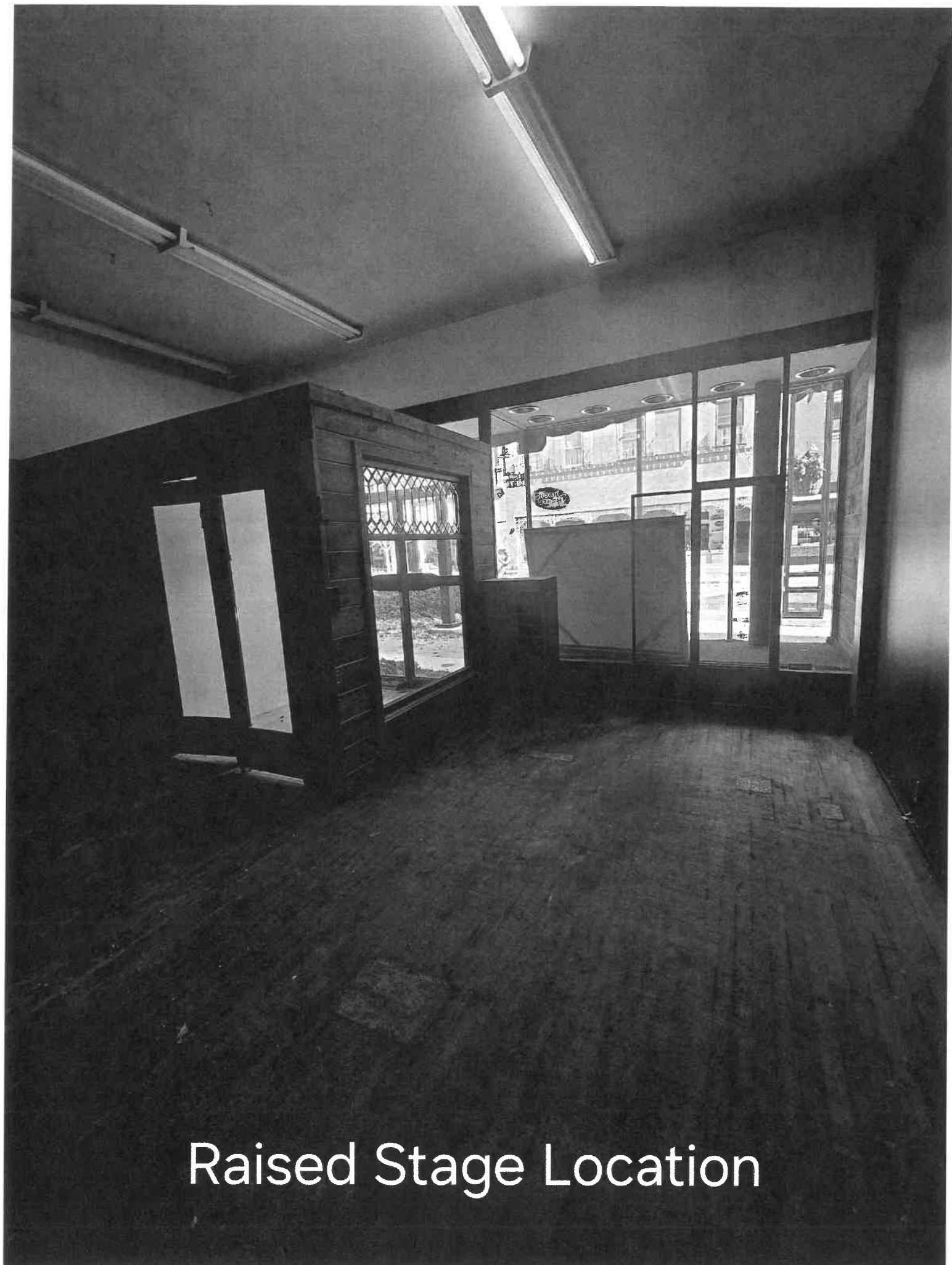
Commercial Kitchen
Location



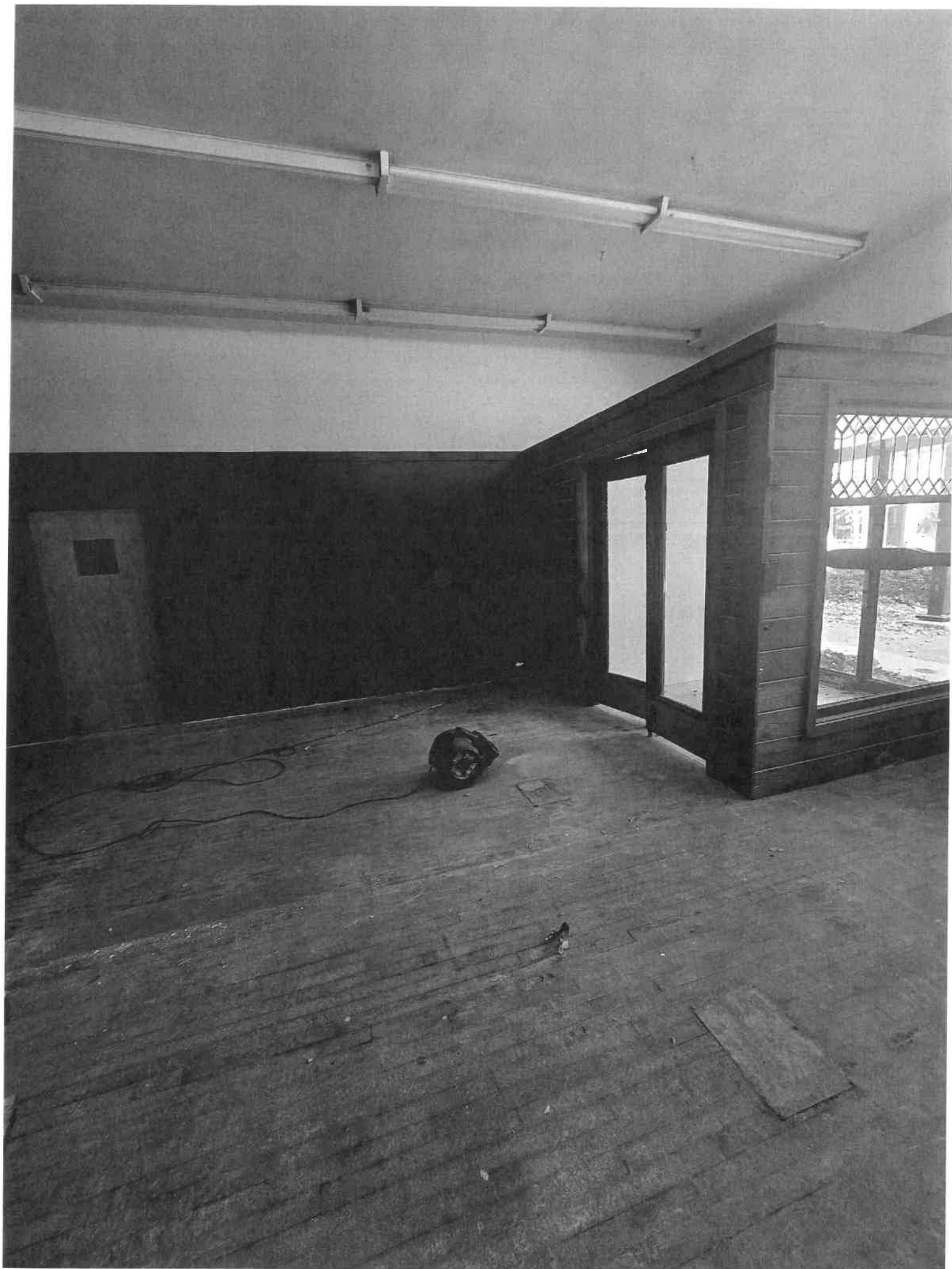
Bathrooms and Office
Location

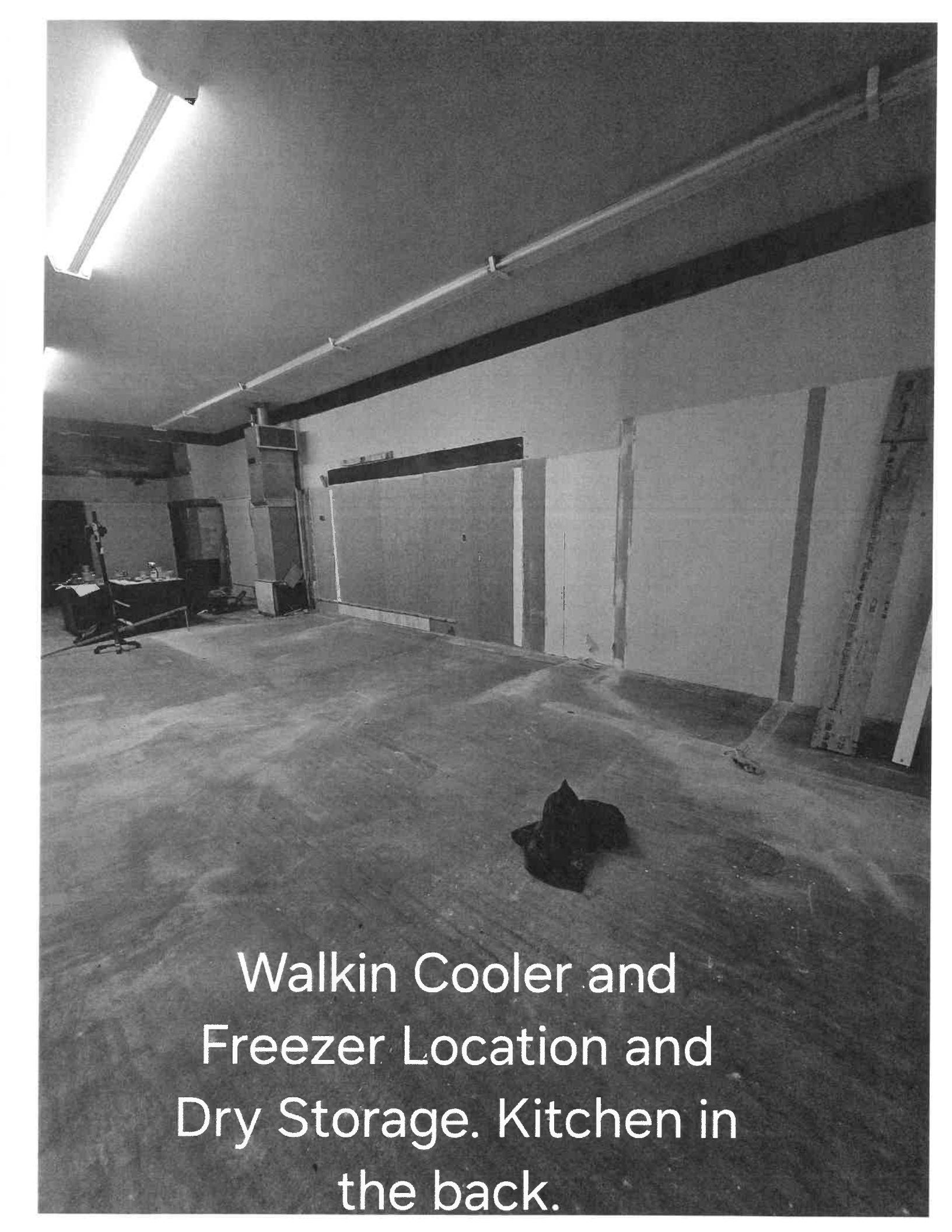


Bar will be Along This
wall



Raised Stage Location





Walkin Cooler and
Freezer Location and
Dry Storage. Kitchen in
the back.

MINUTES
Forgivable Loan Review Committee
Microsoft Teams Meeting
Monday, April 13, 2026, at 10:00 AM

Call to Order and Roll Call

The meeting was called to order at 10:00 AM.

Committee members present: Randy Kibbee, Kelly Helgeland, Brent Hinson (City Finance Director), Ella Phillips (City Planner), Steven Van Steenhuyse (Director of Development Services), and Regina Card (Administrative Assistant to Development Services).

Item 2: DoRL Application(s)

Van Steenhuyse asked the Committee members if there were any conflicts of interest. None were declared.

2.1 The Sound Bite (Perez & Garrett) – 12 S. Federal Ave.

The Forgivable Loan & Grant Review Committee reviewed an application for a DoRL loan in the amount of \$30,000.00. The applicant requested funds to replace all storefront windows and entry doors; repaint the front and rear facades; and complete plumbing, electrical, and kitchen renovations.

The application indicates that the requested funds will be matched by funds on account with Clear Lake Bank & Trust. The total project cost is \$465,000.00.

Van Steenhuyse informed the Committee that financing is contingent upon approval of the BuRLS grant, which would cover the full cost of the sprinkler system, fire alarm, and kitchen hood fire suppression system. The project is expected to create approximately 15 new jobs; however, it is uncertain how many will exceed the county median wage. The estimated increase in property value is 47%.

Committee members provided individual scores and recommendations for the proposed work. The highest score was 65 and the lowest was 48; the average was 48.6. A minimum average score of 28 is required for eligibility.

Kibbee moved to recommend approval of the application. **Phillips** seconded the motion. Motion carried unanimously. The application will be forwarded to the City Council.

2.2 The Sound Bite (Perez & Garrett) – 14 S. Federal Ave.

The Forgivable Loan & Grant Review Committee reviewed an application for a DoRL loan in the amount of \$14,057.00. The applicant requested funds to replace all storefront windows and entry doors; repaint the front and rear facades; and complete plumbing, electrical, and kitchen renovations.

MINUTES
Forgivable Loan Review Committee
Microsoft Teams Meeting
Monday, April 13, 2026, at 10:00 AM

The application indicates that the requested funds will be matched by funds on account with Clear Lake Bank & Trust. The total project cost is \$28,114.00.

Van Steenhuyse informed the Committee that financing is contingent upon approval of the BuRLS grant, which would cover the full cost of the sprinkler system, fire alarm, and kitchen hood fire suppression system at this location. The project is expected to create approximately 15 new jobs; however, it is uncertain how many will exceed the county median wage. The estimated increase in property value is 42%.

Committee members provided individual scores and recommendations. For 14 South Federal, the high score was 64 and the low was 48, with an average of 56.25. A minimum average score of 28 is required for eligibility.

Phillips moved to recommend approval of the application. **Hinson** seconded the motion. Motion carried unanimously. The application will be forwarded to the City Council.

Item 3: BuRLS Application(s)

The Sound Bite (Perez & Garrett) – 12 & 14 S. Federal Ave.

The Forgivable Loan & Grant Review Committee reviewed an application for a BuRLS grant in the amount of \$155,959.00. The applicant requested funds to update the fire suppression systems in each building.

The application indicates that the requested funds will be matched by funds on account with Clear Lake Bank & Trust. The total project cost is \$28,114.00.

Van Steenhuyse informed the Committee that although the applicant requested \$155,959.00, City staff have confirmed with the Finance Director that only \$113,000.00 is available. The applicant has been notified of this limitation.

He further explained that financing is contingent upon approval of the BuRLS grant to cover the full cost of the sprinkler system, fire alarm, and kitchen hood fire suppression system. The Committee discussed removing inspection and monitoring systems from the scope. Hinson clarified that due to funding limitations, the cost of the sprinkler system and kitchen hood installation alone would reach the \$113,000.00 limit. The Committee also discussed code requirements and whether a fire suppression system is required at 14 S. Federal Ave.

Kibbee moved to recommend approval of the application with the removal of inspection and monitoring systems. **Phillips** seconded the motion. Motion carried unanimously. The application will be forwarded to the City Council.

MINUTES

Forgivable Loan Review Committee
Microsoft Teams Meeting
Monday, April 13, 2026, at 10:00 AM

Item 4: Other Business

None.

Item 5: Adjournment

The meeting adjourned at 10:29 AM.

RESOLUTION NO. 26 -

A RESOLUTION AUTHORIZING SUBMISSION OF A BUILDING RENOVATION/LIFE SAFETY (BURLS) GRANT APPLICATION FOR THE SOUND BITE (JOSEPH PEREZ AND JAMES GARRETT) AT 12 AND 14 SOUTH FEDERAL AVENUE AND AUTHORIZING EXECUTION OF GRANT AGREEMENT UPON APPLICATION APPROVAL

WHEREAS, the City Council of the City of Mason City, Iowa, did on April 19, 2022, adopt Resolution No. 22-86 and approved the use of Federal American Rescue Plan Act (ARPA) funds for the Building Renovation/Life Safety program, 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 for a Building Renovation/Life Safety (BuRLS) Grant Application for The Sound Bite (Joseph Perez and James Garrett) for property located at 12 and 14 South Federal Avenue, in the amount of \$113,000, should be and the same is hereby approved.

Section 2: That the Mayor is authorized and City Clerk hereby directed to execute the application, together with all necessary assurance, and any and all other required documents to complete the application.

Section 3: That if and upon approval of funding and following receipt of notice from the said department by the City, the Mayor and City Clerk are authorized and directed to execute the Grant Agreement and other required documents of the program in the City of Mason City, Iowa.

PASSED AND APPROVED this 21st day of April, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk



**DEVELOPMENT
SERVICES
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Dylan Schulte, Transit Operations & Safety Manager
Through: Steven J. Van Steenhuyse, Development Services Director *SVS*
Date: April 15, 2026
RE: Public Hearing: Request for Submittal and Execution of the FY27 Consolidated State and Federal Transit Administration Assistance Funding Application

Recommendation:

I respectfully recommend that Council convene a public hearing to consider the City's Consolidated State and Federal Assistance Funding application, and, upon closing the hearing, adopt the resolution authorizing submission of the application and execution of the grant upon approval.

Review:

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:	\$869,696
State Funds: (estimate)	<u>\$333,814</u>
TOTAL	\$1,203,510

Budget Impact:

Operations

The Federal Section 5311 grant is a dollar-for-dollar grant with the City matching up to 100% of the grant or \$869,696. 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.

Council Action Requested:

I respectfully recommend that Council convene a public hearing to consider the City's Consolidated State and Federal Assistance Funding application, and, upon closing the hearing, adopt the resolution authorizing submission of the application and execution of the grant upon approval.

Attachments:

FY27 Authorizing Resolution



Dylan Schulte, Transit Operations & Safety Manager



Reviewed and Recommend Approval



10 First Street NW
Mason City, Iowa 50401-3224
641.421.3600
www.masoncity.net

Authorizing Resolution

We, hereby, authorize Dylan Schulte
(Name of Authorized Signatory)

on behalf of City of Mason City, Mason City Transit
(Legal Name of Applicant)

to apply for financial assistance as noted below and to enter into related contract(s) with the Iowa Department of Transportation.

From the State Transit Assistance Program:

1.68874300 % of formula funds;
\$ 0 of Special Project funds

From federal funds for transit in non-urbanized areas and/or for transit serving primarily elderly persons and person with disabilities:

\$ 869,696

From statewide federal capital assistance for transit:

\$ 0

We understand acceptance of federal transit assistance involves an agreement to comply with certain labor protection provisions.

We certify that City of Mason City, Mason City Transit
(Legal Name of Applicant)

has sufficient non-federal funds to provide required local match for capital projects and at time of delivery will have the funds to operate and maintain vehicles and equipment purchased under this project.

We request that State Transit Assistance formula funding be advanced as allowed by law, to improve transit system cash flow.

Adopted the 21st day of April, 2026

Name: City of Mason City, Mason City Transit
(Applicant's Governing Body)

By: _____
(Signature of Chief Executive Officer) (Printed Name of Chief Executive Officer)

Title: Mayor

Address: 10 First Street NW

Telephone: 641-421-3616 E-mail Address: _____
(E-mail Address of Chief Executive Officer)

RESOLUTION NO. 26 –

A RESOLUTION AUTHORIZING APPLICATION FOR STATE TRANSIT ASSISTANCE FUNDS AND FEDERAL FUNDS FOR NON-URBANIZED AREAS FOR FINANCIAL ASSISTANCE AND COMMITMENT OF CITY FUNDS FOR MASON CITY TRANSIT SYSTEM

WHEREAS, the City Council of the City of Mason City, wishes to apply for assistance in funding the Mason City Transit System, and

WHEREAS, an application has been prepared submitting requests for State Transit Assistance funds from the State of Iowa and for Federal funds for transit in non-urbanized areas, and

WHEREAS, the City also has committed sufficient non-federal funds to provide the required local funds for capital projects;

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

Section 1: That Dylan Schulte, Transit Manager, on behalf of the City of Mason City, is hereby authorized to apply for financial assistance as noted in Section 3 of this resolution and to enter into related contract(s) with the Iowa Department of Transportation.

Section 2: That a public hearing was held on the 21st day of April 2026 on the proposed budget and application for assistance on the proposed State Transit Assistance, the proposed budget and application for assistance. State Transit Assistance Formula projections for Mason City Transit System is 1.69% of the formula funds, estimated to be approximately \$333,814(estimated).

Section 3: That the request for the proposed Federal Transit Administration Assistance Program, Federal Section 5311 grant with the City matching up to 100% of the grant of or \$869,696, be and is hereby approved.

Section 4: That it is hereby certified that the City Council, in its budget, has committed the required local funds for said capital projects.

Section 5: That this Council understands acceptance of federal transit assistance involves an agreement to comply with certain labor protection provisions.

Section 6: That the Administrator, as the designated representative of the City of Mason City, should be and the same is hereby authorized and directed to execute said application upon approval.

PASSED AND APPROVED this 21st 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: April 15, 2026
RE: 19th Street SW Improvements Project- Hold Hearing & Accept Bid

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 Heartland Asphalt, Inc. of Mason City for the 19th Street SW Improvements Project.

Review:

The WHKS and the Mason City Engineering Department received and opened bids on Tuesday, April 14, 2026, for the 19th Street SW Improvements Project. One bid was received; this was from Heartland Asphalt in the amount of \$1,765,218.08.

The 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.

Budget Impact:

The Engineer's Opinion of Probable Cost was \$1,613,473.19 as revised, but staff has developed a plan to allow the project to proceed with the higher-than-anticipated bid amount. The project is included in the FY27 budget, with funding from G.O. bonds, water, and sewer revenues.

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 Heartland Asphalt, Inc. of Mason City, Iowa for the 19th Street SW Improvements Project.

Attachments:

Engineer's Project Award Letter

Bid Tabulation



Brent Hinson, Interim Director



Reviewed and Recommend Approval

1412 6th Street SW, P.O. Box 1467
Mason City, IA 50402-1467
Phone: 641.423.8271
Fax: 641.423.8450
Email: masoncity@whks.com
Website: www.whks.com



Mr. Brent Hinson
Deputy City Administrator
City of Mason City, IA
10 First Street NW
Mason City, IA 50401

RE: Mason City, IA
19th Street SW HMA Resurfacing with Milling Project
Project Award Recommendation

Dear Mr. Hinson:

We have reviewed the attached bid tabulation and associated documentation for the 19th Street SW HMA Resurfacing with Milling Project. We concur that Heartland Asphalt, Inc., Mason City, IA is the lowest responsive and responsible bidder for this project. Based on these bid results, we recommend that the City award the project to Heartland Asphalt, Inc. in the amount of \$1,765,218.08.

The City received and opened bids on 4/14/2026, at 11:00 AM. One (1) bid proposal was received from the following contractor with the noted project costs:

Engineer's Opinion	\$1,613,473.19
Heartland Asphalt, Inc.	\$1,765,218.08

Please note that this is a unit price contract, therefore any discrepancies between the unit prices and extended prices in the bid tabulation have been corrected using the provided bid price and adjusting the corresponding extended price.

Also, enclosed are all the original Proposals, Bid Bonds and envelopes. Once the Contracts, Bonds, and Certificate of Insurance have been approved by the City Council, please return all bid bonds and cashiers checks to the appropriate bidders at that time. Retain the original proposals for your files.

The Council has the following options regarding award of the contract:

1. Award the contract to the lowest responsive, responsible bidder
2. Table Award of Contract to a later date
3. Reject all bids

1412 6th Street SW, P.O. Box 1467
Mason City, IA 50402-1467
Phone: 641.423.8271
Fax: 641.423.8450
Email: masoncity@whks.com
Website: www.whks.com



WHKS will attend your 04/21/26 council meeting at 7:00 PM to review the enclosed Bid Tabulation.

Please contact me with any questions.

Sincerely,

WHKS & CO.

A handwritten signature in dark ink, appearing to read "Andrew J. Smith", is written over the printed name.

Andrew J. Smith, P.E. & P.L.S.
Project Engineer

AJS/ajs

cc: (w/enclosures): Steven Olney, via email
File

1412 6th Street SW, P.O. Box 1467
Mason City, IA 50402-1467
Phone: 641.423.8271
Fax: 641.423.8450



Project: 19th Street SW HMA Resurfacing with Milling
Project No.: 10393

Location: Mason City, Iowa

Letting Date, Time & Location: April 14, 2026 - 11:00 AM - Mason City, City Hall

BID TABULATION

Item No.	Item Code	Item	Unit	Quantity	Engineer's Opinion		Heartland Asphalt, Inc. Mason City, Iowa	
				TOTAL	Unit Price	Extended Price	Unit Price	Extended Price
1	2102-2625001	EMBANKMENT-IN-PLACE, CONTRACTOR FURNISHED	CY	600	\$ 15.00	\$ 9,000.00	\$ 30.00	\$ 18,000.00
2	2102-2713090	EXCAVATION, CLASS 13, WASTE	CY	1255.6	\$ 9.00	\$ 11,300.40	\$ 27.00	\$ 33,901.20
3	2105-8425005	TOPSOIL, FURNISH AND SPREAD	TONS	120	\$ 25.00	\$ 3,000.00	\$ 50.00	\$ 6,000.00
4	2121-7425020	GRANULAR SHOULDERS, TYPE B,	TONS	25	\$ 30.00	\$ 750.00	\$ 35.00	\$ 875.00
5	2121-7425021	GRANULAR SHOULDERS, TYPE B, AS PER PLAN	STA.	138	\$ 195.00	\$ 26,910.00	\$ 59.20	\$ 8,169.60
6	2510-6745850	REMOVAL OF PAVEMENT	SY	600.5	\$ 10.00	\$ 6,005.00	\$ 30.00	\$ 18,015.00
7	2115-0100000	MODIFIED SUBBASE	CY	274.5	\$ 45.50	\$ 12,489.75	\$ 56.50	\$ 15,509.25
8	2213-8201090	BASE WIDENING, 9 IN. HOT MIX ASPHALT MIXTURE	SY	5022.2	\$ 44.00	\$ 220,976.80	\$ 44.22	\$ 222,081.68
9	2301-1033070	STANDARD OR SLIP FORM PCC PAVEMENT, CLASS C, CLASS 3, 7 INCH	SY	269.2	\$ 70.00	\$ 18,844.00	\$ 76.00	\$ 20,459.20
10	2512-1725256	CURB AND GUTTER, P.C. CONCRETE, 2.5 FT.	LF	514.4	\$ 45.00	\$ 23,148.00	\$ 42.00	\$ 21,604.80
11	2214-5145150	PAVEMENT SCARIFICATION, NOMINAL THICKNESS	SY	24747.9	\$ 2.00	\$ 49,495.80	\$ 3.00	\$ 74,243.70
12	2212-5070310	PATCHES, FULL-DEPTH REPAIR	SY	80	\$ 170.00	\$ 13,600.00	\$ 163.75	\$ 13,100.00
13	2212-5070322	PATCHES, PARTIAL-DEPTH REPAIR, HOT MIX ASPHALT	SY	150	\$ 84.00	\$ 12,600.00	\$ 81.72	\$ 12,258.00
14	2212-5070330	PATCHES, BY COUNT (REPAIR)	EACH	12	\$ 145.00	\$ 1,740.00	\$ 50.00	\$ 600.00
15	2303-0001000	HMA MIXTURE, WEDGE, LEVELING OR STRENGTHENING COURSE	TON	367.6	\$ 60.00	\$ 22,056.00	\$ 75.00	\$ 27,570.00
16	2303-0002380	HMA MIXTURE INTERLAYER BASE COURSE, 3/8 IN. MIX, 1" THICK	TON	1785.4	\$ 61.00	\$ 108,909.40	\$ 60.75	\$ 108,463.05
17	2303-1053500	HMA HIGH TRAFFIC, SURFACE COURSE, 1/2 IN. MIX, NO SPECIAL FRICTION REQUIREMENT, 2" THICK	TON	3676.3	\$ 62.00	\$ 227,930.60	\$ 65.10	\$ 239,327.13
18	2303-1258284	ASPHALT BINDER, PG 58-28H, HIGH TRAFFIC (6% OF MIX)	TON	242.6	\$ 600.00	\$ 145,560.00	\$ 578.00	\$ 140,222.80
19	2303-1258346	ASPHALT BINDER, PG 58-34E, EXTREMELY HIGH TRAFFIC (8% OF MIX)	TON	142.8	\$ 700.00	\$ 99,960.00	\$ 769.00	\$ 109,813.20
20	2303-6911000	HOT MIX ASPHALT PAVEMENT SAMPLES	LS	1	\$ 4,000.00	\$ 4,000.00	\$ 4,500.00	\$ 4,500.00
21	2416-0100015	APRONS, CONCRETE, 15 IN. DIA.	EACH	1	\$ 1,600.00	\$ 1,600.00	\$ 1,900.00	\$ 1,900.00
22	2435-0250700	INTAKE, SW-507	EACH	2	\$ 6,000.00	\$ 12,000.00	\$ 8,200.00	\$ 16,400.00
23	2435-0251224	INTAKE, SW-512, 24 INCH	EACH	1	\$ 2,525.00	\$ 2,525.00	\$ 2,500.00	\$ 2,500.00
24	2503-0114215	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 15 IN.	LF	358.2	\$ 98.00	\$ 35,103.60	\$ 105.00	\$ 37,611.00
25	2503-0200036	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	LF	8	\$ 27.00	\$ 216.00	\$ 25.00	\$ 200.00
26	2510-6750600	REMOVAL OF INTAKES AND UTILITY ACCESSSES	EACH	4	\$ 1,000.00	\$ 4,000.00	\$ 900.00	\$ 3,600.00
27	2511-7526006	SIDEWALK, P.C. CONCRETE, 6 IN.	SY	31.9	\$ 85.00	\$ 2,711.50	\$ 85.00	\$ 2,711.50
28	2511-7528101	DETECTABLE WARNINGS	SF	64.3	\$ 48.80	\$ 3,137.84	\$ 46.00	\$ 2,957.80
29	2524-6765010	REMOVE AND REINSTALL SIGN AS PER PLAN	EACH	3	\$ 400.00	\$ 1,200.00	\$ 350.00	\$ 1,050.00
30	2524-92876010	PERFORATED SQUARE STEEL TUBE POSTS	LF	68	\$ 10.00	\$ 680.00	\$ 20.00	\$ 1,360.00
31	2524-9276027	PERFORATED SQUARE STEEL TUBE POST ANCHOR, TRIANGULAR SLIP BASE ASSEMBLY	EACH	6	\$ 350.00	\$ 2,100.00	\$ 75.00	\$ 450.00
32	2524-9325001	TYPE A SIGNS, SHEET ALUMINUM	SF	26.5	\$ 40.00	\$ 1,060.00	\$ 22.00	\$ 583.00
33	2554-0207006	VALVE, GATE, DIP, 6 IN.	EACH	1	\$ 2,650.00	\$ 2,650.00	\$ 4,750.00	\$ 4,750.00
34	2554-0207008	VALVE, GATE, DIP, 8 IN.	EACH	1	\$ 2,800.00	\$ 2,800.00	\$ 5,750.00	\$ 5,750.00
35	2554-0207012	VALVE, GATE, DIP, 12 IN.	EACH	2	\$ 5,500.00	\$ 11,000.00	\$ 7,850.00	\$ 15,700.00
36	2527-9263137	PAINTED SYMBOLS AND LEGENDS, WATERBORNE OR SOLVENT-BASED	EACH	23	\$ 130.00	\$ 2,990.00	\$ 100.00	\$ 2,300.00
37	2527-9263181	PAVEMENT MARKINGS REMOVED	STA.	34.1	\$ 24.00	\$ 818.40	\$ 50.00	\$ 1,705.00
38	2527-9263190	SYMBOLS AND LEGENDS REMOVED	EACH	4	\$ 150.00	\$ 600.00	\$ 100.00	\$ 400.00
39	2527-9263209	PAINTED PAVEMENT MARKINGS, WATERBORNE OR SOLVENT-BASED	STA.	340.6	\$ 21.00	\$ 7,152.60	\$ 41.00	\$ 13,964.60
40	2528-2518000	SAFETY CLOSURE	EACH	6	\$ 170.00	\$ 1,020.00	\$ 200.00	\$ 1,200.00
41	2528-8445110	TRAFFIC CONTROL	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
42	2528-8445113	FLAGGERS	EACH	56	\$ 590.00	\$ 33,040.00	\$ 590.00	\$ 33,040.00
43	2528-8445115	PILOT CARS	EACH	25	\$ 865.00	\$ 21,625.00	\$ 865.00	\$ 21,625.00
44	2533-4980005	MOBILIZATION	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 125,600.00	\$ 125,600.00
45	2601-2634105	MULCHING, BONDED FIBER MATRIX	LS	1	\$ 4,000.00	\$ 4,000.00	\$ 3,000.00	\$ 3,000.00
46	2601-2636044	SEEDING AND FERTILIZING (URBAN)	LS	1	\$ 4,000.00	\$ 4,000.00	\$ 3,000.00	\$ 3,000.00
47	2602-0000020	SILT FENCE	LF	1	\$ 2.00	\$ 2.00	\$ 10.00	\$ 10.00
48	2599-9999009	RAISED MEDIAN	LF	140.3	\$ 125.00	\$ 17,537.50	\$ 39.10	\$ 5,485.73
49	2599-9999010	TESTING	LS	1	\$ 8,000.00	\$ 8,000.00	\$ 3,335.00	\$ 3,335.00
50	2599-9999005	PEDESTAL POLE FOUNDATION	EACH	2	\$ 2,000.00	\$ 4,000.00	\$ 1,500.00	\$ 3,000.00
51	2548-0000100	MILLED SHOULDER RUMBLE STRIPS, HMA SURFACE	STA.	137.6	\$ 20.00	\$ 2,752.00	\$ 30.60	\$ 4,210.56
52	2548-0000310	MILLED CENTERLINE RUMBLE STRIPS, HMA SURFACE	STA.	68.8	\$ 20.00	\$ 1,376.00	\$ 30.60	\$ 2,105.28
53	2525-0000100	TRAFFIC SIGNALIZATION	LS	1	\$ 325,000.00	\$ 325,000.00	\$ 309,000.00	\$ 309,000.00
54	2599-9999010	RAILROAD PROTECTIVE LIABILITY INSURANCE FOR IOWA TRACTION RAILWAY	LS	1	\$ 13,500.00	\$ 13,500.00	\$ 25,000.00	\$ 25,000.00
TOTAL BID PRICE					\$ 1,613,473.19		\$ 1,765,218.08	

RESOLUTION NO. 26 –

RESOLUTION ADOPTING PLANS, SPECIFICATIONS,
FORM OF CONTRACT AND ESTIMATED COST FOR THE
“19TH STREET SW HMA RESURFACING WITH MILLING”

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 “19th Street SW HMA Resurfacing with Milling” and

WHEREAS, notice of hearing on plans, specifications, form of contract, and estimated cost was published as required by law;

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

Section 1: That the said plans, specifications, form of contract and estimated cost are hereby approved as the plans, specifications, form of contract and estimated cost for said improvements for said project.

PASSED AND APPROVED this 21st day of April, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

RESOLUTION NO. 26 –

A RESOLUTION MAKING AWARD OF CONTRACT TO
HEARTLAND ASPHALT, INC. OF MASON CITY, IOWA
FOR THE “19TH STREET SW HMA RESURFACING WITH
MILLING”

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

Section 1: That the proposal for the construction of the “19th Street
SW HMA Resurfacing with Milling” 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:	\$1,765,218.08
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 21st 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: April 15, 2026
RE: 2026 Downtown Pedestrian Ramp Compliance 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 Larry Elwood Concrete, Inc. of Mason City, Iowa for the 2026 Downtown Pedestrian Ramp Compliance Program.

Review:

The Mason City Engineering Department received and opened bids on Tuesday, April 7th, 2026, for the 2026 Downtown Pedestrian Ramp Compliance Program. Three contractors submitted bids for the project.

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 bidders and their respective bids are listed below:

Larry Elwood Concrete, Inc.	\$82,363.00
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Mid-Continent Contracting, Inc.	\$95,416.50
---------------------------------	-------------

The 3rd bidder did not submit the required documentation for the bid and was disqualified.

The low bidder is Larry Elwood Concrete, Inc, and we recommend approval of their bid.

Budget Impact:

The Engineer's Opinion of Probable Cost is \$93,261.50. The project is included in the FY27 budget in the amount of \$100,000. The source of funding is Road Use Tax Funds.

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 Larry Elwood Concrete, Inc. of Mason City, Iowa for the 2026 Downtown Pedestrian Ramp Compliance Program.

Attachments:

Bid Tabulation



Brent Hinson, Finance Director



Reviewed and Recommend Approval

BID TABULATION
DOWNTOWN PEDESTRIAN RAMP COMPLIANCE PROGRAM
PROJECT NUMBER 26-1003

ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	ENGINEER'S OPINION		LARRY ELWOOD CONCRETE, INC.		MID-CONTINENT CONTRACTING, INC.	
					AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE
1	Full Depth Saw Cut	LF	495	\$ 6.50	\$ 3,217.50	\$	\$ 7.00	\$ 3,465.00	\$ 6.50	\$ 3,217.50
2	2' PCC Curb and Gutter	LF	137	\$ 58.00	\$ 7,946.00	\$	\$ 38.00	\$ 5,206.00	\$ 55.00	\$ 7,535.00
3	2' PCC Curb and Gutter, Remove and Replace	LF	166	\$ 55.00	\$ 9,130.00	\$	\$ 48.00	\$ 7,968.00	\$ 60.00	\$ 9,960.00
4	Removal of Sidewalk	SY	254	\$ 18.00	\$ 4,572.00	\$	\$ 20.00	\$ 5,080.00	\$ 22.00	\$ 5,588.00
5	Sidewalk, PCC, 4"	SY	154	\$ 95.00	\$ 14,630.00	\$	\$ 80.00	\$ 12,320.00	\$ 100.00	\$ 15,400.00
6	PCC Sidewalk, Pedestrian Ramp	SY	98	\$ 150.00	\$ 14,700.00	\$	\$ 86.00	\$ 8,428.00	\$ 140.00	\$ 13,720.00
7	Detectable Warning Panel	SF	262	\$ 60.00	\$ 15,720.00	\$	\$ 50.00	\$ 13,100.00	\$ 55.00	\$ 14,410.00
8	PCC Approach, Remove and Replace	SY	3	\$ 140.00	\$ 420.00	\$	\$ 150.00	\$ 450.00	\$ 150.00	\$ 450.00
9	Pavement Removal	SY	57	\$ 22.00	\$ 1,254.00	\$	\$ 23.00	\$ 1,311.00	\$ 25.00	\$ 1,425.00
10	Remove Pavement and Replace with 6" PCC Pavement	SY	2	\$ 140.00	\$ 280.00	\$	\$ 150.00	\$ 300.00	\$ 165.00	\$ 330.00
11	Remove Pavement and Replace with 9" PCC Pavement (M-Mix)	SY	42	\$ 150.00	\$ 6,300.00	\$	\$ 140.00	\$ 5,880.00	\$ 185.00	\$ 7,770.00
12	Pavement, PCC, 9" (M-Mix)	SY	33	\$ 110.00	\$ 3,630.00	\$	\$ 160.00	\$ 5,280.00	\$ 165.00	\$ 5,445.00
13	Water Valve Road Box, Adjust Existing	EACH	2	\$ 300.00	\$ 600.00	\$	\$ 300.00	\$ 600.00	\$ 300.00	\$ 600.00
14	Remove Intake	EACH	1	\$ 400.00	\$ 400.00	\$	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
15	Intake, SW-501	EACH	1	\$ 4,500.00	\$ 4,500.00	\$	\$ 5,000.00	\$ 5,000.00	\$ 4,500.00	\$ 4,500.00
16	Crushed Aggregate Base Course	TON	47	\$ 26.00	\$ 1,222.00	\$	\$ 25.00	\$ 1,175.00	\$ 28.00	\$ 1,316.00
17	Seeding and Fertilizing, Urban	LS	1	\$ 500.00	\$ 500.00	\$	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00
18	Topsoil	TON	5	\$ 48.00	\$ 240.00	\$	\$ 60.00	\$ 300.00	\$ 50.00	\$ 250.00
19	Traffic Control	LS	1	\$ 2,000.00	\$ 2,000.00	\$	\$ 4,000.00	\$ 4,000.00	\$ 500.00	\$ 500.00
20	Mobilization	LS	1	\$ 2,000.00	\$ 2,000.00	\$	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
TOTAL					\$ 93,261.50		\$ 82,363.00		\$ 95,416.50	

RESOLUTION NO. 26 –

RESOLUTION ADOPTING PLANS, SPECIFICATIONS,
FORM OF CONTRACT AND ESTIMATED COST FOR THE
“DOWNTOWN PEDESTRIAN RAMP COMPLIANCE PRO-
GRAM PROJECT NO. 26-1003”

WHEREAS, on the 17th day of March, 2026, plans, specifications, form of contract and estimated cost were filed with the City Clerk of Mason City, Iowa, for the “Downtown Pedestrian Ramp Compliance Program Project No. 26-1003” and

WHEREAS, notice of hearing on plans, specifications, form of contract, and estimated cost was published as required by law;

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

Section 1: That the said plans, specifications, form of contract and estimated cost are hereby approved as the plans, specifications, form of contract and estimated cost for said improvements for said project.

PASSED AND APPROVED this 21st day of April, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

RESOLUTION NO. 26 –

A RESOLUTION MAKING AWARD OF CONTRACT TO
LARRY ELWOOD CONCRETE, INC. OF MASON CITY,
IOWA FOR THE “DOWNTOWN PEDESTRIAN RAMP
COMPLIANCE PROGRAM PROJECT NO. 26-1003”

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

Section 1: That the proposal for the construction of the “Downtown
Pedestrian Ramp Compliance Program Project No. 26-1003” in the City of Mason
City, Iowa, be and is hereby accepted as follows:

Contractor:	Larry Elwood Concrete, Inc.
of:	Mason City, IA
Amount of Proposal:	\$82,363.00
Portion of Project:	Scope of the project

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

PASSED AND APPROVED this 21st 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: April 15, 2026
RE: Public Hearing: Vacation of Easements at 508 North Delaware Avenue

Staff respectfully requests that the City Council convene a public hearing regarding the vacation of public utility easements at 508 North Delaware Avenue. Upon closing the hearing, Staff requests approval of the easement vacations.

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.

Budget Impact:

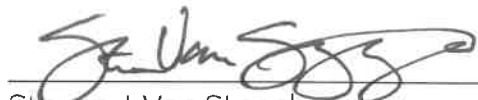
There will be no impact to the budget.

Council Action Requested:

Staff requests that the City Council approve the vacation of public utility easements at 508 North Delaware Avenue.

Attachments:

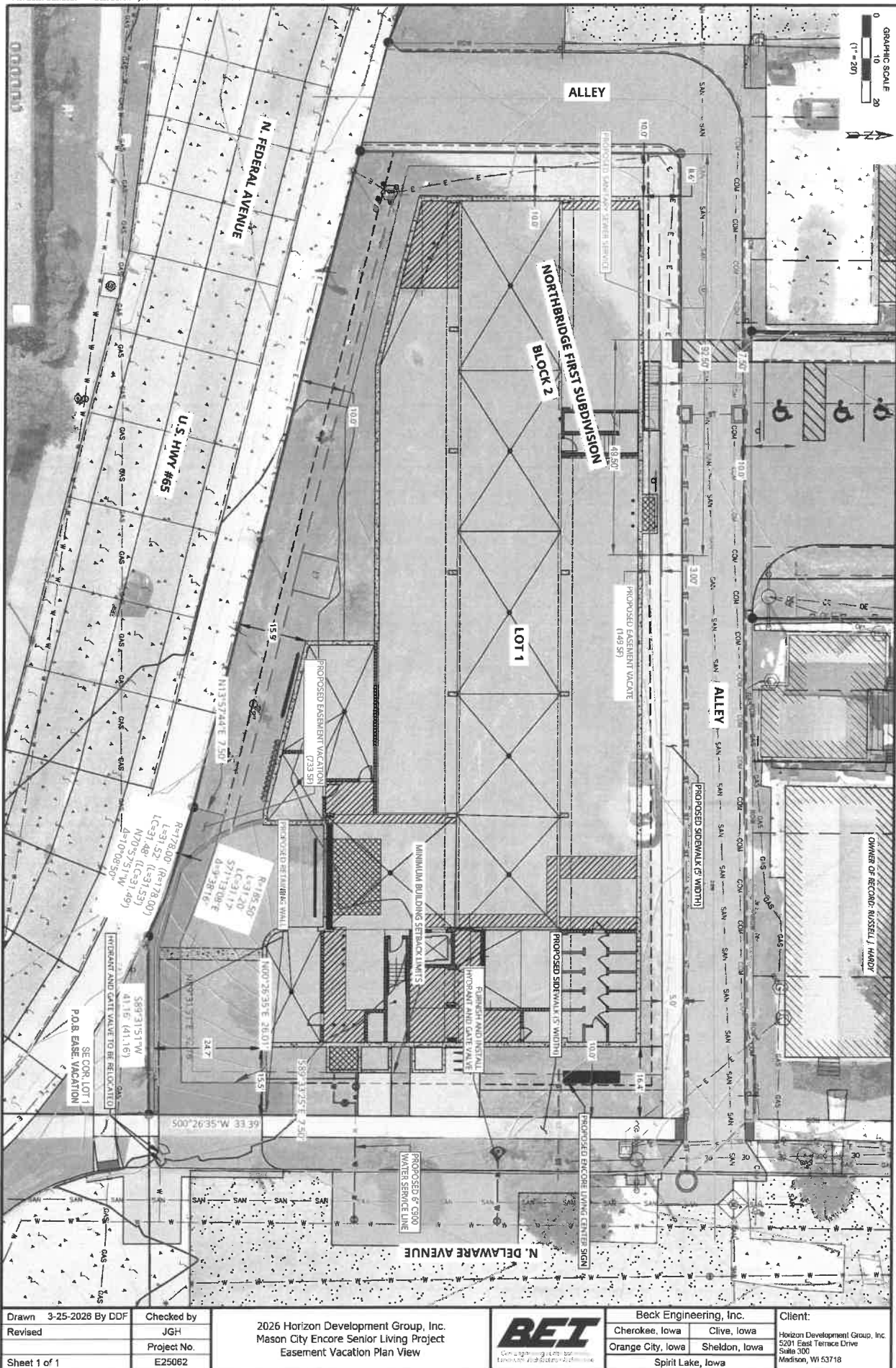
1. Easement Map
2. Legal Description



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 AUTHORIZING VACATION OF A PORTION OF
A PUBLIC UTILITY EASEMENT AT PROPERTY COMMONLY
KNOWN AS 508 NORTH DELAWARE AVENUE

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 a portion of said public utility easement described in Section 1 herein that no longer needed; and

WHEREAS, the City Council did, upon published notice, hold a public hearing on the 21st day of April, 2026 on the proposal to vacation.

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

Section 1: That the following portion of a public utility easement located at property commonly known as 508 North Delaware Avenue is hereby vacated, 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, NORTH-BRIDGE FIRST SUBDIVISION, CITY OF MASON CITY, CERRO GORDO COUNTY, IOWA, CONTAINING 149 SQUARE FEET.

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

PASSED AND APPROVED this 21st 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 15, 2026
RE: FY27 Budget- Hold Hearing & Adopt Budget

Recommendation:

Hold public hearing on the proposed FY27 Budget and consider adoption of budget.

Review:

I have attached an updated schedule overview for the budget process. In addition to the budget workshops, the Council held the Truth in Taxation hearing (on March 24), approved the FY27-FY31 Capital Improvements Plan (on March 3), and authorized the publication of notice for this final budget hearing (on March 24).

You will note an addition to the resolution adopting the budget related to funding for outside entities. This is being done to provide the maximum degree of transparency to this funding, and to ensure that the public purpose behind these expenditures is listed, in conjunction with the Auditor of State's updated guidance on these matters.

Following adoption of the budget, we will see to the official filing of the budget prior to the State of Iowa deadline of April 30.

Budget Impact:

As discussed, the proposed budget represents a continuation of robust investment in our community, while maintaining reasonable taxes and utility rates and keeping fund balances strong and stable. The final budget increases the tax rate slightly to \$14.47464/ \$1,000 valuation to manage higher-than-expected mandated employee benefit costs and maintains all fund balances within the City's adopted financial policies.

Council Action Requested:
Approve resolution adopting the FY27 budget.

Attachments:
Proposed Resolution.
FY27 Budget Timeline
FY27 Budget- Selected Sheets from State Forms
FY27 Budget- Selected Backing Spreadsheets



Brent Hinson, Finance Director



Reviewed and Recommend Approval



The City of
Mason
City IOWA

Timeline for FY27 Budget Process- As of 2/11/26

December 5	FY27-FY31 CIP packets distributed to departments
December 15	Department CIP requests due to Finance Director
December 17-18	City Administrator and Finance Director meet with departments on CIP requests
December 19- January 7	Finance Director prepares proposed CIP
December 31	FY27 Budget workpapers released to departments
January 7	CIP materials submitted to City Council for review
January 15	Department budget workpapers due to Finance Director
January 15	1 st Council worksession/CIP; presentation of proposed CIP
January 20-21	City Administrator and Finance Director meet with departments to discuss proposed budget requests and any adjustments needed
January 22-30	Finance Director finalizes proposed budget and presentation and submits to City Council
February 5	2 nd Council worksession budget/CIP; presentation of proposed budget by Finance Director & final discussion on CIP
February 17	Regular City Council meeting; City Council agrees in principle on proposed tax levy and sets March 24 for truth in taxation hearing & March 3 public hearing for adoption of CIP

By February 23	Finance Director completes truth in taxation information in DOM forms to allow for County Auditor mailings to property owners
March 3	City Council holds public hearing & adopts CIP
March 5	Notice of truth in taxation hearing is published in newspaper
By March 15	County Auditor mails truth in taxation statements to all property owners
March 24	Special City Council meeting; City Council holds truth in taxation public hearing (no formal action)
March 24	2 nd Special City Council meeting; Council sets public hearing on full budget for April 21
April 21	Regular City Council meeting; City Council holds public hearing & approves full budget
By April 30	Finance Director certifies budget with County Auditor

FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027

ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES

The City of: MASON CITY County Name: CERRO GORDO COUNTY

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

		With Gas & Electric		Without Gas & Electric	
Regular	2a	1,363,363,090	2b	1,325,305,874	
DEBT SERVICE	3a	1,476,458,713	3b	1,438,401,497	
Ag Land	4a	8,882,301			
City Number: 17-145 Last Official Census: 27,338					

Consolidated General Fund Levy Calculation

	CGFL Rate	CGFL Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
FY 2026 Budget Data	8.51000	10,894,286	1,280,174,595	6.50
	Limitation Percentage			
	3			
	CGFL Max Rate	CGFL Max Dollars	Revenue Growth %	
Max Allowed CGFL for FY 2027	8.26214	11,264,297	3.40	

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW		(A) Request with Utility Replacement	(B) Property Taxes Levied		(C) Rate
384.1	8.26214	Consolidated General Fund		5	11,264,297	10,949,863	43	8.26214
		Non-Voted Other Permissible Levies						
384.12(1)	0.95000	Opr & Maint publicly owned Transit		7	221,174	215,004	45	0.16223
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)		11		0	49	0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs		14	694,383	675,005	52	0.50932
384.12(5)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.		462		0	465	0.00000
		Voted Other Permissible Levies						
28E.22	1.50000	Unified Law Enforcement		24		0	62	0.00000
		Total General Fund Regular Levies (5 thru 24)		25	12,179,854	11,839,872		
384.1	3.00375	Ag Land		26	26,681	26,681	63	3.00375
		Total General Fund Tax Levies (25 + 26)		27	12,206,535	11,866,553		Do Not Add
		Special Revenue Levies						
384.6	Amt Nec	Police & Fire Retirement		29	1,201,395	1,167,860		0.88120
	Amt Nec	FICA & IPERS (if general fund at levy limit)		30	677,131	658,226		0.49666
Rules	Amt Nec	Other Employee Benefits		31	1,470,702	1,429,647		1.07873
		Subtotal Employee Benefit Levy (29,30,31)		32	3,349,228	3,255,733	65	2.45659
		Valuation						
386	As Req	With Gas & Elec		Without Gas & Elec				
	SSMID 1 (A)	0 (B)	0	34		0	66	0.00000
	SSMID 2 (A)	0 (B)	0	35		0	67	0.00000
	SSMID 3 (A)	0 (B)	0	36		0	68	0.00000
	SSMID 4 (A)	0 (B)	0	37		0	69	0.00000
	SSMID 5 (A)	0 (B)	0	555		0	565	0.00000
	SSMID 6 (A)	0 (B)	0	556		0	566	0.00000
	SSMID 7 (A)	0 (B)	0	1177		0	1179	0.00000
	SSMID 8 (A)	0 (B)	0	1185		0	1187	0.00000
		Total Special Revenue Levies		39	3,349,228	3,255,733		
384.4	Amt Nec	Debt Service Levy 76.10(6)		40	4,553,937	4,436,548	70	3.08436
384.7	0.67500	Capital Projects (Capital Improv. Reserve)		41		0	71	0.00000
		Total Property Taxes (27+39+40+41)		42	20,109,700	19,558,834	72	14.47464

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following:

Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

(City Representative)

(Date)

(County Auditor)

(Date)

FUND BALANCE

City Name: MASON CITY
Fiscal Year July 1, 2026 - June 30, 2027

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL
Annual Report FY 2025									
Beginning Fund Balance July 1	1 8,566,846	12,591,706	331,412	5,666,251	21,713,802	1,147,864	50,017,881	4,625,150	54,643,031
Actual Revenues Except Beg Balance	2 23,913,359	20,667,630	2,235,158	9,280,546	16,454,597	143,451	72,694,741	34,926,424	107,621,165
Actual Expenditures Except End Balance	3 23,581,425	20,786,568	2,398,406	14,370,108	28,204,902	142,329	89,483,738	27,824,893	117,308,631
Ending Fund Balance June 30	4 8,898,780	12,472,768	168,164	576,689	9,963,497	1,148,986	33,228,884	11,726,681	44,955,565
Re-Estimated FY 2026									
Beginning Fund Balance	5 8,898,780	12,472,768	168,164	576,689	9,963,497	1,148,986	33,228,884	11,726,681	44,955,565
Re-Est Revenues	6 23,389,472	20,507,537	2,536,317	9,194,582	21,545,783	118,000	77,291,691	77,400,954	154,692,645
Re-Est Expenditures	7 23,619,788	22,751,424	2,648,921	9,055,176	27,035,027	63,000	85,173,336	82,593,065	167,766,401
Ending Fund Balance	8 8,668,464	10,228,881	55,560	716,095	4,474,253	1,203,986	25,347,239	6,534,570	31,881,809
Budget FY 2027									
Beginning Fund Balance	9 8,668,464	10,228,881	55,560	716,095	4,474,253	1,203,986	25,347,239	6,534,570	31,881,809
Revenues	10 23,787,171	20,820,211	3,140,547	9,509,217	22,491,046	48,000	79,796,192	28,278,179	108,074,371
Expenditures	11 24,076,052	20,967,971	3,136,086	9,597,088	25,621,119	63,000	83,461,316	27,852,569	111,313,885
Ending Fund Balance	12 8,379,583	10,081,121	60,021	628,224	1,344,180	1,188,986	21,682,115	6,960,180	28,642,295

EXPENDITURES SCHEDULE PAGE 1

City Name: MASON CITY
Fiscal Year July 1, 2026 - June 30, 2027

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
PUBLIC SAFETY										
Police Department/Crime Prevention	1 7,354,743	1,251,297						8,606,040	8,755,244	7,518,696
Jail	2							0	0	0
Emergency Management	3 103,455							103,455	98,041	77,705
Flood Control	4							0	0	0
Fire Department	5 3,871,892	765,293						4,637,185	4,682,473	4,274,629
Ambulance	6							0	0	0
Building Inspections	7 284,397	38,612						323,009	330,132	321,273
Miscellaneous Protective Services	8 389,783	39,099						428,882	378,431	96,460
Animal Control	9 306,700	14,407						321,107	315,728	296,708
Other Public Safety	10							0	0	285,802
TOTAL (lines 1 - 10)	11 12,310,970	2,108,708				0		14,419,678	14,560,049	12,871,273
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	12	2,577,177						2,577,177	2,588,584	2,427,617
Parking - Meter and Off-Street	13							0	0	0
Street Lighting	14	362,945						362,945	362,726	363,225
Traffic Control and Safety	15 81,244	127,641						208,885	205,234	121,374
Snow Removal	16	384,126						384,126	348,248	272,064
Highway Engineering	17 239,157	22,443						261,600	392,682	471,310
Street Cleaning	18	100,625						100,625	97,862	91,624
Airport	19 975,442							975,442	928,888	926,442
Garbage (if not Enterprise)	20							0	0	0
Other Public Works	21 1,200							1,200	1,982	5,808
TOTAL (lines 12 - 21)	22 1,297,043	3,574,957				0		4,872,000	4,926,206	4,679,464
HEALTH & SOCIAL SERVICES										
Welfare Assistance	23							0	0	0
City Hospital	24							0	0	0
Payments to Private Hospitals	25							0	0	0
Health Regulation and Inspection	26 95,663	12,968						108,631	102,020	97,210
Water, Air, and Mosquito Control	27							0	0	0
Community Mental Health	28							0	0	0
Other Health and Social Services	29 123,163							123,163	193,935	191,641
TOTAL (lines 23 - 29)	30 218,826	12,968				0		231,794	295,955	288,851
CULTURE & RECREATION										
Library Services	31 1,499,639	37,000						1,536,639	1,408,893	1,527,010
Museum, Band and Theater	32 730,260					15,000		745,260	752,470	653,773
Parks	33 758,122	80,556						838,678	860,177	807,601
Recreation	34 1,148,322	165,635						1,313,957	1,245,973	1,224,694
Cemetery	35 485,756							485,756	472,732	485,390
Community Center, Zoo, & Marina	36							0	0	0
Other Culture and Recreation	37							0	0	0
TOTAL (lines 31 - 37)	38 4,622,099	283,191				15,000		4,920,290	4,740,245	4,698,468

EXPENDITURES SCHEDULE PAGE 2

City Name: MASON CITY
Fiscal Year July 1, 2026 - June 30, 2027

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
COMMUNITY & ECONOMIC DEVELOPMENT										
Community Beautification	39							0	0	499,605
Economic Development	40		761,705					761,705	783,194	0
Housing and Urban Renewal	41	153,461						153,461	272,306	61,058
Planning & Zoning	42	50,357						432,388	427,777	396,234
Other Com & Econ Development	43	306,761						1,682,350	1,951,206	3,120,629
TIF Rebates	44							0	0	553,456
TOTAL (lines 39 - 44)	45	510,579	761,705			0		3,029,904	3,434,483	4,630,982
GENERAL GOVERNMENT										
Mayor, Council, & City Manager	46	45,163						461,508	470,776	423,682
Clerk, Treasurer, & Finance Adm.	47	56,346						472,497	458,463	542,232
Elections	48							0	18,000	0
Legal Services & City Attorney	49							0	0	113,134
City Hall & General Buildings	50							205,500	212,500	216,132
Tort Liability	51							696,091	672,443	635,197
Other General Government	52	5,222,886						5,991,641	5,952,901	5,491,285
TOTAL (lines 46 - 52)	53	5,324,395	0	9,597,088		0		7,827,237	7,785,083	7,421,662
DEBT SERVICE										
Gov Capital Projects	54							9,597,088	9,055,176	8,222,823
TIF Capital Projects	55	598,020			25,471,119			26,519,979	27,374,711	25,147,343
TOTAL CAPITAL PROJECTS	56							0	0	0
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	57	598,020	0	9,597,088	25,471,119	0		26,519,979	27,374,711	25,147,343
BUSINESS TYPE ACTIVITIES										
Proprietary: Enterprise & Budgeted ISF										
Water Utility	59							5,796,485	5,542,344	4,833,672
Sewer Utility	60							3,448,146	3,220,083	2,834,840
Electric Utility	61							0	0	0
Gas Utility	62							0	0	0
Airport	63							0	0	0
Landfill/Garbage	64							0	0	0
Transit	65							0	0	0
Cable TV, Internet & Telephone	66							1,908,089	2,087,920	1,731,389
Housing Authority	67							0	0	0
Storm Water Utility	68							0	0	0
Other Business Type (city hosp., ISF, parking, etc.)	69							289,597	286,304	86,781
Enterprise DEBT SERVICE	70							5,696,101	5,178,690	4,346,006
Enterprise CAPITAL PROJECTS	71							1,162,340	853,080	843,320
Enterprise TIF CAPITAL PROJECTS	72							3,366,700	58,777,671	3,065,851
TOTAL Business Type Expenditures (lines 59 - 72)	73							0	0	0
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	12,412,818	761,705	9,597,088	25,471,119	15,000		21,667,458	75,946,092	17,741,859
Regular Transfers Out	75	8,555,153			150,000	48,000		21,667,458	93,085,428	85,702,725
Internal TIF Loan / Repayment Transfers Out	76		2,374,381					6,185,111	15,854,076	29,719,353
Total ALL Transfers Out	77	8,555,153	2,374,381	0	150,000	48,000		2,374,381	2,500,727	1,886,553
Total Expenditures & Fund Transfers Out (lines 74+77)	78	20,967,971	3,136,086	9,597,088	25,621,119	63,000		18,228,457	19,648,401	31,605,906
Ending Fund Balance June 30	79	10,081,121	60,021	628,224	1,344,180	1,188,986		6,960,180	31,881,809	44,955,565

REVENUES DETAIL

City Name: MASON CITY
Fiscal Year July 1, 2026 - June 30, 2027

REVENUES & OTHER FINANCING SOURCES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
Taxes Levied on Property	1 11,866,553	3,255,733		4,436,548	0			19,558,834	17,787,381	17,410,256
Less: Uncollected Property Taxes - Levy Year	2							0	0	0
Net Current Property Taxes (line 1 minus line 2)	3 11,866,553	3,255,733		4,436,548	0			19,558,834	17,787,381	17,410,256
Delinquent Property Taxes	4							0	0	0
TIF Revenues	5		3,140,547					3,140,547	2,536,317	2,193,555
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6 339,982	93,495		117,389	0			550,866	413,312	598,586
Utility franchise tax (Iowa Code Chapter 364.2)	7							0	0	0
Parimutuel wager tax	8							0	0	0
Gaming wager tax	9							0	0	0
Mobile Home Taxes	10							0	0	0
Hotel/Motel Taxes	11	810,000						810,000	810,000	783,942
Other Local Option Taxes	12	6,600,000						6,600,000	6,600,000	6,558,164
Subtotal - Other City Taxes (lines 6 thru 12)	13 339,982	7,503,495	0	117,389	0			7,960,866	7,823,312	7,940,692
Licenses & Permits	14 598,625							598,625	586,780	604,500
Use of Money & Property	15 755,909	241,800		40,000	325,000	20,000	1,258,074	2,640,783	2,626,346	3,560,272
Intergovernmental:										
Federal Grants & Reimbursements	16 1,226,849				8,100,000		75,000	9,401,849	4,349,826	2,533,856
Road Use Taxes	17	3,850,000						3,850,000	3,882,523	
Other State Grants & Reimbursements	18 1,150,557	100,194		155,698	1,288,000			2,694,449	6,790,947	3,739,923
Local Grants & Reimbursements	19 140,000							140,000	111,031	103,252
Subtotal - Intergovernmental (lines 16 thru 19)	20 2,517,406	3,950,194	0	155,698	9,388,000		75,000	16,086,298	15,101,804	10,259,554
Charges for Fees & Service:										
Water Utility	21									
Sewer Utility	22						7,787,622	7,787,622	7,551,948	7,202,987
Electric Utility	23						7,290,601	7,290,601	6,792,298	6,082,748
Gas Utility	24							0	0	0
Parking	25							0	0	0
Airport	26									
Landfill/Garbage	27						2,261,728	2,261,728	1,972,870	1,965,164
Hospital	28							0	0	0
Transit	29									
Cable TV, Internet & Telephone	30									
Housing Authority	31									
Storm Water Utility	32						736,924	736,924	726,050	598,625
Other Fees & Charges for Service	33 1,183,773	13,800				8,000	3,904,818	5,110,391	5,459,494	4,836,342
Subtotal - Charges for Service (lines 21 thru 33)	34 1,183,773	13,800		0	0	8,000	21,986,443	23,192,016	22,507,410	20,927,289
Special Assessments	35	25,000						25,000	25,000	0
Miscellaneous	36 377,220	5,122,646			732,500	20,000	818,579	7,070,945	7,007,553	6,590,509
Other Financing Sources:										
Regular Operating Transfers In	37 6,147,703	243,891		2,798,853	2,523,546		4,140,083	15,854,076	17,147,674	29,719,353
Internal TIF Loan Transfers In	38	463,652		1,910,729				2,374,381	2,500,727	1,886,553
Subtotal ALL Operating Transfers In	39 6,147,703	707,543	0	4,709,582	2,523,546	0	4,140,083	18,228,457	19,648,401	31,605,906
Proceeds of Debt (Excluding TIF Internal Borrowing)	40			50,000	9,522,000			9,572,000	59,042,341	6,526,610
Proceeds of Capital Asset Sales	41							0	0	2,022
Subtotal-Other Financing Sources (lines 38 thru 40)	42 6,147,703	707,543	0	4,759,582	12,045,546	0	4,140,083	27,800,457	78,690,742	38,134,538
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43 23,787,171	20,820,211	3,140,547	9,509,217	22,491,046	48,000	28,278,179	108,074,371	154,692,645	107,621,165
Beginning Fund Balance July 1	44 8,668,464	10,228,881	55,560	716,095	4,474,253	1,203,986	6,534,570	31,881,809	44,955,565	54,643,031
TOTAL REVENUES & BEGIN BALANCE (lines 42-43)	45 32,455,635	31,049,092	3,196,107	10,225,312	26,965,299	1,251,986	34,812,749	139,956,180	199,648,210	162,264,196

ADOPTED BUDGET SUMMARY

City Name: MASON CITY
Fiscal Year July 1, 2026 - June 30, 2027

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
Revenues & Other Financing Sources										
Taxes Levied on Property	1 11,866,553	3,255,733		4,436,548	0			19,558,834	17,787,381	17,410,256
Less: Uncollected Property Taxes-Levy Year	2 0	0		0	0			0	0	0
Net Current Property Taxes	3 11,866,553	3,255,733		4,436,548	0			19,558,834	17,787,381	17,410,256
Delinquent Property Taxes	4 0	0		0	0			0	0	0
TIF Revenues	5		3,140,547					3,140,547	2,536,317	2,193,555
Other City Taxes	6 339,982	7,503,495		117,389	0			7,960,866	7,823,312	7,940,692
Licenses & Permits	7 598,625	0					0	598,625	586,780	604,500
Use of Money and Property	8 755,909	241,800		40,000	325,000	20,000	1,258,074	2,640,783	2,626,346	3,560,272
Intergovernmental	9 2,517,406	3,950,194		155,698	9,388,000		75,000	16,086,298	15,101,804	10,259,554
Charges for Fees & Service	10 1,183,773	13,800		0	0	8,000	21,986,443	23,192,016	22,507,410	20,927,289
Special Assessments	11 0	25,000		0	0		0	25,000	25,000	0
Miscellaneous	12 377,220	5,122,646		0	732,500	20,000	818,579	7,070,945	7,007,553	6,590,509
Sub-Total Revenues	13 17,639,468	20,112,668	3,140,547	4,749,635	10,445,500	48,000	24,138,096	80,273,914	76,001,903	69,486,627
Other Financing Sources:										
Total Transfers In	14 6,147,703	707,543		4,709,582	2,523,546	0	4,140,083	18,228,457	19,648,401	31,605,906
Proceeds of Debt	15 0	0		50,000	9,522,000		0	9,572,000	59,042,341	6,526,610
Proceeds of Capital Asset Sales	16 0	0		0	0	0	0	0	0	2,022
Total Revenues and Other Sources	17 23,787,171	20,820,211	3,140,547	9,509,217	22,491,046	48,000	28,278,179	108,074,371	154,692,645	107,621,165
Expenditures & Other Financing Uses										
Public Safety	18 12,310,970	2,108,708		0		0		14,419,678	14,560,049	12,871,273
Public Works	19 1,297,043	3,574,957		0		0		4,872,000	4,926,206	4,679,464
Health and Social Services	20 218,826	12,968		0		0		231,794	295,955	288,851
Culture and Recreation	21 4,622,099	283,191		0		15,000		4,920,290	4,740,245	4,698,468
Community and Economic Development	22 1,757,620	510,579	761,705	0		0		3,029,904	3,434,483	4,630,982
General Government	23 2,502,842	5,324,395		0		0		7,827,237	7,785,083	7,421,662
Debt Service	24 0	0		9,597,088		0		9,597,088	9,055,176	8,222,823
Capital Projects	25 450,840	598,020		0	25,471,119	0		26,519,979	27,374,711	25,147,343
Total Government Activities Expenditures	26 23,160,240	12,412,818	761,705	9,597,088	25,471,119	15,000		71,417,970	72,171,908	67,960,866
Business Type Proprietary: Enterprise & ISF	27						21,667,458	21,667,458	75,946,092	17,741,859
Total Gov & Bus Type Expenditures	28 23,160,240	12,412,818	761,705	9,597,088	25,471,119	15,000	21,667,458	93,085,428	148,118,000	85,702,725
Total Transfers Out	29 915,812	8,555,153	2,374,381	0	150,000	48,000	6,185,111	18,228,457	19,648,401	31,605,906
Total ALL Expenditures/Fund Transfers Out	30 24,076,052	20,967,971	3,136,086	9,597,088	25,621,119	63,000	27,852,569	111,313,885	167,766,401	117,308,631
Excess Revenues & Other Sources Over	31									
(Under) Expenditures/Transfers Out	32 -288,881	-147,760	4,461	-87,871	-3,130,073	-15,000	425,610	-3,239,514	-13,073,756	-9,687,466
Beginning Fund Balance July 1	33 8,668,464	10,228,881	55,560	716,095	4,474,253	1,203,986	6,534,570	31,881,809	44,955,565	54,643,031
Ending Fund Balance June 30	34 8,379,583	10,081,121	60,021	628,224	1,344,180	1,188,986	6,960,180	28,642,295	31,881,809	44,955,565

City of Mason City
Calculation of Tax Levy

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	FY26			FY27			Levy+ Utility Tax
	Applicable Valuation (in 1000s)	Rate	Yield	Applicable Valuation (in 1000s)	Rate	Yield	
General Levy	1,250,617.390	8.51000	10,642,754	1,325,305.874	8.26214	10,949,863	11,264,297
- Recreation	1,250,617.390	0.86147	1,077,364	1,325,305.874	0.83638	1,108,453	
- Library	1,250,617.390	0.94458	1,181,312	1,325,305.874	0.91707	1,215,401	
- Museum	1,250,617.390	0.30137	376,898	1,325,305.874	0.29259	387,774	
- Airport	1,250,617.390	0.28973	362,339	1,325,305.874	0.28129	372,795	
- Cemetery	1,250,617.390	0.16078	201,080	1,325,305.874	0.15610	206,882	
- Gen CP	1,250,617.390	0.00000	-	1,325,305.874	0.00000	-	
- Fund 010	1,250,617.390	5.95207	7,443,761	1,325,305.874	5.77871	7,658,559	
Liability	1,250,617.390	0.50575	632,500	1,325,305.874	0.50932	675,000	694,383
Transit	1,250,617.390	0.11994	150,000	1,325,305.874	0.16223	215,000	221,174
Emergency							
Library Voted Levy							
Police Retirement	1,250,617.390	0.35733	446,887	1,325,305.874	0.53073	703,385	
Fire Retirement	1,250,617.390	0.23636	295,590	1,325,305.874	0.35047	464,474	
Pol/Fire Retirement Total		0.59369	742,477		0.88120	1,167,859	1,201,395
FICA & IPERS	1,250,617.390	0.51662	646,093	1,325,305.874	0.49666	658,230	677,131
MFPRS Police & Fire Medical	1,250,617.390	0.05197	65,000	1,325,305.874	0.26409	350,000	
Employee Health	1,250,617.390	0.70508	881,781	1,325,305.874	0.81464	1,079,648	
Other Employee Benefits Total		0.75705	946,781		1.07873	1,429,648	1,470,702
Debt Service	1,343,077.330	2.97487	3,995,486	1,438,401.497	3.08436	4,436,555	4,553,937
Total		13.97792	17,756,091		14.47464	19,532,154	20,083,019
Ag Levy	10,417.086	3.00375	31,290	8,882.301	3.00375	26,680	20,109,699
Utility Tax Calculation	Applicable Valuation (in 1000s)	Rate	Yield	Applicable Valuation (in 1000s)	Rate	Yield	
General Levy	29,557.205	8.51000	251,532	38,057.216	8.26214	314,434	
- Recreation	29,557.205	0.86147	25,463	38,057.216	0.83638	31,830	
- Library	29,557.205	0.94458	27,919	38,057.216	0.91707	34,901	
- Museum	29,557.205	0.30137	8,908	38,057.216	0.29259	11,135	

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				102.89% Ave Assessment		Increase
\$300K Commercial Property	207,4049	13,97792	2,899.09	205.7033	14,47464	2,977.48
\$100K Residential Property	47,4316	13,97792	663.00	44,5345	14,47464	644.62
\$100K Multi-Res Property	47,4316	13,97792	663.00	44,5345	14,47464	644.62
					Inflation- Midwest CPI-U (Dec)	2.70%

City of Mason City
Estimated Fund Balance Worksheet

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Fund	Audited FY25 End Bal	FY26 RV	FY26 XP	June 30, 2026 Fund Bal	Class	FY27 Prop RV	FY27 Prop XP	June 30, 2027 End Fund Bal
010-GENERAL FUND	6,500,000.00	15,496,912.74	(15,496,912.74)	6,500,000.00	A-GF	15,665,440.40	(15,665,440.40)	6,500,000.00
020- RECREATION	522,120.30	1,887,790.00	(1,931,527.88)	478,382.42	A-GF	1,907,740.05	(1,916,443.49)	469,678.98
030- LIBRARY	167,741.40	1,420,416.98	(1,359,893.42)	228,264.96	A-GF	1,509,979.25	(1,499,639.21)	238,605.00
040- MUSEUM	235,567.00	615,571.44	(725,627.21)	125,511.23	A-GF	703,436.22	(719,910.24)	109,037.22
050- AIRPORT	813,121.41	1,065,197.63	(1,128,887.75)	749,431.29	A-GF	976,977.17	(1,275,441.64)	450,966.82
070- CEMETERY	80,690.41	484,183.38	(473,632.15)	91,241.64	A-GF	483,822.34	(486,656.01)	88,407.97
080- TRANSIT	140,442.44	1,749,721.96	(1,830,864.71)	59,299.69	A-GF	1,827,938.55	(1,816,429.19)	70,809.05
090- TORT LIABILITY	439,098.28	669,677.41	(672,442.60)	436,333.10	A-GF	711,837.42	(696,091.45)	452,079.07
General Subtotals	8,898,781.24	23,389,471.54	(23,619,788.45)	8,668,464.33		23,787,171.40	(24,076,051.63)	8,379,584.10
110-ROAD USE	2,280,409.72	3,999,380.14	(4,383,788.85)	1,896,001.01	B-SR	3,987,007.95	(4,217,366.54)	1,665,642.42
112-EMPLOYEE BENEFITS	34,075.45	678,962.36	(682,093.00)	30,944.81	B-SR	694,151.33	(688,504.49)	36,591.66
114-POLICE RETIREMENT	1,673,732.56	469,621.46	(987,360.02)	1,155,994.00	B-SR	741,770.94	(967,165.26)	930,599.68
116-FIRE RETIREMENT	1,487,947.18	310,627.97	(653,082.48)	1,145,492.67	B-SR	489,822.33	(638,658.86)	996,656.14
117-411 MEDICAL COST	590,039.93	66,772.20	(600,000.00)	56,812.13	B-SR	360,050.53	(175,000.00)	241,862.66
119-EMERGENCY LEVY		0.00	0.00	0.00	B-SR	0.00	0.00	0.00
120-HOTEL-MOTEL TAX	104,754.08	810,000.00	(809,500.00)	105,254.08	B-SR	810,000.00	(809,500.00)	105,754.08
121-LOCAL OPTION SALES TAX	303,480.41	6,600,000.00	(6,881,186.30)	22,294.11	B-SR	6,600,000.00	(6,583,653.62)	38,640.49
122- LOSST DEBT SERVICE	0.00	0.00	0.00	0.00	B-SR	0.00	0.00	0.00
123- LOSST DEBT SERVICE RESERVE	0.00	0.00	0.00	0.00	B-SR	0.00	0.00	0.00
142-CITY ADMINISTERED GRANTS	28,497.78	293,318.22	(300,339.62)	21,476.38	B-SR	15,090.60	(23,460.90)	13,106.08
144-PDM/FEMA	0.00	0.00	0.00	0.00	B-SR	0.00	0.00	0.00
146-ADDI	0.00	0.00	0.00	0.00	B-SR	0.00	0.00	0.00
147-HOUSING	85,402.37	366,056.00	(272,306.49)	179,151.88	B-SR	112,165.00	(153,460.90)	137,855.98
149-ESGP GRANT FUND	0.00	0.00	0.00	0.00	B-SR	0.00	0.00	0.00
150-HGMP VOLUNTARY ACQ-DEMO	0.00	0.00	0.00	0.00	B-SR	0.00	0.00	0.00
151-FMA VOLUNTARY ACQ-DEMO	0.00	0.00	0.00	0.00	B-SR	0.00	0.00	0.00
152-22ND STREET BUYOUT	0.00	0.00	0.00	0.00	B-SR	0.00	0.00	0.00
154- CORRIDOR REVITE PROGRAM	98,536.68	146,975.00	(100,000.00)	145,511.68	B-SR	61,000.00	(100,000.00)	106,511.68
155- DOWNTOWN REVITE PROGRAM	485,168.17	341,914.00	(748,000.00)	79,082.17	B-SR	480,487.00	(283,300.00)	276,269.17
156- BUILDING RENOV-LIFE SAFETY	459,116.80	50,000.00	0.00	509,116.80	B-SR	40,000.00	0.00	549,116.80
510-LIBRARY TRUST	360,118.67	61,600.00	(94,000.00)	327,718.67	B-SR	65,600.00	(109,000.00)	284,318.67
530-SOFTBALL TRUST	2,410.39	28,200.14	(15,000.00)	15,610.53	B-SR	28,200.00	(26,700.00)	17,110.53
535-YOUTH SOFTBALL COMPLEX	119,242.98	41,000.00	(34,900.00)	125,342.98	B-SR	43,750.00	(67,500.00)	101,592.98
540-POLICE FORFEITURES	33,964.01	22,500.00	(20,000.00)	36,464.01	B-SR	22,000.00	(15,000.00)	43,464.01
541- PENDING FORFEITURES	61,669.45	11,500.00	(10,000.00)	63,169.45	B-SR	11,000.00	(10,000.00)	64,169.45
542- POLICE TASK FORCE	5,100.55	51,494.40	(50,867.50)	5,727.45	B-SR	41,000.00	(44,200.00)	2,527.45
543- POLICE TASK FORCE EQUIP	35,857.13	10,380.80	(5,000.00)	41,237.93	B-SR	1,100.00	0.00	42,337.93
550- REGIONAL WATERSHED COALTN	9,015.75	128,600.00	(125,000.00)	12,615.75	B-SR	1,000.00	0.00	13,615.75
800-EMPLOYEE HEALTH TRUST	3,652,390.32	6,018,634.46	(5,979,000.00)	3,692,024.78	B-SR	6,215,014.87	(6,055,500.00)	3,851,539.65
Special Rev Subtotals	11,910,930.38	20,507,537.15	(22,751,424.26)	9,667,043.27		20,820,210.56	(20,967,970.57)	9,519,283.25
127-FOREST PARK TIF	0.00	421,583.68	(421,583.68)	0.00	C-TSR	557,765.68	(557,765.68)	0.00
130-MASON CITY UNIFIED TIF	113,506.00	1,056,140.00	(1,168,743.49)	902.51	C-TSP	1,164,582.00	(1,160,120.91)	5,363.60

City of Mason City
Estimated Fund Balance Worksheet

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Fund	Audited FY25 End Bal	FY26 RV	FY26 XP	June 30, 2026 Fund Bal	Class	FY27 Prop RV	FY27 Prop XP	June 30, 2027 End Fund Bal
131-DOWNTOWN REINV. TIF	0.00	584,635.69	(584,635.69)	0.00	C-TSR	944,241.75	(944,241.75)	0.00
132-SOUTHSIDE GATEWAY TIF	54,657.95	473,958.00	(473,958.00)	54,657.95	C-TSR	473,958.00	(473,958.00)	54,657.95
TIF Spec Rev Subtotals	168,163.95	2,536,317.37	(2,648,920.86)	55,560.46		3,140,547.43	(3,136,086.34)	60,021.55
210-DEBT SERVICE	576,688.78	9,194,581.56	(9,055,176.11)	716,094.23	D-DS	9,509,217.12	(9,597,087.50)	628,223.85
Debt Service Subtotals	576,688.78	9,194,581.56	(9,055,176.11)	716,094.23		9,509,217.12	(9,597,087.50)	628,223.85
015- GENERAL CAPITAL IMPROVMENT	821,723.40	2,714,285.58	(2,679,941.32)	856,067.66	E-CP	3,449,046.15	(4,106,119.00)	198,994.81
310-RIVER CITY RENAISSANCE CP	3,652,171.21	895,072.33	(3,691,707.82)	855,535.72	E-CP	3,687,500.00	(4,400,000.00)	143,035.72
315- ARPA CAPITAL PROJ	0.00	1,019,940.00	(1,019,940.00)	0.00	E-CP	0.00	0.00	0.00
320- G.O. CAPITAL PROJECTS	4,492,061.99	11,990,114.40	(14,151,149.61)	2,331,026.78	E-CP	13,085,000.00	(14,965,000.00)	451,026.78
325- LOST CAPITAL PROJECTS	997,540.54	4,926,370.81	(5,492,288.07)	431,623.28	E-CP	2,269,500.00	(2,150,000.00)	551,123.28
330- INDUSTRIAL DEVELOPMENT	0.00	0.00	0.00	0.00	E-CP	0.00	0.00	0.00
Cap Projects Subtotals	9,963,497.14	21,545,783.12	(27,035,026.82)	4,474,253.44		22,491,046.15	(25,621,119.00)	1,344,180.59
500-CEMETERY PERPETUAL CARE	561,837.34	8,000.00	0.00	569,837.34	G-PER	8,000.00	0.00	577,837.34
520-MUSEUM TRUST	1,148,985.10	110,000.00	(63,000.00)	1,195,985.10	G-PER	40,000.00	(63,000.00)	1,172,985.10
Permanent Subtotals	1,710,822.44	118,000.00	(63,000.00)	1,765,822.44		48,000.00	(63,000.00)	1,750,822.44
600-WATER UTILITY	2,195,128.89	8,075,746.45	(8,203,127.42)	2,067,747.92	I-PRO	8,296,420.15	(8,186,431.55)	2,177,736.52
601- WATER DEPOSIT	76,808.79	27,553.40	(27,500.00)	76,862.19	I-PRO	27,500.00	(27,500.00)	76,862.19
603- WATER CAPITAL PROJ	5,887,975.21	17,091,000.00	(21,941,000.00)	1,037,975.21	I-PRO	852,500.00	(752,500.00)	1,137,975.21
605-WATER SINKING	0.00	0.00	0.00	0.00	I-PRO	100,000.00	(100,000.00)	0.00
610-SANITARY SEWER	538,498.65	7,036,645.99	(6,660,153.02)	914,991.62	I-PRO	7,547,508.43	(7,056,389.78)	1,406,110.27
613- SEWER CAPITAL PROJ	71,859.59	35,824,000.00	(35,818,000.00)	77,859.59	I-PRO	1,698,500.00	(1,692,500.00)	83,859.59
615-SEWER SINKING	0.00	853,080.00	(853,080.00)	0.00	I-PRO	1,062,340.00	(1,062,340.00)	0.00
620-STORM SEWER	438,761.89	1,043,290.00	(999,194.31)	482,857.58	I-PRO	747,422.76	(759,016.62)	471,263.72
630-PARKING	24,723.14	379,750.04	(219,759.95)	184,713.23	I-PRO	94,750.00	(278,412.83)	1,050.40
640-SANITATION	725,362.86	1,993,604.24	(2,452,920.16)	266,046.94	I-PRO	2,276,462.75	(1,908,089.45)	634,420.24
650-GOLF COURSE IMPROV. TRUST	9,587.70	697,048.19	(677,258.56)	29,377.33	I-PRO	701,994.26	(696,568.35)	34,803.24
660-AMBULANCE	1,241,597.29	2,813,855.63	(2,939,272.63)	1,116,180.29	I-PRO	2,870,778.09	(3,242,073.46)	744,884.92
670-RC RENAISSANCE ARENA	0.00	772,774.88	(772,774.88)	0.00	I-PRO	1,023,928.50	(1,023,928.50)	0.00
680- SOUTHBRIDGE MALL	350,000.00	458,341.06	(669,011.23)	139,329.83	I-PRO	644,350.00	(704,883.92)	78,795.91
820-INTERNAL SERVICE	76,404.35	315,040.70	(335,012.83)	56,432.22	I-PRO	315,000.00	(336,934.17)	34,498.05
840-UNEMPLOYMENT SELF-INS	89,973.47	19,223.63	(25,000.00)	84,197.10	I-PRO	18,723.63	(25,000.00)	77,920.73
Proprietary Subtotals	11,726,681.83	77,400,954.21	(82,593,064.98)	6,534,571.06		28,278,178.57	(27,852,568.63)	6,960,181.00
Grand Totals	44,955,565.76	154,692,644.95	(167,766,401.49)	31,881,809.22		108,074,371.22	(111,313,883.67)	28,642,296.78
TRFs		19,648,400.90	(19,648,400.90)			18,228,456.31	(18,228,456.31)	
Less Transfers		135,044,244.05	(148,118,000.59)			89,845,914.91	(93,085,427.36)	

RESOLUTION NO. 26 -

RESOLUTION ADOPTING THE ANNUAL BUDGET
FOR THE FISCAL YEAR ENDING JUNE 30, 2027

WHEREAS, the City Council and staff have prepared an annual budget for the Fiscal Year ending June 30, 2027; and

WHEREAS, this proposed budget showing resource and requirements detail was published as required by law; and

WHEREAS, a Public Hearing was held on April 21, 2026, at which time citizen input was specifically requested and any citizen comments were heard.

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

Section 1. The City Council hereby specifically affirms the public purposes of the funding of outside entities attached as Exhibit A to this Resolution.

Section 2. The City Council declares that the budget for the Fiscal Year ending June 30, 2027 is hereby approved.

Section 3. The City Clerk and Finance Director are directed to make all filings required by law related to the approval of this budget and prepare City financial records and systems accordingly.

PASSED AND APPROVED this 21st day of April, 2026 by the following roll-call vote:

Ayes: _____

Nays: _____

Absent: _____

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

City of Mason City
FY27 Outside Entity Requests & Funding

EXHIBIT A
Final 4/15/26

Hotel/Motel Tax	FY26	FY27	
<u>Grantee</u>	<u>Approved</u>	<u>Proposed</u>	<u>Public Purpose</u>
Visit Mason City (45%)	364,500.00	364,500.00	Promote Tourism
MC Youth Baseball	10,000.00	10,000.00	Promote Tourism
Main Street MC	42,500.00	42,500.00	Promote Tourism & Ec Dvpt
Senior Center	7,500.00	7,500.00	Promote Community Vitality
RC Sculptures	15,000.00	15,000.00	Promote Tourism
NI Events Center	5,000.00	5,000.00	Promote Tourism
RCR Debt Transfer	70,000.00	70,000.00	Promote Economic Dvpt
YMCA	50,000.00	50,000.00	Promote Community Vitality
Recreation	80,000.00	80,000.00	Support City Programming/Tourism
Building Renov/Life Safety (BuRLS)	35,000.00	35,000.00	Promote Economic Dvpt
Downtown Revitalization Loan (DoRL)	80,000.00	80,000.00	Promote Economic Dvpt
Childcare Works Initiative	50,000.00		
North Iowa Housing Corporation		50,000.00	Promote Economic Dvpt
	<u>809,500.00</u>	<u>809,500.00</u>	
Projected Revenue:		810,000.00	
TIF*	FY26	FY27	
<u>Grantee</u>	<u>Approved</u>	<u>Proposed</u>	<u>Public Purpose</u>
North Iowa Corridor	<u>190,000.00</u>	<u>195,000.00</u>	Promote Economic Dvpt
	190,000.00	195,000.00	

*TIF can only be used for economic development purposes and requires a hearing & development agreement to implement
North Iowa Corridor FY27 payment authorized by Resolution 25-186, adopted 11/18/25.



**DEVELOPMENT
SERVICES
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Steven J. Van Steenhuyse, Director of Development Services
Date: April 15, 2026
RE: Public Hearing: Rezoning from Z2 Sub-Urban District (17.7 acres) to Z3 General Urban District, subject to a conditional zoning agreement (1st, 2nd, or FINAL).

Recommendation:

This case is similar to a request by the same applicants for the same property in April 2025. That case and its decision will be discussed in detail below. This request differs from last year in that the current application is subject to a conditional rezoning agreement submitted by the applicant.

The Planning and Zoning Commission conducted a public hearing on the requested rezoning on March 10, 2026. Minutes from the P&Z meeting are in the packet. Staff presented a graphic of the improvements planned for this spring at the 19th Street SW/South Taft Avenue intersection, showing speed reduction, improved traffic flow, and protected left turn lanes. At the public hearing, seven citizens expressed opposition to the proposed rezoning. The Planning and Zoning Commission voted 5-0 to recommend approval of the rezoning, subject to the submitted Zoning Agreement. Staff concurs, and requests that the City Council convene a public hearing on the request. Upon closing the public hearing, Staff recommends approval of the rezoning, subject to the Zoning Agreement, on first consideration.

On April 15, Staff received a petition from surrounding owner opposing the rezoning. The Council should be aware that if the petitioners represent the ownership of 20 percent of the land within 200 feet of the land proposed for rezoning, it will require a supermajority of the Council (five of six votes) to approve it. If the vote is less than a supermajority at any of the three

considerations of the rezoning ordinance, the rezoning is denied. Staff is reviewing the petition to determine if the signatures represent 20 percent of the ownership within 200 feet. Staff will report to the Council at the public hearing as to whether or not the petition requires a supermajority vote.

Background

The applicants request rezoning the 17.7-acre property from Z2 Sub-Urban District to Z3 General Urban District. The property consists of five parcels; Legacy owns the northern three parcels, and Black Dolphin owns the southern two parcels. This application is accompanied by a Zoning Agreement submitted and signed by both applicants.

2025 Rezoning Request: In March 2025, the Development Review Committee considered a concept for a 3-story, 53-unit high-end apartment building on the southern two parcels of the Legacy property, north of the Black Dolphin properties. Access would be via a driveway extending west from South Harding Avenue. No development plans were proposed for the remainder of the Legacy and Black Dolphin properties. The large parcel on the north is bisected by a 15-foot storm sewer easement that severely restricts development of that property.

On April 8, 2025, the Planning and Zoning Commission held a public hearing on Legacy and Black Dolphin's request to rezone the area from Z2 (Sub-Urban) to Z3 (General Urban). The applicants did not provide a conditional rezoning agreement. Neighbors from the adjacent Fairways and South Central Heights developments opposed the request, citing concerns about traffic, safety, and the broad range of uses permitted in Z3 (e.g., gas stations/convenience stores). Questions also arose about potential development on the northern portion of the property. After the hearing, the Commission voted 4-1 to recommend approval.

On May 20, 2025, City Council held a public hearing on the rezoning. A valid protest petition—signed by owners of at least 20% of the land within 200 feet as required, per State law, a supermajority vote of the Council (5 of 6 votes) for approval. After the hearing, Council approved the rezoning on first consideration by a 5-1 vote.

On second consideration at the June 3, 2025, meeting, the rezoning failed on a 4-2 vote. Several Council members expressed concern that while multi-family development might not harm the neighborhood, the full range of Z3 uses –

particularly on the northern portion where no development was initially proposed – could negatively impact the area.

The Zoning Ordinance (Section 12-4-2.O) prohibits resubmitting an application for the same property within six months of denial. Since the City Council's denial occurred eight months ago, the applicants may now resubmit a rezoning for the same property and zoning classification. Staff has received a new application from the same owners to rezone the property to Z3. Because the property and surrounding conditions have remained unchanged since June 2025, the following analysis is nearly identical to the one the Commission considered in April of last year. The key difference is that this application includes a conditional rezoning agreement.

Analysis

Property Description: This property is mostly vacant; the three Legacy parcels have been used for crop farming. A major storm sewer connector, within a 15-foot easement, runs diagonally from the northwest to the southeast over the northern parcel and extends south through the eastern portions of the remaining parcels. The south Black Dolphin parcel contains a single-family house with frontage on South Harding Avenue. The north Black Dolphin parcel is 50 feet wide and could be part of a street extension connecting Country Club Drive to South Harding Avenue; however, the owners are not considering a connection.

Surrounding Land Use and Zoning: A strip of Z3-zoned property extends along both sides of 19th Street SW from South Taft Avenue westward to the centerline of South Harding Avenue. This area includes a convenience store, a multiple flats building, a mixed-use block, a freestanding house with accessory structures, and the Iowa Traction railroad line. Surrounding areas to the north, northwest, west, southwest, east, and southeast are zoned Z2 (Sub-Urban District) and developed with single-family homes in an edgeyard disposition. The area directly south is zoned Z7-6 (Golf Course Development) and contains the maintenance building for the Legacy Golf Course at the Nineteen.

Current Zoning: The purpose of the Z2 Sub-Urban Zoning District is to provide space for a limited range of primarily residential lot sizes, limited neighborhood commercial uses, and public park spaces in areas planned as walkable neighborhoods that are served, or will soon be served, by a full range of public services (Section 12-10-2). The predominant land use in the Z2 District is single-family freestanding houses, but duplexes and town houses are also allowed. The

attached Zoning Form and Function Table (Section 12-8-2, Table 2) lists the permitted and conditional uses in all of the zoning districts.

Rezoning from Z2 to Z3: The purpose of the Z3 General Urban Zoning District is to provide a range of residential lot sizes to support a mix of residential building types at medium densities with corner offices, corner stores, parks and playgrounds organized in walkable neighborhoods interconnected by landscaped streets and sidewalks (Section 12-11-1).

According to the Zoning Form and Function Table, the Z3 District allows the same residential functions as the current Z2 zoning (including single-family freestanding houses, duplexes, and townhomes) but also allows higher density residential development such as multiple flats (apartment and condominium buildings) and live-work buildings. Some limited, low intensity commercial uses can be established, such as a corner office or corner store, or a small box development after review by the Planning and Zoning Commission.

Conditional Rezoning Agreement: As noted above, the applicants have submitted a conditional rezoning agreement (labeled as a "Zoning Agreement"), signed by both applicants/owners. The Zoning Agreement submitted by the applicants has two major conditions:

1. Gas/convenience uses are prohibited.
2. A greenbelt will be provided on the east and west sides of the property where it borders existing residential development.

If the rezoning is approved, the owners (including future owners) will be bound by these conditions when developing any and all of the property. Since one of the concerns expressed by neighboring owners was the possibility of a Kwik Star-style gas/convenience business, the applicant is prohibiting this function if the rezoning is approved. There was also concern about the aesthetic impact of an apartment building on the existing single-family neighborhoods. The Zoning Agreement attempts to address this by requiring a landscaped buffer on the east and west sides of the property where it abuts existing residential development.

Comprehensive Plan: Iowa law requires that any rezoning be in accordance with the jurisdiction's Comprehensive Plan. Staff believes that the rezoning request is in accordance with the North Iowa Corridor Joint Comprehensive Plan. The

Plan's Future Land Use Map (Figure 3.3) identifies the area as "Low Intensity." Low Intensity is described as:

- Areas with lower-intensity development on urban services.
- Compared to denser areas, lower intensity areas have more space and separation of uses but still encourage efficient transportation and walkable environments.
- Low-intensity areas can include a horizontal mix of primarily residential with accessory uses and non-residential uses at compatible lower densities and scales.
- Uses might include detached residential units, duplexes/attached units, small lot residential, accessory dwelling units, civic functions, parks, and limited personal services.

The goals of the low-intensity area are to:

- Conserve general neighborhood character.
- Allow establishment of new inclusive neighborhoods with non-residential uses that primarily serve neighborhood residents.
- High level of internal mobility, connectivity, and links to surrounding development.

The form and compatibility guidelines for the low-intensity area include:

- Any new development should remain contiguous to existing development.
- Densities should be higher at transition points with other more intense uses or designations.
- Developments should provide connectivity within and between developments for motorists and pedestrians.
- Traffic and higher intensity uses should be directed away from these areas and along major thoroughfares.

The Comprehensive Plan also establishes a Southwest Growth Area (page 90). Mason City Policy 1 is to balance the effects of industrial uses in the Southwest Growth Area. The goals and objectives of this area are:

- Expand business and industrial enterprise opportunities.
- Encourage new infill neighborhood growth around community amenities.
- Accommodate various housing types and arrangements different from others in Mason City.
- Conserve and preserve natural features.
- Connect infill development opportunities.

The Plan's subarea concept for the west side of Central Heights appears on page 90. It indicates that this area can support medium-density development, such as the proposed multiple flats form. These concepts are illustrative only – they provide general guidance on possible building forms, uses, and locations for future development, but do not impose specific requirements or designate fixed development sites. Some concepts were prepared without consideration of existing utility infrastructure, floodplains, or other site-specific constraints.

Additional support for the rezoning can be found in Mason City Policy 3: target neighborhoods and corridors to pursue infill development and connectivity. The policy is found on page 94 of the plan and reads: "There are many areas for development on vacant lots to help meet needs for housing and business growth." This property is vacant and the presence of a large storm sewer main through the property makes development a challenge.

Spot Zoning: Spot zoning occurs when a property's zoning classification conflicts with the Comprehensive Plan and prevailing surrounding development patterns, typically to benefit only a small area or limited number of owners rather than the broader community. It most commonly arises when a single property is rezoned to a use or density unlike adjacent properties. Courts generally invalidate rezonings found to constitute spot zoning. The strongest defense against a spot-zoning claim is clear alignment with the Comprehensive Plan and proof that the change serves the public interest. In this case, the proposed rezoning extends the existing Z3 district. Staff concludes that this request is consistent with the Comprehensive Plan and does not constitute spot zoning.

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. As noted above, seven citizens spoke against the proposal at the Planning and Zoning Commission public hearing.

As noted above, a protest petition has been submitted. Staff will report to the City Council at the public hearing if the petition meets the required threshold.

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 first consideration (1st, 2nd, or FINAL).

Attachments:

1. Map showing existing zoning
2. Map of proposed rezoning
3. Section 12-8-3, Table 2, Form and Function Table
4. Rezoning Agreement
5. Planning and Zoning Commission Minutes, 3/10/26



Steven Van Steenhuyse
Director of Development Services



Reviewed and Recommend Approval



**LEGACY GOLF COURSE AT THE 19, LLC &
BLACK DOLPHIN, LLC**

EXISTING ZONING

Zoning Districts

- Z2 Sub-Urban District
- Z3 General Urban District
- Z7 Specific Use District



Property proposed for rezoning from Z2 Sub-Urban District to Z3 General Urban District

Prepared by: John W. Hofmeyer IV, Arenson Hofmeyer PC, 425 Second Street SE, Suite 900, Cedar Rapids, Iowa 52401, 319.400.8785

Return to: City of Mason City, Iowa, 10 151 Street N.W., Mason City, Iowa 50401

ZONING AGREEMENT REGARDING

Parcel ID 071842600100 (9.56 acres)

Number: 2023-4758; BK: 2023 PG: 4758; Recorded: 9/15/2023

LOT ONE (1) IN THE AUDITOR'S SUBDIVISION OF THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION EIGHTEEN (18), TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M.

Parcel ID 071842600200 (2.53 acres) and **Parcel ID 071842600300** (2.16 acres) and **Parcel ID 071842600500** (0.10 acres)

Number: 2023-3274; BK: 2023 PG: 3274; Recorded: 7/5/2023

LOT TWO (2), EXCEPT THE EAST 150 FEET OF THE SOUTH 149 FEET AND THE EAST 150 FEET OF THE NORTH 50 FEET THEREOF, AND LOT THREE (3), EXCEPT THE EAST 150 FEET AND THE SOUTH 34 FEET THEREOF, ALL IN THE AUDITOR'S SUBDIVISION OF THE EAST HALF (E½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION EIGHTEEN (18) IN TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M.

Parcel ID 071842600400 (0.17 acres)

Number: 2024-4095; BK: PG:: Recorded: 8/30/2024

BEGINNING AT THE NORTHEAST CORNER OF LOT TWO (2) IN THE AUDITOR'S SUBDIVISION OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION EIGHTEEN (18) IN TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M., THENCE WEST 150 FEET, THENCE SOUTH 50 FEET, THENCE EAST 150 FEET, THENCE NORTH 50 FEET TO THE POINT OF BEGINNING.

Parcel ID 071842601100 (0.50 acres) and **Parcel ID 071842601200** (1.92 acres)

Number: 2023-3201; BK: PG:: Recorded: 6/30/2023

A STRIP OF LAND EIGHT (8) RODS WIDE OFF THE NORTH SIDE OF LOT FOUR (4) AND THE SOUTH THIRTY-FOUR (34) FEET OF LOT THREE (3) IN AUDITOR'S SUBDIVISION OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION EIGHTEEN (18) IN TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5th P.M.

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

"Legacy"	Legacy Golf Course at the Nineteen, LLC
"Dolphin"	Black Dolphin LLC
"City"	City of Mason City, Iowa

2. **BACKGROUND.** Legacy is the owner of Parcels 071842600100, 071842600200, 071842600300, 071842600500, and 071842600400 as legally described above (the "Legacy Property") and Dolphin is the owner of Parcels Parcel ID 071842601100 and Parcel ID 071842601200 as legally described above (the "Dolphin Property") (collectively, the Legacy Property and Dolphin Property are referred to herein as "The Property"). Legacy and Dolphin have filed simultaneous applications to rezone The Property from Z2 Sub-Urban District to Z3 - General Urban District.

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 Z3 - General Urban from Z2 Sub-Urban District.
- b. Notwithstanding the permitted uses otherwise allowed under the applicable zoning classification, The Property shall not be used, developed, or occupied for any of the following purposes: Gas/Convenience.
- c. Enhanced Setback Requirement - The Owner agrees that the multiple flats development shall maintain setbacks equal to or greater than those required under the Z-3 zoning regulations of the City of Mason City. These enhanced setbacks shall constitute a binding development condition and may not be reduced without formal approval by the City.
- d. Where the Property lies within the setbacks noted above and those that border existing residential properties to the west and east of the site, a Screening Buffer Area shall be constructed and maintained which meets the following standards:
 - i. This area will include green belt planting and landscaping.
 - ii. This 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 multiple flat use and the adjacent 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.
- e. Any site plans submitted for development must comply with the residential setback and the Screening Buffer Area requirements, and all applicable provisions of the Z3 - General Urban

District (or other applicable zoning district), including development review requirements found in Chapter 12-7.

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.

A handwritten signature in black ink, appearing to be "fwt", located in the bottom right corner of the page.

COUNTERPART SIGNATURE PAGE TO
ZONING AGREEMENT

"Legacy"

Legacy Golf Course at the Nineteen, LLC

By:

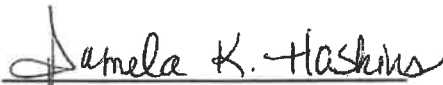

Joe Pritchard, MANAGER

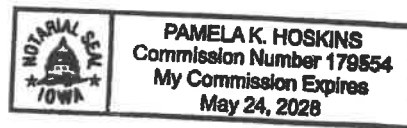
Date:

02/26/26

STATE OF Iowa, COUNTY OF Cerro Gordo, ss:

On this 26th day of February, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared Joe Pritchard to me personally known, who being by me duly sworn, did say that he is the Manager of Legacy Golf Course at the Nineteen, LLC, executing the within and foregoing instrument; that said instrument was signed on behalf of Legacy Golf Course at the Nineteen, LLC by authority of its Managers and Members; and that Joe Pritchard 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



COUNTERPART SIGNATURE PAGE TO
ZONING AGREEMENT

"Dolphin"

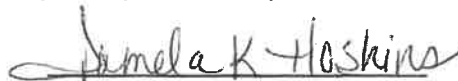
Black Dolphin LLC

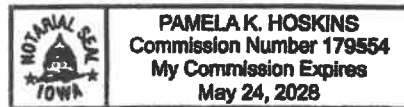
By: 
Angela Spiteri, MANAGER

Date: 02/24/26

STATE OF Iowa, COUNTY OF Cerro Gordo, ss:

On this 21st day of February, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared Angela Spiteri to me personally known, who being by me duly sworn, did say that he is the Manager of Black Dolphin LLC, executing the within and foregoing instrument; that said instrument was signed on behalf of Black Dolphin LLC by authority of its Managers and Members; and that Angela Spiteri 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



**COUNTERPART SIGNATURE PAGE TO
ZONING AGREEMENT**

"City"

City of Mason City, Iowa

By: _____
John Lee, Mayor

Date: _____

By: _____
Aaron Burnett, City Clerk

Date: _____

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

**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	

DRAFT

MINUTES

MASON CITY PLANNING & ZONING COMMISSION

In Person Meeting

Tuesday, March 10, 2026, 5:00 PM

Item 1: Call to Order and Roll Call

Chair Commissioner Fallis called the meeting to order at 5:01 PM

Commissioners present: John Fallis, Amanda Golden, Amanda Ragan, Tim Coffey, and Dan Worden

Commissioners absent: Colleen Niedermayer and Reed Wessman

Staff present:

City Administrator Aaron Burnett; Director of Development Services Steven Director Van Steenhuyse; City Planner Ella Phillips; Administrative Assistant to Development Services Regina Card.

Roll call was taken:

Coffey	Yes	Golden	Yes
Fallis	Yes	Ragan	Yes
Worden	Yes	Wessman	No
Niedermayer	No		

Item 2: Adopt the Agenda

The agenda was adopted as submitted.

Item 3: Approval of Minutes, January 13, 2026 & February 10, 2026, meetings

The Minutes from the January 13, 2026 & February 10, 2026, meetings were approved as submitted.

Item 4: Change of Zone

4.1 RZ2026-03 Legacy Conditional Rezoning: a request to hold a public hearing and recommend action to council for Changes of Zone from Z2 Multi-Use District to Z3 General Urban District, subject to a conditional rezoning agreement

Director Van Steenhuyse presented the staff report:

Summary: Legacy Golf Course at the Nineteen, LLC, and Black Dolphin, LLC, request a change of zone from Z2 Sub-Urban District to Z3 General Urban District, subject to a conditional Zoning Agreement. A map of the affected area is attached. The Commission's recommendation will be forwarded to the City Council for public hearing and first consideration at their Tuesday, April 7, 2026, meeting.

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Recommendation

Staff respectfully requests that the Commission review the application and hold a public hearing on the request. Upon closing the public hearing, Staff asks the Commission to make a recommendation to the City Council that the proposed rezoning be approved, subject to the conditions of the Zoning Agreement.

Background

The applicants request rezoning the 17.7-acre property from Z2 Sub-Urban District to Z3 General Urban District. The property consists of five parcels; the northern three parcels are owned by Legacy and the southern two parcels are owned by Black Dolphin. This application is accompanied by a Zoning Agreement submitted and signed by both applicants.

In March 2025, the Development Review Committee considered a concept for a 3-story, 53-unit high-end apartment building on the southern two parcels of the Legacy property, north of the Black Dolphin properties. Access would be via a driveway extending west from South Harding Avenue. No development plans were proposed for the remainder of the Legacy and Black Dolphin properties. The large parcel on the north is bisected by a 15-foot storm sewer easement that severely restricts development of that property.

On April 8, 2025, the Planning and Zoning Commission held a public hearing on Legacy and Black Dolphin's request to rezone the area from Z2 (Sub-Urban) to Z3 (General Urban). The applicants did not provide a conditional rezoning agreement. Neighbors from the adjacent Fairways and South Central Heights developments opposed the request, citing concerns about traffic, safety, and the broad range of uses permitted in Z3 (e.g., gas stations/convenience stores). Questions also arose about potential development on the northern portion of the property. After the hearing, the Commission voted 4-1 to recommend approval.

On May 20, 2025, City Council held a public hearing on the rezoning. A valid protest petition—signed by owners of at least 20% of the land within 200 feet—required per State law a supermajority vote of the Council (5 of 6 votes) for approval. After the hearing, Council approved the rezoning on first consideration by a 5-1 vote.

On second consideration at the June 3, 2025, meeting, the rezoning failed on a 4-2 vote. Several Council members expressed concern that while multi-family development might not harm the neighborhood, the full range of Z3 uses – particularly on the northern portion where no development was initially proposed – could negatively impact the area.

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The Zoning Ordinance (Section 12-4-2.O) prohibits resubmitting an application for the same property within six months of denial. Since the City Council's denial occurred eight months ago, the applicants may now resubmit a rezoning for the same property and zoning classification. Staff has received a new application from the same owners to rezone the property to Z3. Because the property and surrounding conditions remain unchanged since June 2025, the following analysis is nearly identical to the one the Commission considered in April of last year. The key difference is that this application includes a conditional rezoning agreement.

Analysis

Property Description: This property is mostly vacant; the three Legacy parcels have been used for crop farming. A major storm sewer connector, within a 15-foot easement, runs diagonally from the northwest to the southeast over the northern parcel and extends south through the eastern portions of the remaining parcels. The south Black Dolphin parcel contains a single-family house with frontage on South Harding Avenue. The north parcel is 50 feet wide and could be part of a street extension connecting Country Club Drive to South Harding Avenue.

Surrounding Land Use and Zoning: A strip of Z3-zoned property extends along both sides of 19th Street SW from South Taft Avenue westward to the centerline of South Harding Avenue. This area includes a convenience store, a multiple flats building, a mixed-use block, a freestanding house with accessory structures, and the Iowa Traction railroad line. Surrounding areas to the north, northwest, west, southwest, east, and southeast are zoned Z2 (Sub-Urban District) and developed with single-family homes in an edgeyard disposition. The area directly south is zoned Z7-6 (Golf Course Development) and contains the maintenance building for the Legacy Golf Course at the Nineteen.

Current Zoning: The purpose of the Z2 Sub-Urban Zoning District is to provide space for a limited range of primarily residential lot sizes, limited neighborhood commercial uses, and public park spaces in areas planned as walkable neighborhoods that are served, or will soon be served, by a full range of public services (Section 12-10-2). The predominant land use in the Z2 District is single-family freestanding houses, but duplexes and town houses are also allowed. The attached Zoning Form and Function Table (Section 12-8-2, Table 2) lists the permitted and conditional uses in all of the zoning districts.

Rezoning from Z2 to Z3: The purpose of the Z3 General Urban Zoning District is to provide a range of residential lot sizes to support a mix of residential building types at medium densities with corner offices, corner stores, parks and playgrounds organized in

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walkable neighborhoods interconnected by landscaped streets and sidewalks (Section 12-11-1).

According to the Zoning Form and Function Table, the Z3 District allows the same residential functions as the current Z2 zoning (including single-family freestanding houses, duplexes, and townhomes) but also allows higher density residential development such as multiple flats (apartment and condominium buildings) and live-work buildings. Some limited, low intensity commercial uses can be established, such as a corner office or corner store, or a small box development after review by the Planning and Zoning Commission. A gas/convenience function is possible after review by the P&Z, as well.

Conditional Rezoning Agreement: As noted above, the applicants have submitted a conditional rezoning agreement (labeled as a “Zoning Agreement”), signed by both applicants/owners. The Zoning Agreement submitted by the applicants has two major conditions:

1. Gas/convenience uses are prohibited.
2. A greenbelt will be provided on the east and west sides of the property where it borders existing residential development.

If the rezoning is approved, the owners (including future owners) will be bound by these conditions when developing any and all of the property. Since one of the concerns expressed by neighboring owners was the possibility of a Kwik Star-style gas/convenience business, the applicant is prohibiting this function if the rezoning is approved. There was also concern about the aesthetic impact of an apartment building on the existing single-family neighborhoods. The Zoning Agreement attempts to address this by requiring a landscaped buffer on the east and west sides of the property where it abuts existing residential development.

Comprehensive Plan: Iowa law requires that any rezoning be in accordance with the jurisdiction's Comprehensive Plan. Staff believes that the rezoning request is in accordance with North Iowa Corridor Joint Comprehensive Plan. The Plan's Future Land Use Map (Figure 3.3) identifies the area as “Low Intensity.” Low Intensity is described as:

- Areas with lower-intensity development on urban services.
- Compared to denser areas, lower intensity areas have more space and separation of uses but still encourage efficient transportation and walkable environments.
- Low-intensity areas can include a horizontal mix of primarily residential with accessory uses and non-residential uses at compatible lower densities and scales.

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- Uses might include detached residential units, duplexes/attached units, small lot residential, accessory dwelling units, civic functions, parks, and limited personal services.

The goals of the low-intensity area are to:

- Conserve general neighborhood character.
- Allow establishment of new inclusive neighborhoods with non-residential uses that primarily serve neighborhood residents.
- High level of internal mobility, connectivity, and links to surrounding development.

The form and compatibility guidelines for the low intensity area include:

- Any new development should remain contiguous to existing development.
- Densities should be higher at transition points with other more intense uses or designations.
- Developments should provide connectivity within and between developments for motorists and pedestrians.
- Traffic and higher intensity uses should be directed away from these areas and along major thoroughfares.

The Comprehensive Plan also establishes a Southwest Growth Area (page 90). Mason City Policy 1 is to balance the effects of industrial uses in the Southwest Growth Area. The goals and objectives of this area are:

- Expand business and industrial enterprise opportunities.
- Encourage new infill neighborhood growth around community amenities.
- Accommodate various housing types and arrangements different from others in Mason City.
- Conserve and preserve natural features.
- Connect infill development opportunities.

The Plan's subarea concept for the west side of Central Heights appears on page 90. It indicates that this area can support medium-density development, such as the proposed multiple flats form. These concepts are illustrative only – they provide general guidance on possible building forms, uses, and locations for future development, but do not impose specific requirements or designate fixed development sites. Some concepts were prepared without consideration of existing utility infrastructure, floodplains, or other site-specific constraints.

Additional support for the rezoning can be found in Mason City Policy 3: target neighborhoods and corridors to pursue infill development and connectivity. The policy is found on page 94 of the plan and reads: "There are many areas for development on vacant lots to help meet needs for housing and business growth." This property is

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vacant and the presence of a large storm sewer main through the property makes development a challenge.

Spot Zoning: Spot zoning occurs when a property's zoning classification conflicts with the Comprehensive Plan and prevailing surrounding development patterns, typically to benefit only a small area or limited number of owners rather than the broader community. It most commonly arises when a single property is rezoned to a use or density unlike adjacent properties. Courts generally invalidate rezonings found to constitute spot zoning. The strongest defense against a spot-zoning claim is clear alignment with the Comprehensive Plan and proof that the change serves the public interest. In this case, the proposed rezoning extends the existing Z3 district. Staff concludes that this request is consistent with the Comprehensive Plan and does not constitute spot zoning.

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. To date, staff has not received any comments either for or against the proposed rezoning. Similar to the prior request, a protest petition may be submitted; if so, it will have to be submitted prior to the City Council public hearing. We anticipate this meeting to take place on April 7, 2026.

The comments of Elizabeth Boyer and Barbara Behne were read aloud and are included as attachments to these Minutes.

Requested Motion

The Planning and Zoning Commission can either recommend that the City Council approve or deny the rezoning. The proposed Zoning Agreement must be considered and should be part of any motion. Since the proposed rezoning is consistent with the Comprehensive Plan and is not spot zoning, Staff requests, upon closing the public hearing, that the Planning and Zoning Commission vote affirmatively on the application with the following motion:

The Planning and Zoning Commission recommends that the City Council approve the request of Legacy Golf Course at the Nineteen, LLC, and Black Dolphin, LLC, to rezone 17.7 acres from Z2 Sub-Urban District to Z3, General Urban District, subject to the requirements and conditions in the Zoning Agreement submitted by the applicants.

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Director Van Steenhuyse described the proposed changes to 19th Street SW, using a graphic to illustrate the project. He noted that the project is included in the City's Capital Improvement Plan.

Applicant Comments:

Matt Sedlock, representing the applicants, stated the development team considered community feedback received previously and acknowledged opposition to a convenience store at the location. He stated the intent is to pursue a development compatible with the surrounding neighborhood.

Chris Terry, of Core Development Group, representing the applicants, stated he has over twenty years of development experience and is a North Iowa native. He stated the applicants listened to community concerns and made commitments through the rezoning request and associated agreement. Mr. Terry referenced a PDF presentation identifying the proposed rezoning location and stated the site plan remains consistent with the plan presented the previous year and will comply with City requirements. He stated the three-story design helps preserve green space and that the development will include a landscaped buffer. Examples of landscaping used in other projects were provided.

Public hearing opened at 5:25 PM.

Public Comments:

Frederick Handwiers- 2049 Augusta Dr., Mason City, IA 50401- expressed concern regarding potential future development on the north end of the property. He inquired about the types of uses that could be constructed in that area, citing specific concerns regarding the possibility of a strip mall, Taco Bell, or Kwik Star. **Director Van Steenhuyse** responded that those types of uses would not be permitted within the current or proposed zoning district.

Heidi Kuhl- 2177 Augusta Dr., Mason City, IA 50401- stated that she supports growth and investment in Mason City but would prefer to see single-family residential development in the area. She requested clarification on the status of potential single-family development plans in the City overall. Ms. Kuhl expressed appreciation for the investments made by the Pritchard family but asked questions regarding the membership and structure associated with the Legacy development. She also raised concerns about compatibility with the surrounding neighborhood, noting that the proposed development would significantly increase the size of the neighborhood and that there are currently no similar buildings in the area. Additional concerns included potential traffic impacts, even with the proposed improvements to 19th St. SW, and the possibility that traffic could increase on nearby streets, including 20th St. SW. Ms. Kuhl also expressed concern regarding stormwater management in the area and referenced discussion of a potential retention pond. Ms. Kuhl stated that, as a resident with young children, she is concerned the development could negatively impact the neighborhood environment and that the proposed access to the development may change the

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character of the area. She respectfully requested that the Commission not approve the request at this time.

Warren Torkelson- 2057 Augusta Dr., Mason City, IA 50401- referenced the 19th St. SW graphic and raised a question about where the turning lane closest to Augusta Dr. would be. **City Administrator Burnett** stated the proposed turning lane would be located east of Augusta Drive and noted that expanding the improvements to the west would cost approximately \$3 million. **Mr. Torkelson** commented that moving the turning lane to meet with Augusta Dr. could potentially help improve the flow of traffic.

Sophia Hardwick- 2049 Augusta Dr., Mason City, IA 50401- stated that there has been one significant accident at the corner near her residence. She noted that she and her household are among the newer residents in the area and that they searched for a long time in Mason City before purchasing their twin home. Ms. Hardwick stated they wanted to return to Mason City and had difficulty finding a twin home available to buy before locating their current residence.

Nick Theobald- 2037 S. Harding Ave., Mason City, IA 50401- expressed concern regarding potential traffic impacts associated with the proposed development. He stated he does not believe the proposed traffic changes would sufficiently address safety concerns, particularly with the development's access from S. Harding Avenue. Mr. Theobald stated the development could significantly increase the population in the area, which he believes may create additional challenges for entering and exiting the neighborhood. He also noted that traffic can already be difficult during peak times when nearby businesses are open. Mr. Theobald stated his primary concern is the potential increase in traffic and suggested that turning lanes be located further west.

Margaret Torkelson- 2057 Augusta Dr., Mason City, IA 50401- stated that she had been unaware of the project last year and only received notification this year. She expressed concerns regarding potential outcomes if the project does not proceed as projected, noting that even well-intentioned plans may not always materialize. She emphasized that there is currently nothing holding Legacy to complete the project, and that rezoning would make any development permanent. Trust in the project's execution is limited, particularly given a previous instance in which the same property owner withdrew from another property. Ms. Torkelson noted concerns regarding the southern portion of the proposed development. She stated that the area is better suited for single-family residences and highlighted that recent construction, such as the maintenance shed, have already contributed to increased traffic as well as issues with noise. She indicated skepticism that rental units, regardless of being upscale, would promote community growth and expressed that ongoing drainage issues could impact the feasibility of the project as well. While acknowledging that Legacy has attempted to address community concerns, she noted that the proposed three-story building would be taller than what residents are accustomed to. Ms. Torkelson also raised concerns about emergency access due to the location of the complex off the main path. In conclusion, Ms. Torkelson requested that the area remain Z2 and that any development by Legacy comply with the current zoning designation. She emphasized that there is no guarantee the proposed development would be completed, which she noted was a

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contributing factor in the City Council's prior denial of the applicant's initial rezoning request.

Vern Steidl- 2377 Callaway Ct., Mason City, IA 50401- inquired whether his comments-likely echoing concerns previously raised by other residents-would be considered. **Vice Chair Coffey** responded that they would not.

Public hearing closed at 5:51 PM.

Commissioner Golden noted that the presence of the storm sewer poses challenges for development in the northern part of the property. **City Staff** confirmed that it does make development challenging. **Mr. Sedlock** provided the Commission with a graphic depicting the utilities. **Commissioner Golden** also discussed the differences between the current and proposed zoning districts and their uses, stating that certain uses permitted under Z2 could apply to the proposed development. She then inquired whether a retention pond might help address drainage concerns. **Director Van Steenhuyse** responded that a grading plan will be required for the project. **City Administrator Burnett** added that farm fields tend to produce sheet runoff and that a drainage plan is often sufficient to address such issues. **Commissioner Golden** inquired about underground parking for the project, and **Mr. Terry and Mr. Sedlock** confirmed that all parking would be located above ground, with no underground parking proposed.

Chair Fallis inquired whether the traffic proposal for 19th St. SW had been reviewed by the City Engineering Department. **Director Van Steenhuyse** confirmed that it had been. **City Administrator Burnett** added that a speed reduction is planned for the area and emphasized efforts to implement improvements as quickly as possible. He noted that additional plans would be required to address turning traffic farther west and stated that nothing precludes the City from moving forward with future improvements as needed. He further explained that traffic mitigation measures are applied based on current conditions and highlighted that addressing turning traffic and channeling vehicles into appropriate lanes would help slow traffic in the area. **Mr. Hardwick** added that there is a significant volume of truck traffic in the area.

Vice Chair Coffey urged residents to present their concerns to the City Council, regardless of the Planning Commission's recommendation. He inquired about the anticipated timeline for construction should the rezoning be approved. **Mr. Sedlock** stated that the plan is to break ground this fall. **Director Van Steenhuyse** noted that this type of project will also require a P1 site plan that will need to be reviewed by the Commission.

Vice Chair Coffey also asked if there are any studies showing the impact of such developments on neighboring single-family homes. **City Planner Phillips** responded that from an economic policy and analysis perspective, studies are mixed, with approximately 50% indicating an impact and 50% showing no effect. She emphasized that results vary by neighborhood and individual property, and that there is no single study applicable to all situations.

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Commissioner Worden inquired whether there has been any discussion regarding changes to the traffic light timing. **City Administrator Burnett** responded that the signal timing will be reevaluated and noted that it is not unusual for timing adjustments to be made at certain times of the day.

Commissioner Ragan and **Chair Fallis** noted that the planned changes to 19th Street SW will represent a significant modification to the area.

Motion: **Commissioner Golden** moved to recommend approval of the rezoning request to the City Council subject to the conditional rezoning agreement.

Second: **Vice Chair Commissioner Coffey**.

Roll Call Vote:

Golden	Yes	Ragan	Yes
Fallis	Yes	Coffey	Yes
Worden	Yes		

Motion passed.

Item 5: Staff Update

City Planner Phillips informed the Commission that the City Council has approved Tahoe Development's change of zone.

Item 6: Adjourn

The meeting adjourned at **6:06 pm**.

ATTEST:

Regina Card- Administrative
Assistant to Development
Services

John Commissioner
Fallis, Chair

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 Z2 SUB-URBAN DISTRICT (17.7 ACRES) TO Z3 GENERAL URBAN DISTRICT 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 March 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 21st day of April, 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 Z2 Sub-Urban District to Z3 General Urban District legally described as follows:

Legal Description:

LOT ONE (1) IN THE AUDITOR'S SUBDIVISION OF THE EAST HALF (E½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION EIGHTEEN (18), TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M.

AND

LOT TWO (2), EXCEPT THE EAST 150 FEET OF THE SOUTH 149 FEET AND THE EAST 150 FEET OF THE NORTH 50 FEET THEREOF, AND LOT THREE (3), EXCEPT THE EAST 150 FEET AND THE SOUTH 34 FEET THEREOF, ALL IN THE AUDITOR'S SUBDIVISION OF THE EAST HALF (E½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION EIGHTEEN (18) IN TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M.

AND

BEGINNING AT THE NORTHEAST CORNER OF LOT TWO (2) IN THE AUDITOR'S SUBDIVISION OF THE EAST HALF (E½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION EIGHTEEN (18) IN TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M., THENCE WEST 150 FEET, THENCE SOUTH 50 FEET, THENCE EAST 150 FEET, THENCE NORTH 50 FEET TO THE POINT OF BEGINNING.

AND

A STRIP OF LAND EIGHT (8) RODS WIDE OFF THE NORTH SIDE OF LOT FOUR (4) AND THE SOUTH THIRTY-FOUR (34) FEET OF LOT THREE (3) IN AUDITOR'S SUBDIVISION OF THE EAST HALF (E½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION EIGHTEEN (18) IN TOWNSHIP NINETY-SIX (96) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M.

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 day of, 2026.

John P. Lee, Mayor

ATTEST:

Aaron Burnett, City Clerk

1st Consideration: April 21, 2026

2nd Consideration:

3rd Consideration:



**ENGINEERING/
WATER SUPPLY
DEPARTMENT**

Memorandum

To: Aaron Burnett, City Administrator
From: Brent Hinson, Interim Director
Date: April 15, 2026
RE: 19th SW Speed Zone Change Ordinance- Consider on 2nd Reading

Recommendation:

We recommend the City Council consider 2nd 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. Council approved this same wording on 1st reading at the April 7 meeting.

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 2nd 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

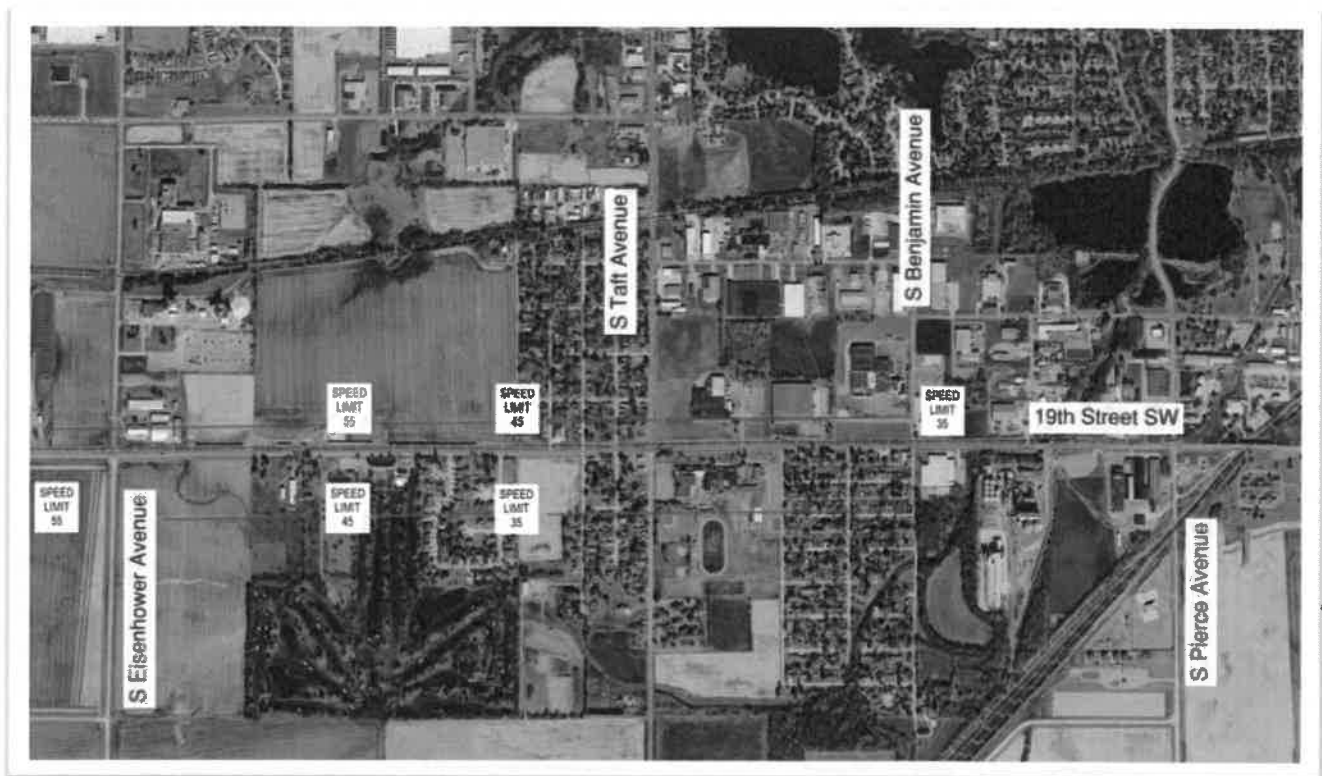
Background

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

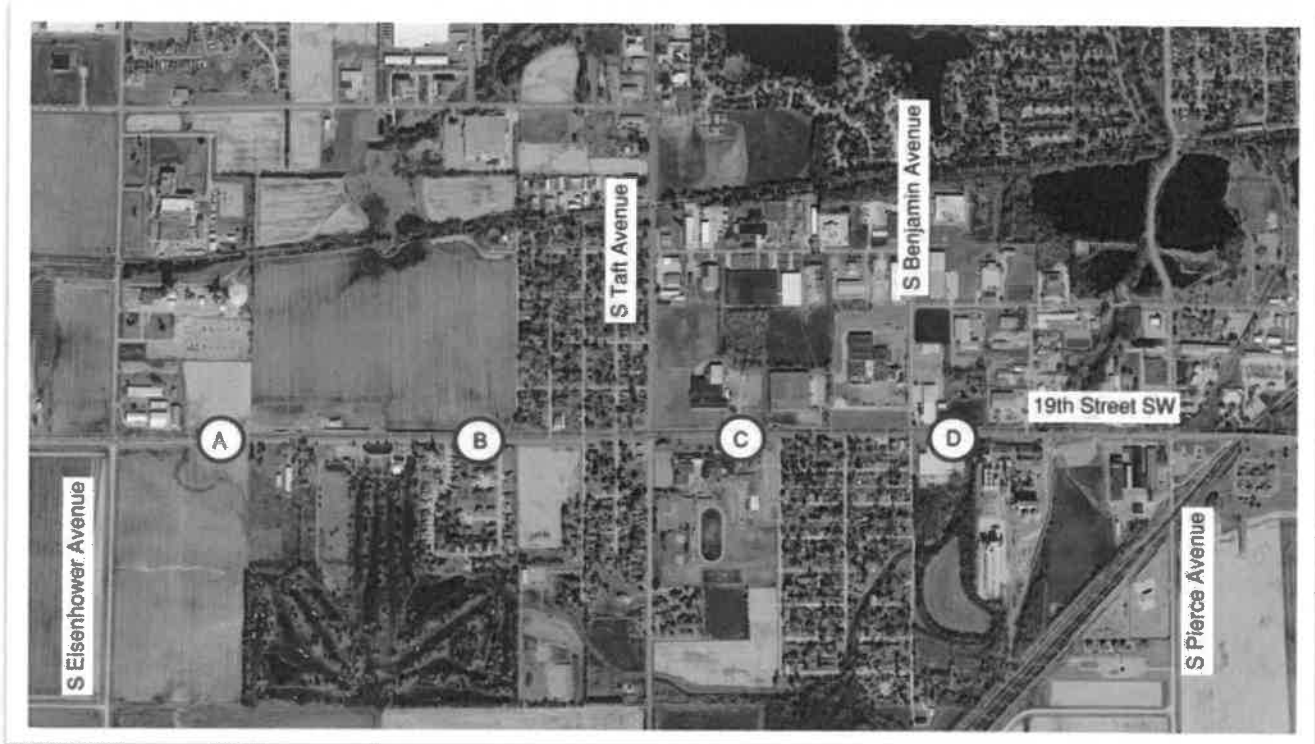
WHKS and the City Engineers Department selected four (4) locations along the corridor to gather data. Iowa Counts electronically gathered the counts. The review process included the following tasks:

- 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: April 21, 2026
3rd consideration: